

# FOR LEASE

## 316 NW Broadway Ave.



EVERETT  
MICRO-LOFTS

Retail Space

1,100 SF

\$1,100/mo + NNN (\$655/mo.)

**Debbie Thomas | Listing Broker**

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**dtre** | **debbiethomas**  
COMMERCIAL REAL ESTATE

YOUR URBAN REAL ESTATE RESOURCE

# THE BUILDING

With its central location, large open floor plan and street frontage, this 1,100 SF versatile commercial space in the Everett Micro Lofts is ready for your thriving business.

Located in historic Old Town district, this space is just steps away from main bus lines, the Streetcar, the Max Line, Union Station, I-5 freeway access and mere blocks from Pacific Northwest College of Arts. Also conveniently close to some of Portland's most popular shops, restaurants, and entertainment, including Bowery Bagels, Pendleton Home Store, Powell's Books, Whole Foods Market, Silk Road, Janken, Roseland Theatre and the Desoto Building, which is home to some of Portland's finest art galleries.

## FEATURED AMENITIES

- Ground floor commercial space
- Centrally located and highly walkable
- Versatile open floor plan
- Classic period tile entry
- Large restroom
- Ample electrical outlets
- Great retail window line
- Classic fir floors
- Beautiful exposed brick
- Separate designated office area
- Close to the Streetcar, public transportation, as well as Highways 405 and I-5.

