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FOR LEASE | *SOUTHEAST*



Belmont Dairy

LOCATED IN THE HEART OF BUSTLING BELMONT NEIGHBORHOOD AT 817 SE 34TH STREET
FOR LEASE | 1,112 SQUARE FOOT RETAIL STOREFRONT

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BELMONT DAIRY

LOCATION | 817 SE 34th Street

AVAILABLE | 1,112 square feet ground floor space

PARKING | On-street non-metered parking



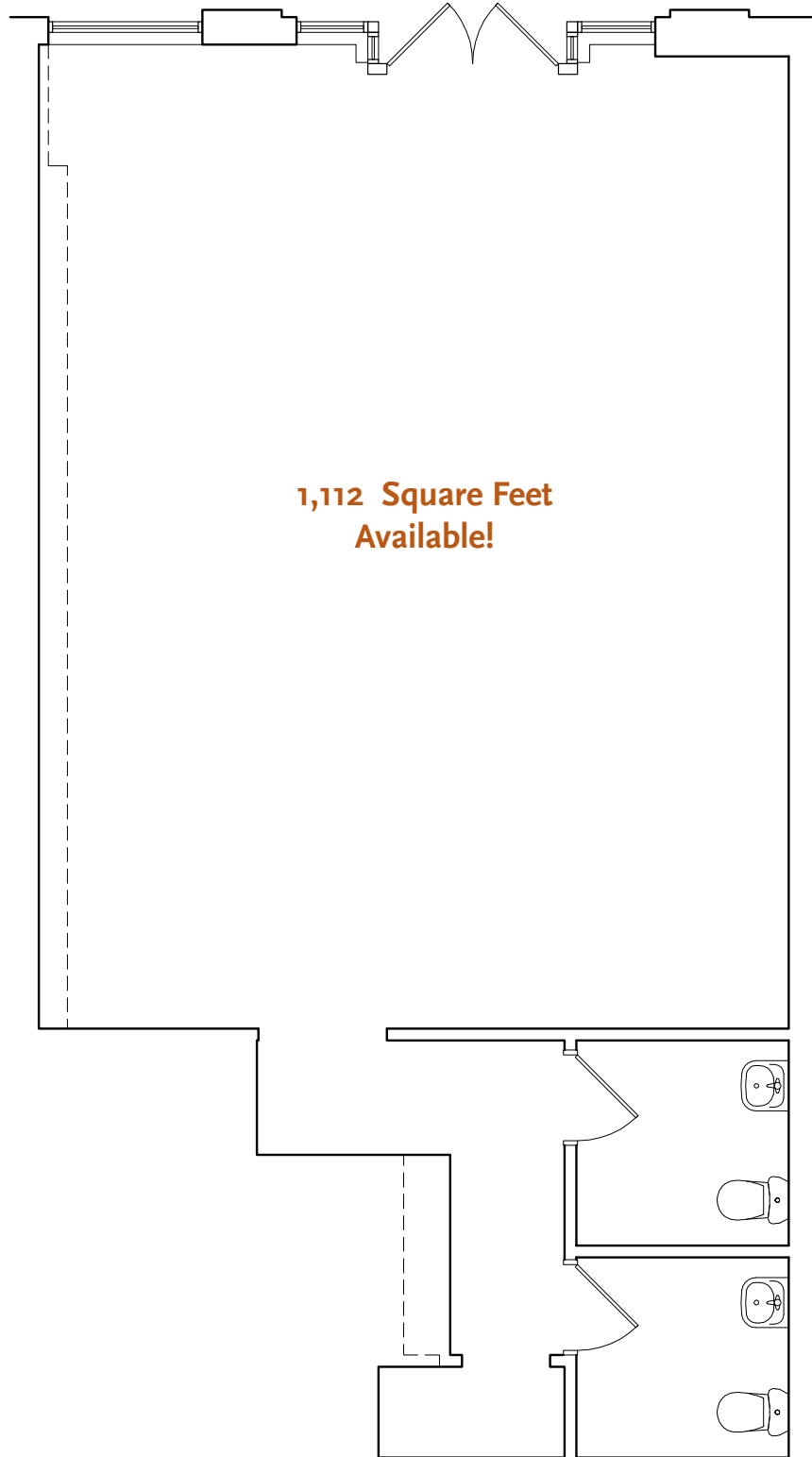
BUILDING | The space features HVAC, two ADA restrooms, electrical in place and abundant natural light with a storefront retail window line. This urban residential and commercial project offers well designed apartments within a unique and funky neighborhood. Residents and tenants benefit from their proximity to Mt. Tabor and downtown to the east and west. Zupan's Market anchors the site with HobNob Grill and Propaganda Salon fronting SE 34th Avenue.

TRANSPORTATION | This site is convenient to downtown and SE 39th thoroughfare, which is accessed by bike lanes, bus routes, or automobile. Because of the dense neighborhoods and pedestrian friendly streets the storefronts are easily accessed by foot traffic. Belmont is known for dedicating once cherished automobile parking spaces into bike specific parking. SE Belmont and surrounding neighborhoods are one of the highest bike commuting populations in the city with over 20% of its residents commuting by bike.

