

# SALTZMAN VILLAGE

605 NW Saltzman Road | Portland, OR 97229

## FOR LEASE



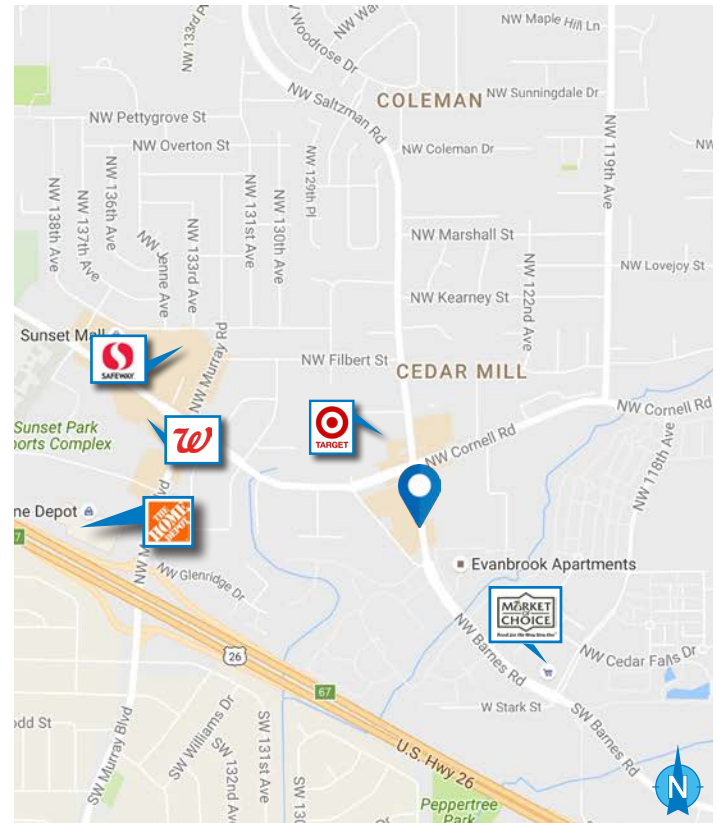
## RETAIL/OFFICE SPACE AVAILABLE FOR LEASE

### 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**

503.416.8422

LuisM@norris-stevens.com



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

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

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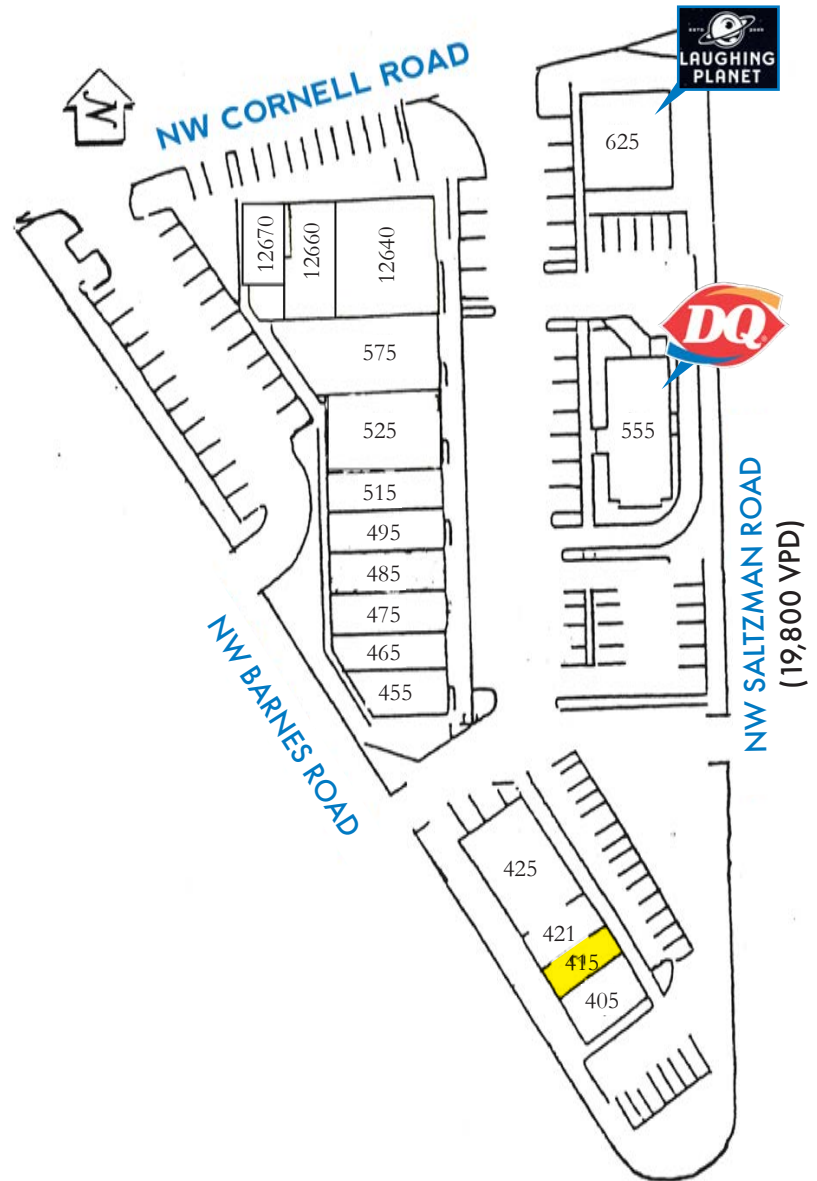
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### SITE PLAN

