



**FOR LEASE**

# Prime Hollywood Retail

**1815 NORTHEAST 43RD AVENUE**

Portland, OR 97213

**PRESENTED BY:**

**STACY LOONEY**

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OR #940200076

# PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$19.50 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	10,305 SF Street Retail Plus 7541 Basement & 1102 SF Upstairs
LOT SIZE:	0.18 Acres
BUILDING SIZE:	17,846 SF

## NEIGHBORHOOD RETAILERS

- Hollywood Theatre
- Whole Foods
- Trader Joe's
- Grocery Outlet
- New Season's Market

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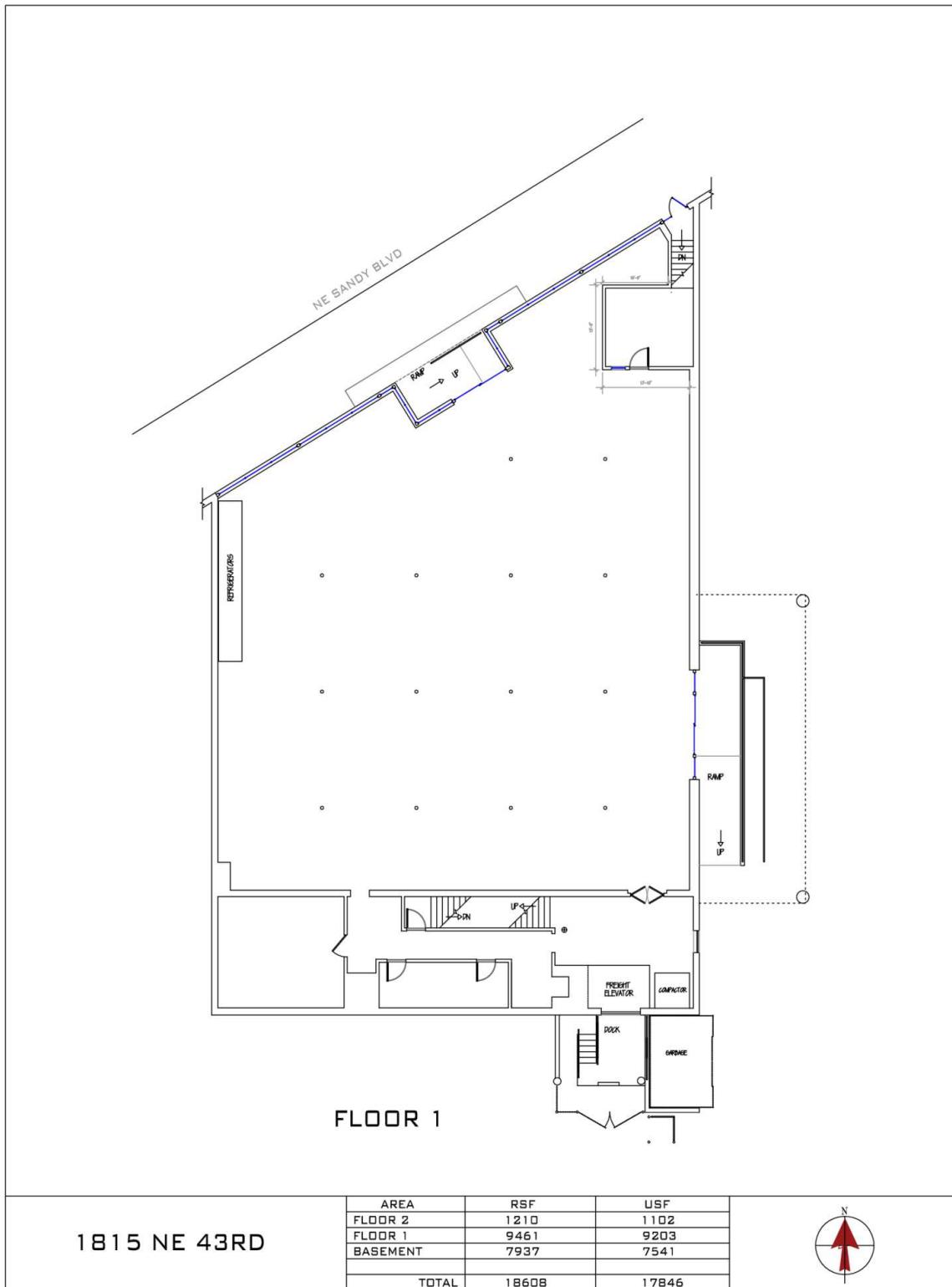
## PROPERTY DESCRIPTION

This is a rare opportunity to lease a standout commercial property in the Hollywood District! This versatile space offers an ideal layout for Large Retail uses. Abundant on site parking options and easy access to I-84 and Sandy Blvd. This location offers the accessibility and visibility essential for a retail storefront, a dynamic showroom, or creative office opportunity! The potential is limitless, making it an exceptional choice for your leasing needs.