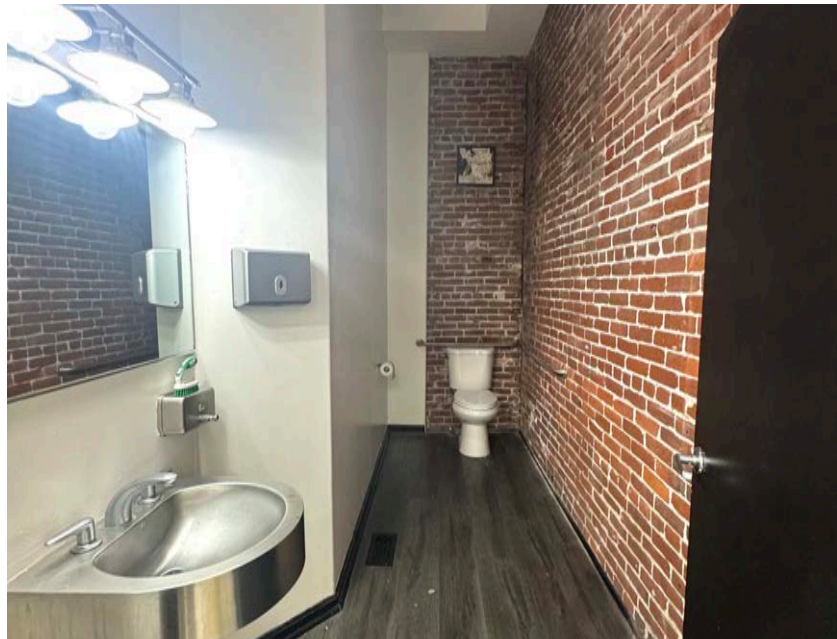
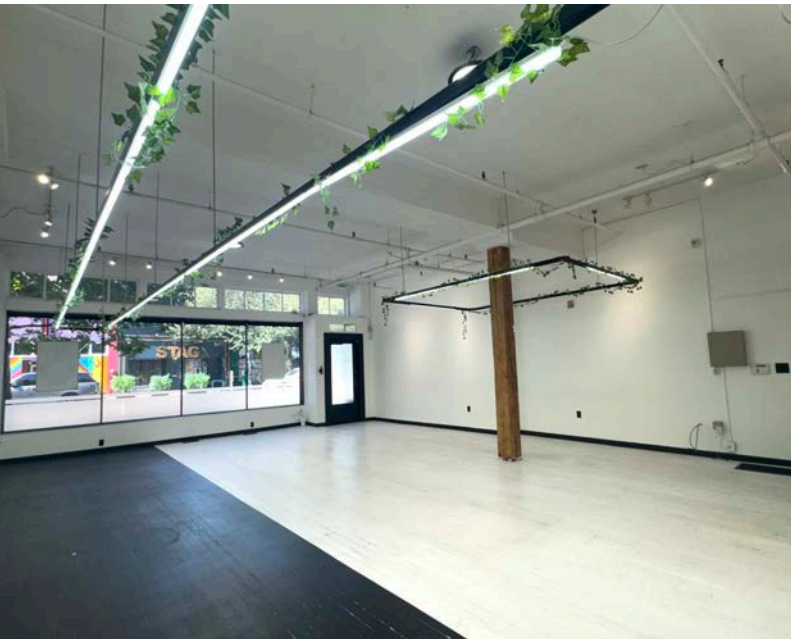
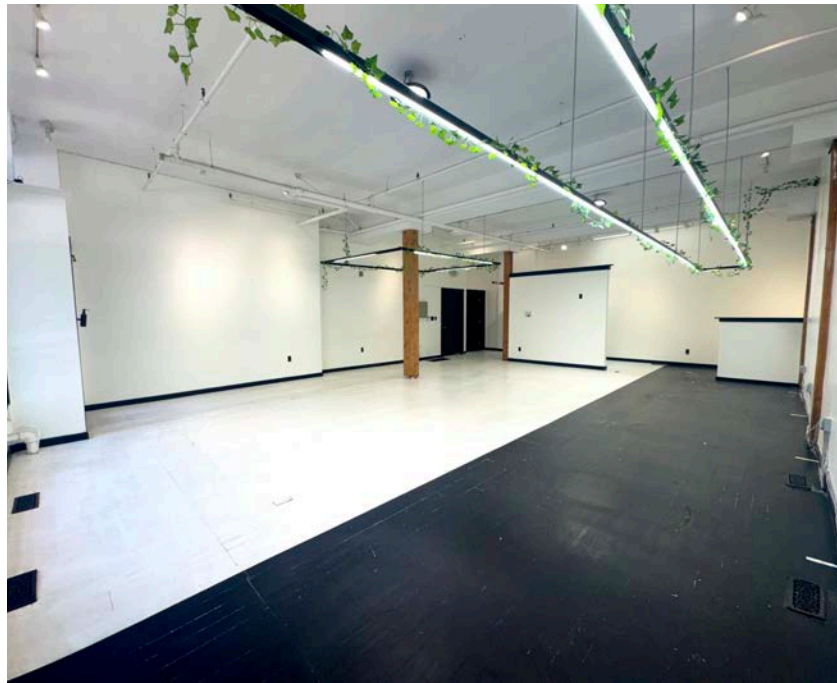
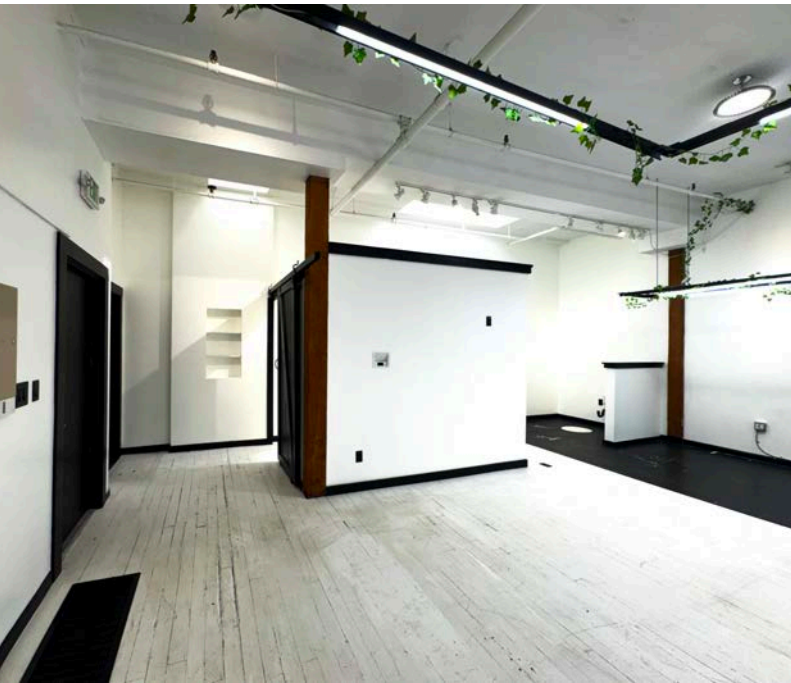


