

COMMERCIAL
RETAIL

FOR LEASE



Debbie Thomas | Broker
Office: 503.226.2141
Direct: 503.720.6335
deb@debbiethomas.com

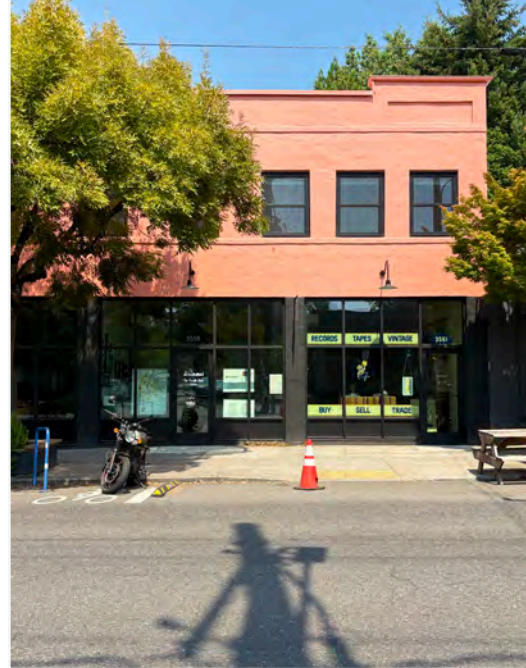
SECOND GENERATION RETAIL

3561 SE Division St.

695 TOTAL SF

\$1,600/mo Base Rent + NNN

THE SPACE



Fantastic 695 square foot retail space right in the heart of SE Portland's dynamic Division Street! Surrounded by galleries, boutique shops and popular must-try eateries like Cibo, Oma's Hideaway, Salt & Straw, Well Spent Market and Laurretta Jean's, this space is a destination of locals and tourists alike!

Monthly costs will consist of base rent, NNN and separately billed water, internet (wired for high speed) and electricity.

Highlights:

- Ground Floor Retail on Division St
- High Foot & Commuter Traffic
- Storefront Entrance
- Designated Office Space
- ADA Bathroom
- Newly Renovated
- High Ceilings
- Sealed Concrete Floors
- Steps from Main Bus Lines
- Easy Access to Hawthorne, Mt Tabor, Shopping, Dining, etc.



Walker's Paradise

Daily errands do not require a car.



