

COMMERCIAL
RETAIL

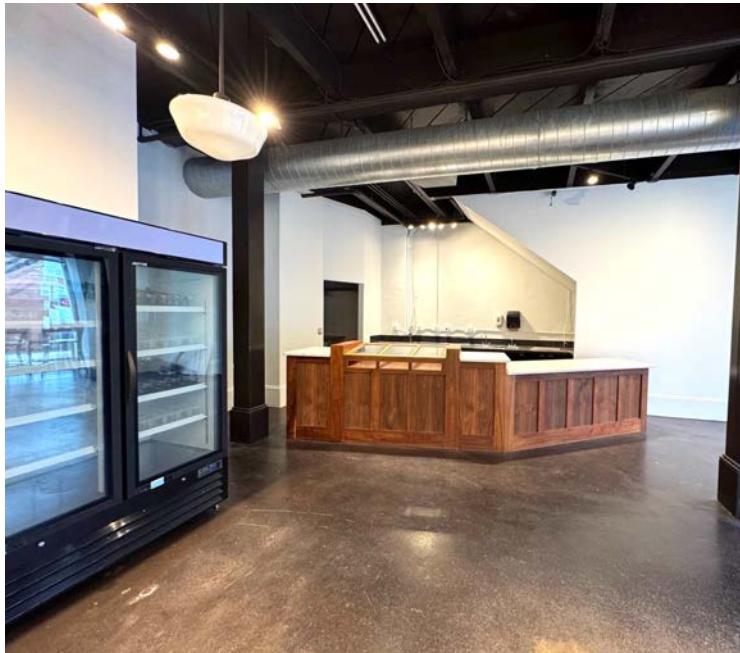
FOR LEASE



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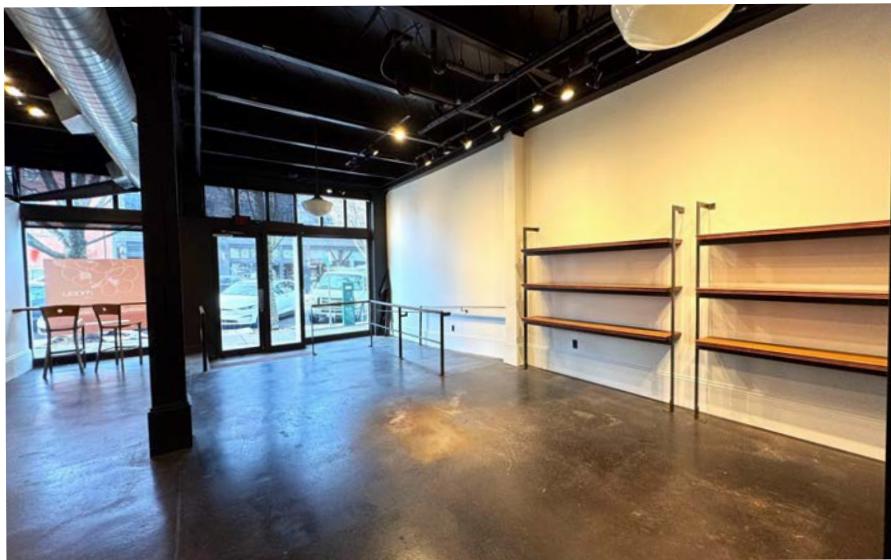
SECOND GENERATION RETAIL
414 SW 13TH AVE.
1,312 SF
\$28 PSF NNN

THE BUILDING



Located in downtown's vibrant West End, this centrally located, ground floor retail space features an open floor plan and airy exposed beam ceilings. Large storefront windows provide excellent light and sight line for pedestrians and commuters alike. The 2nd generation cafe space comes equipped with generous bar/prep space and a mop sink.

Close to Powell's City of Books, The Brewery Blocks and Jake's Famous Crawfish, this highly visible space is right in the sweet spot of a Biketown bike share, public transit, boutiques, restaurants, and entertainment!



Highlights:

- Busy Retail Space in West End
- Ground Floor Window Line
- Near Streetcar Line
- High Foot & Commuter Traffic
- Polished Concrete Floors
- Generous Counter-Bar
- Track Lighting
- 1 Bathroom
- Sinks/Mop Sink
- Easy Access to I-405, I-84 and the Broadway Bridge.
- Surrounded by Portlands best hotels and restaurants.



Walker's Paradise

Daily errands do not require a car.



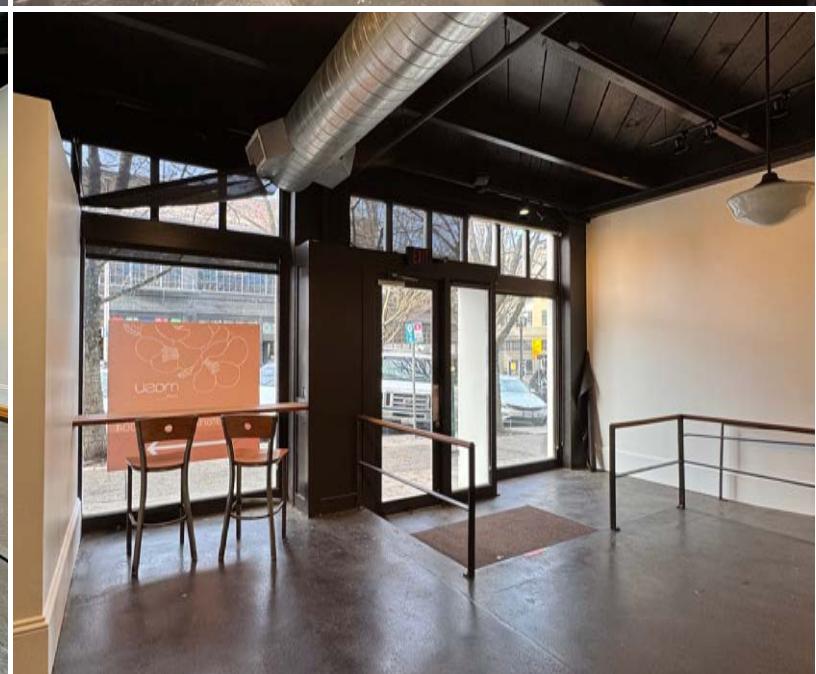
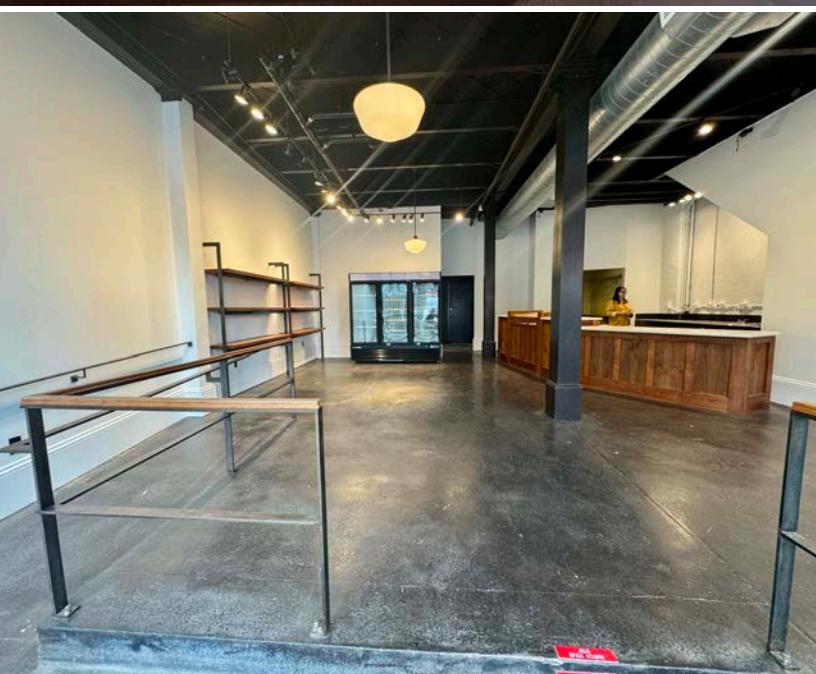
Rider's Paradise

World-class public transportation.

