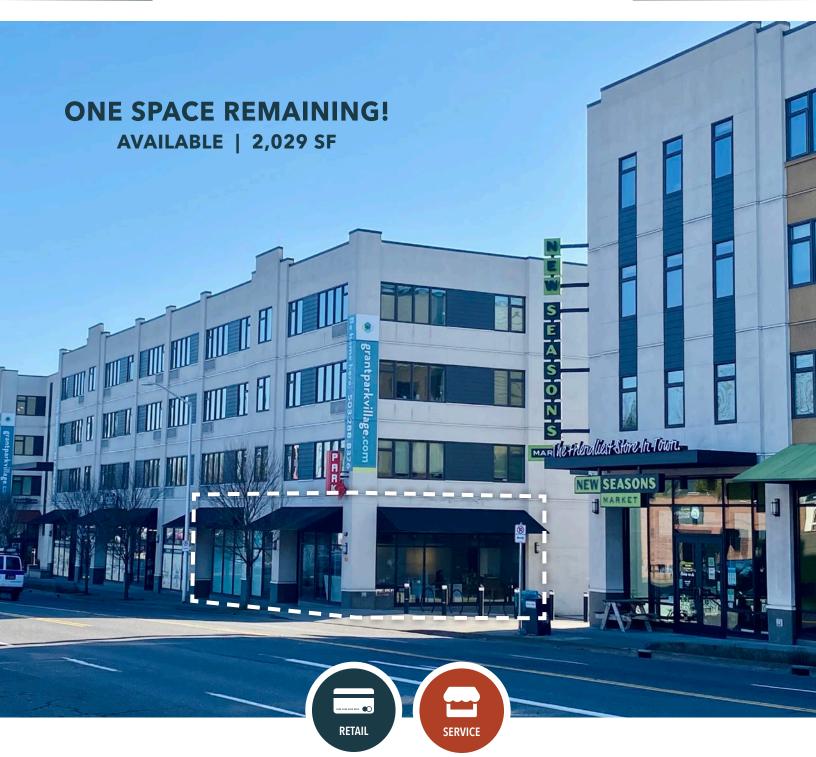
EASE WORKS



GRANT PARK VILLAGE

RETAIL OPPORTUNITY SERVICING THE SURROUNDING GRANT PARK NEIGHBORHOOD

GRANT PARK VILLAGE





About the Building

Grant Park Village is a mixed-use development currently featuring 378 market rate units in five separate buildings above a 34,500 SF New Seasons Market, 13,000 SF of Class A retail space, and a 269 stall on-site parking garage designated for both residential and retail users. The site is located on NE Broadway between 32nd & 33rd with a new signalized intersection at NE 32nd and easy access to/from I-84, the Banfield Expressway.

About the Area

The historic Grant Park neighborhood has a "Street Smart Walk Score" of 93 (ratings of 90 or higher are considered "Walker's Paradise") based on its proximity to retail, parks, and neighborhood amenities. The site is on excellent transit and bike commute connections to the major employment centers of the Lloyd District and downtown Portland, all within ten minutes of the property.

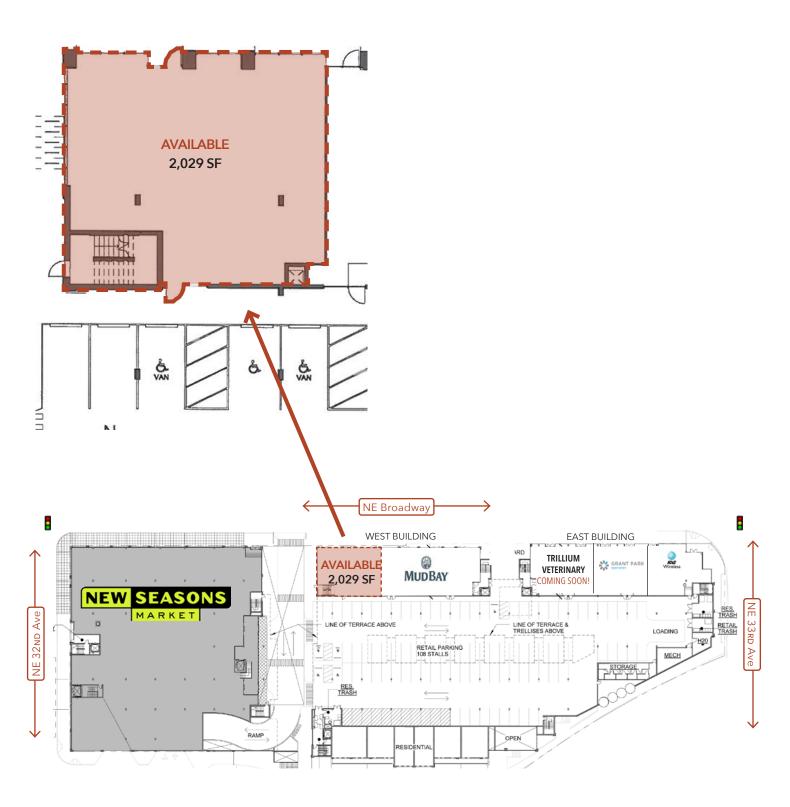
Address	Area	
3258 NE Broadway	Grant Park	
	Uses	
Available Space	Uses	
Available Space 2,029 SF	Uses Retail / Service	

Amenities

- 108 off-street retail parking spaces
- Public plaza
- Outdoor seating area

FLOOR PLANS





DEMOGRAPHICS & ADDITIONAL PHOTOS



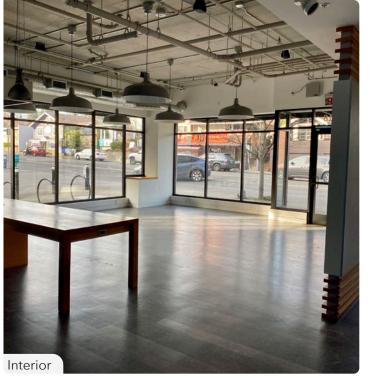
Demographics	¼ Mile	½ Mile	1 Mile
2021 Population	1,507	6,169	29,226
Total Employees	1,482	3,575	17,383
Total Businesses	279	662	2,598
Median Household Income	\$97,655	\$97,936	\$97,265
Median Age	39.5	40	40.7
Any College	91.8%	90.6%	90.6%











RETAIL MAP



