



FOR  
LEASE



Previous Tenant Layout

## PETERKORT CENTRE II - RETAIL

### Retail Space - Cafe & Deli Space Available

Suite 115 - Approximately 1,552 RSF

\*Can be combined with Suite 120 for up to 2,810 RSF\*

\$25.00/ SF/ Year Full-Service

### 9755 SW Barnes Road, Portland OR 97225

Now leasing cafe / deli space at Class A Peterkort Centre II in Portland's renowned SW Barnes Road area, adjacent to Providence St. Vincent Medical Center. Peterkort Centre II has immediate access to Hwy 217 and Hwy 26 at Barnes Road, freeway exposure, and proximity to TriMet light rail and the Sunset Transit Center. The property features a two-story atrium lobby, a dramatic glass line, mature landscaping, and views of the protected forest. Paid and free parking are available on-site. In addition, the building offers access to state-of-the-art broadband telecom in the building core.

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# PROPERTY SUMMARY



**FOR LEASE**



Property Details	
Address	9755 SW Barnes Road, Portland OR 97225
Available Space	1,552 SF - 2,810 SF
N° of Suites Available	1 Suite
Lease Rate	\$25.00 PSF year Full-Service
Use Type	Cafe / Deli
Availability	Immediate
Space Condition	Vanilla Shell

