

FOR LEASE

URBAN
WORKS

ARETE

N VANCOUVER AVE @ N BEECH ST

SPACES RANGING FROM 738 RSF - 3,452 RSF



CAFE



RETAIL



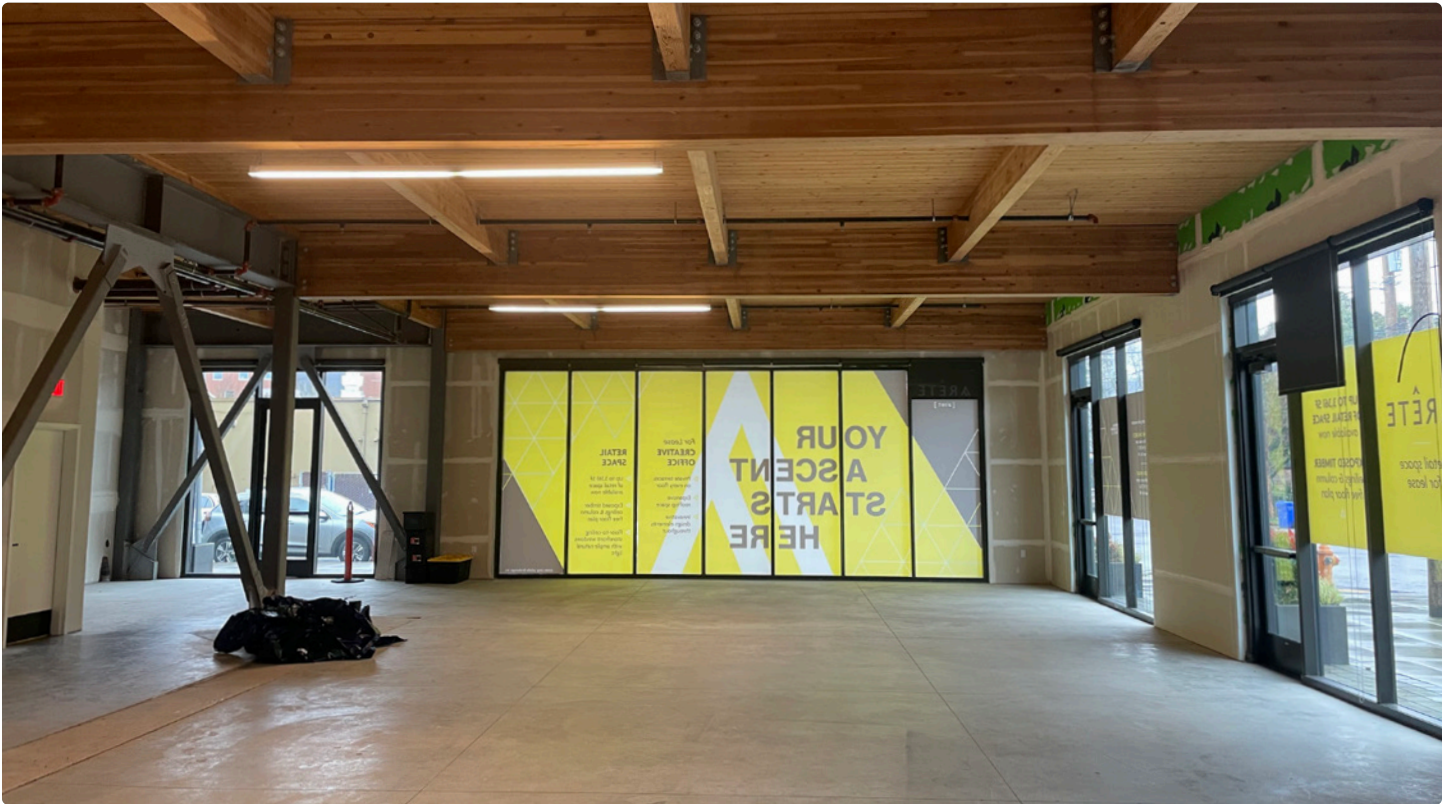
SERVICE

VANILLA SHELL SPACES IN THE HEART OF THE N WILLIAMS CORRIDOR

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Address	Area
3720 N Vancouver	N Williams Corridor
Spaces Ranging From	Timing
738 RSF- 3,452 RSF	Available Now