## PROPERTY HIGHLIGHTS

- Zoned CM2 Mixed Use for many Uses
- 10,305 Street Retail & 7541 SF Basement space
- Additional 1102 SF Upstairs
- Cooler & Freezer, Freight Elevator
- Ideal for Large Retail Business, Great Visibility
- On-site Parking Lot & Ample Street parking
- ADA Accessible
- Easy access to Sandy Blvd & I-84

# FIRST FLOOR - STREET LEVEL - 9203 USF



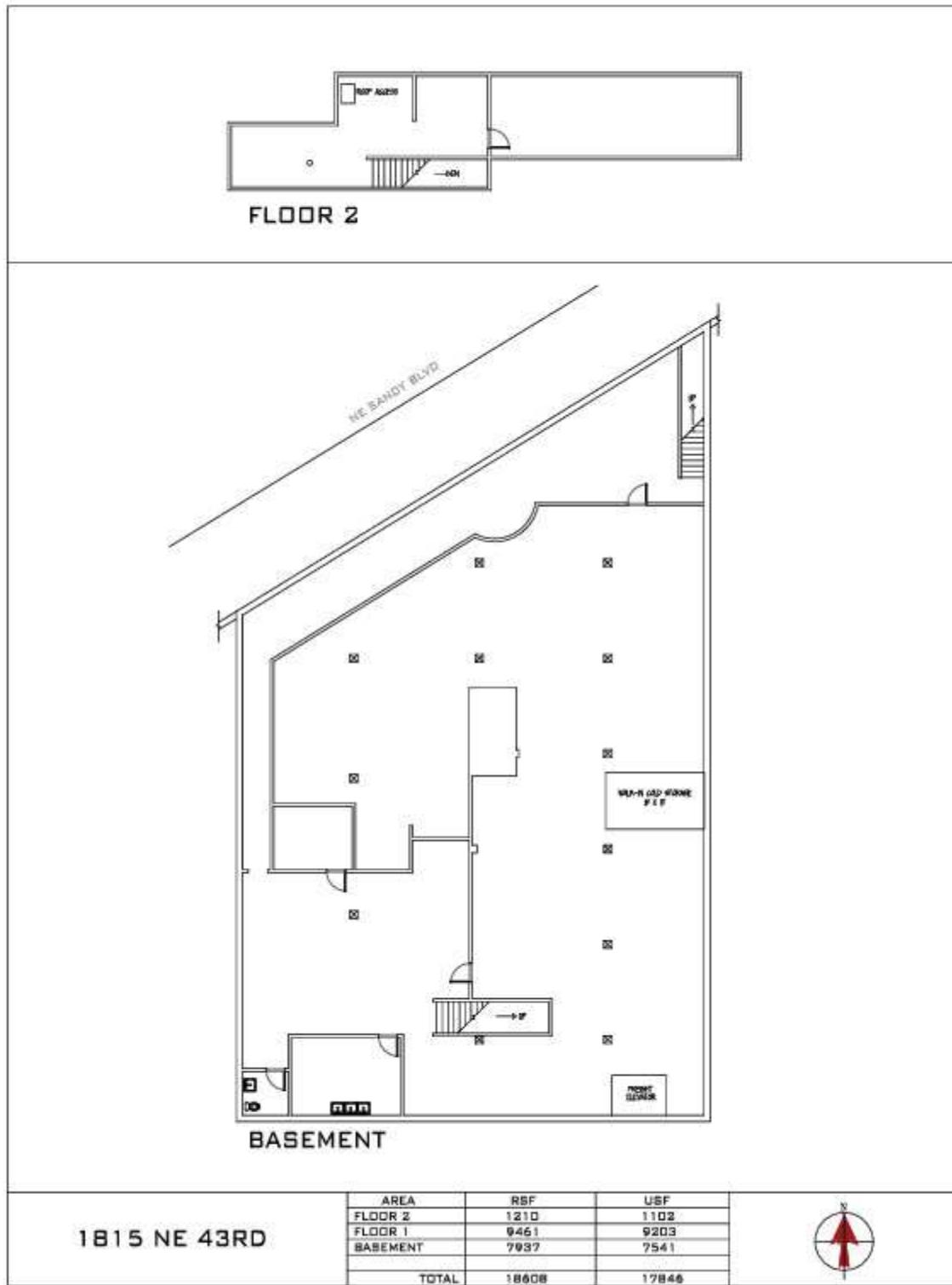
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# UPPER LEVEL - 1102 SF & BASEMENT - 7541 SF