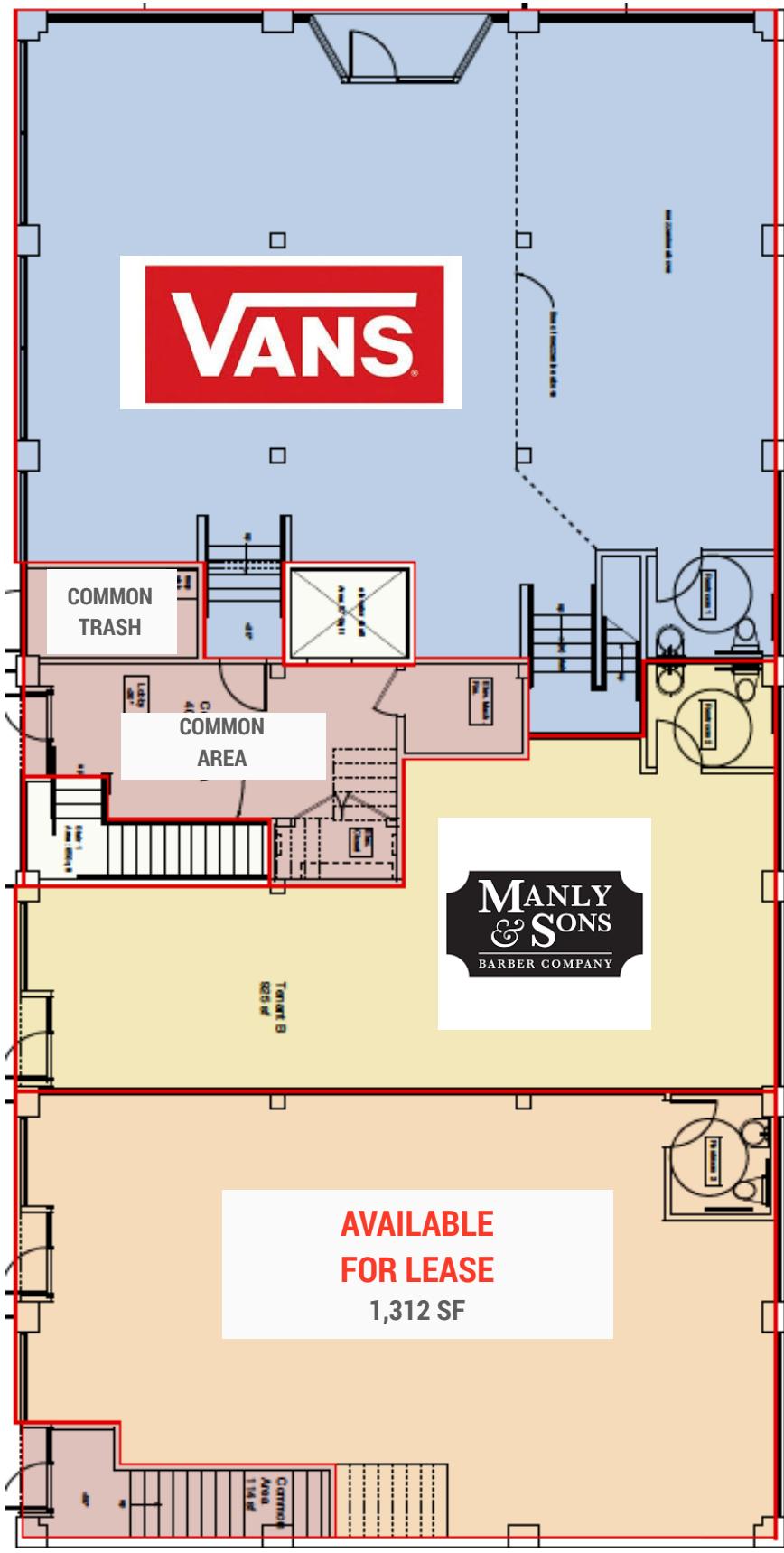


Biker's Paradise

Daily errands can be accomplished on a bike.