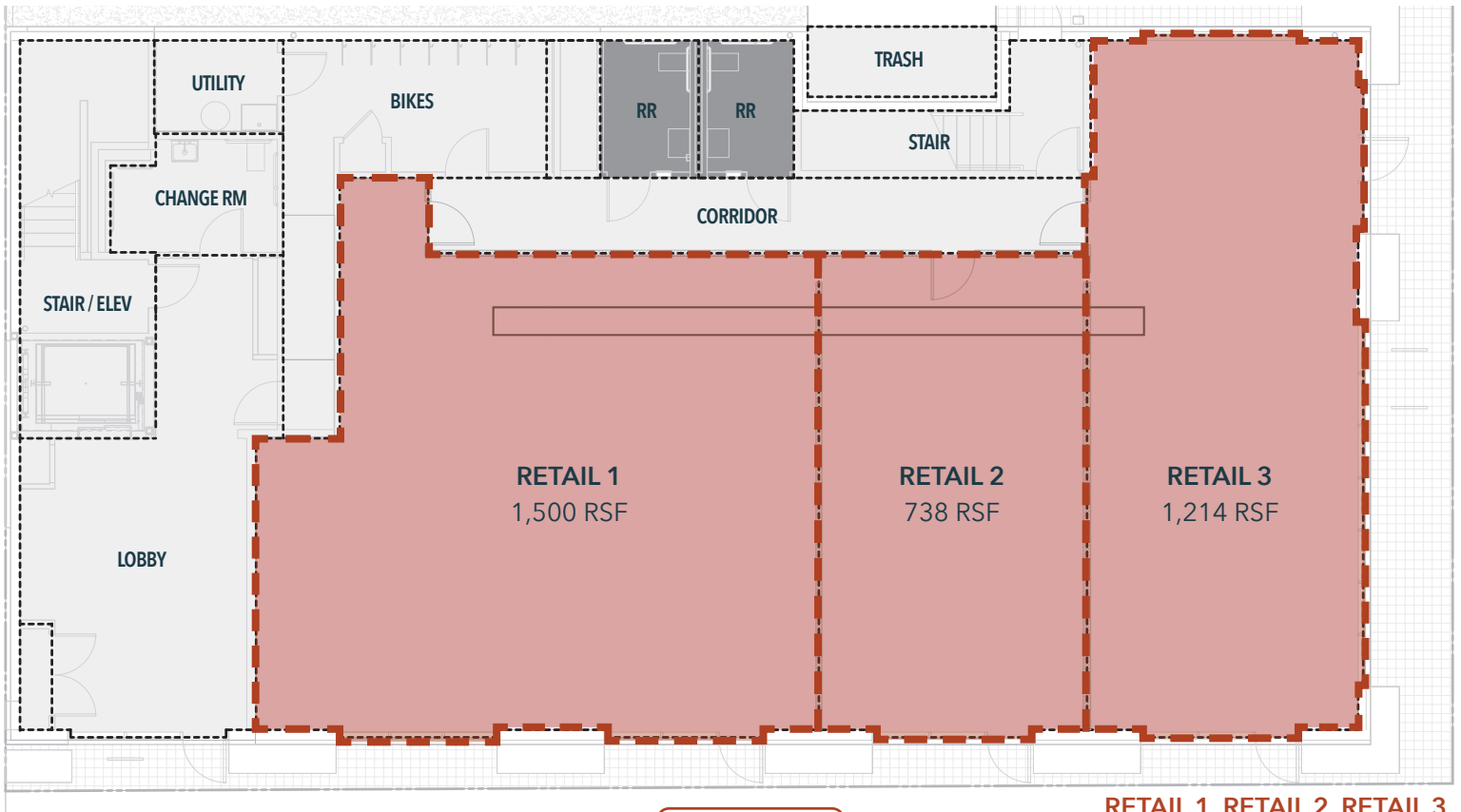
Uses
Cafe / Retail / Service / Creative

Space Details
Beautiful ground floor retail opportunities along N Vancouver Ave. Retail spaces are situated beneath 13,000 SF of office that draws approximately 87 employees daily. Additional features include:

- Vanilla shell delivery condition
- Flexible demising options
- Mass timber construction
- Tall ceilings (14' 6") and column-free floor plates
- Floor-to-ceiling glass lines
- Common area inclusive of bathrooms, trash and bike storage



SITE PLAN



RETAIL 1, RETAIL 2, RETAIL 3
CAN BE COMBINED



N WILLIAMS CORRIDOR



Demographics	¼ Mile	½ Mile	1 Mile
2023 Population	3,274	11,226	29,550
Total Employees	1,260	7,895	19,107
Total Businesses	212	771	2,257
Median Household Income	\$102,262	\$103,151	\$100,288
Median Age	33.9	34.1	35.5
Any College	91%	89.4%	84.8%



INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED.