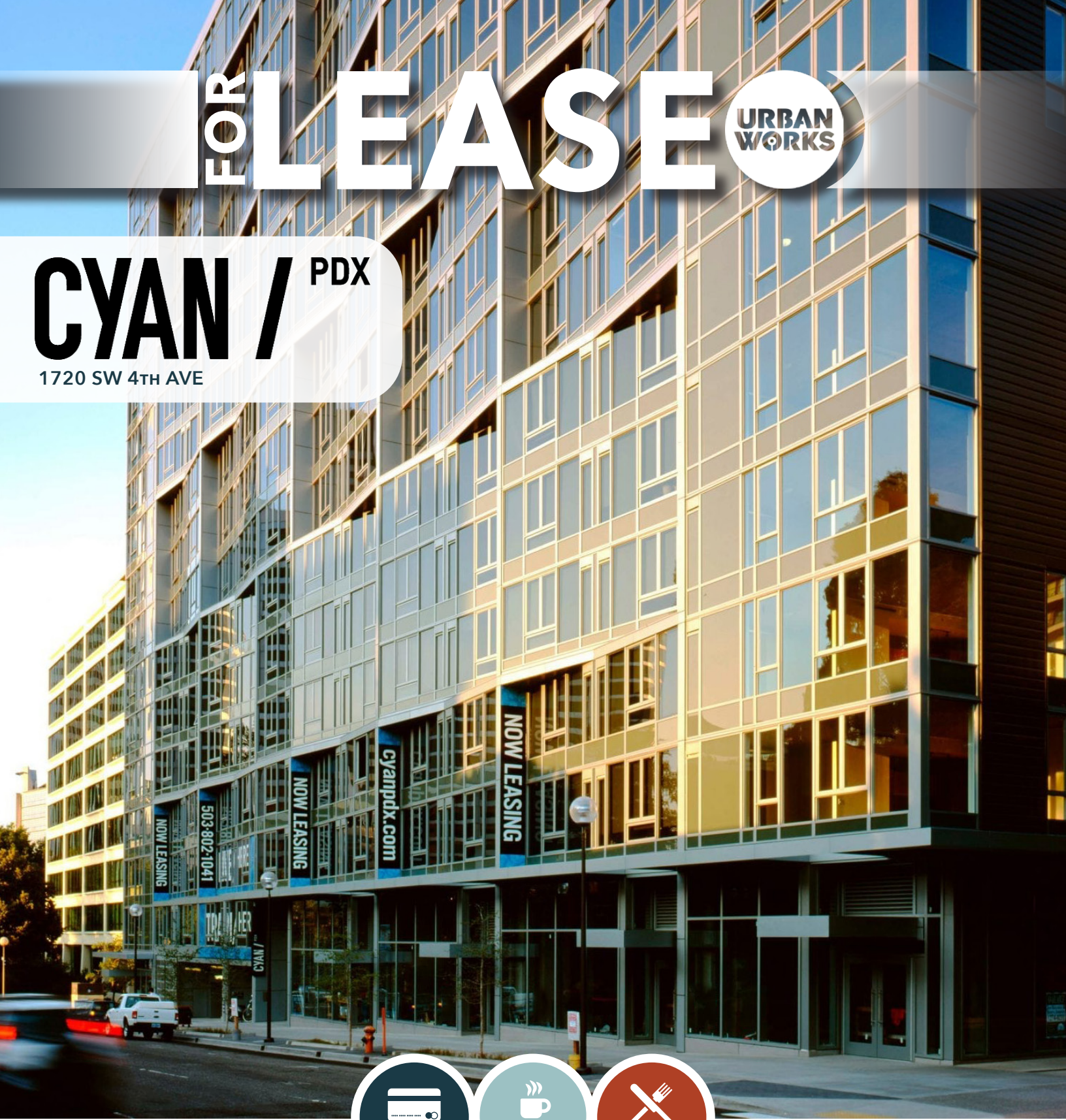


FOR LEASE

URBAN
WORKS

CYAN / PDX

1720 SW 4TH AVE



RETAIL



CAFE



DELI

HIGH VISIBILITY CAFE / DELI NEAR PSU AVAILABLE SPACE 1,800 SF

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About the Space

The Cyan/PDX is located in the heart city and yet, surrounded by lush green spaces. The building is LEED Gold rated with multiple, exquisite design features that reduce the amount of energy, water and land consumed and with more clear air and a lower cost of living. The neighborhood is active with many dining, entertainment, and shopping options all within walking distance. This space boasts large glass windows with an open floor plan and two ADA restrooms.

