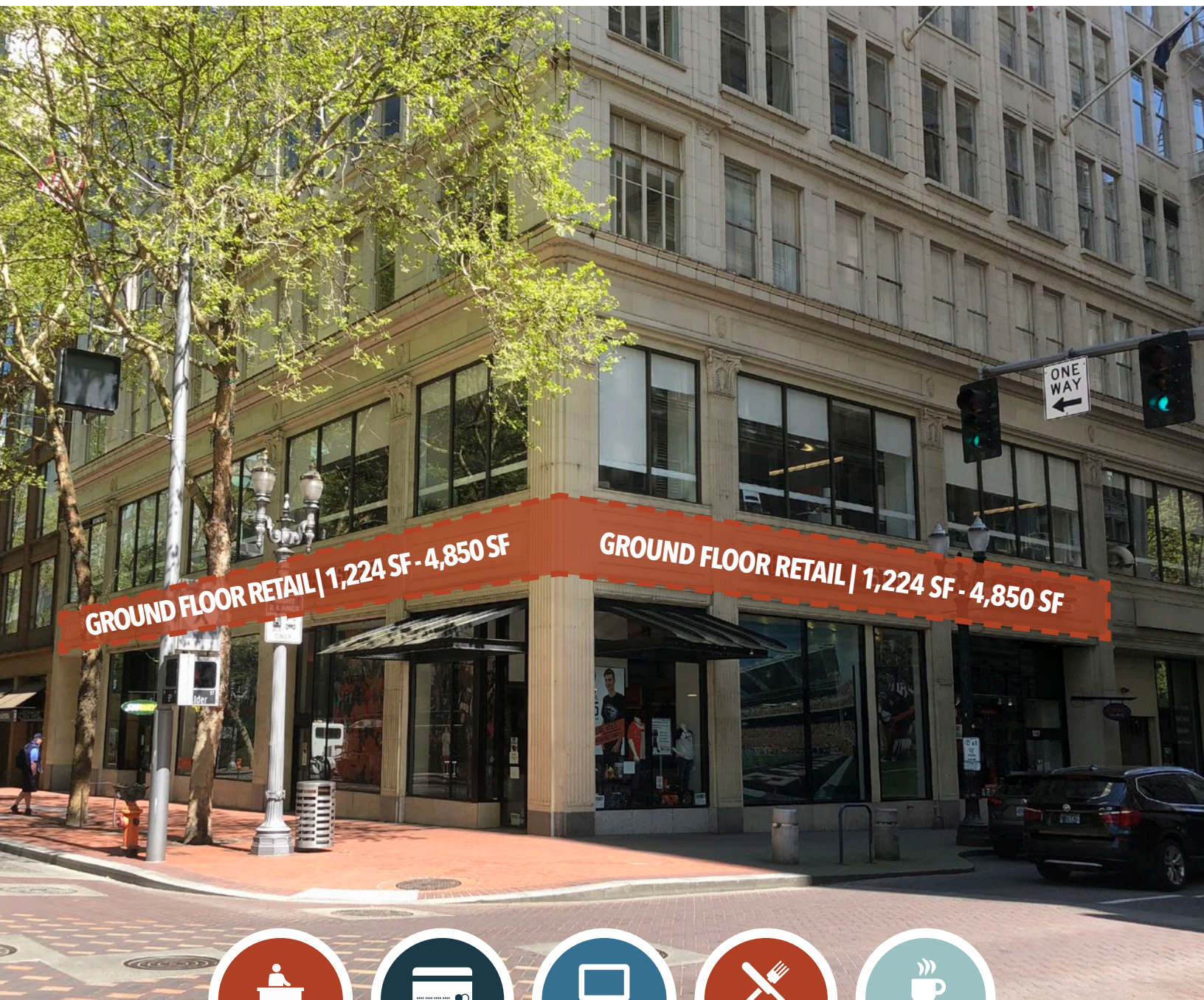


# FOR LEASE

URBAN  
WORKS



SERVICE



RETAIL



CREATIVE



RESTAURANT



CAFE

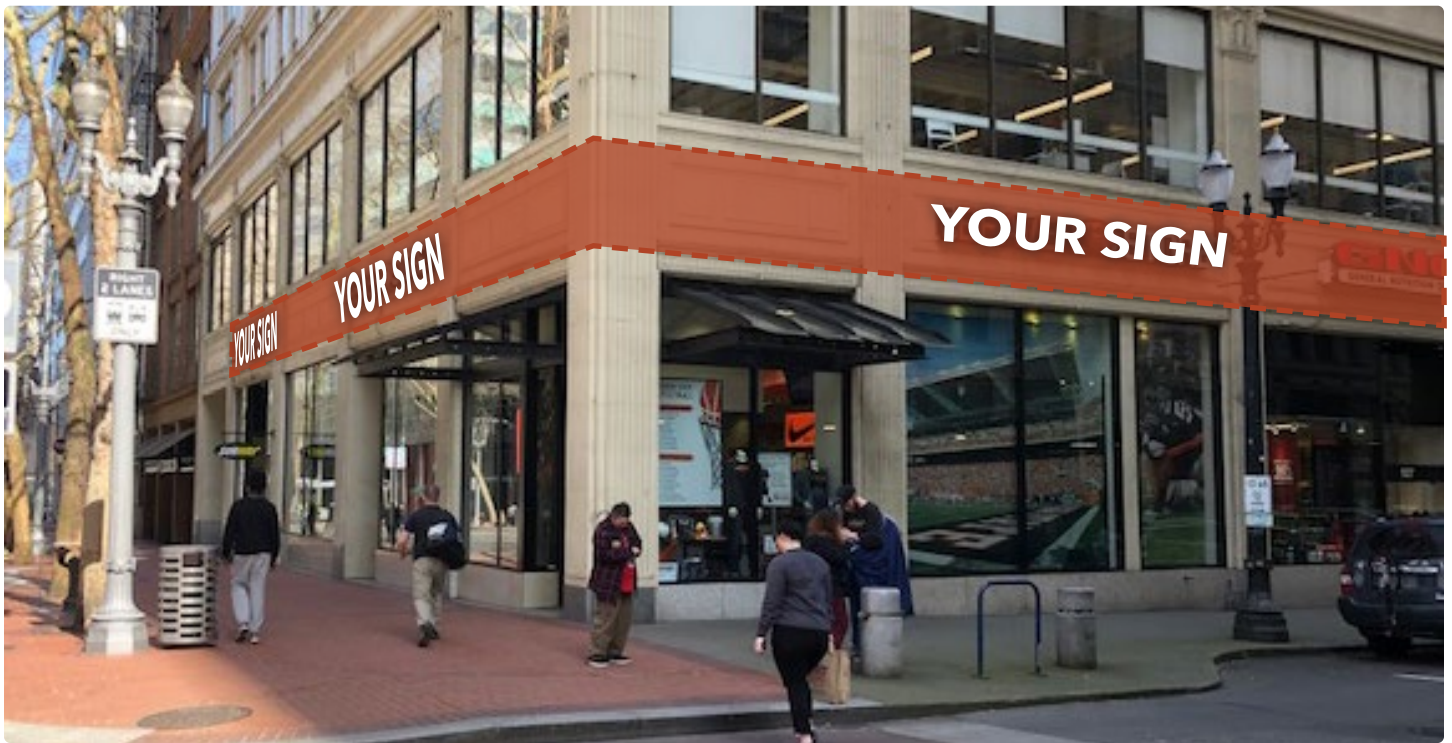
## CASCADE BUILDING

**PROMINENT CORNER OF SW 6TH AVE & SW ALDER ST**

DAN BOZICH | TYLER BRUSS | 503.228.3080  
URBANWORKSREALESTATE.COM



# SW 6TH & ALDER



## Address

538 SW 6th Ave

## Area

Downtown / CBD

