

URBAN
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REAL ESTATE

FOR LEASE | *SOUTHWEST*



Grand Stable & Carriage Building

411 SW 2ND AVENUE BETWEEN WASHINGTON & STARK
FOR LEASE | *APPROXIMATELY 3,805 SF STOREFRONT RETAIL
(RECENT EXTERIOR & INTERIOR RENOVATION)*

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The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

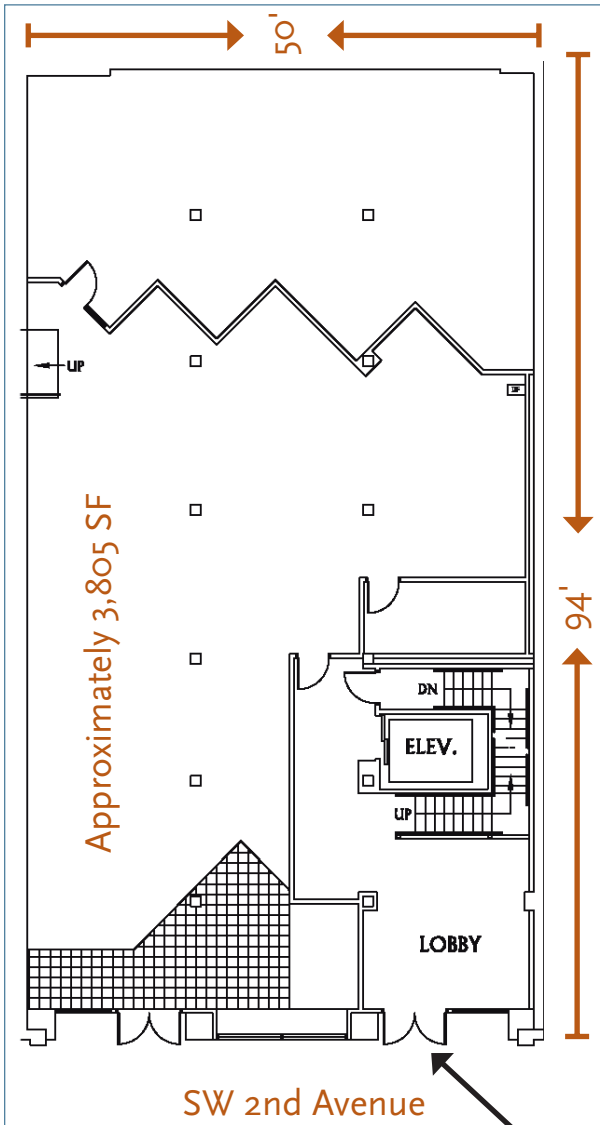
GRAND STABLE & CARRIAGE BUILDING

LOCATION | SW 2nd Avenue between Washington & Stark

AVAILABLE | Approximately 3,805 SF

PARKING | On-street metered & paved lot across street

NEIGHBORING TENANTS | Mother's Bistro & Bar and Mama Mia Trattoria



Traffic activity on SW 2nd Avenue.

SITE | Located in the historic Grand Stable & Carriage building, this space has large glass storefronts facing SW 2nd Avenue and is visible to westbound traffic on the Morrison Bridge, entering downtown Portland. Strong daytime employment and lively evening scene. Area retailers include Mother's Bistro & Bar, Nordstrom Rack, Al Amir, Huber's, McCormick & Schmick's, Kell's Irish Pub, Mama Mia's, Attic Gallery, Pacific Office Furnishings and 2nd Avenue Records. Ideal space for gallery, bar or user with need for combined office/retail space.