Address

1720 SW 4th Ave

Area

Portland State University

Space

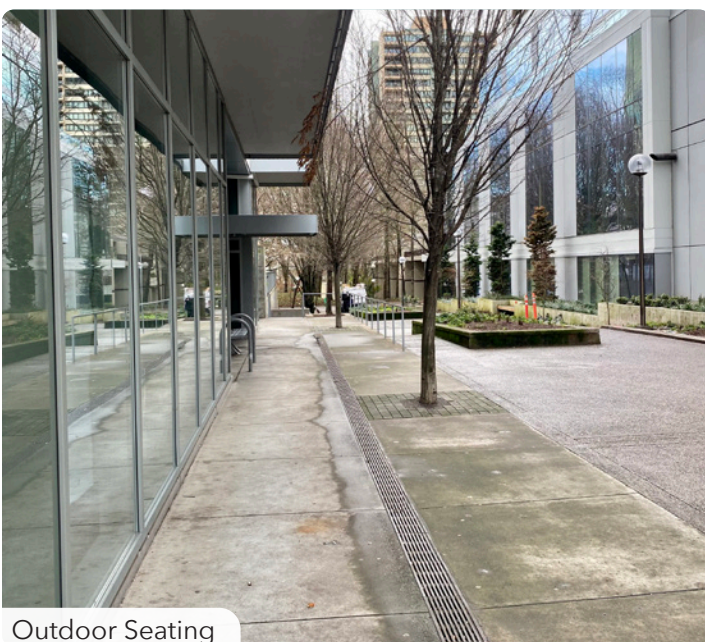
1,800 SF

Uses

Retail / Cafe / Deli

Highlights

- **NO HOOD SYSTEM IN THIS SPACE**
- Outdoor seating area
- Close to Portland State University
- Two ADA restrooms

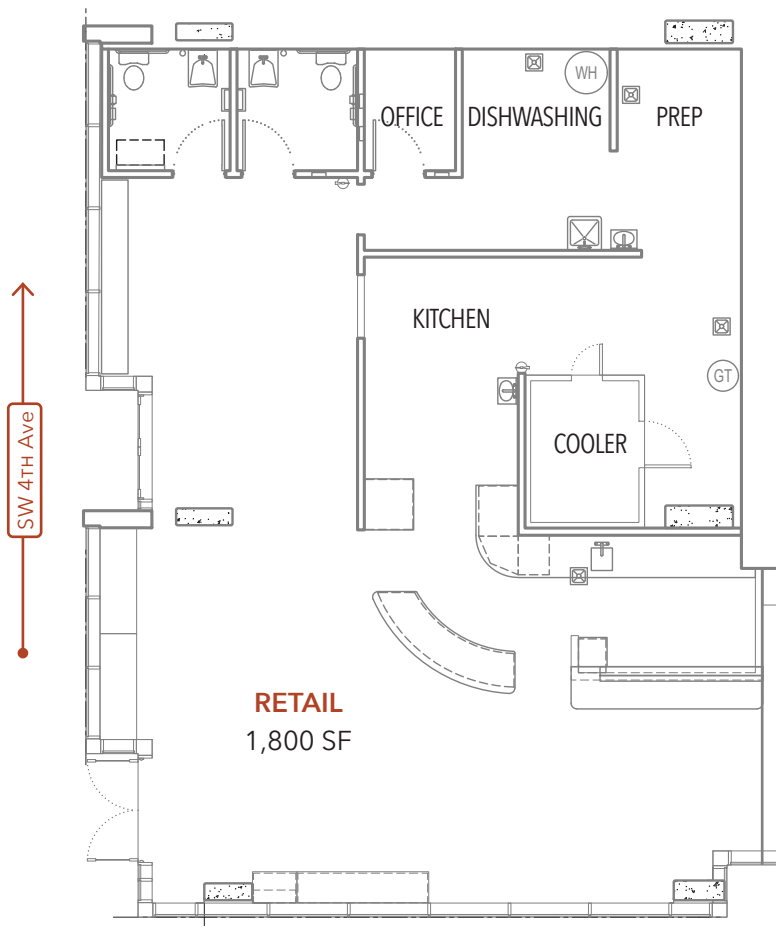


Outdoor Seating



Kitchen Prep

FLOOR PLAN



NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2023 Population	4,688	14,656	29,715
Total Employees	17,644	40,927	90,596
Total Businesses	967	2,822	7,365
Median Household Income	\$92,300	\$75,094	\$78,138
Median Age	33.6	37.9	38.4
Any College	85.8%	81.9%	82.6%



