

# FOR LEASE

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## ROSE CITY PARK NEIGHBORHOOD

SPACE | 1,510 SF  
AVAILABLE NOW



## 5220 NE SACRAMENTO ST

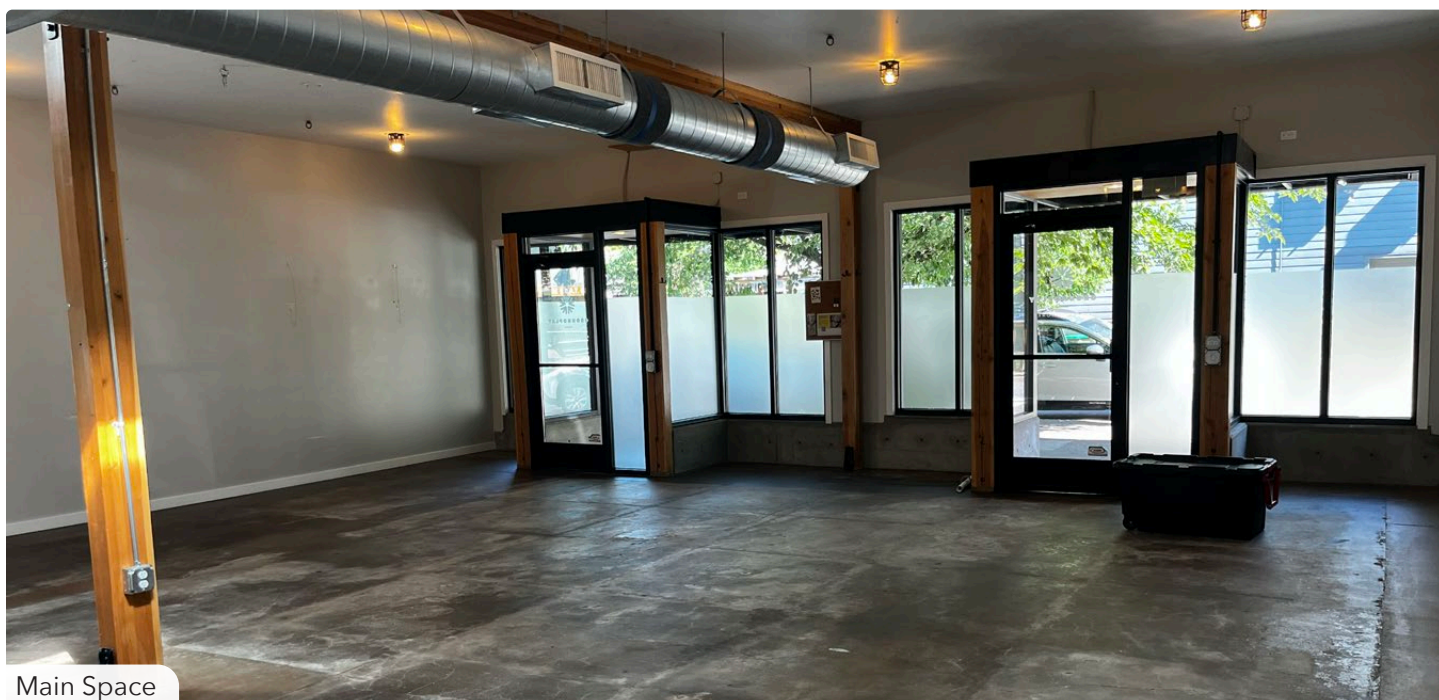
### TURN-KEY RETAIL / CREATIVE SPACE

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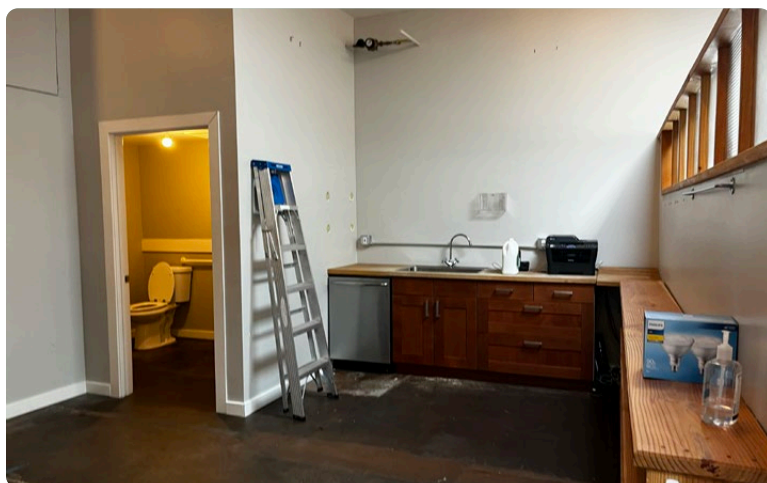
[urbanworksrealestate.com](http://urbanworksrealestate.com)



# 5220 NE SACRAMENTO ST



Main Space



## Address

5220 NE Sacramento St

## Area

Rose City Park / Hollywood

## Space

1,510 SF

## Timing

Available Now

## Uses

Retail / Creative / Flex

## Space Features

Perfect 1,510 SF space with one ADA bathroom, one private break room or conference room and one kitchenette area. Formerly a children's occupational therapy clinic, this space works for retail, service businesses and creative / flex businesses.

## 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



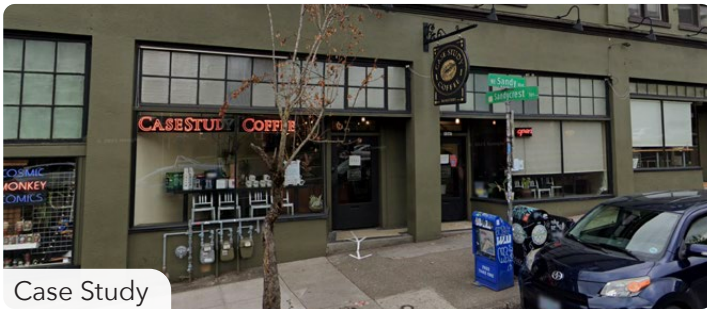
# NEIGHBORHOOD

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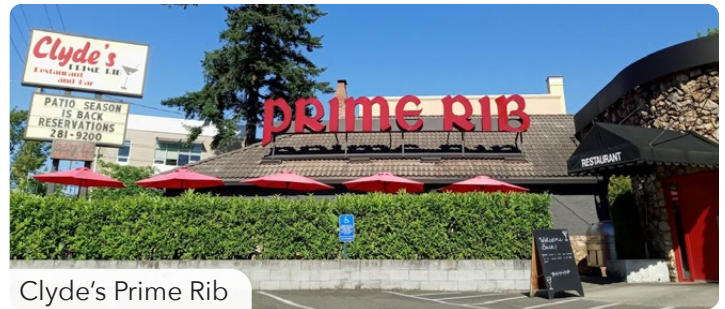
Demographics	¼ Mile	½ Mile	1 Mile
2025 Population	1,657	6,972	23,198
Total Employees	584	2,023	9,676
Total Businesses	139	483	1,797
Median Household Income	\$123,578	\$128,578	\$116,395
Median Age	42.9	42.9	41.8
Any College	88.5%	89.7%	86.8%



Cabezón



Case Study



Clyde's Prime Rib



Rose City Food Park

