

# For Lease

1926 W BURNSIDE STREET, PORTLAND, OR 97209



## PROPERTY DESCRIPTION

The Civic Shops in Portland's Goose Hollow neighborhood offers prime retail and creative office leasing opportunities directly across from Providence Park, home to the Portland Timbers and Portland Thorns. Benefit from the area's heavy vehicle and foot traffic, diverse customer base, and proximity to downtown Portland.

## PROPERTY HIGHLIGHTS

- Ground Floor Retail / Creative Office in Class A Condominium Tower
- Dedicated Free Parking on Site for Retail Customers - 85 Stalls
- Directly Across from Providence Park, home of the Portland Timbers and Portland Thorns
- Close Proximity to Public Transportation

## OFFERING SUMMARY

Lease Rate:	\$22.00 - \$28.00/RSF
Available SF:	873 - 5,590
Lot Size:	1.61 Acres
Building Size:	351,220 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	30,098	90,500	204,446
Total Population	42,648	159,031	423,855
Average HH Income	\$80,910	\$102,083	\$107,754

## JOHN BRANDHORST

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jbrandhorst@dougbear.com

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

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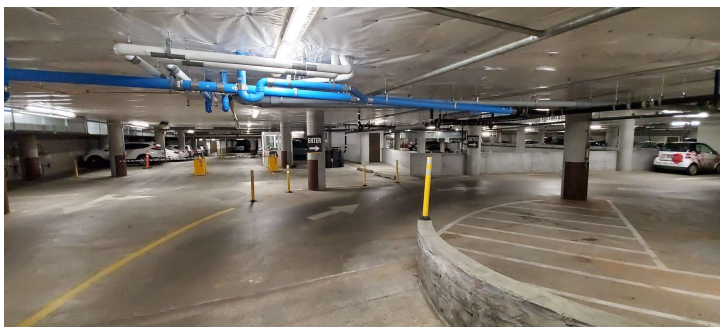
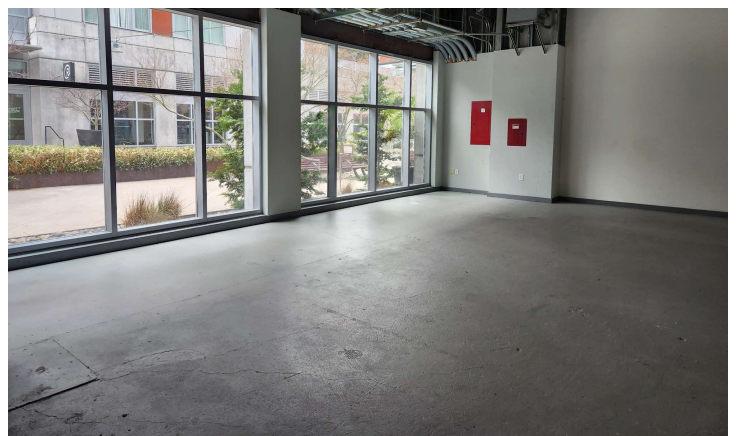
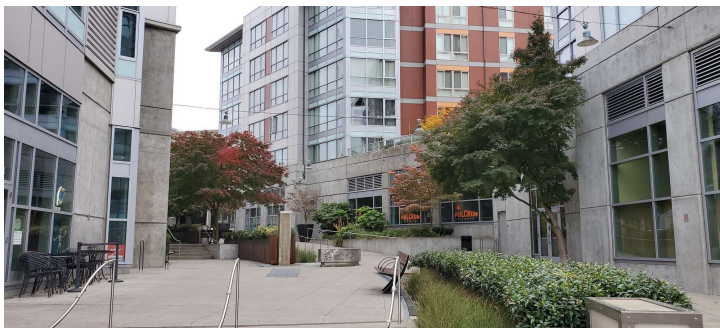
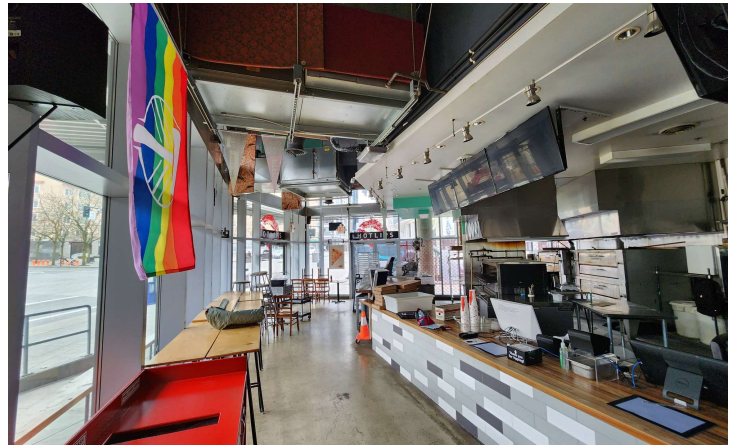
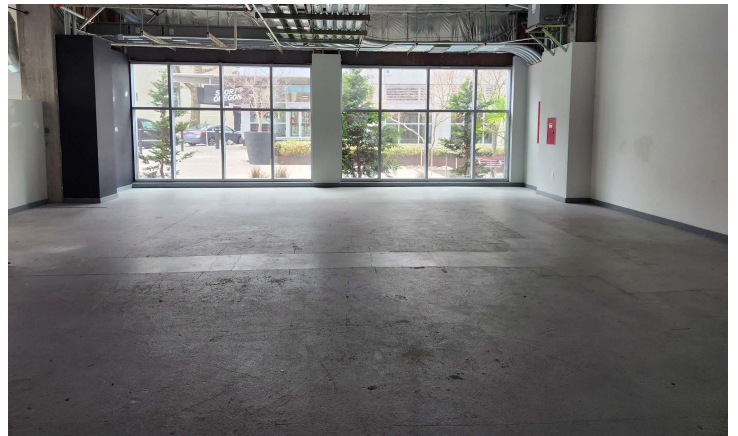
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# Additional Photos

