



FOR SALE **URBAN WORKS**

RETAIL INVESTMENT PROPERTY
2236 - 2310 NE BROADWAY
PORTLAND, OR

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RETAIL INVESTMENT PROPERTY

ADDRESS | 2236 - 2310 NE BROADWAY
PORTLAND, OR

YEAR BUILT	1928
BUILDING SIZE	9,000 SF
LOT SIZE	9,000 SF
ZONING	CM2d
PRICING	Please call for pricing and pro forma

CONFIDENTIAL LISTING
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SUMMARY

Charming NE Broadway corridor retail investment property for sale. Featuring beautiful architectural details, there are 3 tenants in 9,000 SF. This asset is anchored by long time NE Portland business Eyes on Broadway. The neighboring tenants include The Realm Refillery and Wolf & Shadow Tattoo. The surrounding neighborhoods provide robust demographics and a loyal customer base.

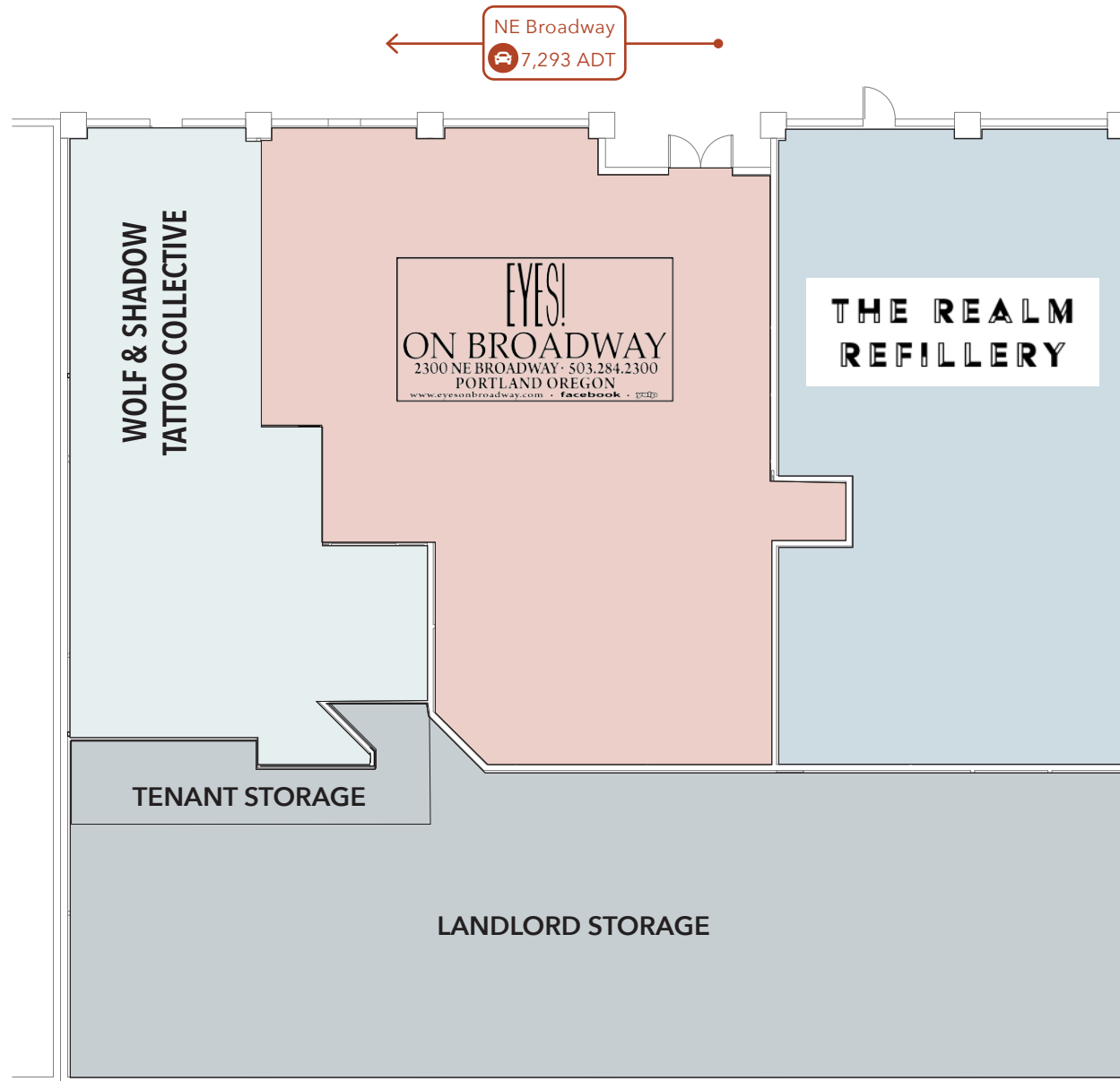


DEMOGRAPHICS	¼ MILE	½ MILE	1 MILE
2024 POPULATION	2,630	8,332	29,656
TOTAL HOUSEHOLDS	1,412	4,576	15,458
MEDIAN HH INCOME	\$102,285	\$107,185	\$113,657
TOTAL BUSINESSES	246	801	3,138
TOTAL EMPLOYEES	1,701	4,604	28,848





SITE PLAN





TENANT MIX

RETAIL SPACES FRONTING NE BROADWAY



EYES ON BROADWAY - 2,540 SF

Iconic Portland business offering optometry services and retail eyewear sales.

THE REALM REFILLERY

THE REALM REFILLERY - 1,980 SF

Environmentally sustainable package free neighborhood grocer.



WOLF & SHADOW TATTOO - 1,940 SF

Tattoo shop specializing in kindness and body art.



The Realm Refillery



Wolf & Shadow Tattoo Collective





MARKET AREA

IRVINGTON

This delightful retail property is located in the Irvington Neighborhood in NE Portland. Anchored by robust demographics, a walkable neighborhood retail environment and high traffic counts, this is a stable, low maintenance investment.



Providore



Peet's Coffee

