

# SE PDX RETAIL/OFFICE SPACE

1210-1234 SE 7<sup>th</sup> Ave | Portland, OR 97214

## FOR LEASE



## RETAIL/OFFICE SPACE FOR LEASE

### DETAILS

- Suite 1210:  $\pm 1,373$  SF
- Suite 1214:  $\pm 1,521$  SF
  - Food features: grease trap, 3 basin sink, mop and hand sinks
- Suite 1218:  $\pm 989$  SF
- Suite 1226:  $\pm 1,001$  SF
  - Plumbing in back for sinks/shampoo bowls
- Lease rate: Call brokers for rate
- Zoning: IG1

### FEATURES

- Off street parking available
- Functional floor plans
- High visibility off SE 7th Ave with  $\pm 7,200$  VPD
- Rare SE Portland location
- Easy access to Hwy 99E, I-5, I-84, and Hwy 26

### DEMOGRAPHICS

	1 MILE	3 MILES
Population	22,423	222,463
Households	13,155	113,109
Median Age	36.1	38.5
Median Household Income	\$80,276	\$100,963
Daytime Employees	54,829	220,106



For more information or a property tour, please contact:

**GREG NESTING**

503.225.8440

GregN@norris-stevens.com

**LUIS MARTIN DEL CAMPO**

503.416.8422

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## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

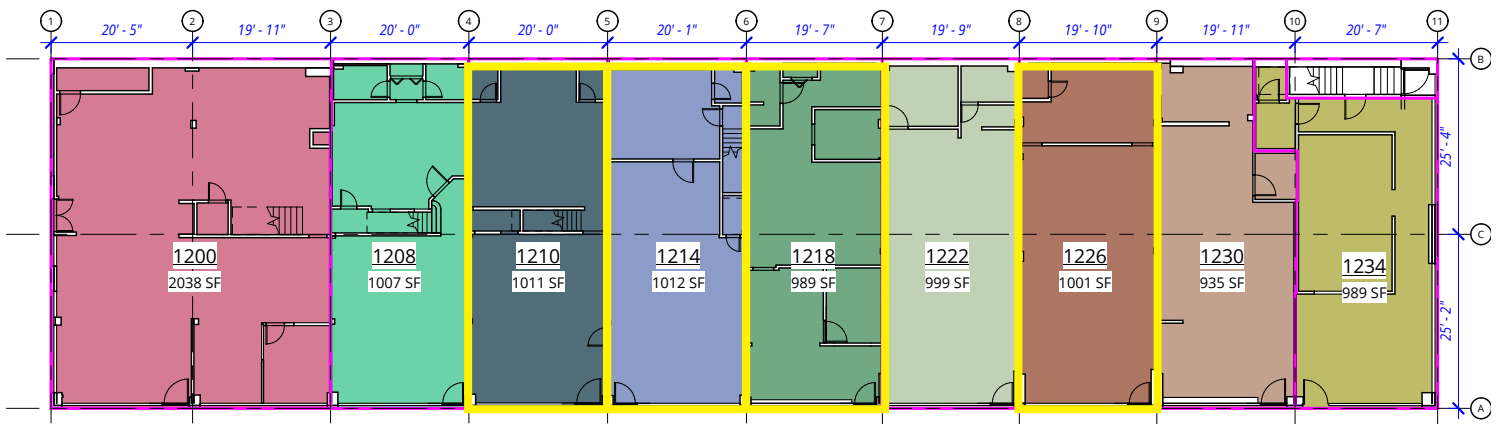
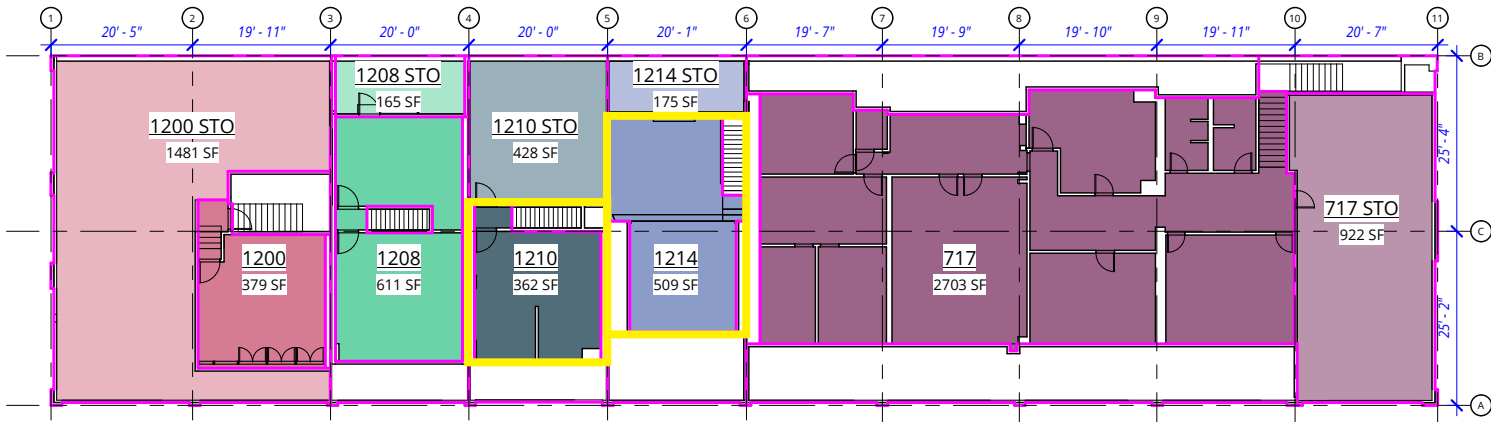
900 SW 5th Avenue • 17th Floor • Portland, OR 97204  
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## FLOOR PLAN



