



FOR SALE

URBAN
WORKS

RETAIL INVESTMENT PROPERTY

107 NE GRAND AVE PORTLAND, OR

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OR NOTIFY TENANTS OF THIS OFFERING

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STARK'S VACUUM BUILDING

ADDRESS | 107 NE GRAND AVE
PORTLAND, OR

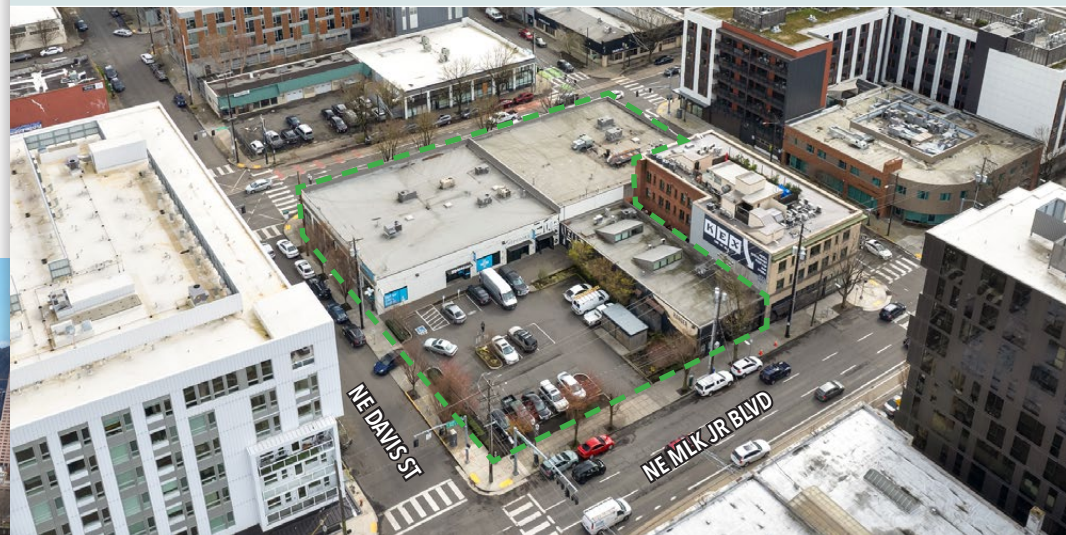
YEAR BUILT	1920's
BUILDING SIZE	22,130 SF
LOT SIZE	34,000 SF
ZONING	EXd
CAPITAL IMPROVEMENTS	Building renovation and tenant improvements starting in 2013
PRICING	Please call for pricing and pro forma

CONFIDENTIAL LISTING
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SUMMARY

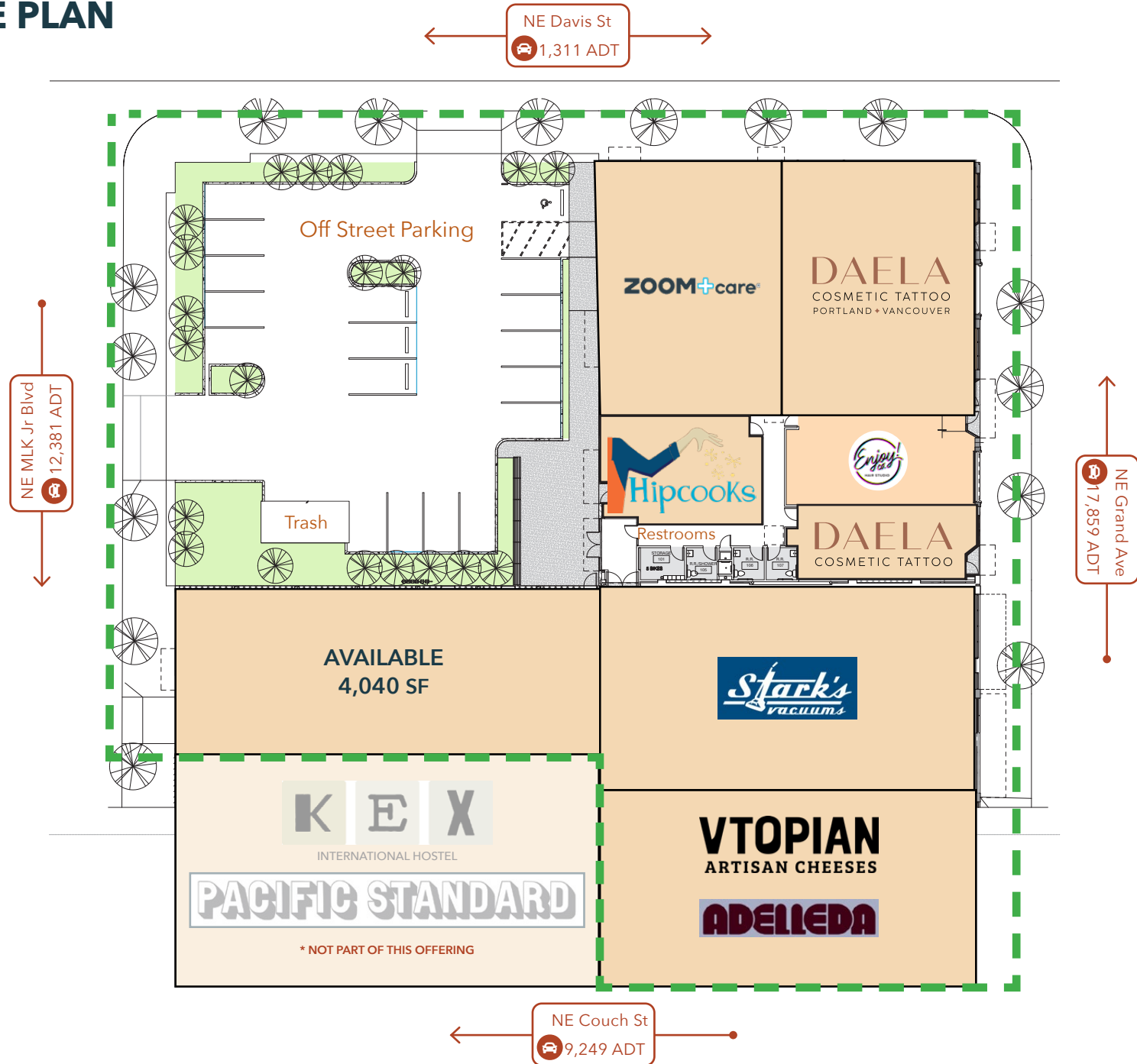
Iconic Portland retail investment property for sale. Featuring approximately 22,000 SF of renovated warehouse space across three neighboring buildings - plus the rare amenity of offstreet parking - this asset is home to long time tenant Stark's Vacuums. There are a total of eight leasable spaces in the property and 10,000 SF of offstreet parking. The base zoning also allows for long term, mixed use development.