RETAIL CLIMATE | SE Belmont runs through Buckman, Sunnyside, and Mt. Tabor neighborhoods. The area surrounding Belmont is characterized with a strong sense of Portland individuality. The neighborhood has many locally owned coffee houses, markets and distinctive shops and restaurants. The surrounding area has a nice mix of urban diversity with a funky feel and local color. Neighboring Belmont tenants include Saint Cupcake, Stumptown, Hoda's Restaurant, among others.



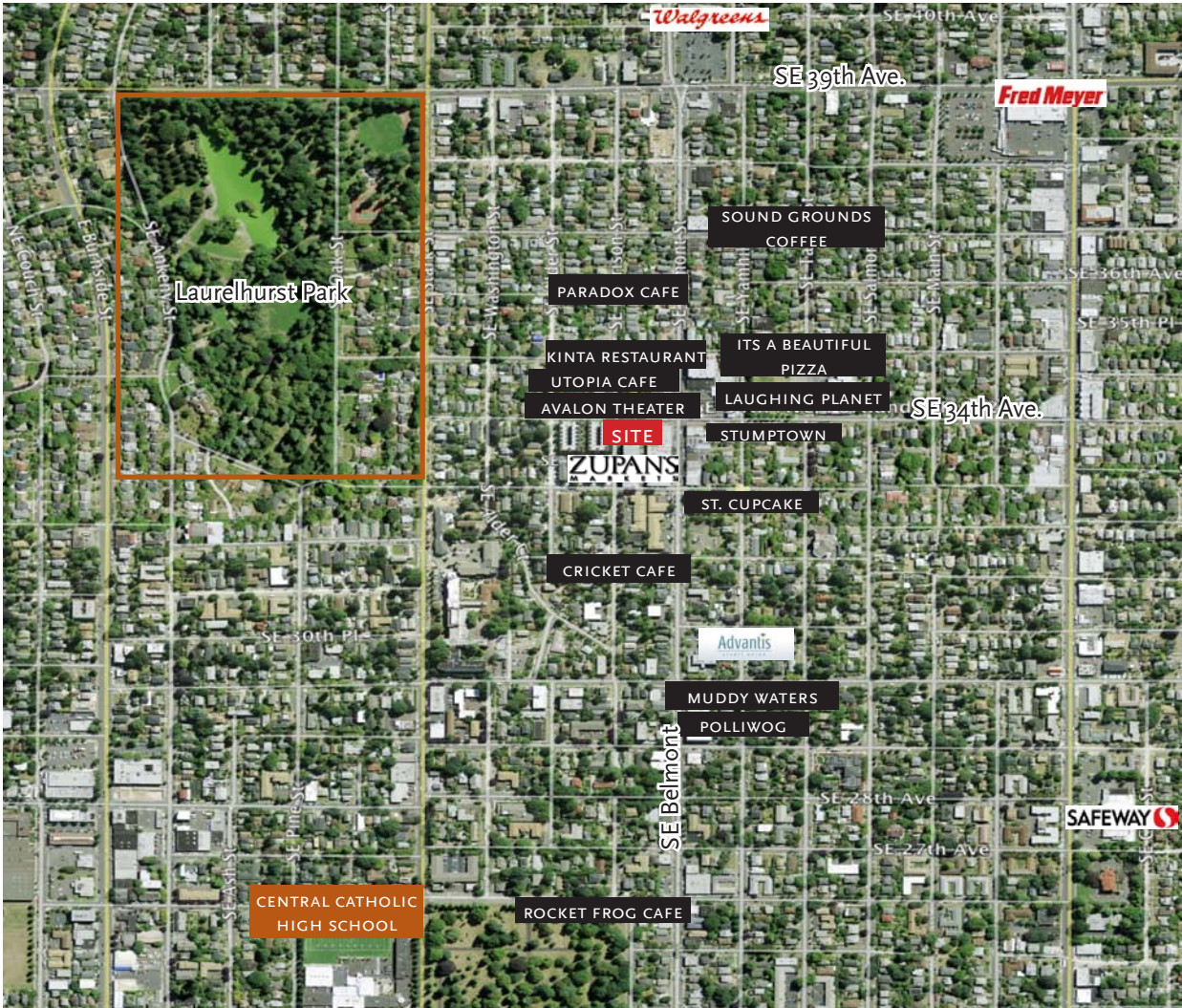
FLOOR PLAN



1,112 Square Feet Available!

BELMONT DAIRY

2008 Demographics	0.5 mile	1 mile	2 miles
POPULATION	7,656	23,896	88,503
MEDIAN AGE	34.1	35.8	38.0
AVERAGE HH INCOME	\$66,620	\$77,157	\$81,213
DAYTIME POPULATION	5,407	28,460	178,230
EDUCATION: COLLEGE (SOME +)	79.6%	79.2%	76.2%
WHITE COLLAR PROFESSIONALS	70%	70.8%	71.9%



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