Portland State University



Pizza Schmizza



Ding Tea



Keller Auditorium



Morton's



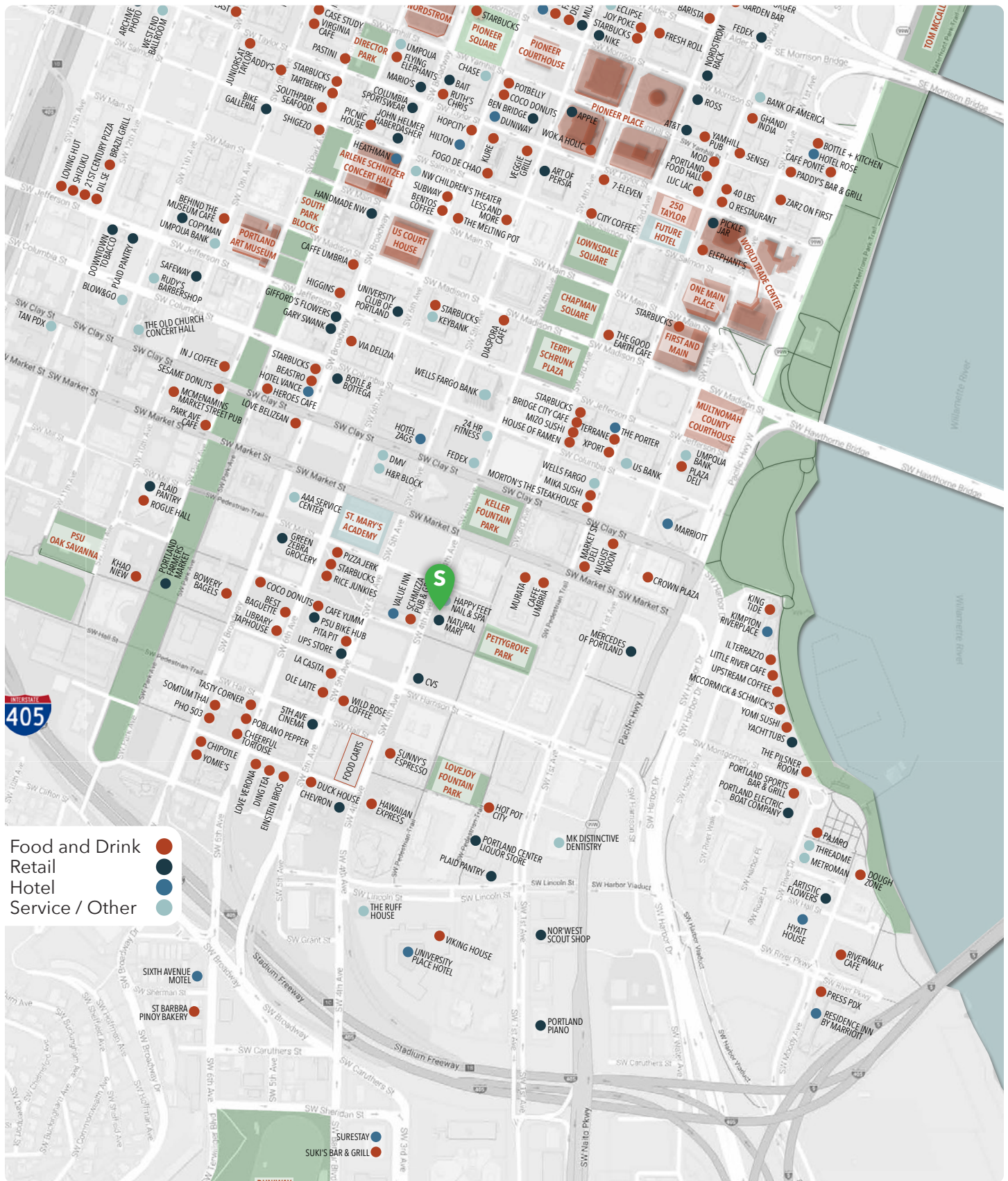
CVS



Duck House

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

RETAIL MAP



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