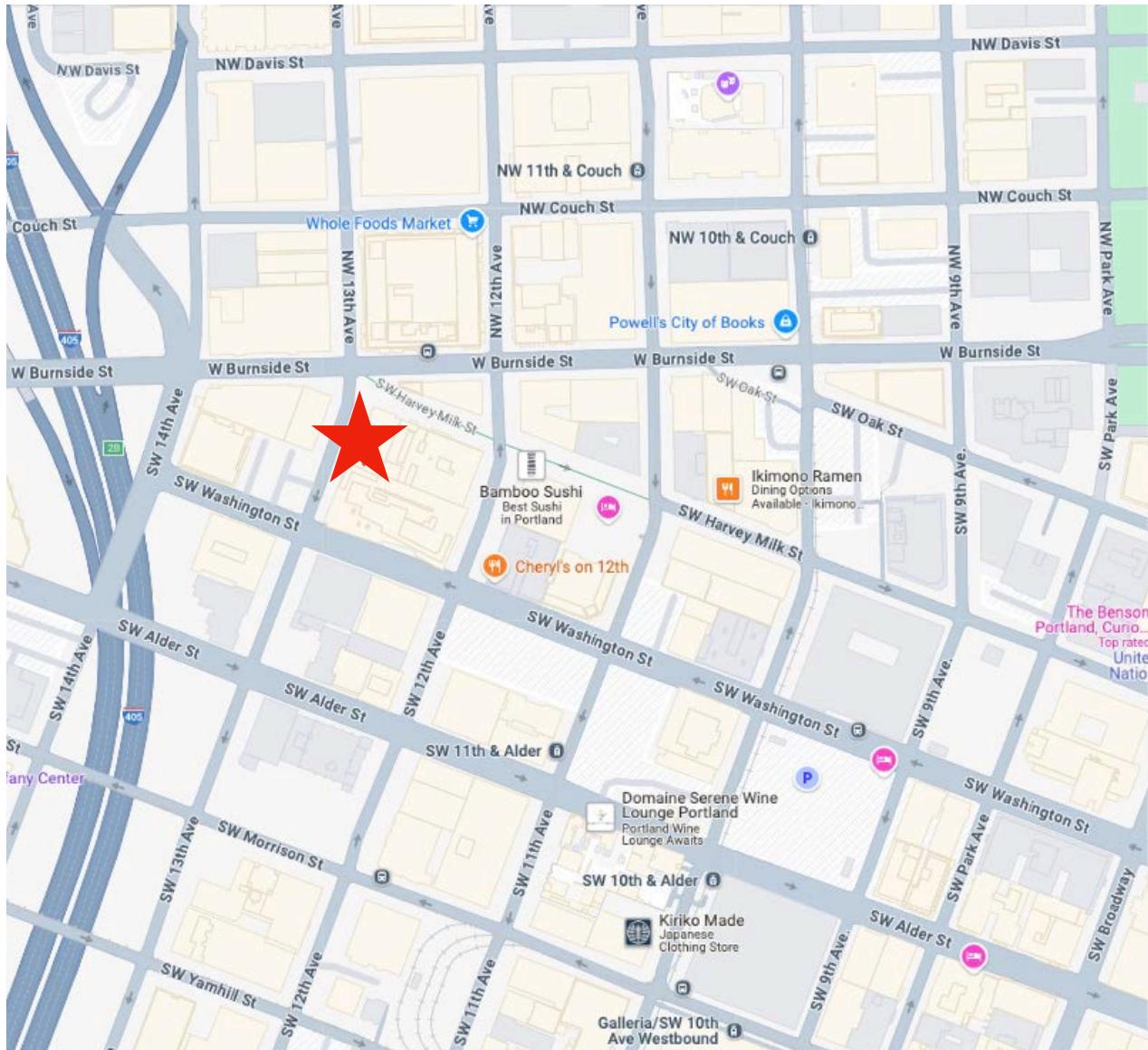


THE LAYOUT



* Not an as-built

THE NEIGHBORHOOD



SHOP

Vans
Powell's City Of Books
Whole Foods Market
Aesop
Patagonia
Dr. Marten's
John Fluevog Shoes
Williams Sonoma
Anthropologie
Canoe
West End Bikes

EAT

Nong's Khoa Man Gai
Jake's Famous Crawfish
Cheryl's on 12th
Masu Sushi
Never Coffee
Grassa
Domaine Serene Wine
Dolly Olive
Screen Door Pearl
Ikimono Ramen
Petunia's Pies and Pastries

PLAY

Crystal Ballroom
Portland Visitor Center
Living Room Theatre
Ground Control
Roseland Theatre
Pioneer Courthouse Square
Portland Art Museum
Cycle Portland Bike Tours
Skeleton Key Odditorium
Providence Park
Pioneer Place

