

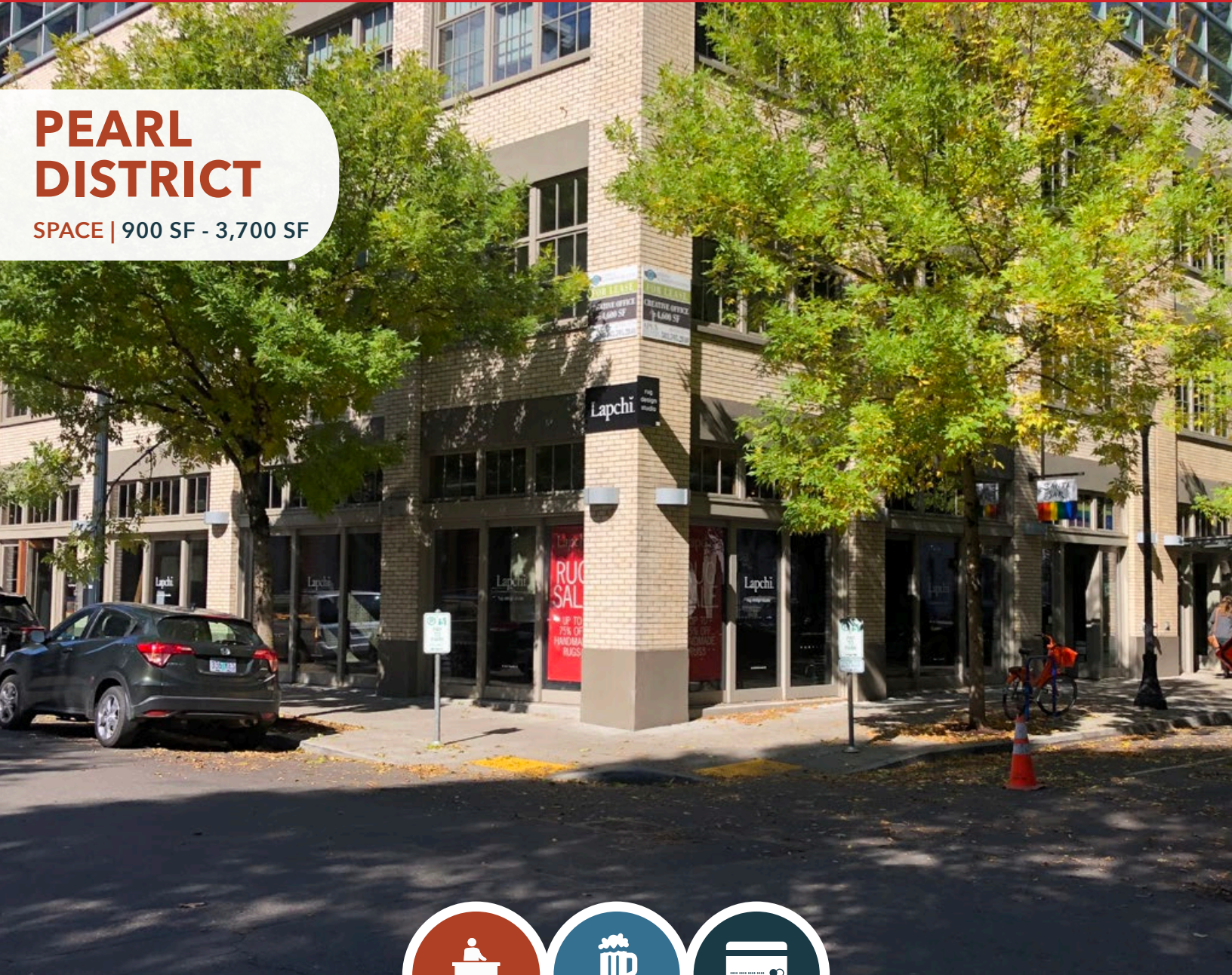
# FOR LEASE

URBAN  
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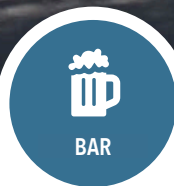
PLEASE DO NOT DISTURB CURRENT TENANTS

## PEARL DISTRICT

SPACE | 900 SF - 3,700 SF



SERVICE



BAR



RETAIL

## GENERAL AUTOMOTIVE BUILDING

NW FLANDERS ST @ NW PARK AVE

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# GENERAL AUTOMOTIVE BLDG



## Address

809 NW Flanders St /  
411 NW Park Ave

## Area

Pearl District

## Space

900 SF - 3,700 SF

## Uses

Service / Bar / Retail

### 809 NW Flanders St - 2,800 SF

- Five sets of operable storefronts
- Floor-to-ceiling glass
- Exposed wood beam ceiling & polished concrete