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# Lease Spaces

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	873 - 5,590 SF	Lease Rate:	\$22.00 - \$28.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
615 SW 19th Avenue	Available	1,496 SF	NNN	\$22.00 - 28.00 SF/yr
621 SW 19th Avenue	Available	1,620 SF	NNN	\$22.00 - 28.00 SF/yr
627 SW 19th Avenue	Available	873 SF	NNN	\$22.00 - 28.00 SF/yr
633 SW 19th Avenue	Available	1,971 SF	NNN	\$22.00 - 28.00 SF/yr
1919 W Burnside Street	Available	2,407 SF	NNN	\$22.00 - 28.00 SF/yr
1914 W Burnside Street	Available	3,891 SF	NNN	\$22.00 - 28.00 SF/yr
1932 W Burnside Street	Available	5,590 SF	NNN	\$22.00 SF/yr

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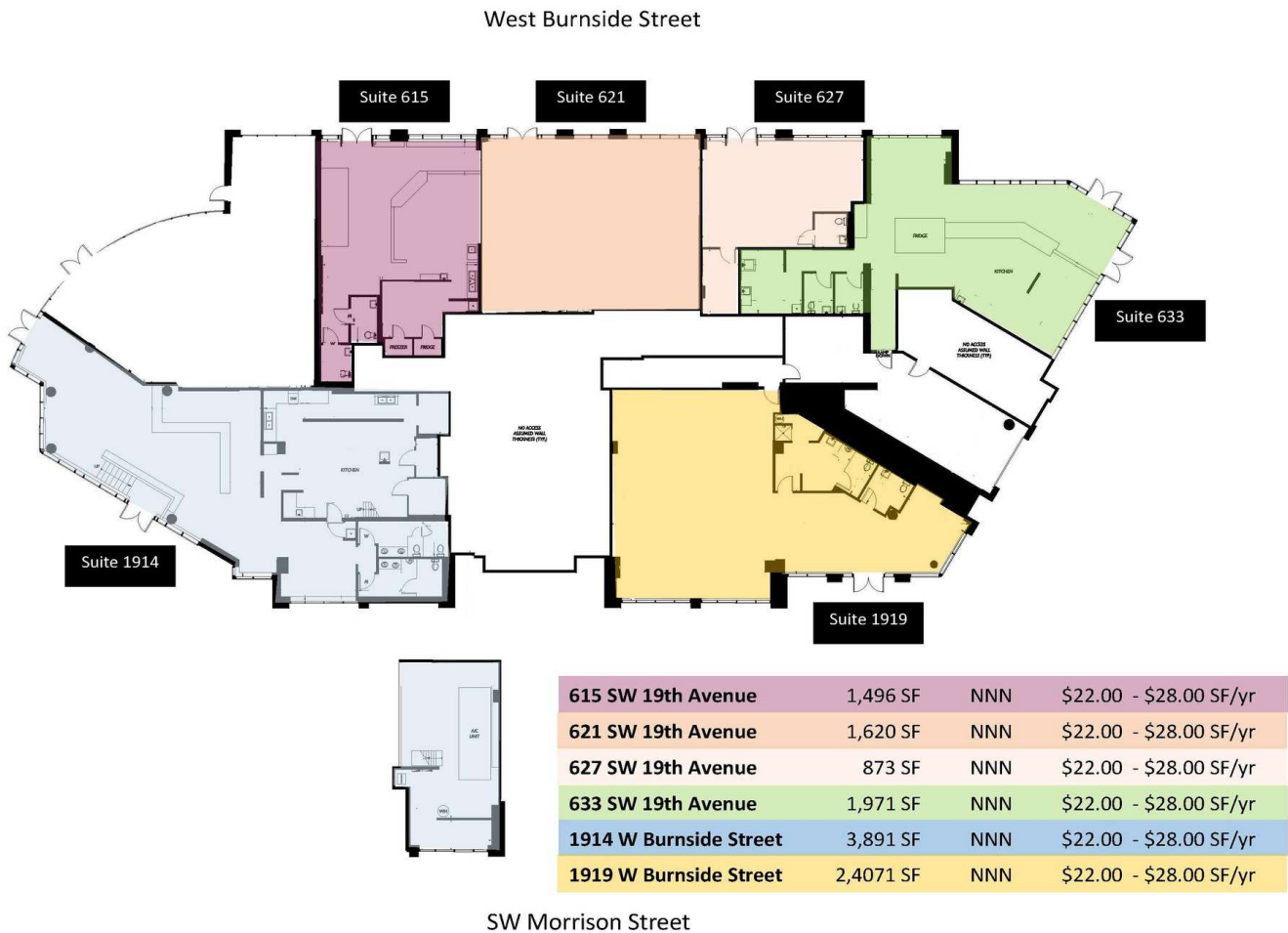
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# Floor Plans

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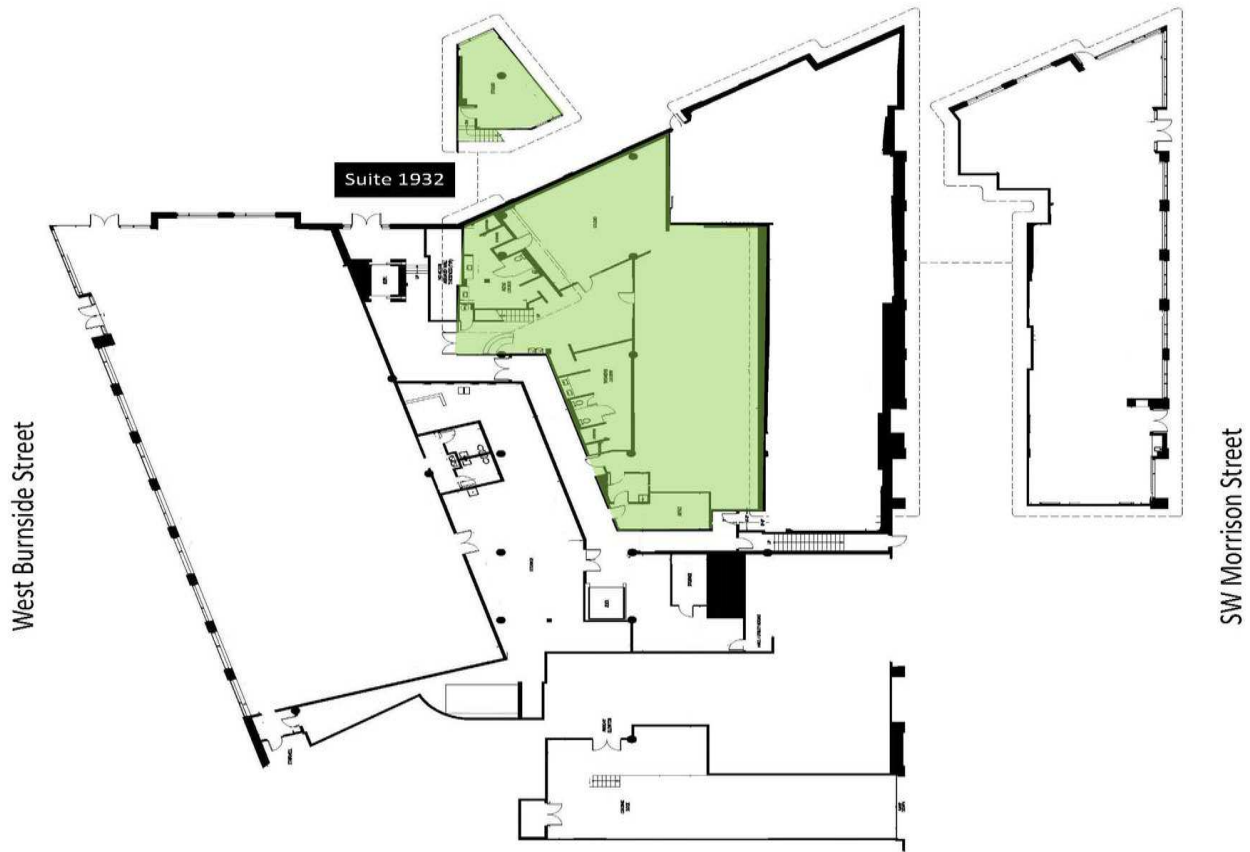
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# Floor Plans

