

SUBLEASE

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**CORNER CAFE / RETAIL SPACE (3,198 SF)
ADJACENT TO THE BREWERY BLOCKS**



DESSERT



CAFE



RETAIL

THE GOSSAMER

207 NW 10TH AVE @ NW DAVIS ST

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207 NW 10TH AVE



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Entrance & counter

Address	Area
207 NW 10th Ave @ NW Davis St	Brewery Blocks / Pearl District
Size	Timing
3,198 SF	Q2 2024 <i>Term thru September 2032</i>

- Features**
- Second generation ice cream shop
 - Grease trap in place
 - Prime signalized corner location with over 60' of glass line facing NW 10th Ave & NW Davis St
 - High foot-traffic area
 - Adjacent to Portland Center Stage & Brewery Blocks
 - All FF&E available to purchase
 - Please call for lease rate & pricing information



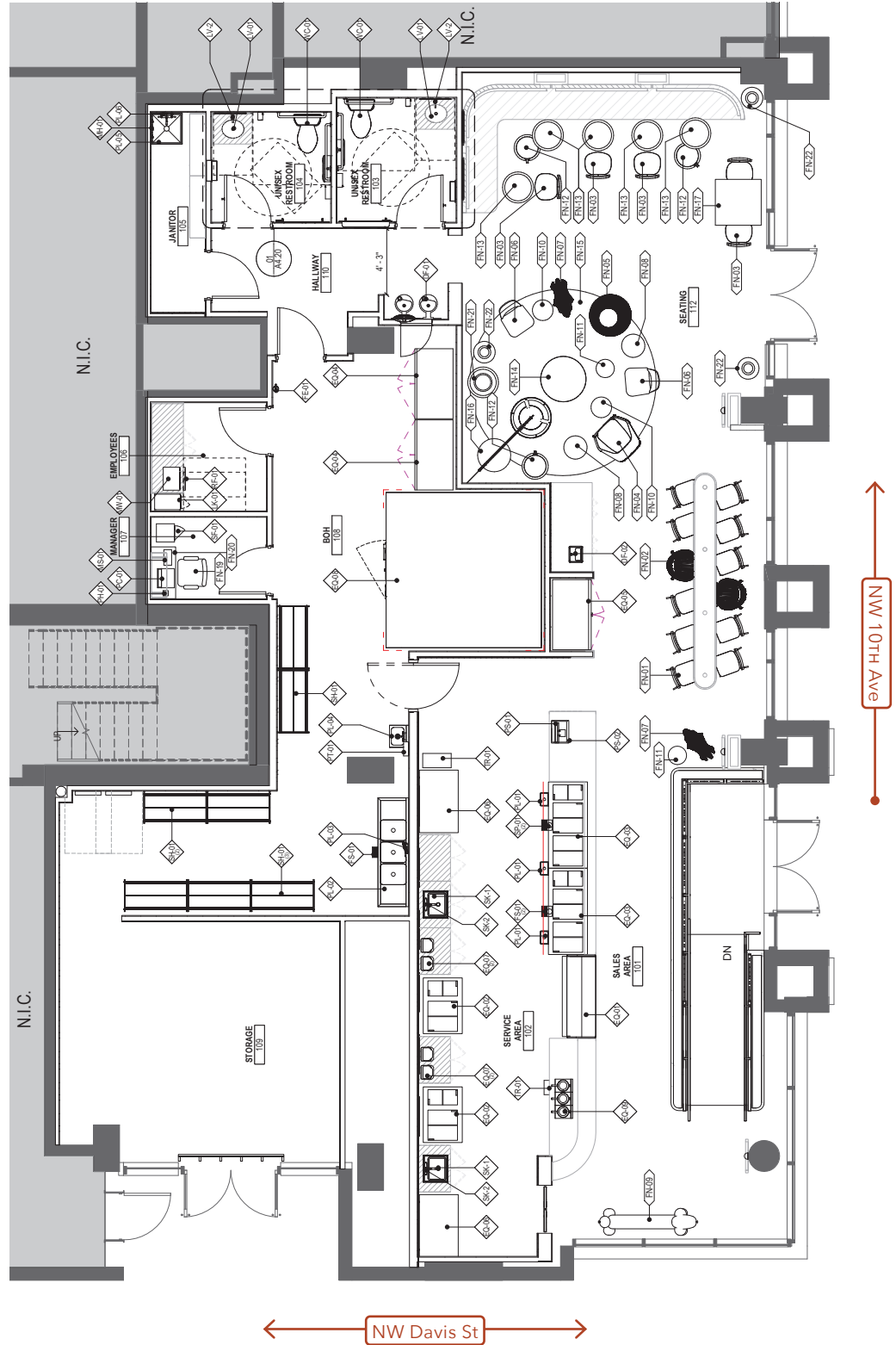
Prominent corner window line

FLOOR PLAN



THE GOSSAMER

This available retail space is located in The Gossamer, a new, mixed-use development featuring ground floor retail below 204 luxury apartment units. The building is conveniently located with easy access to I-405 and public transit with the Portland Streetcar passing directly in front of the building. Surrounding blocks include over 20 mixed-use residential buildings featuring ground floor boutique retailers, restaurants, breweries and art galleries.



NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2023 Population	4,284	15,957	44,253
Total Employees	15,011	45,619	102,619
Total Businesses	1,414	4,023	9,001
Median Household Income	\$95,877	\$73,723	\$76,303
Median Age	41.8	39.7	38.6
Any College	82.4%	78.9%	84.4%



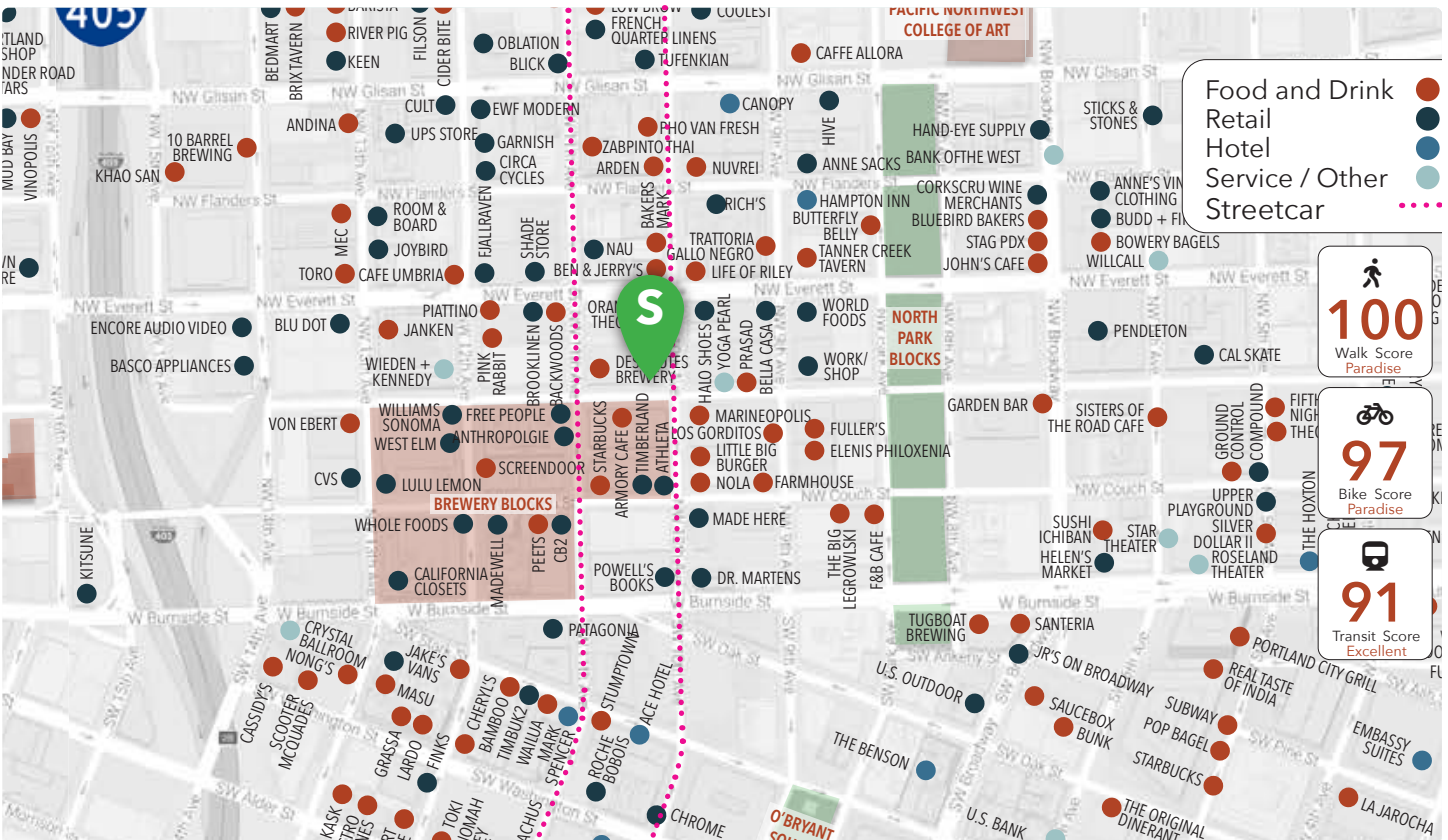
Powell's

The Brewery Blocks

The Brewery Blocks is a five-block district located at the former site of the Blitz-Weinhard Brewery and nestled between the Central Business District, West End and Pearl District neighborhoods. The area is home to urban retail, residential housing and creative Class A office spaces which create a bustling urban neighborhood. The district combines historically preserved buildings with new development with a design that is faithful to the industrial character of the neighborhood's history.



Portland Streetcar



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