

FOR SALE OR LEASE

URBAN
WORKS

CLOSE-IN EASTSIDE

BUILDING SIZE | 2,300 SF

LOT SIZE | 9,148 SF

YOUR SIGN



2306 SE CESAR E CHAVEZ BLVD

**STANDALONE RETAIL / OFFICE BUILDING
WITH OFF-STREET PARKING**

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2306 SE CESAR E CHAVEZ BLVD



SALE PRICE

\$875,000

LEASE PRICE

\$18/SF +NNN

Address

2306 SE Cesar E Chavez Blvd

Area

Close-in SE / Richmond

Building Size

2,300 SF

Lot Size

9,148 SF

Zoning

CM2

Timing

Available Now

Uses

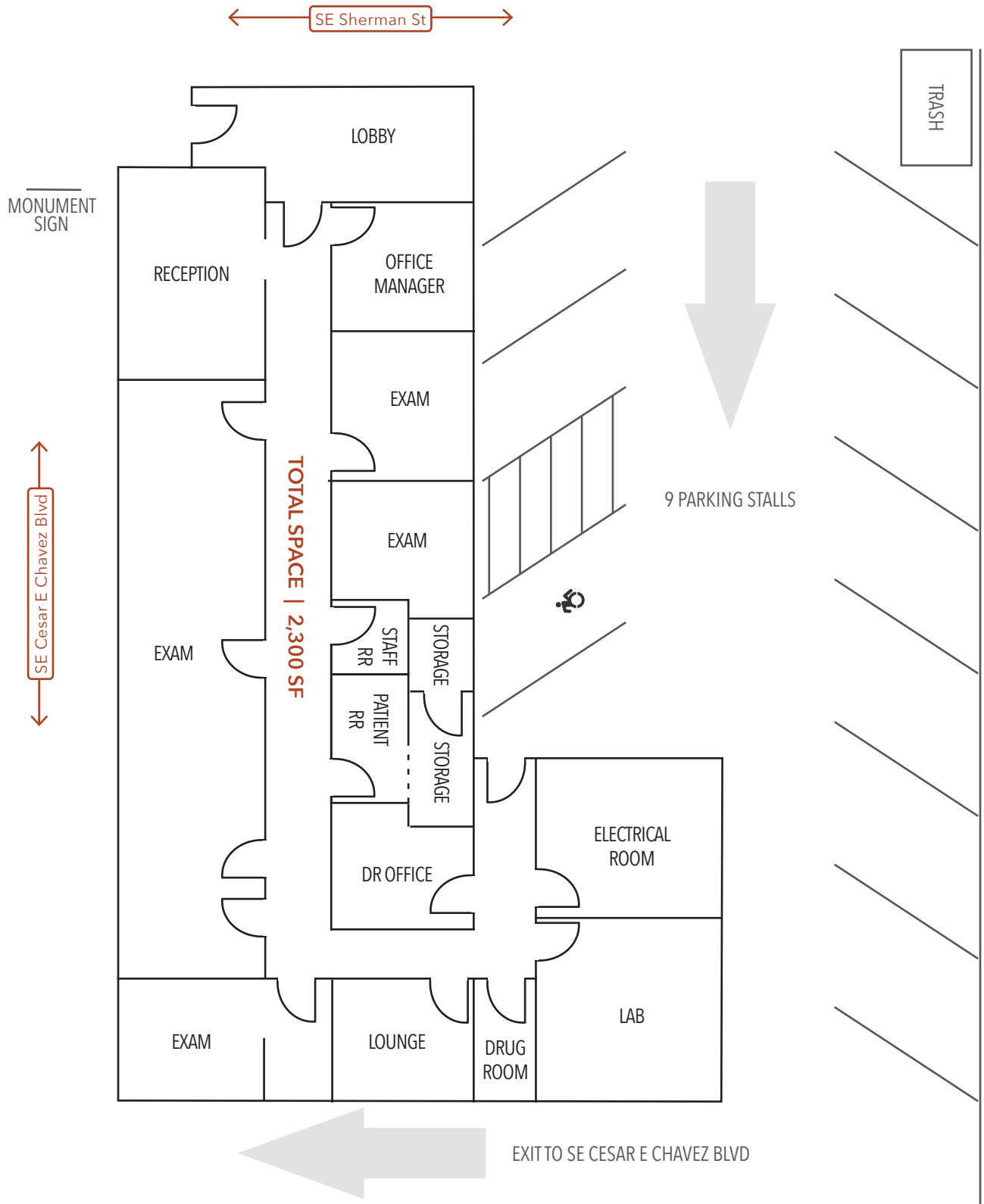
Retail / Office / Medical / Wellness / Service

About the Building

- Nine off-street parking stalls
- Water stubbed to multiple rooms
- Monument sign along SE Cesar E Chavez Blvd
- Former medical office



SITE PLAN



NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2023 Population	2,296	8,792	34,294
Total Employees	841	2,578	11,174
Total Businesses	186	601	2,143
Median Household Income	\$90,039	\$97,167	\$92,859
Median Age	36.1	36.3	36
Any College	87.9%	90.2%	87.5%



