

# FOR LEASE

URBAN  
WORKS

## SECOND GENERATION RETAIL SPACE

AVAILABLE NOW | 1,570 SF



RETAIL



SERVICE



FINANCIAL

## DIRECTOR BUILDING

### 818 SW 3RD AVE

TYLER BRUSS | 503.228.274  
tbruss@urbanworksrealestate.com

DAN BOZICH | 503.228.3080  
dbozich@urbanworksrealestate.com

urbanworksrealestate.com



# DIRECTOR BUILDING



## Address

818 SW 3rd Ave

## Area

Downtown / CBD

## Space

1,570 SF

## Timing

Available Now

## Uses

Retail / Service / Financial

## About the Space

- Prominent downtown retail/service office location.
- Street level access off SW 3rd with space spread over two levels.
- Existing interior improvements to be removed.
- Common area restrooms and trash.





# NEIGHBORHOOD



| Demographics            | ¼ Mile   | ½ Mile   | 1 Mile   |
|-------------------------|----------|----------|----------|
| 2025 Population         | 2,441    | 6,777    | 27,874   |
| Total Employees         | 9,949    | 35,503   | 114,142  |
| Total Businesses        | 668      | 2,612    | 8,087    |
| Median Household Income | \$42,280 | \$48,511 | \$61,021 |
| Median Age              | 42       | 41       | 38       |
| Any College             | 89%      | 90.0%    | 87.9%    |