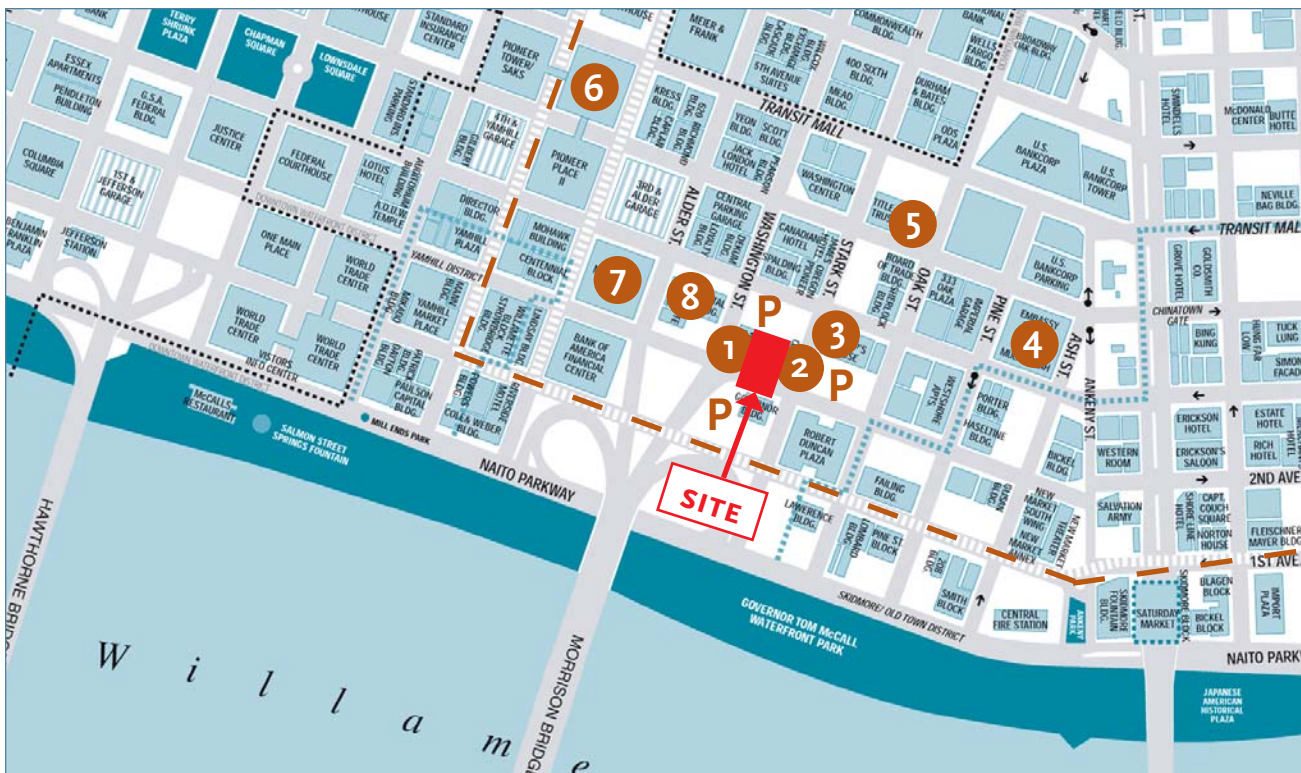


Inviting exterior adjacent to thriving urban restaurant scene.

AREA DEMOGRAPHICS

2005 Demographics	.25 mile	.50 mile	1 mile
POPULATION	1,252	5,948	23,872
MEDIAN AGE	40.2	42.5	36.9
DAYTIME POPULATION	18,925	56,979	98,733
EDUCATION: COLLEGE	21.8%	23.3%	23.9%
WHITE COLLAR PROFESSIONALS	50.3%	64.6%	71.8%

Traffic counts: 18,737 C.P.D. Morrison Bridge Ramp & SW 2nd Avenue



- 1 | Mama Mia 
- 2 | Mother's Bistro & Bar 
- 3 | Al Amia 
- 4 | Embassy Suites  EMBASSY SUITES HOTELS®
- 5 | Starbucks 

- 6 | Pioneer Place  PIONEER PLACE
 - 7 | Nordstrom  NORDSTROM
 - 8 | Kinko's  kinko's
- Max Light Rail — — — — —
- Parking P

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