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1932 W Burnside 5,590 SF NNN \$22.00 SF/yr

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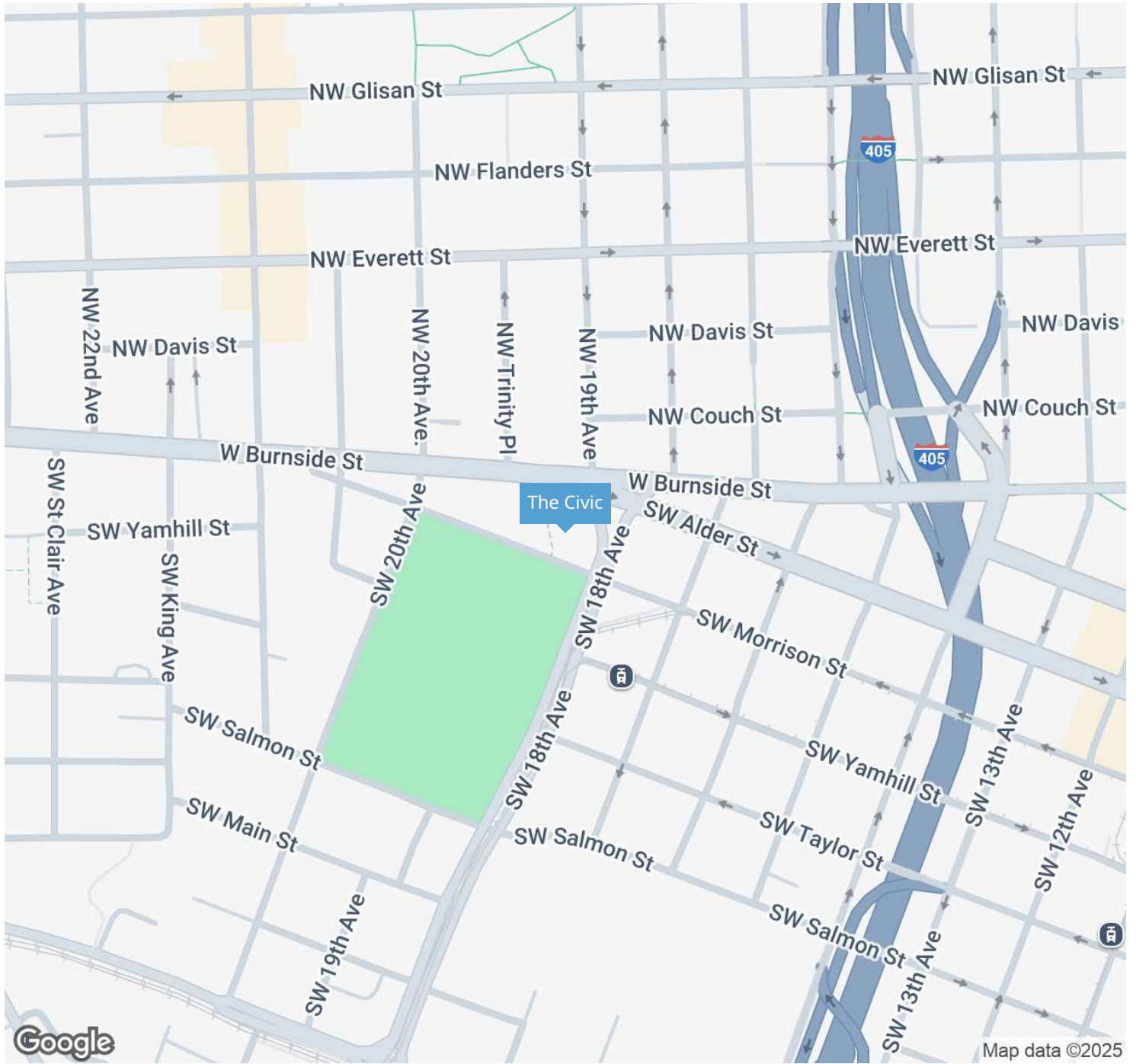
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# Location Map