# THE SPACE

Flanders



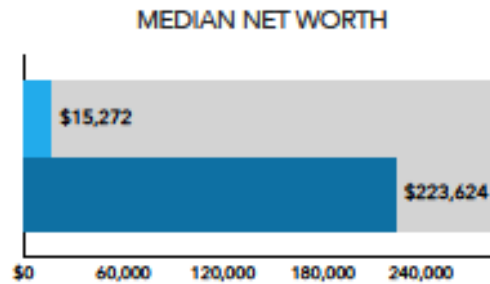
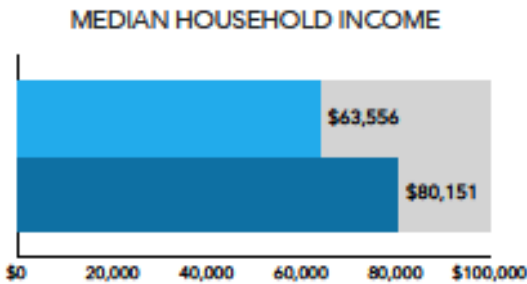
Everett



# DEMOGRAPHICS

## INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.

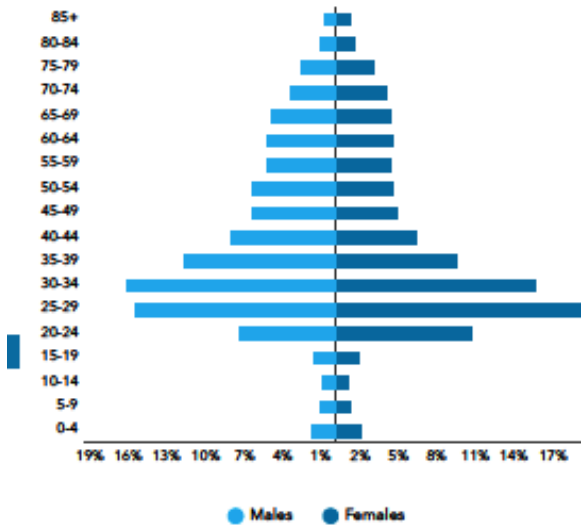


Bars show comparison to

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## AGE BY SEX

Median Age: 36.1

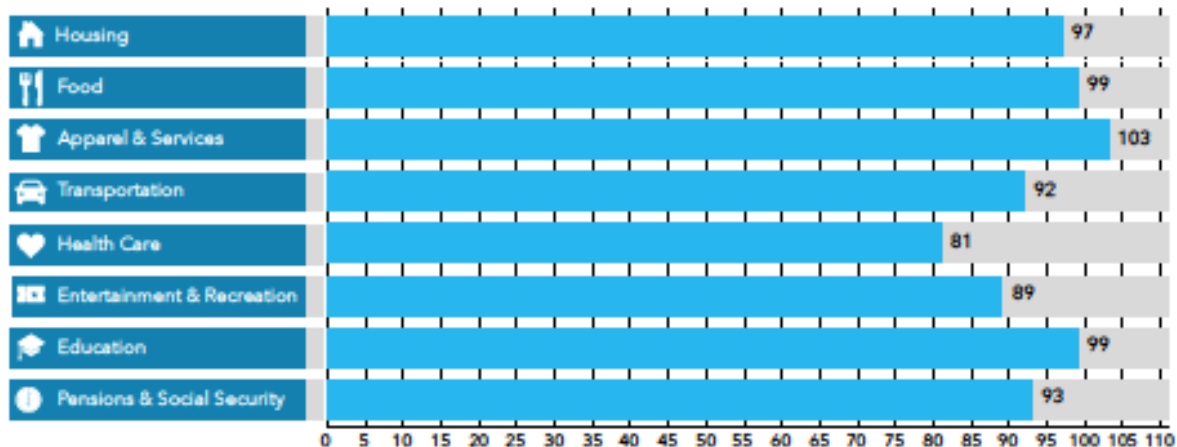


## KEY FACTS FOR THE AREA

- POPULATION: 48,169
- HOUSEHOLDS: 31,147
- AVERAGE SIZE HOUSEHOLD: 1.44
- WEALTH INDEX: 61
- HOUSING AFFORDABILITY: 34
- DIVERSITY INDEX: 58
- MEDIAN HOME VALUE: \$722,522
- FORECASTED ANNUAL GROWTH: 1.55%