Good Transit

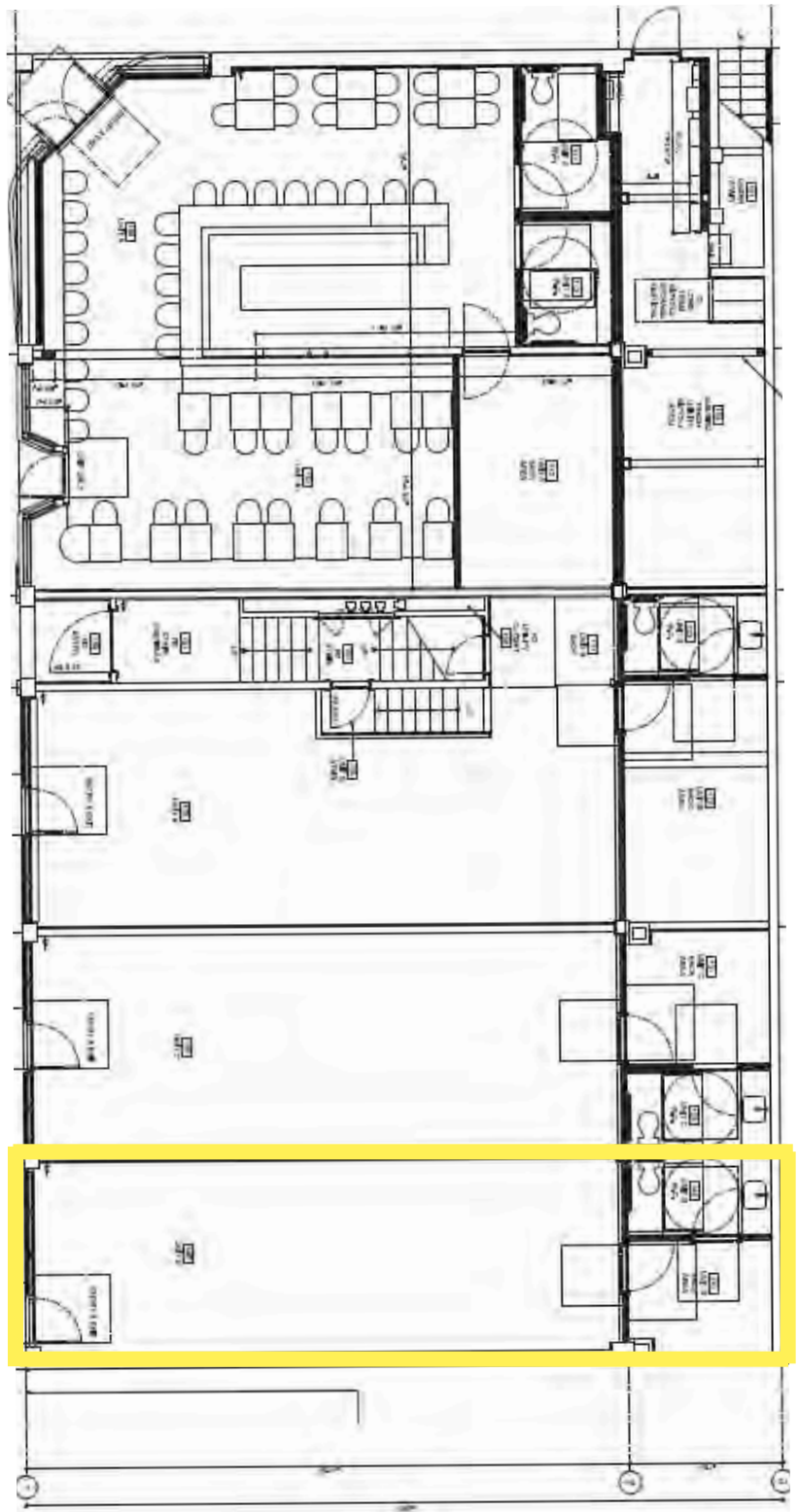
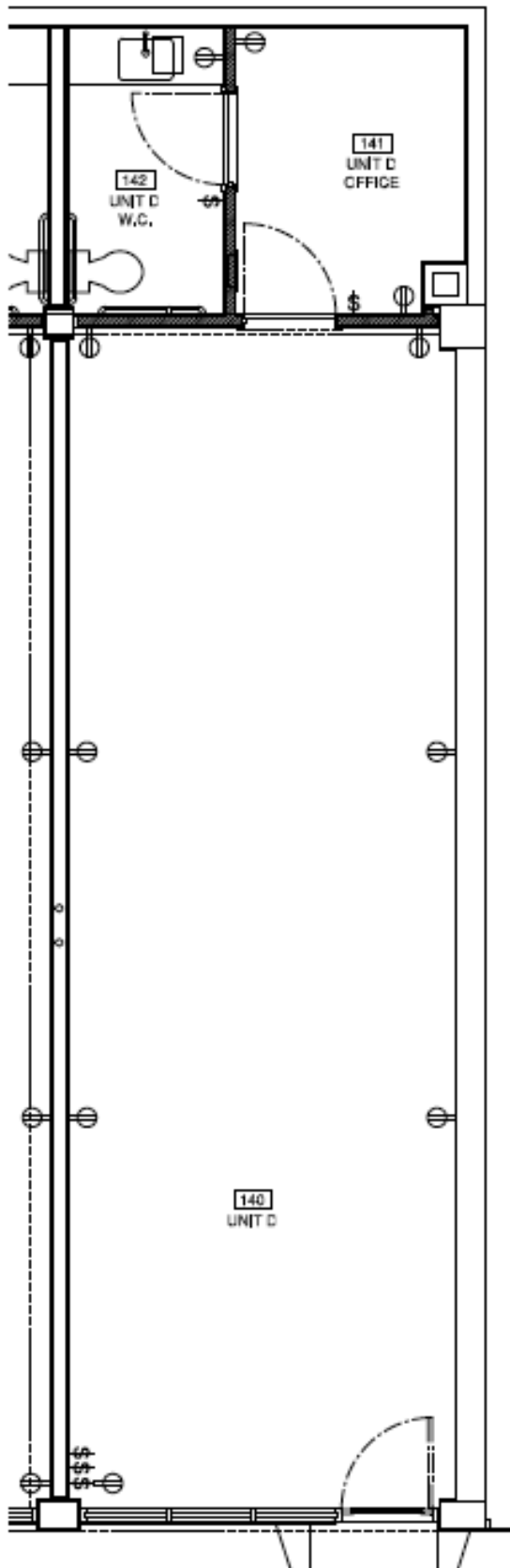
Many nearby public transportation options.



