

# PANG BUILDING

822 SW 10th Ave | Portland, OR 97204

FOR LEASE



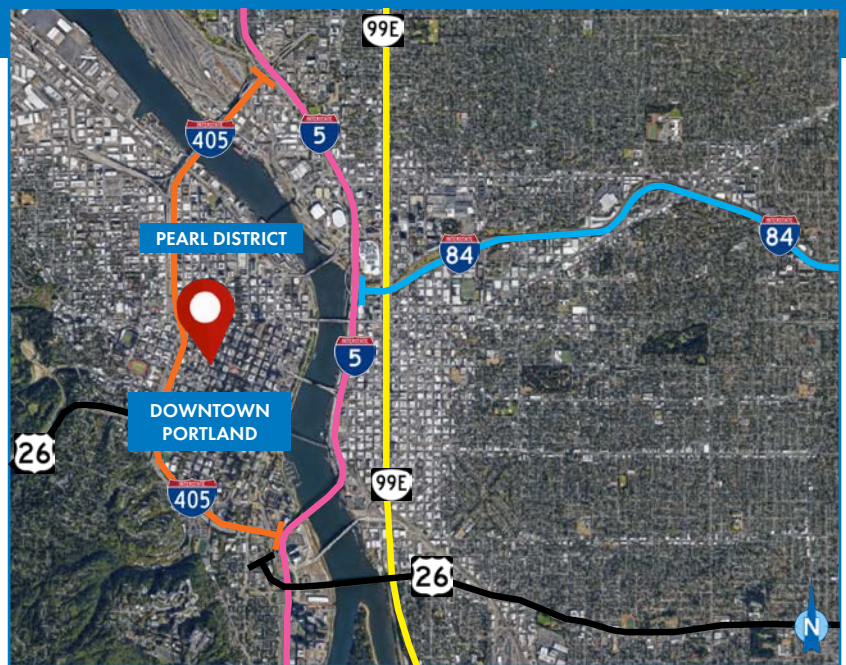
## RETAIL SPACE FOR LEASE

### DETAILS

- Lease rate: Call for price / NNN
- Size: ± 1,663 SF

### FEATURES

- Food use space; former sandwich shop
- Across street from Streetcar & TriMet MAX lines
- FF&E included with grease receptacle, walk-in coolers, restroom, storage area and closet/office
- Desirable CBD location within blocks from Regal Fox Theater, & Pioneer Court House Square