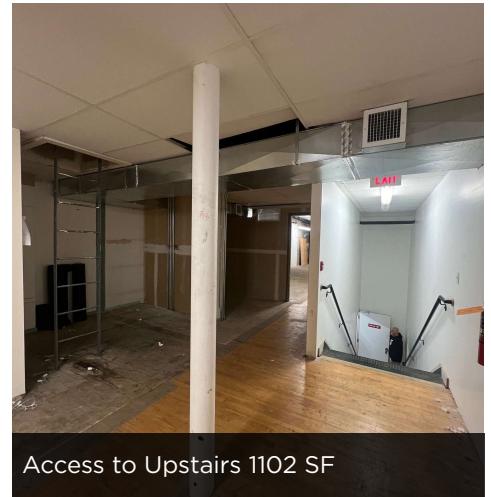
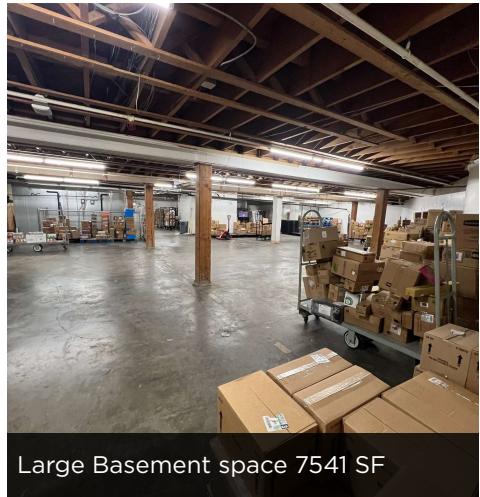
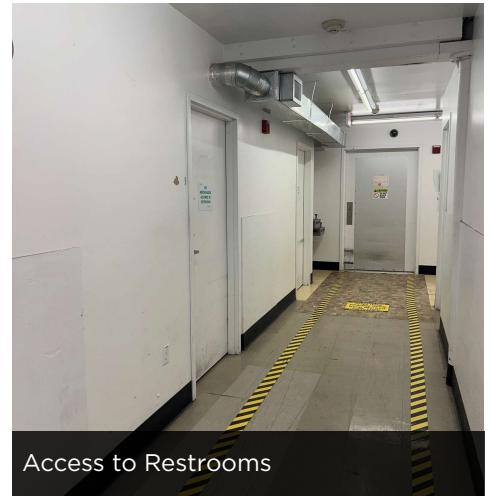
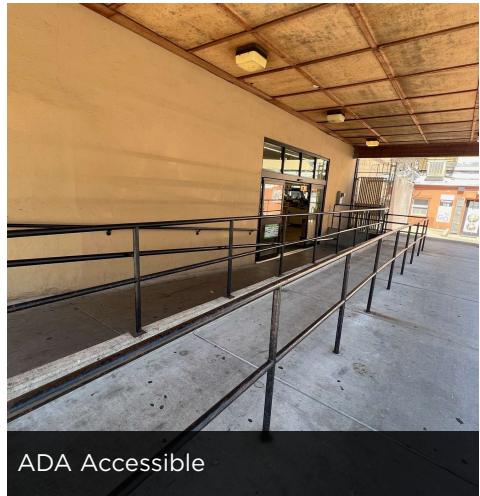
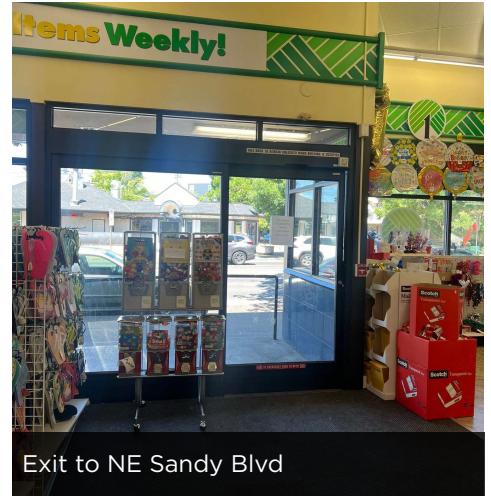
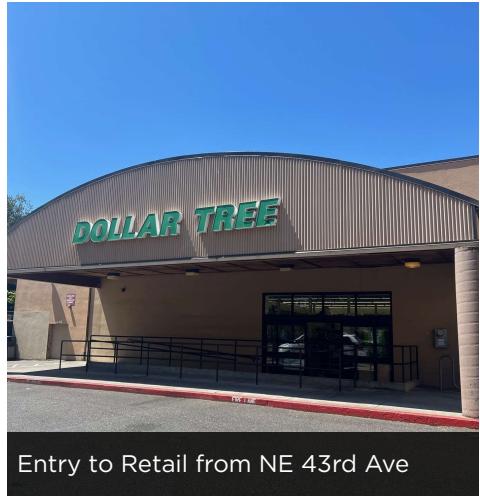
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## ADDITIONAL PHOTOS - STREET RETAIL, BASEMENT & UPSTAIRS