STAY

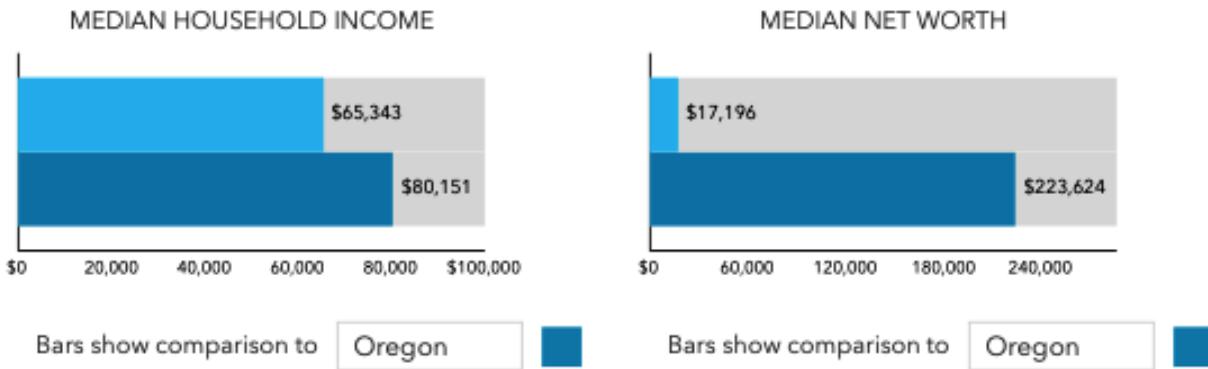
McMenamin's Crystal Hotel
Mark Spencer Hotel
Hi-Lo Hotel
The Benson Portland
Hotel deLuxe
Dossier Hotel
Ritz Carlton
Sentinel Hotel
Hyatt Centric
Moxy Portland
The Hoxton

The information contained herein has been obtained from sources we deem reliable. All information should be verified prior to lease.

DEMOGRAPHICS

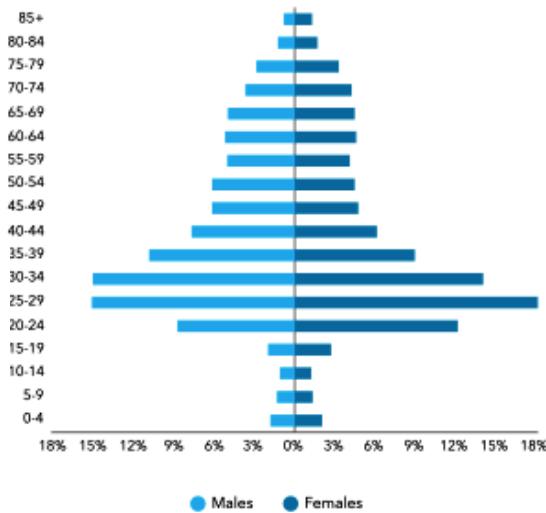
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.



AGE BY SEX

Median Age: 35.8

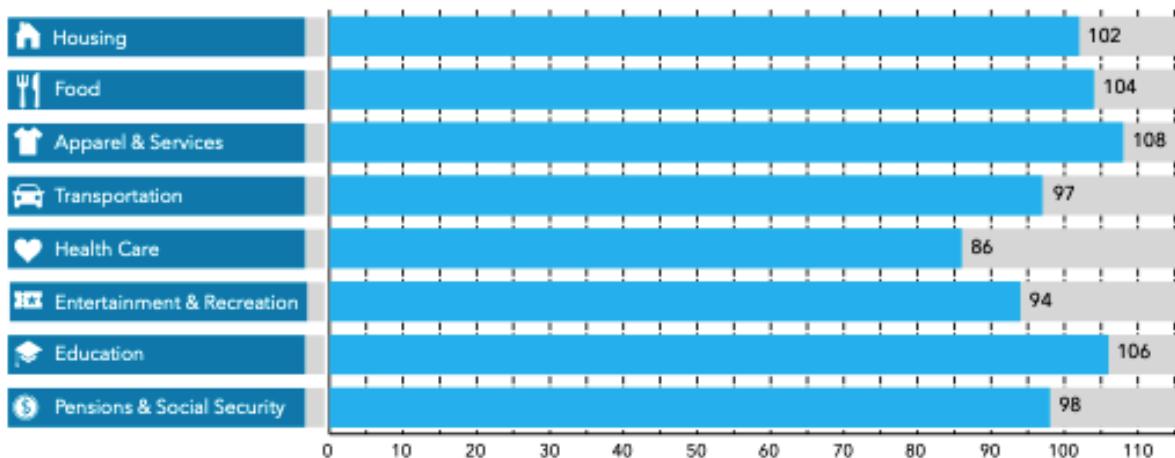


KEY FACTS FOR THE AREA

POPULATION:	51,111
HOUSEHOLDS:	32,182
AVERAGE SIZE HOUSEHOLD:	1.48
WEALTH INDEX:	69
HOUSING AFFORDABILITY:	33
DIVERSITY INDEX:	58
MEDIAN HOME VALUE:	\$757,898
FORECASTED ANNUAL GROWTH:	1.31%

AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



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