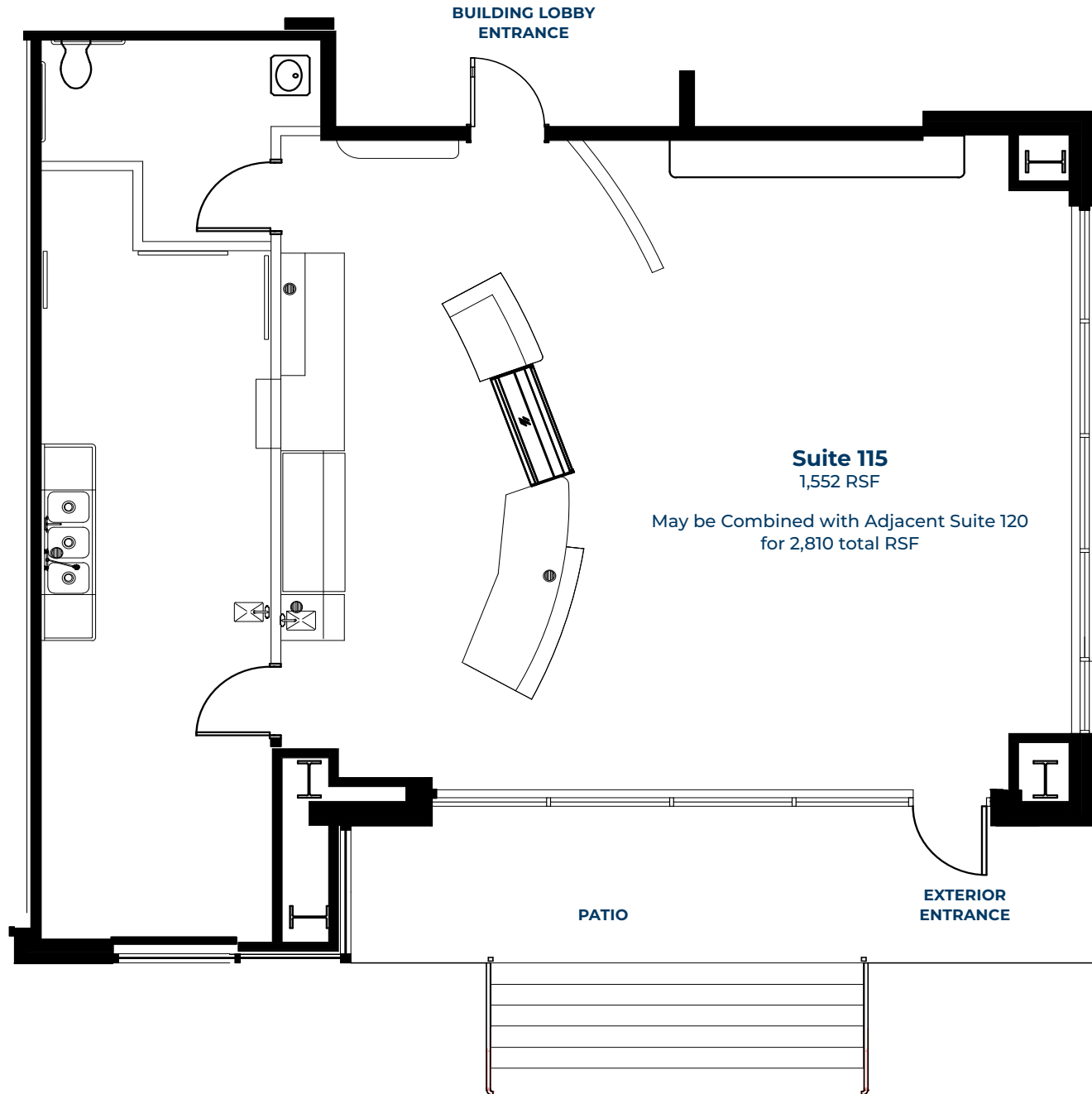
### Property Features

- Cafe / Deli Space Now Available
- Desirable Ground-Floor Corner Location with Patio Seating Opportunity Amidst Mature Landscaping
- Exterior Building Signage Opportunity
- Adjacent to Upper Deck Parking Lot
- Large Windows Providing Abundant Natural Light to Space
- Up to 2,810 Total RSF Available by Combining with Adjacent Suite 120
- Serving all Peterkort Centre Office Park Tenants and Surrounding Neighborhood



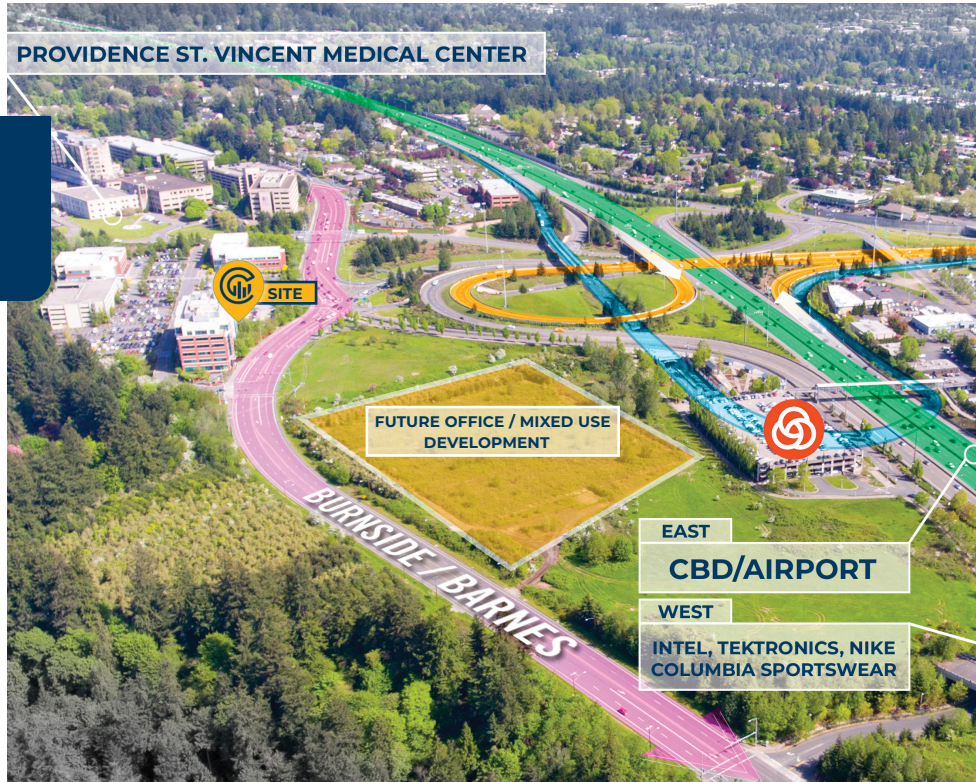


# FLOOR PLAN





# AREA HIGHLIGHTS



## AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2023 Population	12,551	103,435	345,713
2028 Projected Population	12,880	107,891	356,684
2010 Census Population	10,933	92,494	306,423
Projected Annual Growth 2023 to 2028	0.5%	0.9%	0.6%
Historical Annual Growth 2010 to 2023	1.1%	0.9%	1.0%
Households			
2023 Estimated Households	5,343	42,933	151,720
2023 Est. Average HH Income	\$157,461	\$168,534	\$150,645
2023 Est. Median HH Income	\$121,591	\$123,891	\$112,219
2023 Est. Per Capita Income	\$67,354	\$70,090	\$66,315
Businesses			
2023 Est. Total Businesses	948	7,029	25,189
2023 Est. Total Employees	9,430	52,787	216,115

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com

### Major Businesses in Area (alphabetical)

- Children’s Clinic – 10,000 SF
- Eye Health Northwest – 14,000 SF
- Keller Williams – 10,000 SF
- NW Rheumatology – 11, 000 SF
- Red Shield – 11,000 SF
- The Oregon Clinic – 22, 000 SF
- Providence St. Vincent Medical Center (averages 1.9 Million visits annually)
- Vista Capital Partners – 9,000 SF
- Women’s Healthcare – 30,000 SF

### Businesses and Retail within 1 Mile

- 808 Grinds
- Cornell Farm
- Eastern Pearl
- Outback Steakhouse
- Peterkort Towne Square
- Sunrise Bagels
- Sunset Transit Center Park & Ride

### Neighborhood Scores



**38**

Walk Score  
“Car-Dependant”



**63**

Bike Score  
“Bikeable”



**58**

Transit Score  
“Good Transit”

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