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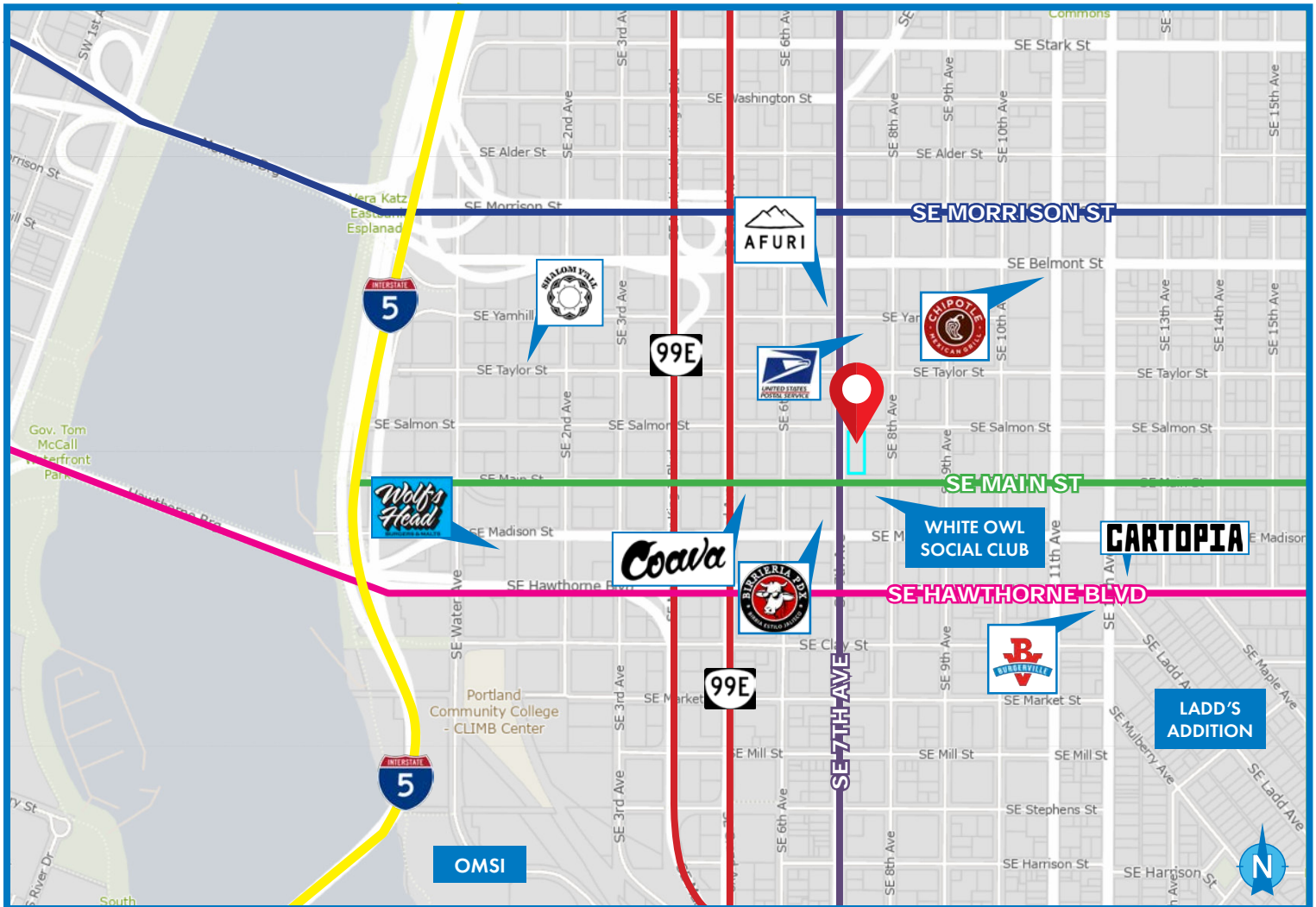
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## MAP



WALK SCORE

94

BIKE SCORE

100

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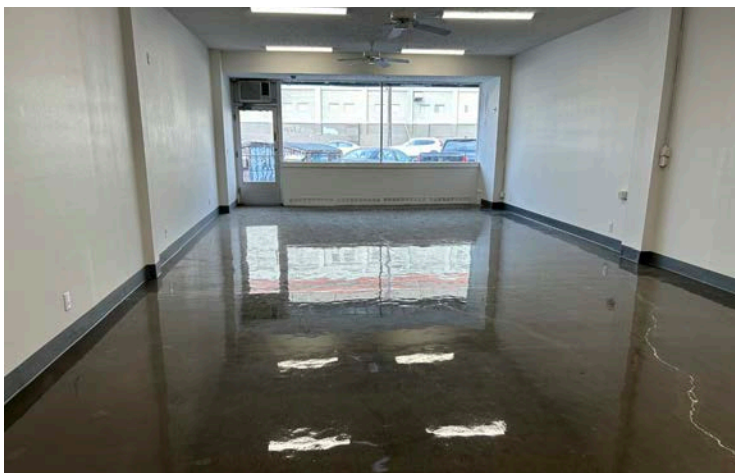


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## PROPERTY PHOTOS



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PROPERTY PHOTOS - SUITE 1214



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