Biker's Paradise

Daily errands can be accomplished on a bike.

THE LAYOUT



NEIGHBORHOODSTATISTICS

Households by Income

Average Household Income: \$121,850

\$150,000 to \$200,000: 5,231

\$200,000 or more: 7,822

Population

2030 Projection: 97,900

2025 Population: 99,,179

Households

Median Home Value : \$703,806

Owner Occupied Households: 19,057

Renter Occupied Households: 26,301

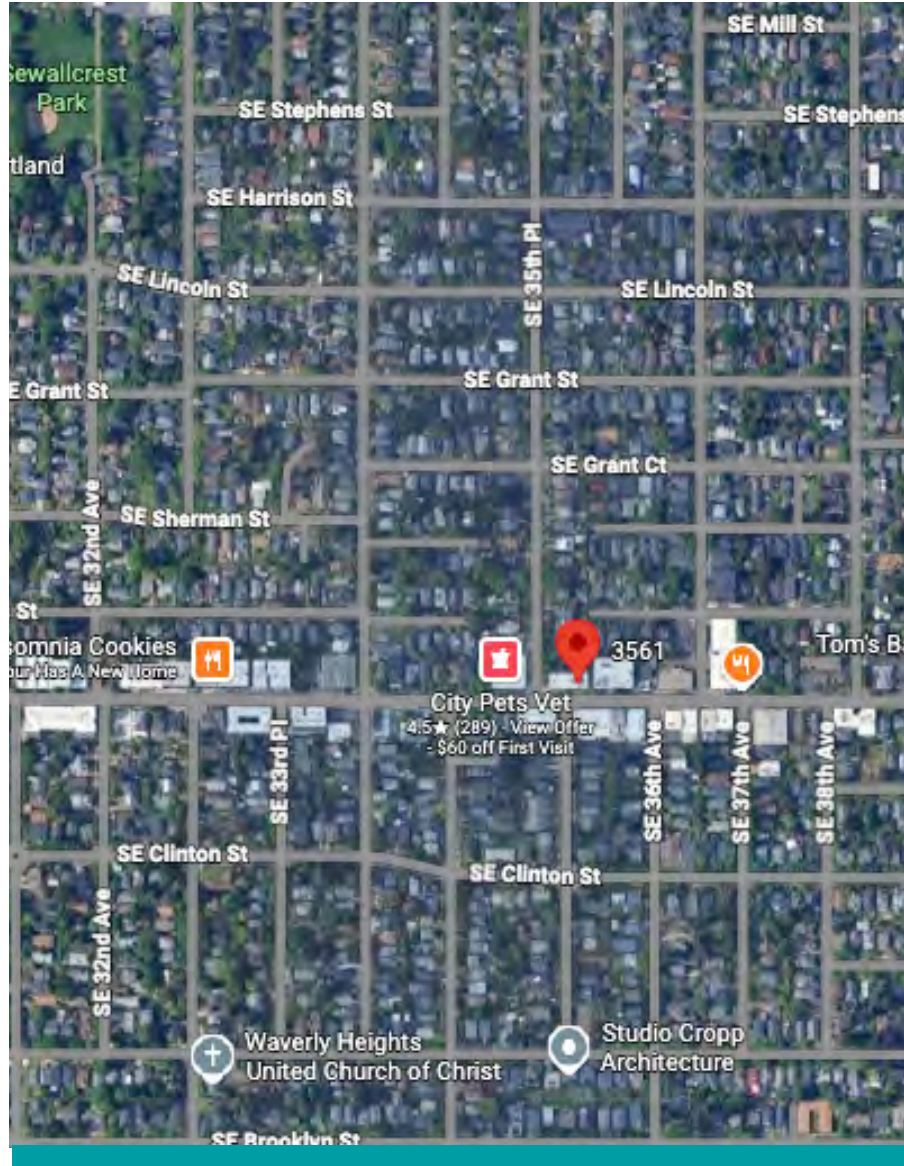
Traffic Volume

SE Division St & SE 35th Ave E: 9,323

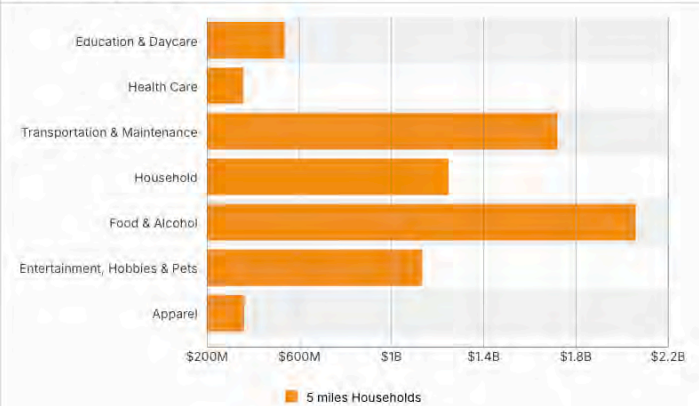
SE Division St & SE 34th Ave E: 8,867