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

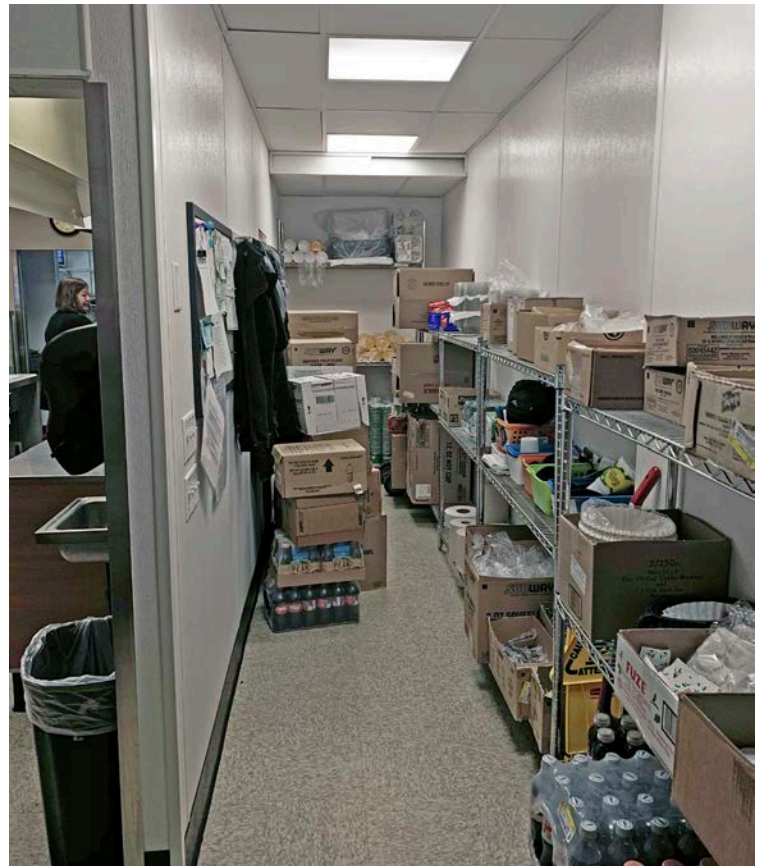
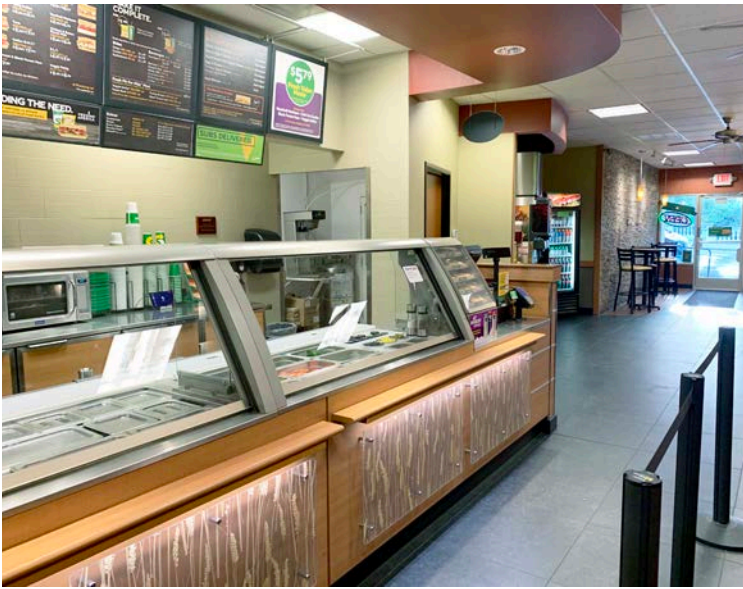
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## PROPERTY PHOTOS