## Available Space

1,224 SF - 4,850 SF

## Timing

Available Now

## Uses

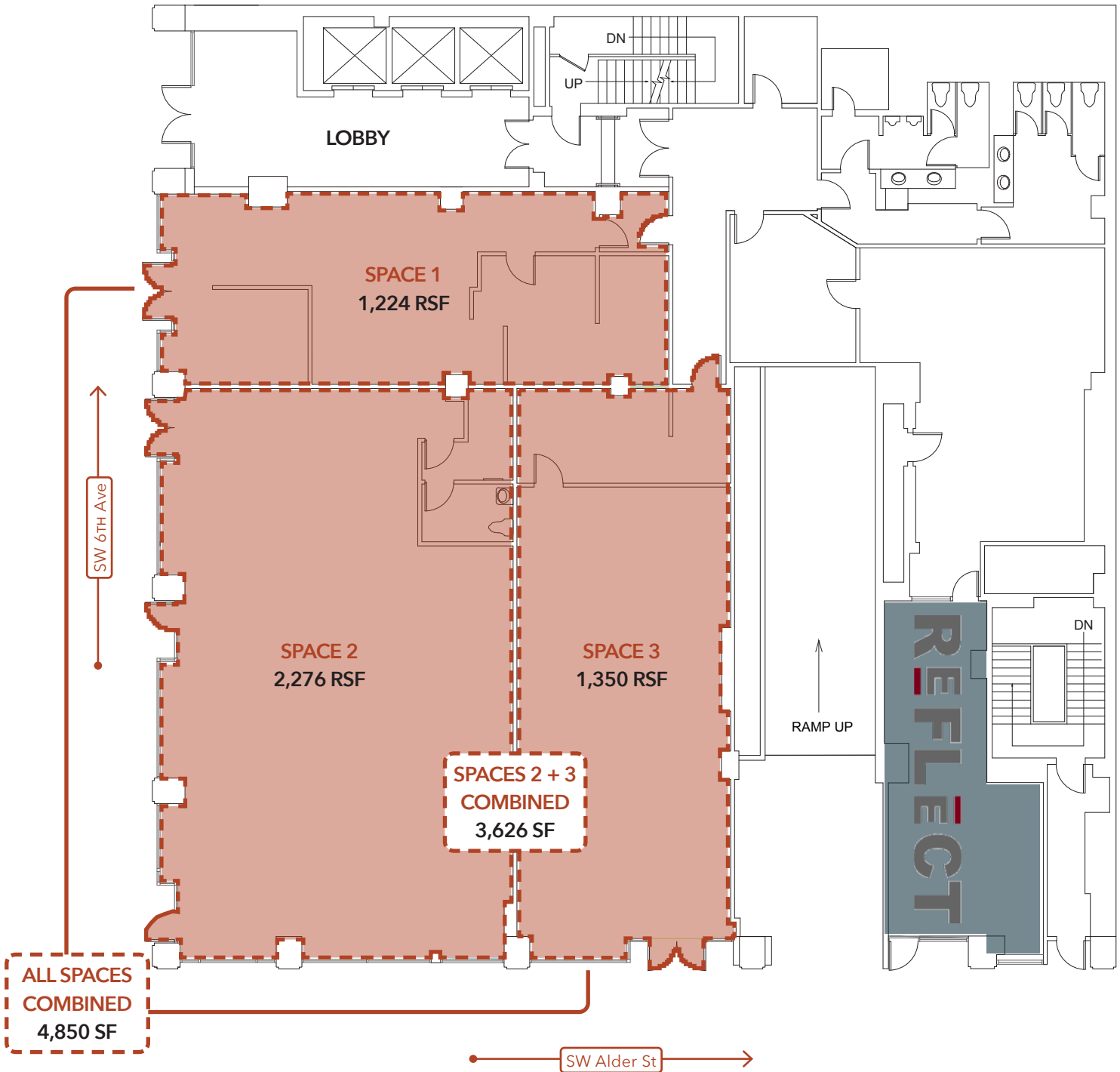
Service / Retail / Restaurant / Cafe / Creative Office

## The Space

- Floor to ceiling glass along SW Alder St and SW 6th Ave
- Exterior signage along both SW Alder St and SW 6th Ave
- Shadow anchored by Meier & Frank redevelopment
- Centrally located in the heart of Downtown's retail core

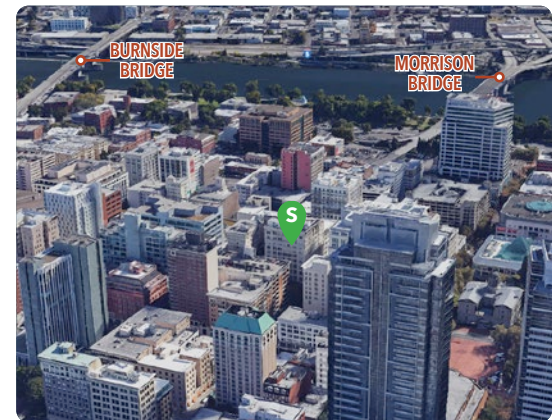


# SITE PLAN





# RETAIL MAP / DEMOS



Demographics	¼ Mile	½ Mile	1 Mile
2021 Population	1,783	11,851	44,912
Total Employees	31,868	74,176	116,812
Total Businesses	2,402	5,365	9,157
Median Household Income	\$23,788	\$40,152	\$58,763
Median Age	42.5	40.6	36.1
Education - Some College	68.3%	78.6%	83.8%

