

# FOR LEASE

URBAN  
WORKS

## ROSE CITY PARK NEIGHBORHOOD

SPACE | 1,076 SF  
AVAILABLE NOW



## 5212 NE SACRAMENTO

### TURN-KEY OFFICE OR RETAIL SPACE

CHARLOTTE LARSON | 503.228.3165 | [clarson@urbanworksrealestate.com](mailto:clarson@urbanworksrealestate.com)

[urbanworksrealestate.com](http://urbanworksrealestate.com)



# 5212 NE SACRAMENTO ST



Main Space



Main Space



Entrance / Reception



Kitchenette / Restroom

## Address

5212 NE Sacramento St

## Area

Rose City Park / Hollywood

## Space

1,076 SF

## Timing

Available Now

## Uses

Office / Service / Retail

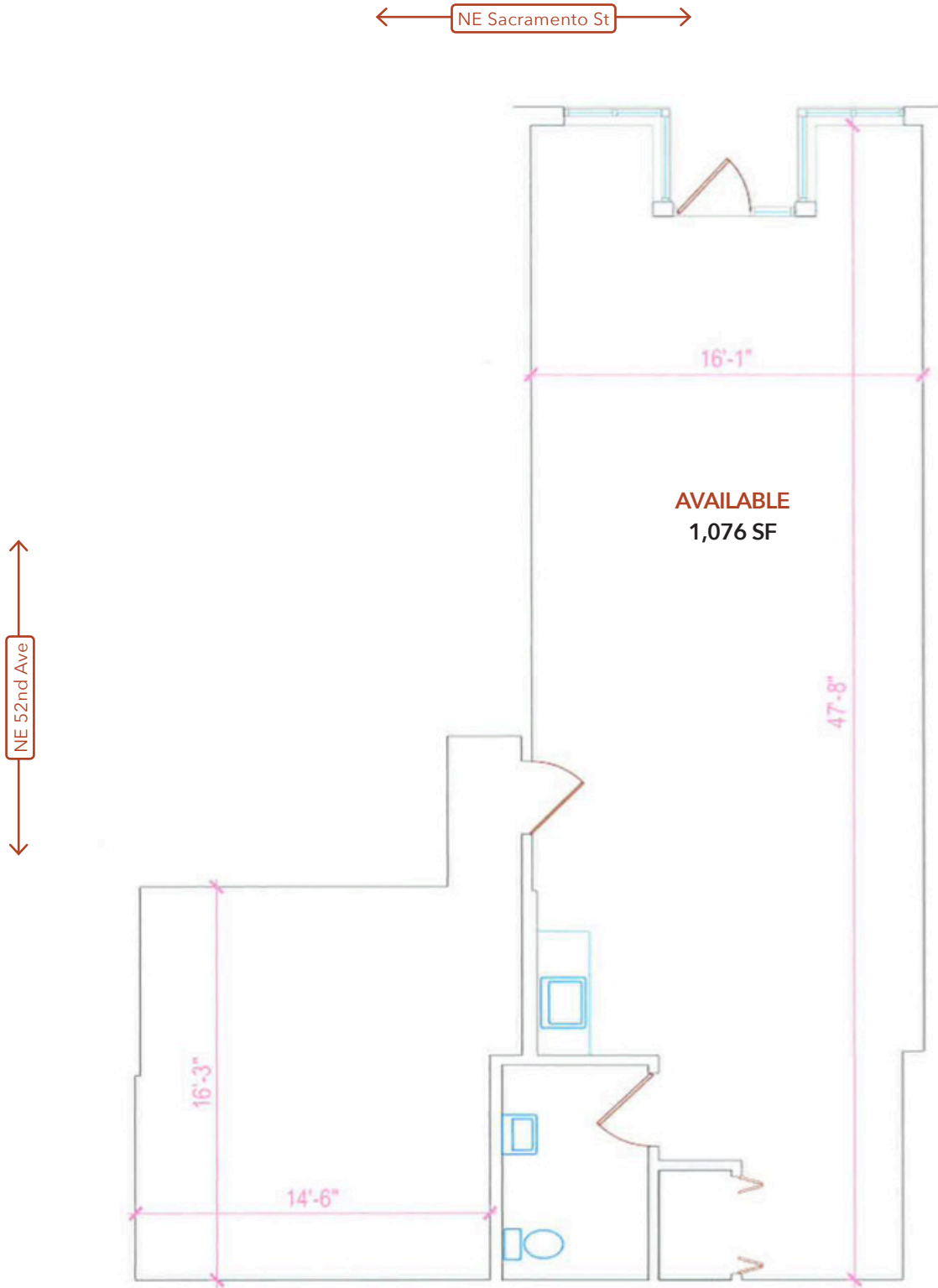
## Space Features

Turn-key office or retail space featuring kitchenette, private office or conference room, large open work space and one ADA restroom. Located on street level and suitable for destination retail, service retail, office or flex space. Available now!

## About the Neighborhood

The Hollywood and Rose City neighborhoods are stable areas with strong demographics and a loyal customer base. This building on NE Sandy offers a high traffic count, high exposure address with the charm of 1920's architecture. Don't miss out on the opportunity to join this thriving neighborhood

# FLOOR PLAN





# NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2023 Population	1,748	7,323	23,933
Total Employees	588	2,020	9,799
Total Businesses	136	478	1,791
Median Household Income	\$139,314	\$134,802	\$114,518
Median Age	40.9	40.9	40.3
Any College	89.3%	90.1%	87.5%



Cabezon



Case Study



Clyde's Prime Rib



Rose City Food Park