WALK SCORE

99



BIKE SCORE

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TRANSIT SCORE

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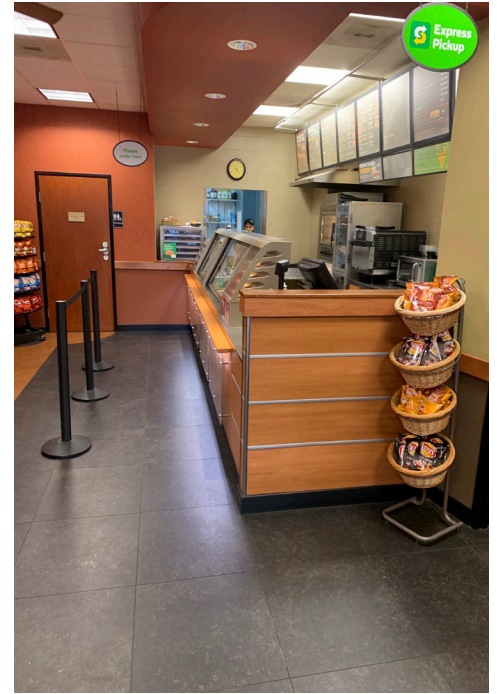
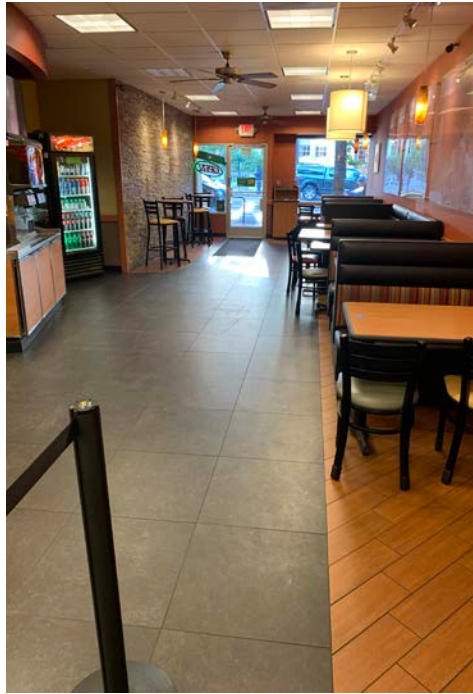
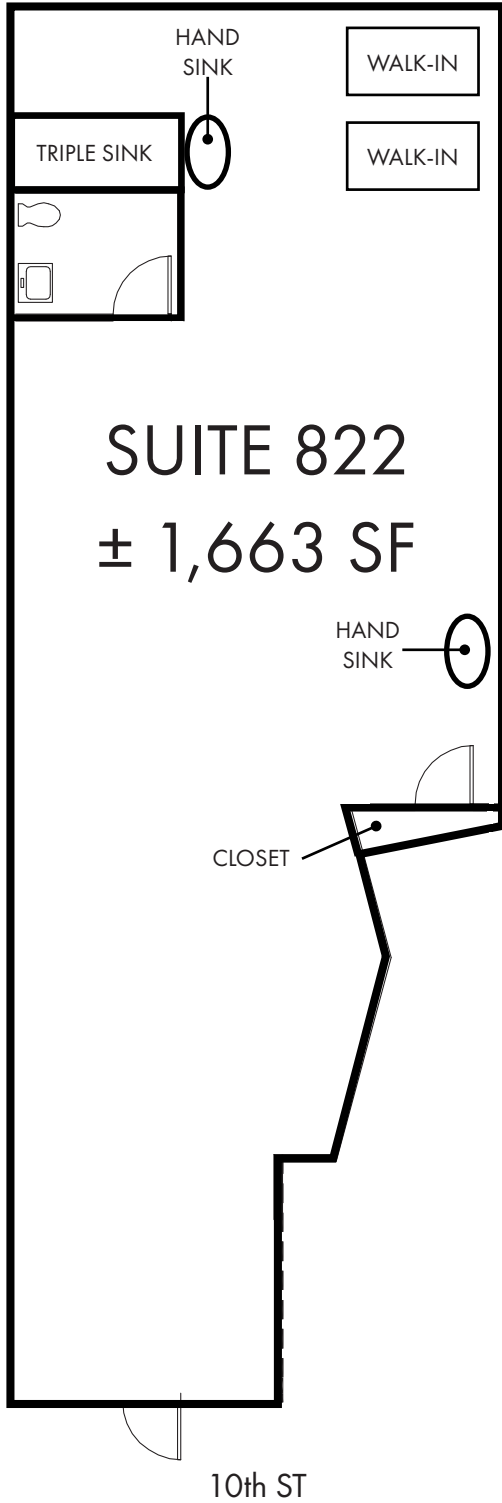
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### FLOOR PLAN & PROPERTY PHOTOS