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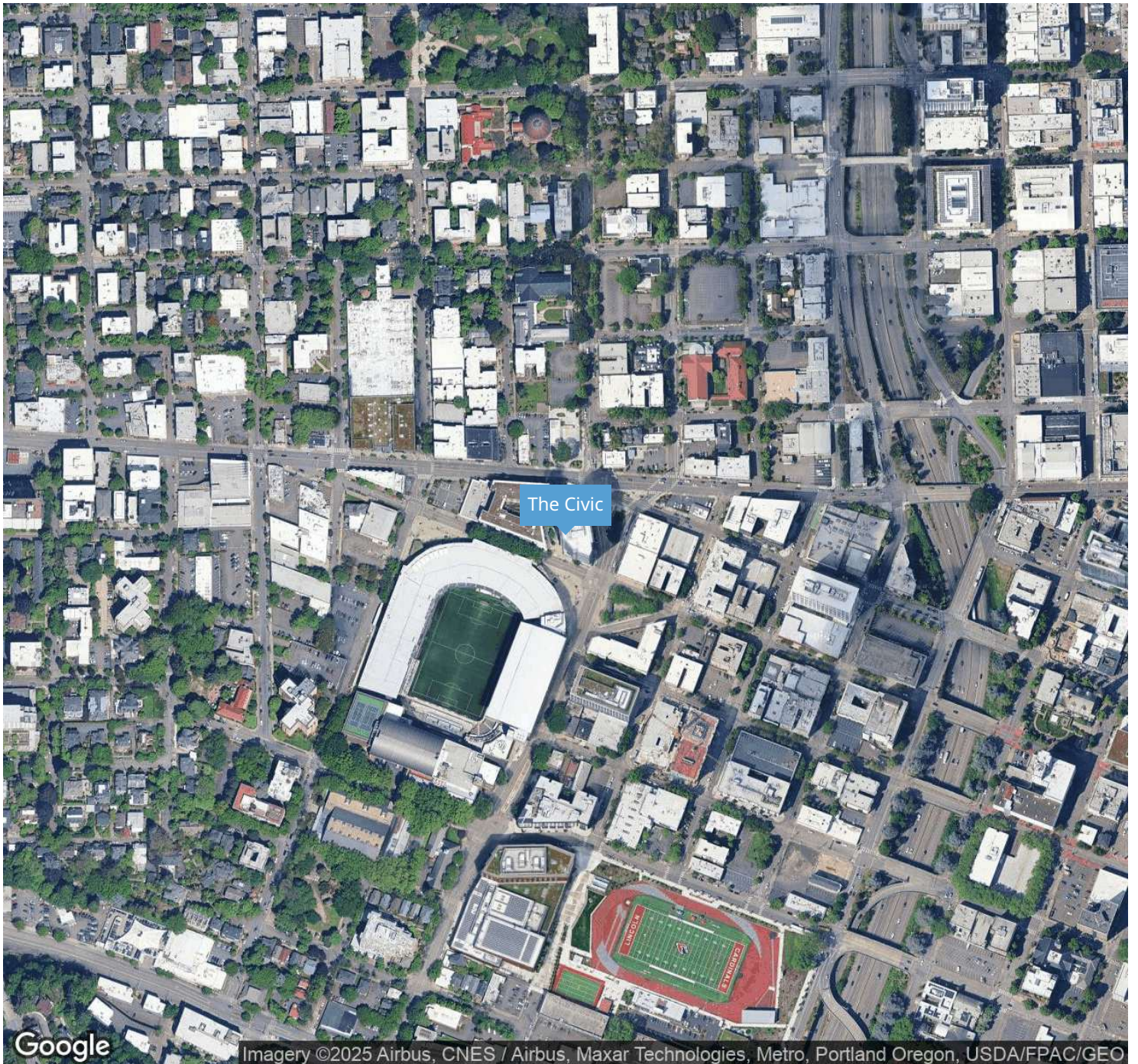
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# Aerial Map