#### 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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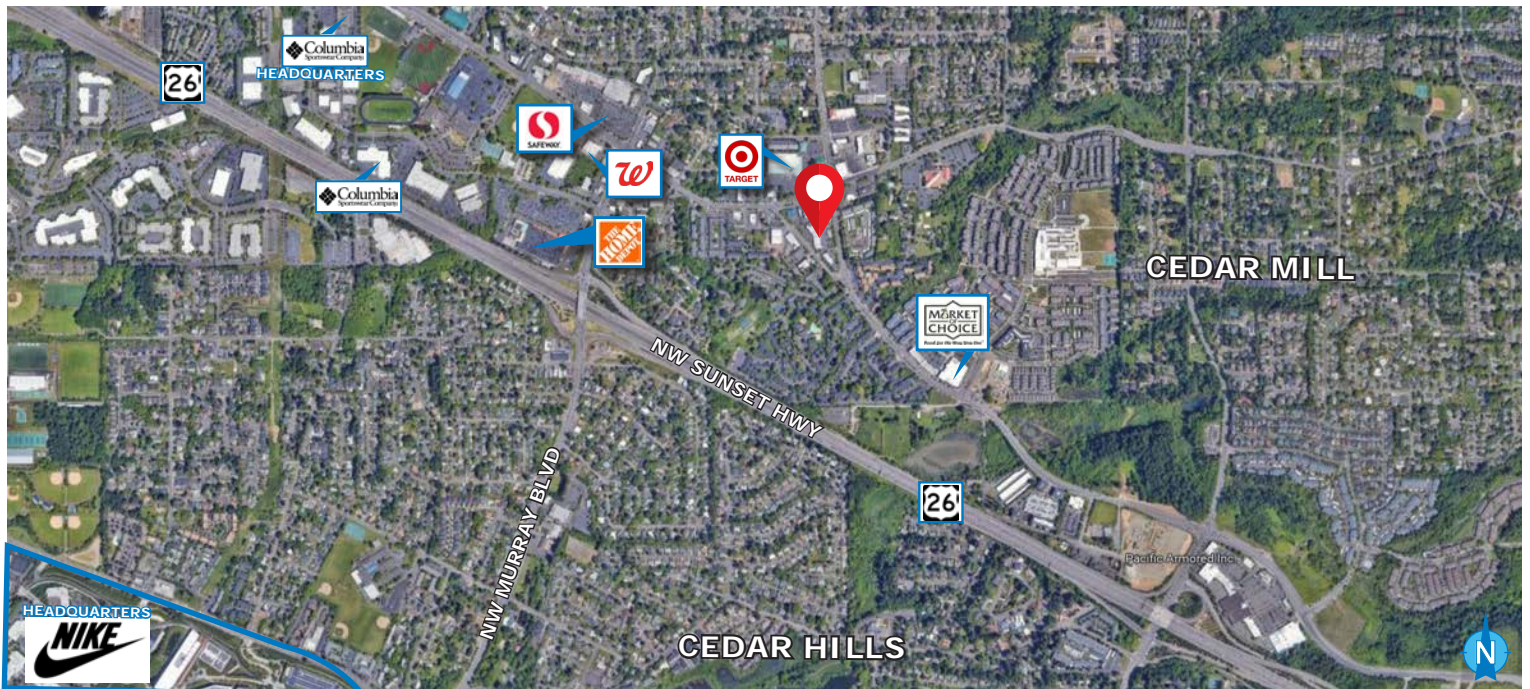
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### PHOTOS

#### SUITE 415

± 800 SF



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