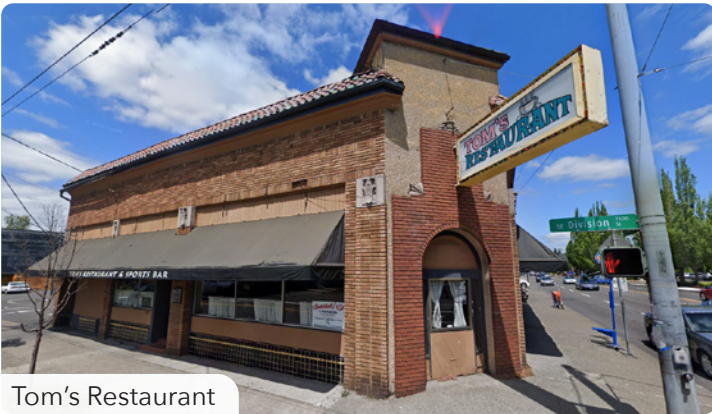
Rite Aid



Stumptown



Tea Bar



Tom's Restaurant



Petite Provence

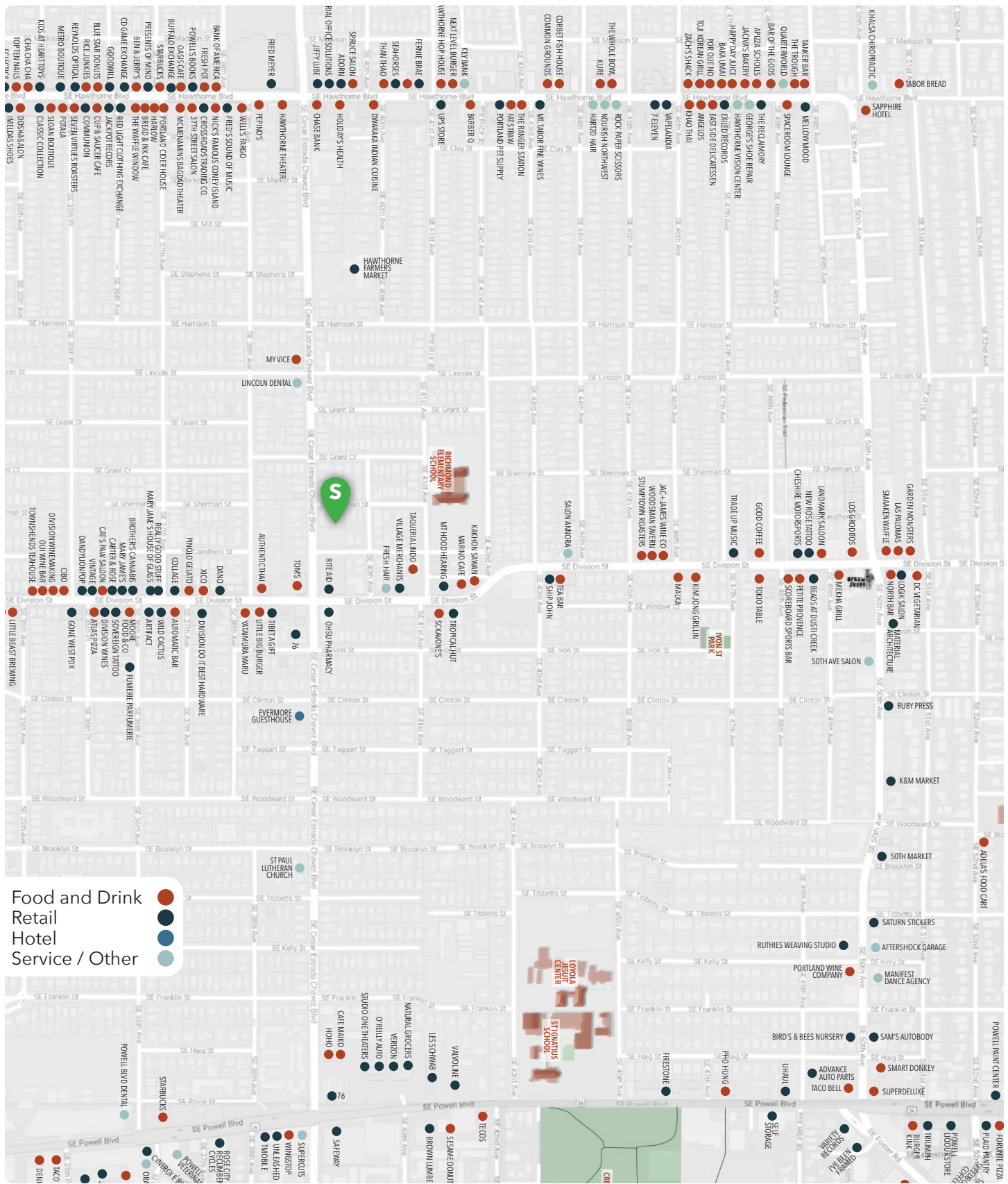


Salt & Straw



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RETAIL MAP



● Food and Drink
● Retail
● Hotel
● Service / Other