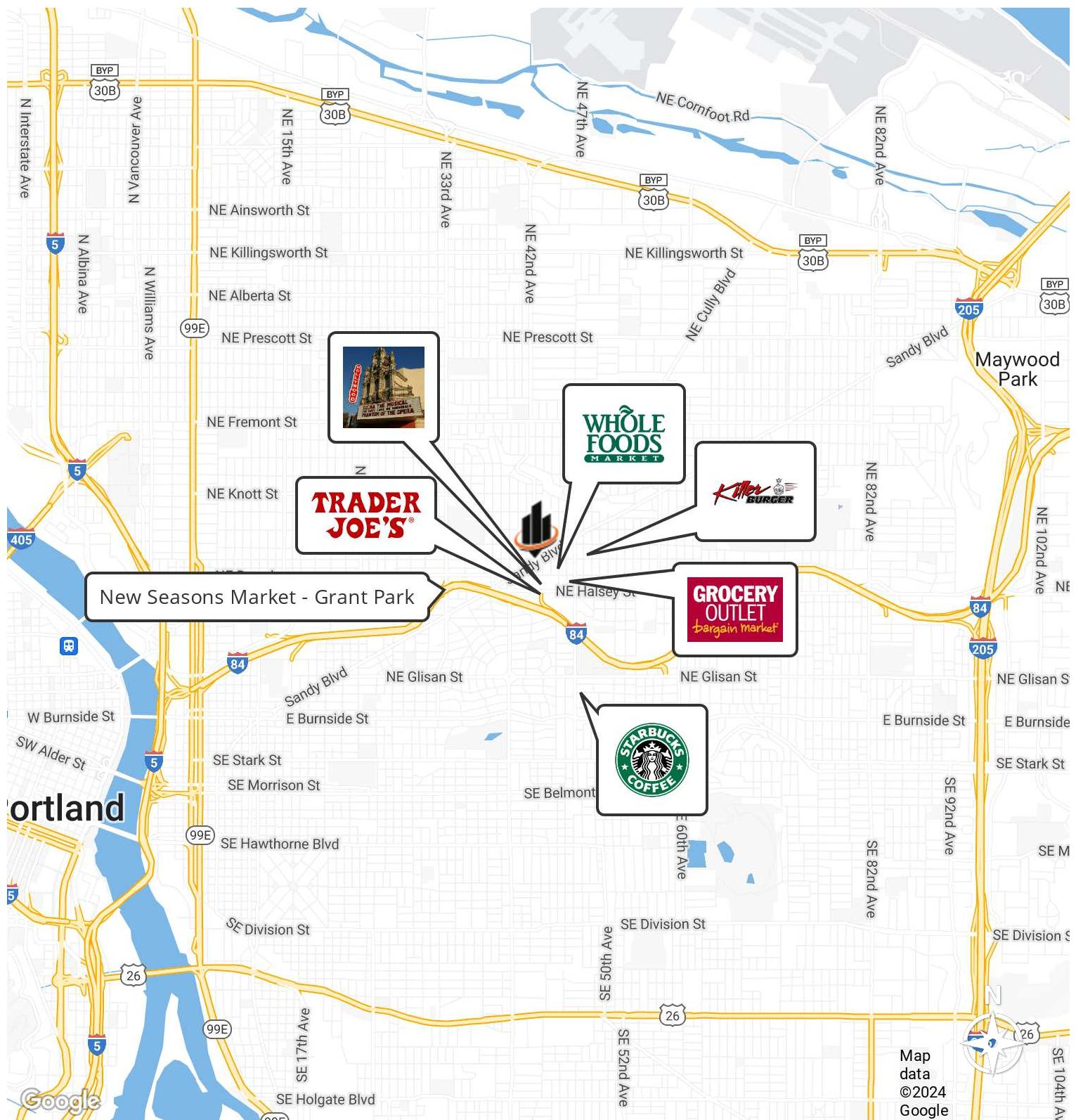
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# AERIAL MAP