### 411 NW Park Ave - 900 SF

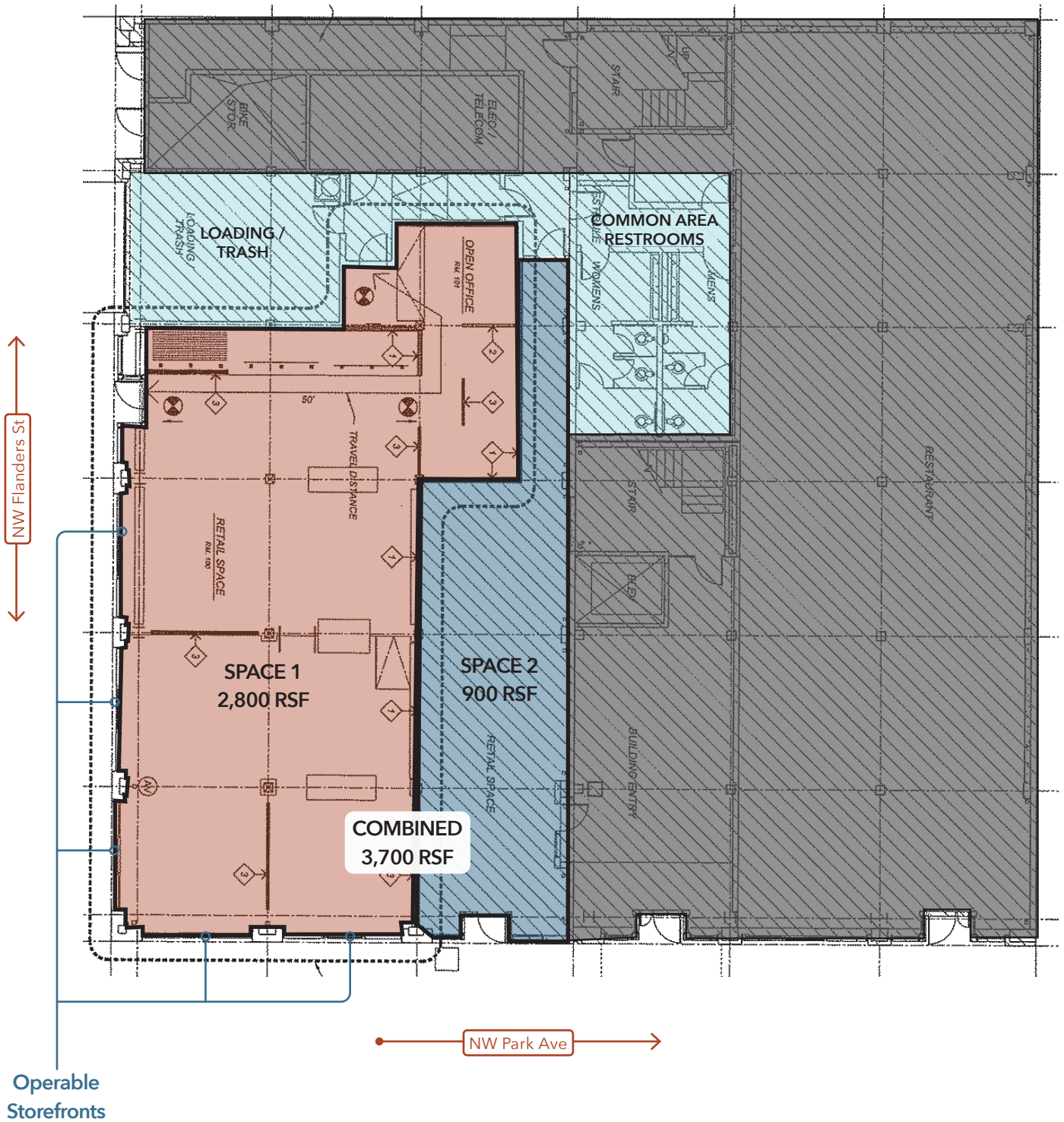
- Second generation bar layout
- Existing grease trap
- Ability to connect space to the corner vacancy

### Both Spaces Include:

- Common area restrooms
- Easy access to loading, trash and bike parking enclosures



# SITE PLAN





# NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2023 Population	4,787	14,215	42,947
Total Employees	8,655	42,650	104,264
Total Businesses	889	3,726	9,031
Median Household Income	\$71,222	\$65,171	\$61,361
Median Age	42	40.5	38.8
Any College	80.2%	80.3%	84.5%



Brix



Filson



Fjallraven



Andina



Barista



Ben & Jerry's



10 Barrel



# RETAIL MAP

