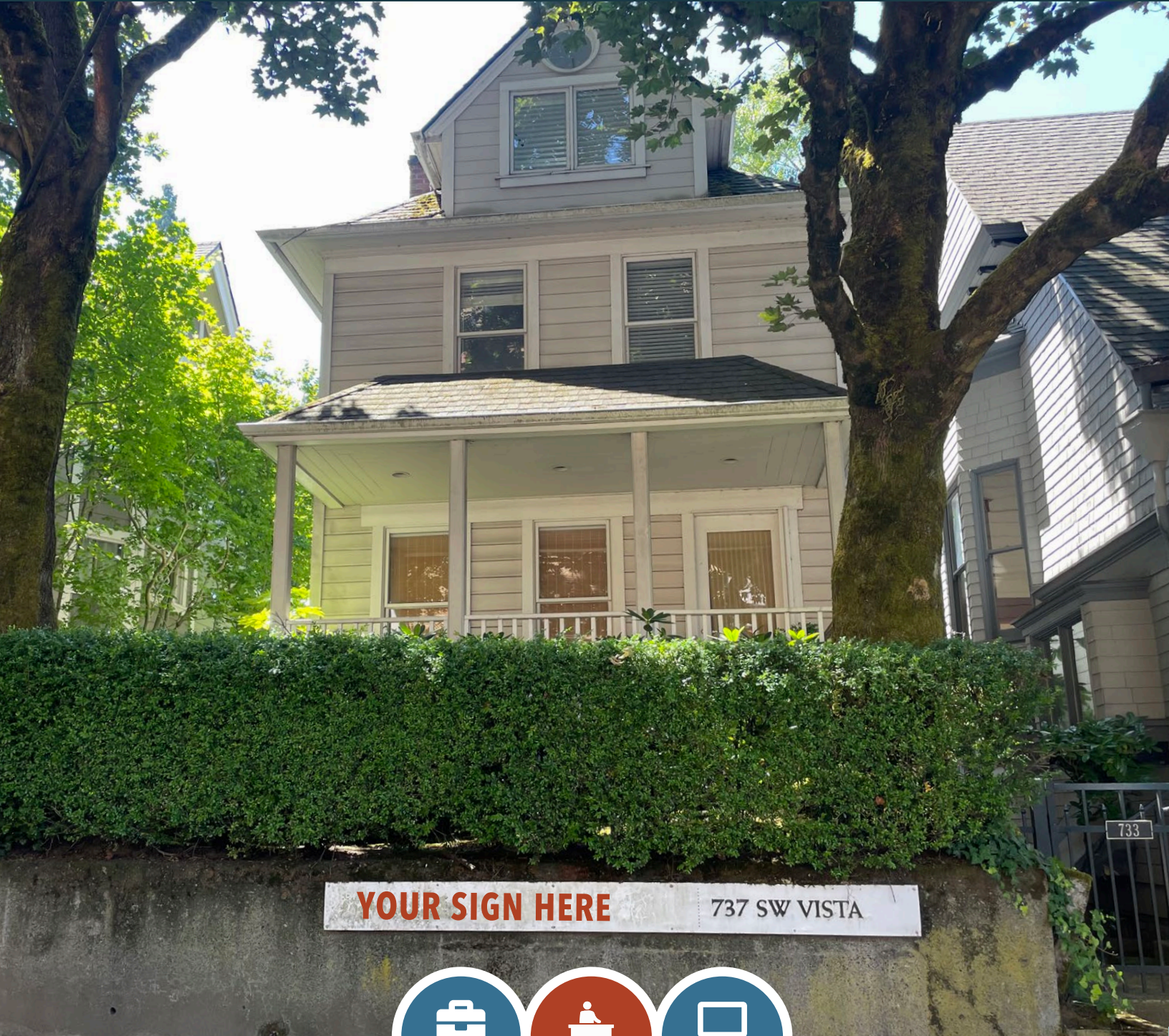


SALE^{OR}LEASE

URBAN
WORKS



OWNER / USER OPPORTUNITY WITH OFF-STREET PARKING

737 SW VISTA AVE | PORTLAND, OR

TYLER BRUSS | 503.228.3274 | tbruss@urbanworksrealestate.com
urbanworksrealestate.com