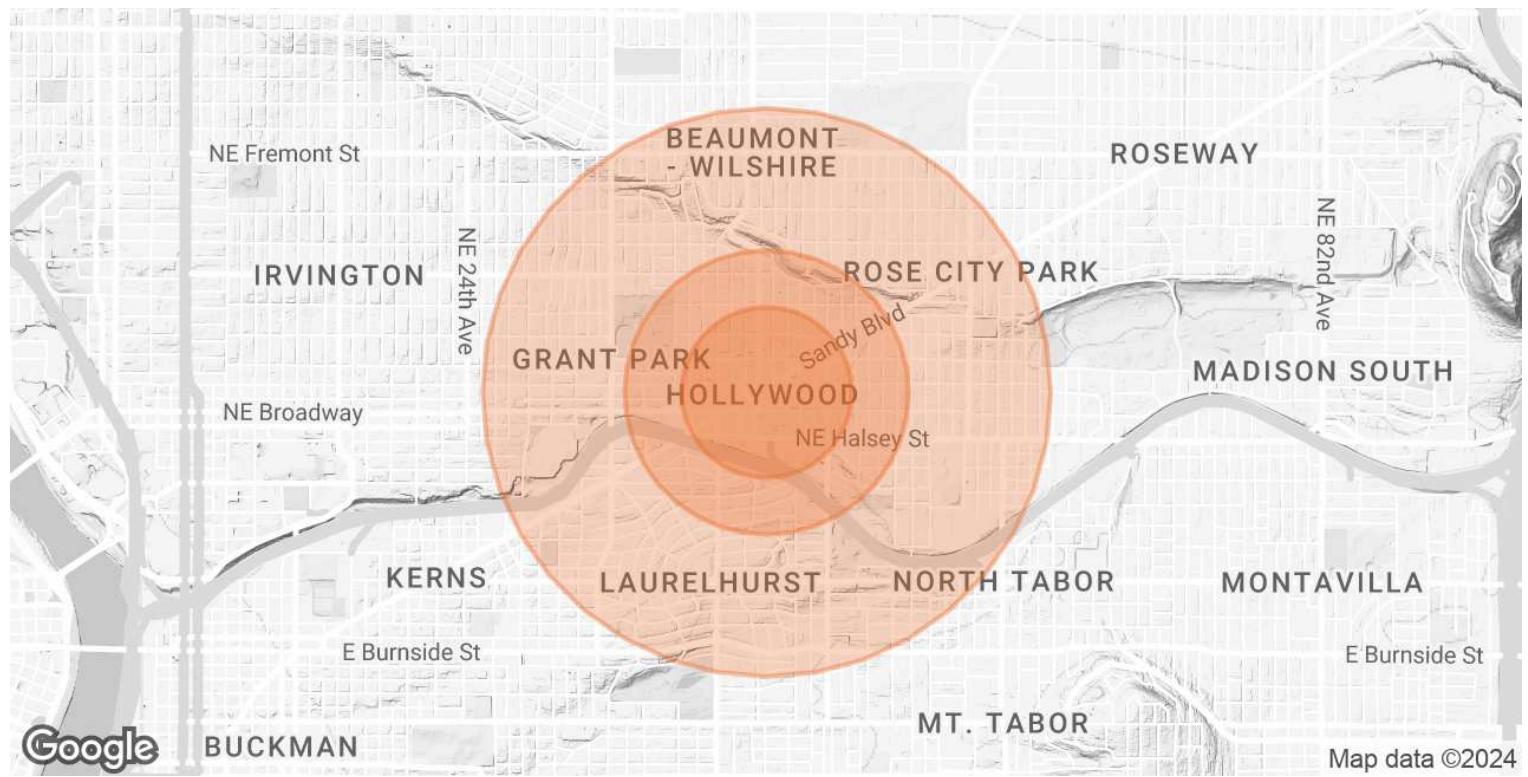
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# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	2,324	6,971	24,699
<b>AVERAGE AGE</b>	43	43	42
<b>AVERAGE AGE (MALE)</b>	42	42	41
<b>AVERAGE AGE (FEMALE)</b>	44	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	1,204	3,189	10,692
<b># OF PERSONS PER HH</b>	1.9	2.2	2.3
<b>AVERAGE HH INCOME</b>	\$142,097	\$167,587	\$174,500
<b>AVERAGE HOUSE VALUE</b>	\$835,673	\$885,669	\$888,448

Demographics data derived from AlphaMap

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