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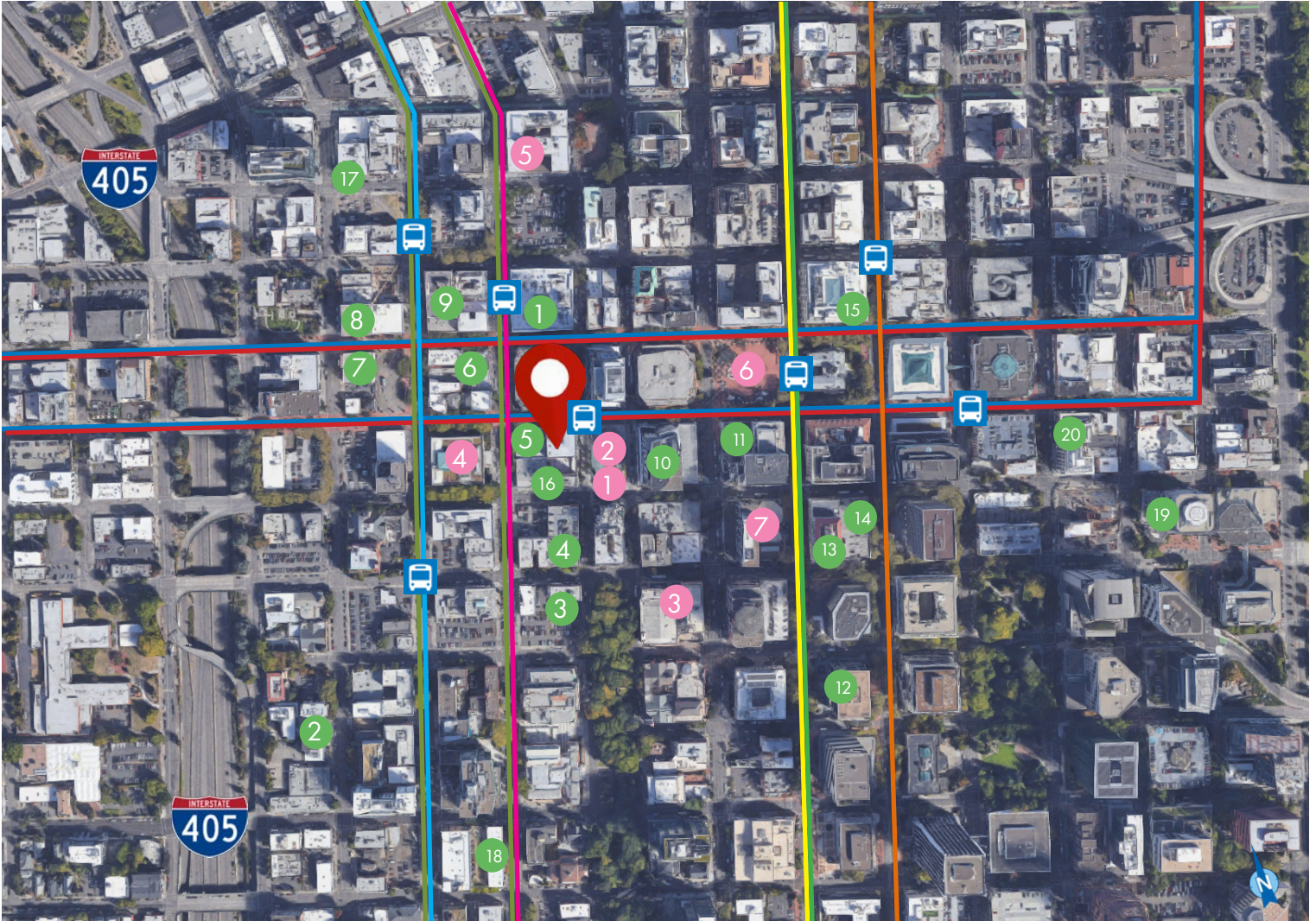
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## SURROUNDING AREA



### SURROUNDING RETAILERS

- |                       |                            |                                 |
|-----------------------|----------------------------|---------------------------------|
| 1 Kokoro PDX          | 8 Blue Star Donuts         | 15 Departure                    |
| 2 Brazil Grill        | 9 Jake's Grill             | 16 Pastini                      |
| 3 Shigezo             | 10 Regal Fox Theater       | 17 Cheryl's on 12 <sup>th</sup> |
| 4 Southpark Seafood   | 11 Ruth's Chris Steakhouse | 18 Safeway                      |
| 5 Case Study Roasters | 12 Starbucks               | 19 Elephants Deli               |
| 6 Habibi              | 13 Fogo de Chao            | 20 Chipotle                     |
| 7 Saint Cupcake       | 14 Veggie Grill            |                                 |

### SURROUNDING LANDMARKS

- |                                    |
|------------------------------------|
| 1 Visitor Center                   |
| 2 Director Park                    |
| 3 Arlene Schnitzer Concert Hall    |
| 4 Multnomah County Central Library |
| 5 The Pittock Block                |
| 6 Pioneer Courthouse Square        |
| 7 Hilton Portland Downtown         |

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