NSE 34th Ave & SE Lincoln St S: 1,099

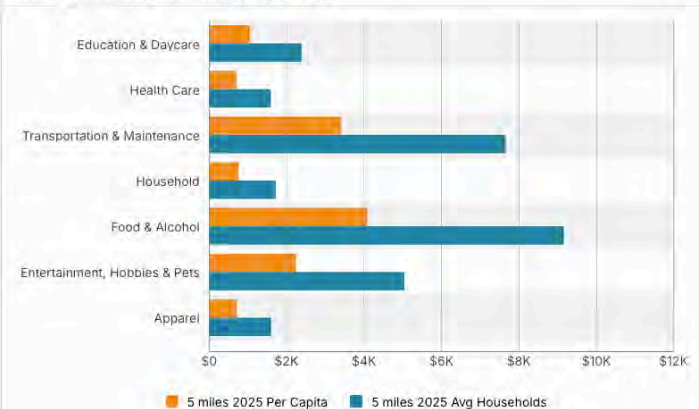
SE Clinton St & SE 35th Ave E: 2,423



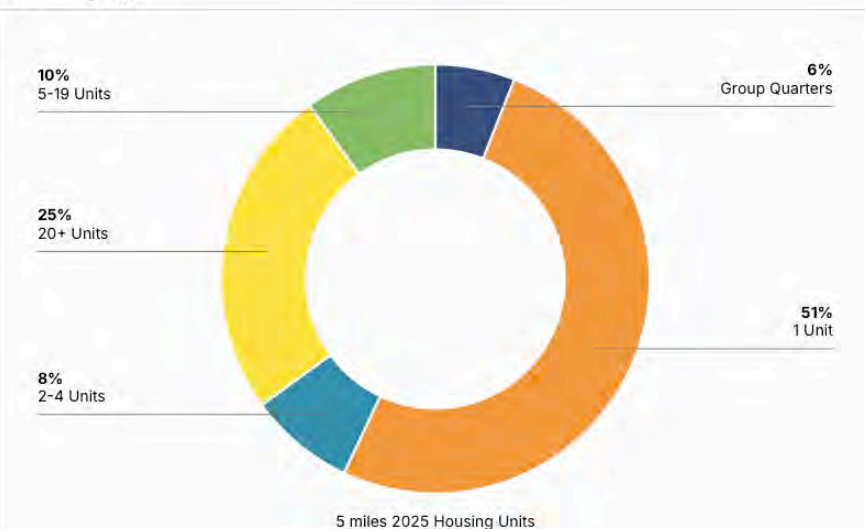
Consumer Spending



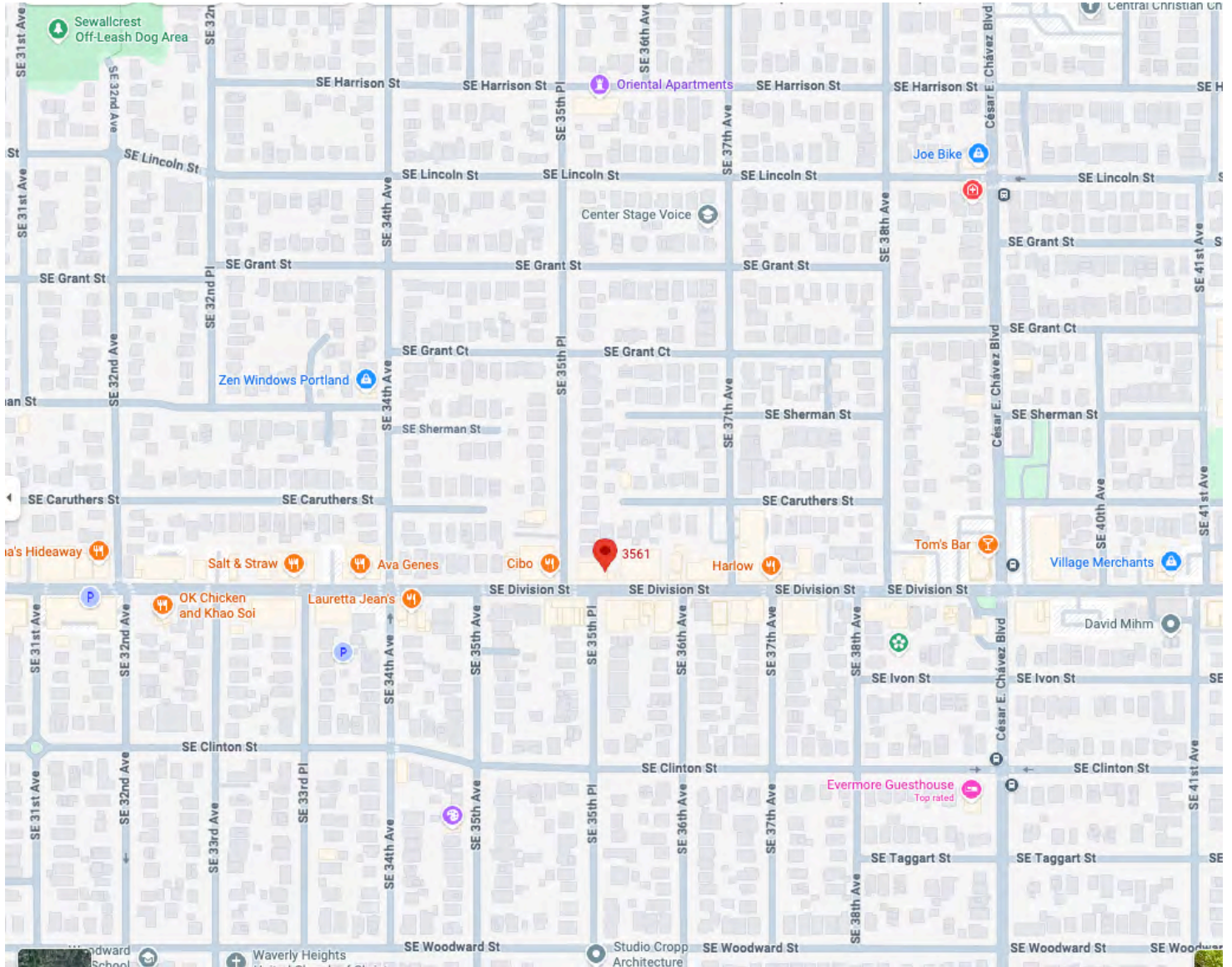
Per Capita & Avg Household Spending



Housing Type



THE NEIGHBORHOOD



SHOP

Village Merchants
The Purple Door Gallery
Wild Cactus Boutique
Wellspend Market
Division Wines
Collage
Really Good Stuff Antique
Artifact Creative
Selective Stories Books
Zahara Boutique

EAT

Cibo
Lauretta Jean's
Ava Genes
OK Chicken and Khao Soi
Oma's Hideaway
Blue Star Donuts
Salt and Straw
Kati Portland
Yataimura Maru
Better Days Cafe

PLAY

Tomorrow Theatre
OMSI
Helium Comedy Club
Aladdin Theatre
Hopscotch Portland
Mt. Tabor Park
Revolution Hall
Clinton Theatre
Tomorrow Theatre
Portland Spirit Cruises

STAY

Bluebird Guest House
Hotel Grand Stark
Tiny Digs Hotel
Jupiter Hotel
KEX Portland
Hotel Eastlund
Inn at the Convention Center
Hyatt Regency Portland
Courtyard by Marriott
McMenamins Kennedy School

The information contained herein has been obtained from sources we deem reliable. All information should be verified prior to lease.