OWNER/USER OPPORTUNITY

URBAN
WORKS



Address

737 SW Vista Ave

Area

Goose Hollow

Space

Building | 2,264 SF

Pricing

\$700,000

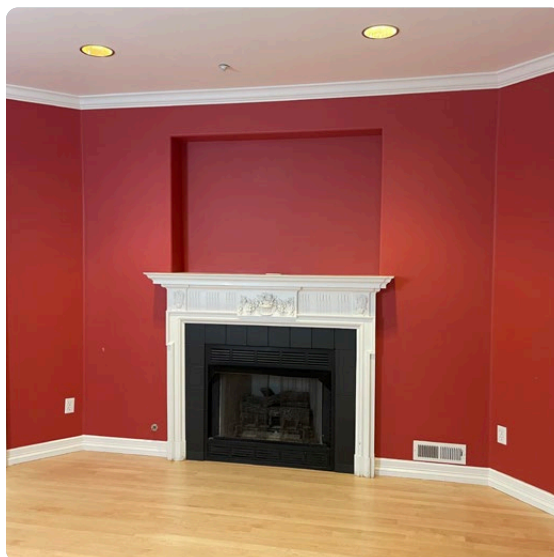
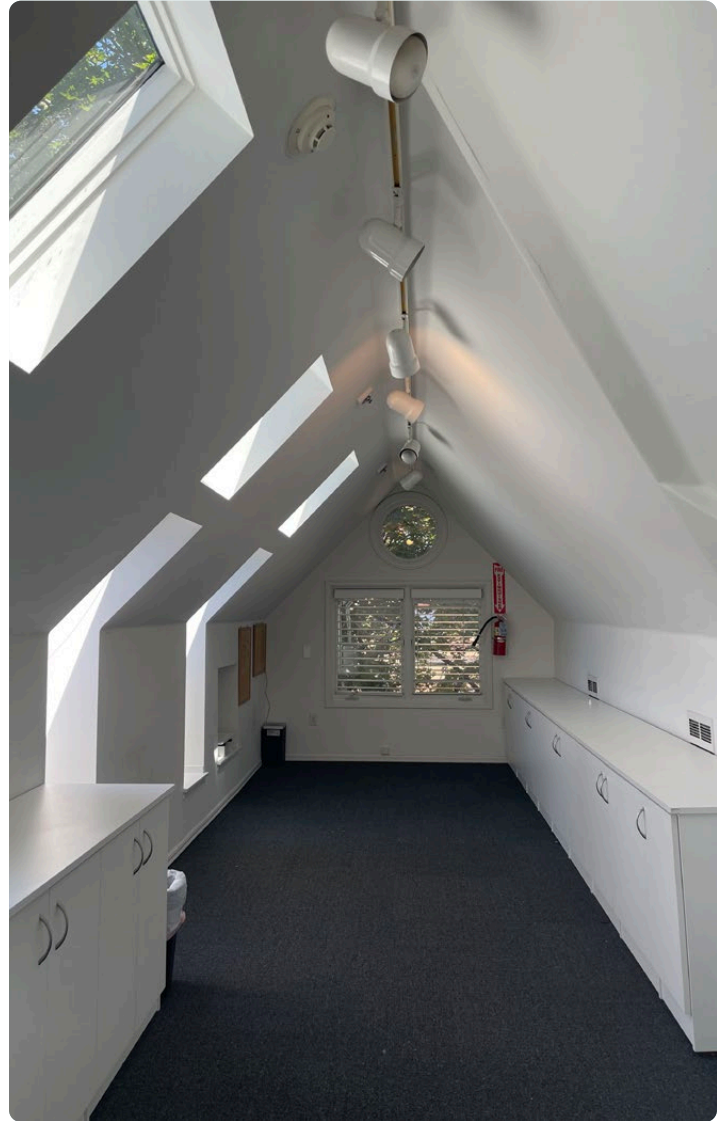
Call for Lease Rates

Space Features

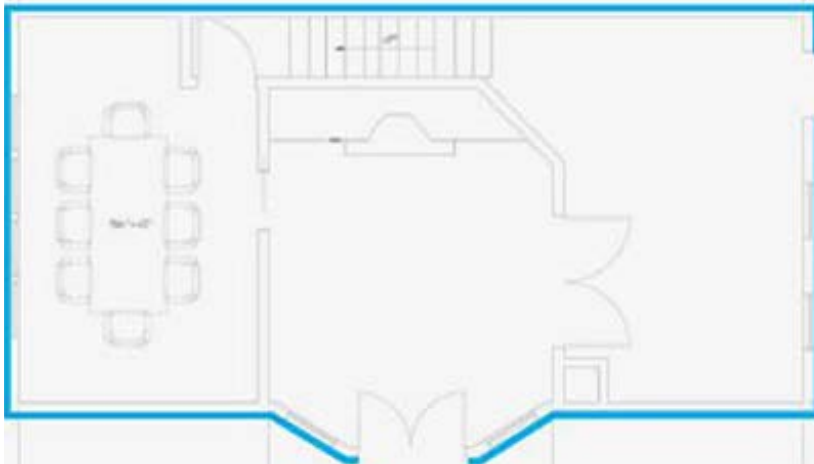
This building is a perfect owner/user opportunity within walking distance to NW 23rd, Multnomah Athletic Club and Providence Park. It has been remodeled to include modern finishes and features lots of character and natural light.

- 3 dedicated parking spaces
- 4 floors of finished working space including reception, conference room, open work space and a variety of privates with skylights on the 3rd floor
- Close proximity to fine dining, cafes, bars and other amenities of NW
- Easy access to US-26 and I-405/I-5

ADDITIONAL PHOTOS



SITE PLAN



Main Floor - 638 SF

- Reception area
- Private office
- Conference room



Second Floor - 668 SF

- Private offices (2)
- Restroom



Attic - 310 SF

- Open workspace
- Skylights



Daylight Basement - 648 SF

- Full kitchen
- Dining area
- Storage
- Full bathroom

NEIGHBORHOOD

URBAN
WORKS

Demographics	¼ Mile	½ Mile	1 Mile
2025 Population	4,198	11,495	49,116
Total Employees	1,990	7,288	51,753
Total Businesses	399	1,182	5,768
Median HH Income	\$73,584	\$74,068	\$85,080
Median Age	36.7	36.7	38.3
Any College	84.7%	86.3%	87.2%

Goose Hollow

Portland's historic Goose Hollow neighborhood is home to Providence Park (25,000 seat stadium and home of the Portland Timbers & Thorns), Lincoln High School and Multnomah Athletic Club. The neighborhood is walking distance to the Pearl District, West End and Portland State University. Located on the Blue and Red MAX line, Goose Hollow is the gateway to Washington Park, with its International Rose and Japanese Gardens and the Oregon Zoo.



Nearby |

ZUPAN'S
MARKETS
— ESTABLISHED 1975 —



Fred Meyer

CRYSTAL
BALLROOM
EST. 1914

RINGSIDE
STEAKHOUSE



Multnomah Athletic Club



Food and Drink
Retail
Hotel
Service / Other
MAX Line
Streetcar Line