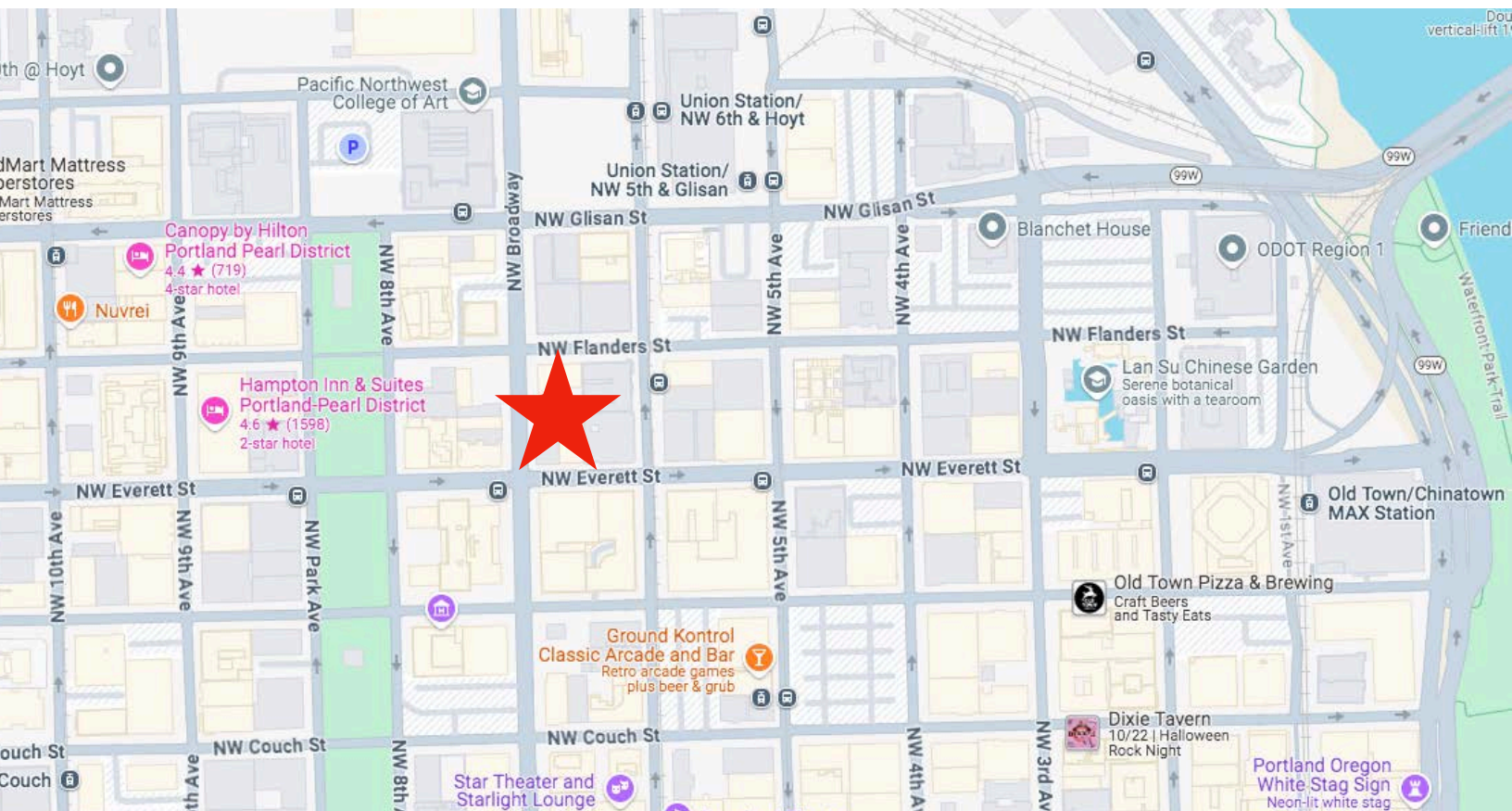
## AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



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

# THE NEIGHBORHOOD



## SHOP

Pendleton Home Store  
 Tactics Portland  
 Bridge City Soles  
 Powell's Books  
 Cal Skate Skateboards  
 Unspoken Clothing  
 EWF Modern  
 Oregon Leather Co  
 Blick Art Supply

## EAT

Bowery Bagels  
 Sushi Ichiban  
 Kasbah Moroccan Cafe  
 Above Grnd Coffee  
 Monte Rossa Cafe  
 Nuvrei Bakery  
 Voodoo Doughnut  
 Old Town Pizza and  
 Brewing

## PLAY

Blue Sky Gallery  
 North Park Blocks  
 Waterfront Park  
 Froelick Gallery  
 Augen Gallery  
 Classic Chinese Garden  
 Portland Art Museum  
 Ground Control  
 Star Theatre

## STAY

Canopy by Hilton  
 Hampton Inn  
 The Society Hotel  
 Harlow Hotel  
 Ace Hotel  
 The Benson  
 Crystal Hotel  
 Ritz Carlton  
 Kimpton Hotel Vintage

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100

WALKER'S PARADISE



92

EXCELLENT TRANSIT



99

VERY BIKEABLE