

# SALTZMAN VILLAGE

605 NW Saltzman Road | Portland, OR 97229

FOR LEASE



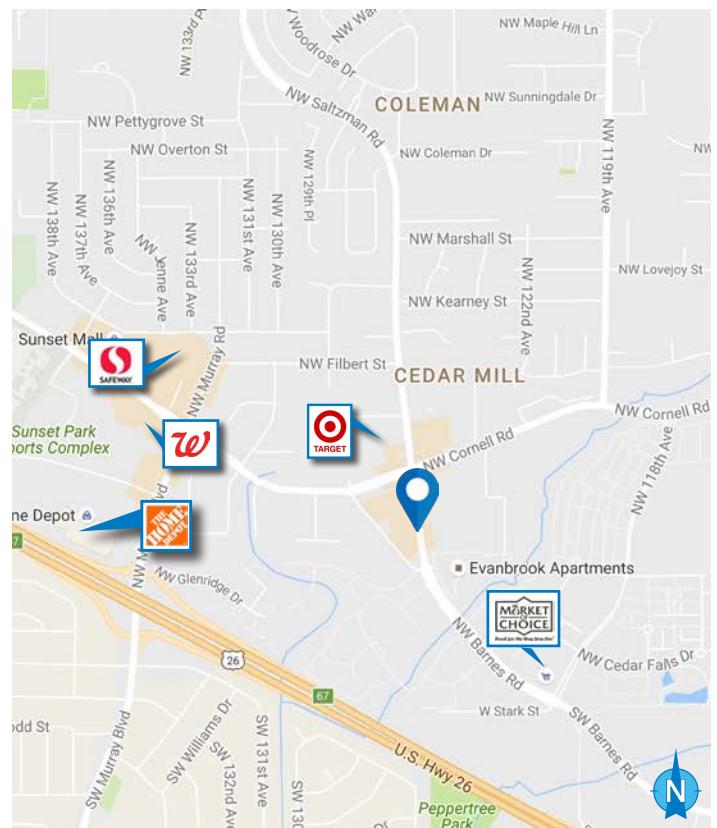
## RETAIL/OFFICE SPACE AVAILABLE FOR LEASE

### DETAILS

- Lease Rate: Call for details + NNN
- **Suite 415**
- Rentable Area: ± 800 SF
- Open shelled out space, restroom, back door

### FEATURES

- High traffic retail center with great visibility off signalized intersection
- Strong residential demographics with high discretionary income
- Co-tenants include: DQ, Laughing Planet, Mailboxes & More, Hoffman Music Academy, Bleachers Sports Bar & Grill
- Signage available with visibility from NW Barnes, Saltzman, and Cornell Roads, and access to Hwy 26
- Local ownership and professionally managed center



For more information or a property tour, please contact:

### LUIS MARTIN DEL CAMPO

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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 his/her own satisfaction.

# Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

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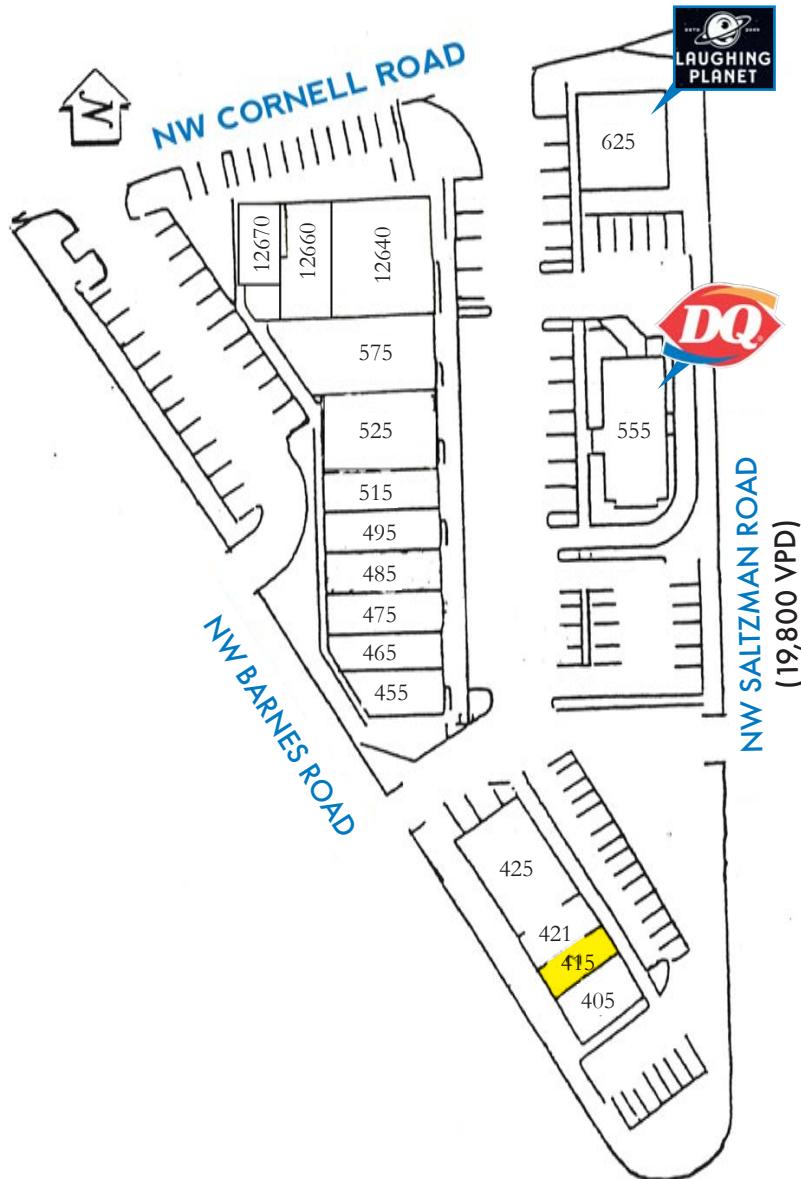
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## SITE PLAN

### TENANT LIST:

|       |                          |          |
|-------|--------------------------|----------|
| 405   | JG Barburs               | 800 SF   |
| 415   | AVAILABLE                | 800 SF   |
| 421   | Teriyaki Beef Bowl       | 800 SF   |
| 425   | Leased                   | 2,400 SF |
| 455   | Joy Poke                 | 1,181 SF |
| 465   | China Rim                | 845 SF   |
| 475   | Red Rose Spa             | 1,200 SF |
| 485   | Sarah M Jewelry          | 1,200 SF |
| 495   | Hair Salon               | 1,200 SF |
| 515   | Mailboxes and More       | 1,200 SF |
| 525   | The Wine Cellar          | 2,400 SF |
| 575   | Bleachers Grill & Pub    | 3,146 SF |
| 12660 | Hoffman Academy of Music | 1,585 SF |
| 12640 | Baby & Me                | 3,110 SF |
| 12670 | Smart Labs Now           | 932 SF   |
| 625   | Laughing Planet          | 2,400 SF |
| 555   | Dairy Queen              | 2,806 SF |



### DEMOGRAPHICS

|                      | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------|-----------|-----------|-----------|
| Population           | 15,929    | 129,598   | 306,006   |
| Median Age           | 37.5      | 37.2      | 37.5      |
| Households           | 6,715     | 51,147    | 121,510   |
| Avg Household Income | \$163,076 | \$159,246 | \$151,093 |



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## PHOTOS

### SUITE 415

± 800 SF



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