DEMOGRAPHICS	¼ MILE	½ MILE	1 MILE
2025 POPULATION	1,287	5,165	27,385
TOTAL HOUSEHOLDS	785	3,087	16,272
MEDIAN HH INCOME	\$75,733	\$75,073	\$73,840
TOTAL BUSINESSES	372	1,302	6,609
TOTAL EMPLOYEES	3,653	14,985	75,455



SITE PLAN



The information contained herein is believed to be reliable, but is not warranted as to its accuracy and may change or be updated without notice. Seller makes no representation as to the condition of the property and recommends purchaser's independent investigation.





TENANT MIX

GRAND AVENUE RETAIL SPACES



STARK'S VACUUM - 5,000 SF

Iconic Portland retail business, started in 1932, specializing in vacuum sales and repair.



VTOPIAN ARTISAN CHEESES - 4,277 SF

Vegan artisan cheeses and a vegan cafe / bar.



ENJOYCO HAIR STUDIO - 1,206 SF

Barber shop and salon with inclusive environment and fashion-forward hair studio.



DAELA COSMETIC TATTOO - 3,517 SF

State of the art semi-permanent makeup and aesthetician services featuring a wide variety of skincare treatments.



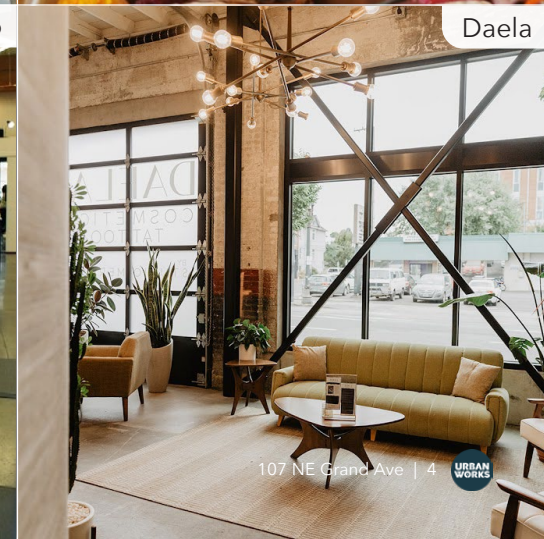
Stark's Vacuum



Vtopian Artisan Cheese



EnjoyCo



Daela



TENANT MIX

MLK JR BLVD RETAIL SPACES

ZOOM+care® ZOOMCARE NE MLK & DAVIS ST - 2,957 SF

Urgent care and primary care facility.



HIPCOOKS - 1,103 SF

Hands on cooking classes for all levels and tastes, perfect for special events and corporate team building events.



AVAILABLE SPACE - 4,040 SF

Production / Flex / Retail space.



OFF-STREET PARKING - 10,000 SF

The off-street parking spaces provide an additional revenue source from non-building customer use of the lot.



Available



Zoomcare



Hipcooks



BUILDING PHOTOS

107 NE GRAND AVE



Off-Street Parking & MLK Retail Spaces



Corner of NE Grand Ave & NE Couch St



Looking North



Proximity to Moda Center / Convention Center / I-5 & I-84





MARKET AREA

CENTRAL EASTSIDE

The 107 NE Grand Avenue investment property is located at the base of the Burnside Bridge in Portland's creative, historic and burgeoning Central Eastside District. This area is home to a mix of housing, restaurant, bars, creative office and flex businesses. The close in eastside Portland location provides ease of access. Transit and highway access are easily accessible.



Le Pigeon



Kann



CONTACT FOR ADDITIONAL INFORMATION:

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