

FOR LEASE

URBAN
WORKS



ALBERTA 13

4,153 SF (DIVISIBLE TO 3 RETAIL SPACES)

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About The Space

Charming ground floor retail space on NE Alberta and 13th. This new, mixed-use building features three floors of apartments over ground floor retail.

Divisible to three spaces, the retail space features a beautiful glass line, corner window opportunity, sidewalk seating and rear courtyard space with glass exposure. Don't miss this opportunity to join NE Alberta's thriving community!

Address	Available	
4946 NE 13th Ave	Now	
Area	Uses	
NE Alberta	Retail / Restaurant	
Total		
4,153 SF		
Space 1	Space 2	Space 3
1,415 SF	1,016 SF	1,722 SF



AREA RETAIL & DEMOS



DEMOGRAPHICS	.25 MILES	.5 MILES	1 MILE
2020 POPULATION	2,317	8,506	32,099
TOTAL EMPLOYEES	676	2,863	7,882
TOTAL BUSINESSES	123	476	1,295
MEDIAN HH INCOME	\$75,348	\$80,615	\$94,725
MEDIAN AGE	33.6	33.7	34.3
SOME COLLEGE	83.3%	84%	85.5%



BARISTA



SALT & STRAW



SOLAE'S LOUNGE



PETITE PROVENCE



PINE STATE BISCUITS



BACK TO EDEN BAKERY



THE KNOCK BACK

RETAIL MAP