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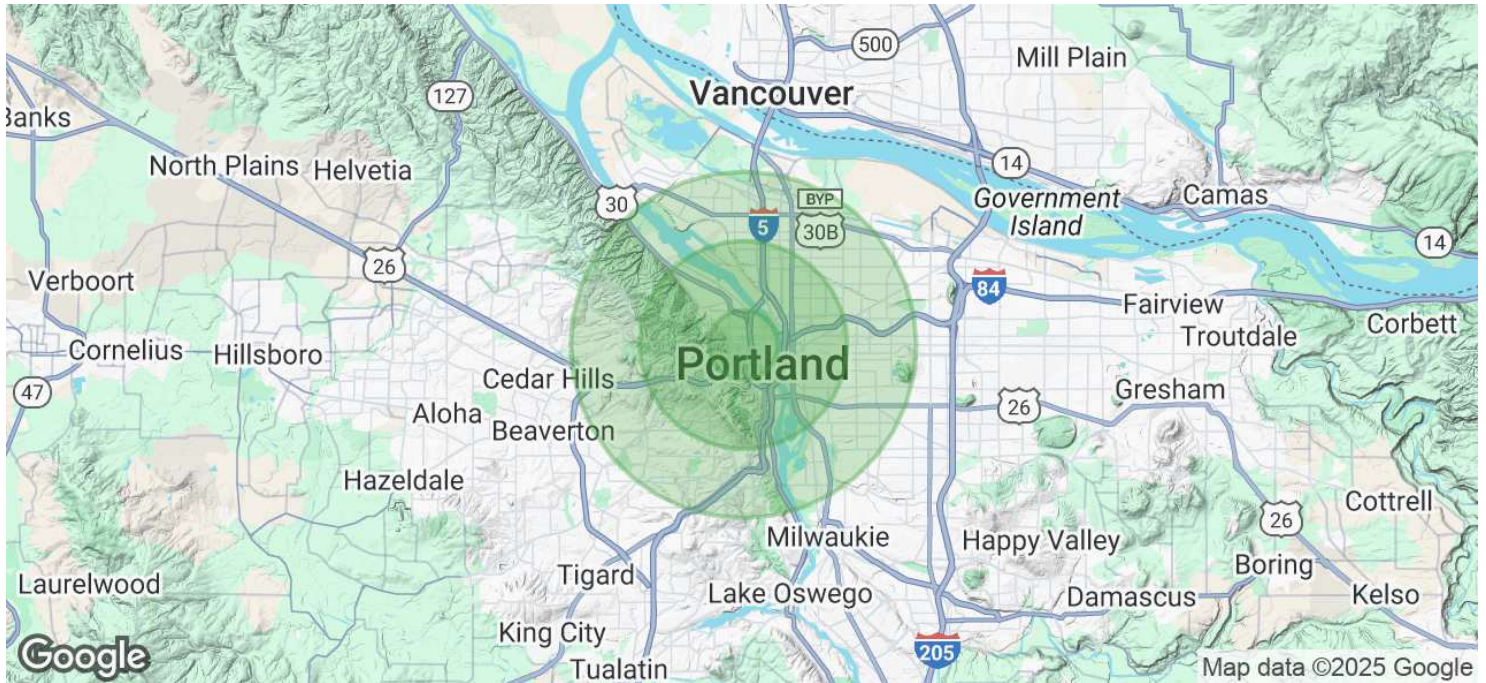
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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	42,648	159,031	423,855
Average Age	39.1	39.0	39.2
Average Age (Male)	38.8	39.3	38.9
Average Age (Female)	39.2	38.7	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	30,098	90,500	204,446
# of Persons per HH	1.4	1.8	2.1
Average HH Income	\$80,910	\$102,083	\$107,754
Average House Value	\$337,006	\$483,553	\$513,618

2020 American Community Survey (ACS)

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