

FOR LEASE

4305-4307 SE MILWAUKIE AVENUE, PORTLAND, OR 97202



PROPERTY DESCRIPTION

Prime office/retail space for lease at 4305 SE Milwaukie Ave, Portland, OR. Corner lot in the vibrant Brooklyn neighborhood, this versatile property has 2 half baths, a separate shower, a full kitchen, and high efficiency gas HVAC heat pump. With a convenient drive-thru 2 car parking and ample street parking, this space offers endless possibilities. Zoned CM1 and built in 1966, on a corner location, it provides a vibrant environment with excellent exposure for creative ventures and/or business incubation. Ideally located within walking distance of food amenities and offering easy access to I-5 via Hwy 99, this property is poised to elevate your business endeavors.

PROPERTY HIGHLIGHTS

- OFFICE/RETAIL SPACE FOR LEASE
- Ideal for medical, counseling, PT, yoga classes or retail.
- ADA ramp
- No VICE: Weed, Alcohol, Tobacco, Vape, Strip, Gambling

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,333 SF
Lot Size:	3,655 SF
Building Size:	1,333 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	502	1,572	8,128
Total Population	1,224	3,574	16,711
Average HH Income	\$108,573	\$93,685	\$96,295

RUDY PUENTE

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Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

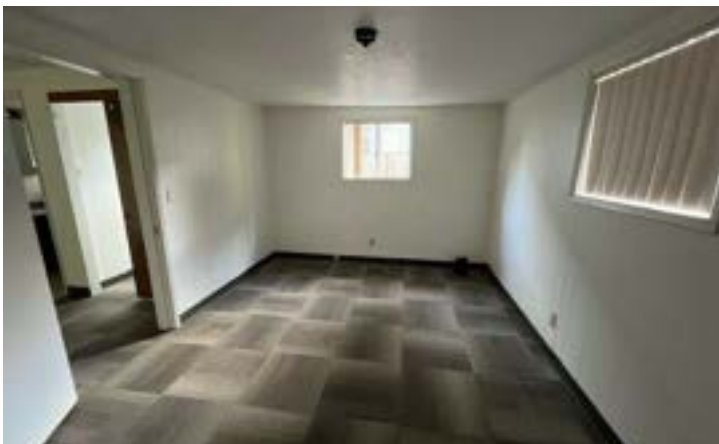
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Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



Additional Photos

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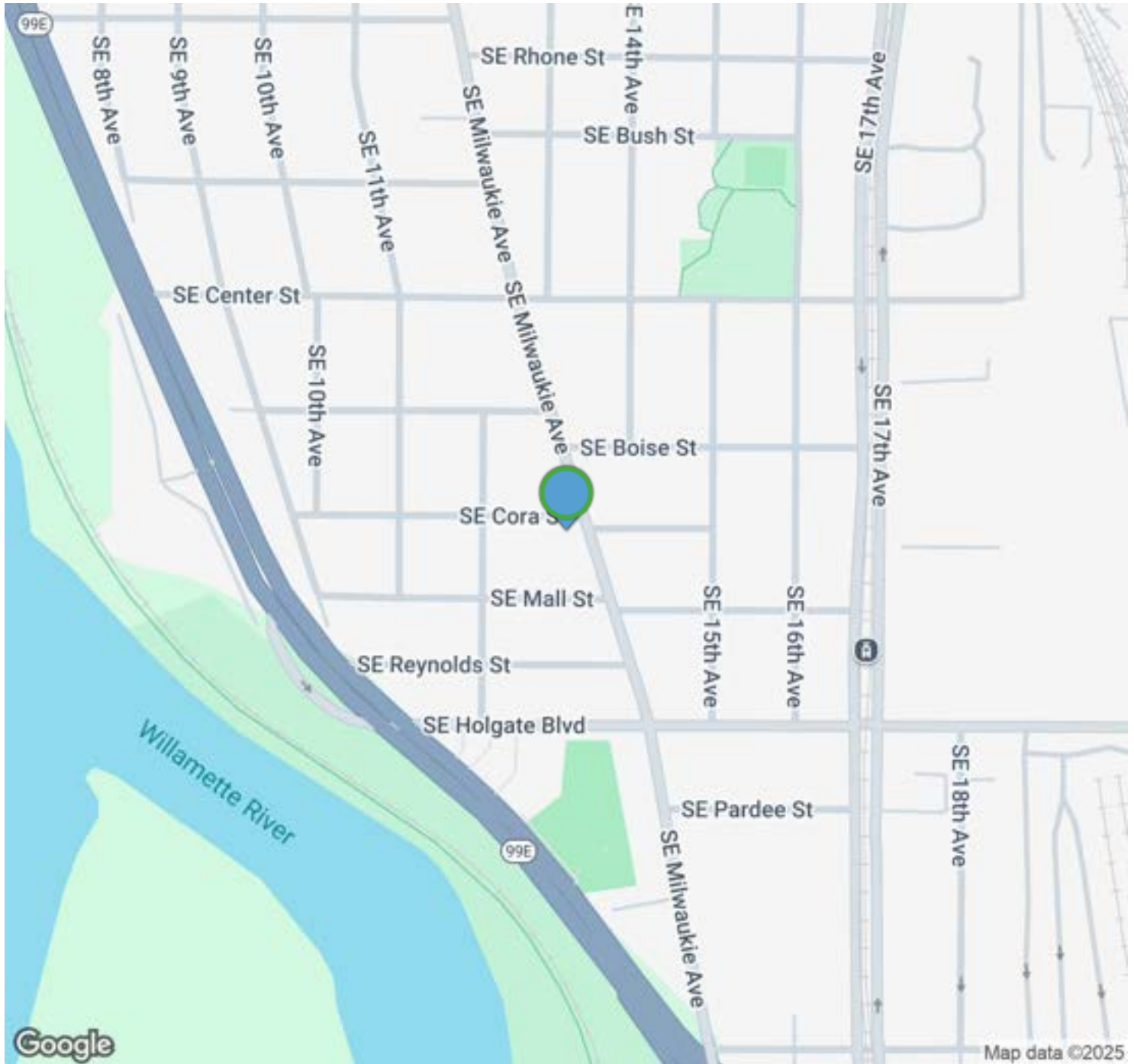
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Location Map

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Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,224	3,574	16,711
Average Age	34.7	36.5	40.1
Average Age (Male)	35.0	37.3	40.1
Average Age (Female)	34.7	35.4	39.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	502	1,572	8,128
# of Persons per HH	2.4	2.3	2.1
Average HH Income	\$108,573	\$93,685	\$96,295
Average House Value	\$483,788	\$499,424	\$512,223

2020 American Community Survey (ACS)

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