

LEASING

COMMERCIAL KITCHEN FOR LEASE

- in -

THE HEART OF THE HOLLYWOOD DISTRICT

REAL ESTATE INVESTMENT GROUP

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REAL ESTATE INVESTMENT GROUP

FOR LEASE: 4110 NE BROADWAY, PORTLAND OR COMMERCIAL KITCHEN @ THE HOLLYWOOD

1,416 SF KITCHEN / STOREFRONT
LEASE RATE: \$29/SF/YR + NNN
IDEAL FOR COMMISSARY, BAKERY, CATERING, ETC




Property Features:

- 1,416 SF Commissary Space with Storefront at The Hollywood Mixed-Use Bldg
- Mixed-Use Building with 47 Market-Rate Apartments Above
- Great Visibility on NE Broadway
- Second-Generation Turnkey Space with Full Kitchen and Store Front-End
- Opportunity for Outdoor Seating

Location Features:

- Adjacent to the Historic Hollywood Theatre
- Access to I-84 and MAX Light Rail Transit
- Nearby Retailers Include Trader Joe's, 24Hr Fitness and Whole Foods Market

 **LARGE WALK-IN
COOLER & FREEZER**

View Site Location

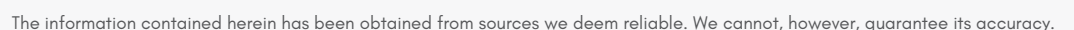
 Google Maps

COMMERCIAL KITCHEN @ THE HOLLYWOOD

TURNKEY STOREFRONT



WALK-IN COOLER / FREEZER
GLYCOL TAP COOLING SYSTEM



FOODSERVICE LEASE OPPORTUNITY

COMMERCIAL KITCHEN @ THE HOLLYWOOD

4110 NE BROADWAY, PORTLAND OR

THE
HOLLYWOOD

NE SANDY BLVD.

HOLLYWOOD THEATER

NE 41ST AVE.

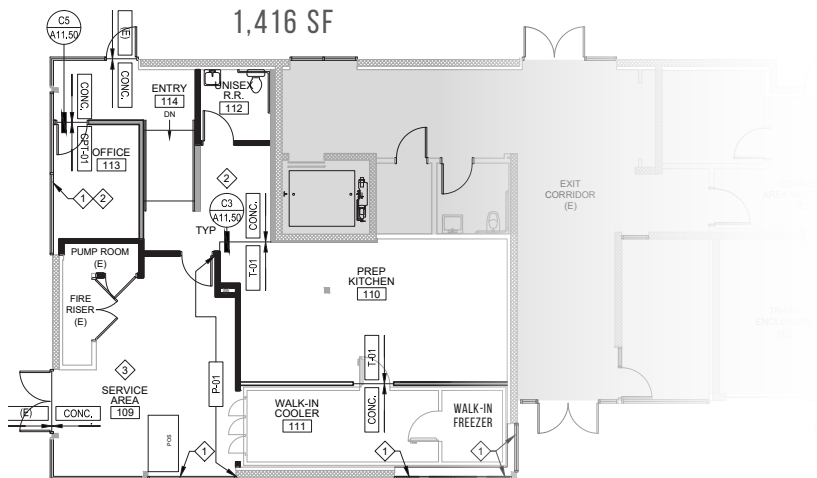
1,416 SF

NE BROADWAY

POTENTIAL OUTDOOR SEATING AREA CONTINGENT ON
CITY CODE CONFORMANCE AND LANDLORD APPROVAL

AVAILABLE

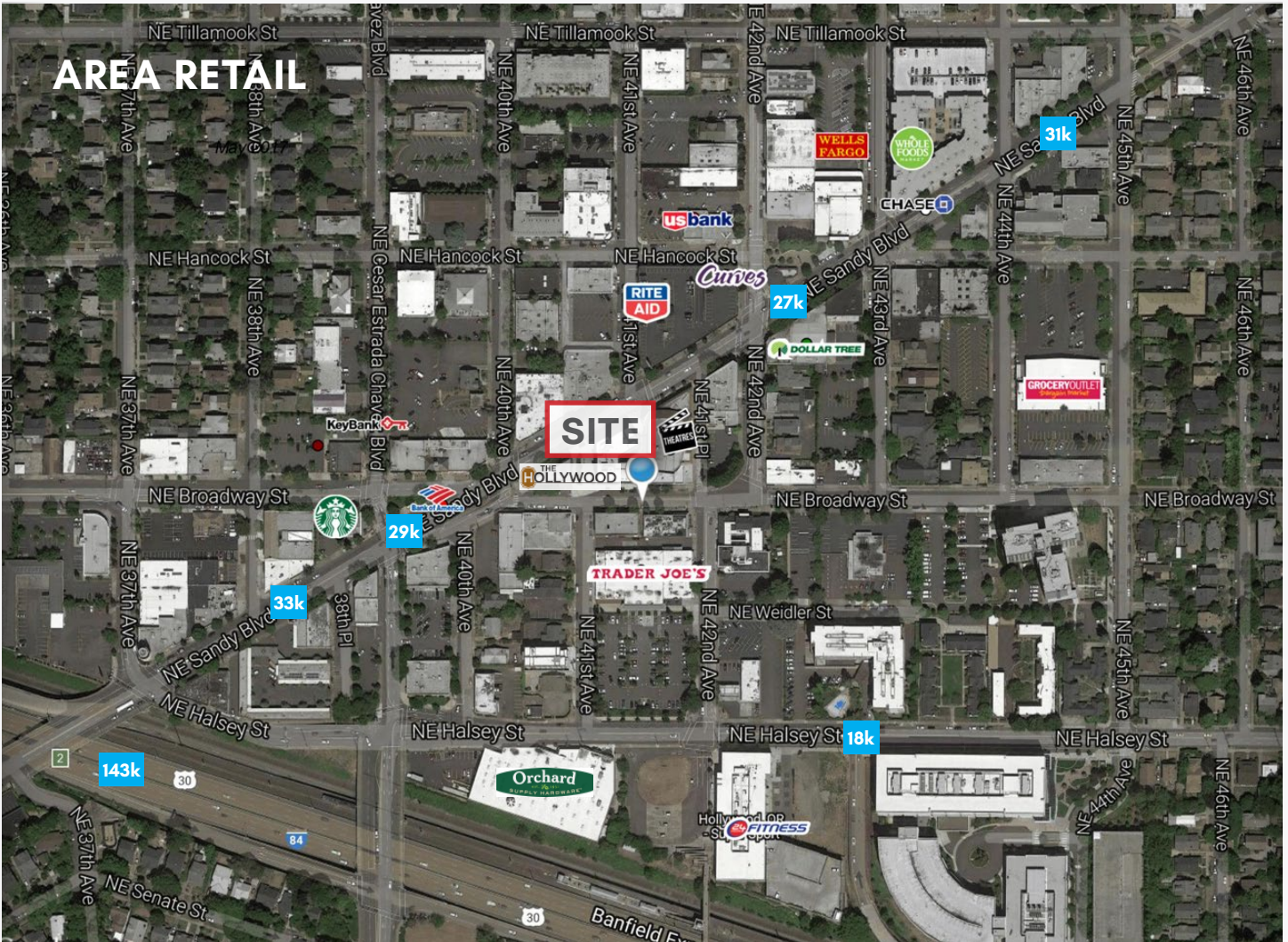
1,416 SF



 LARGE WALK-IN
COOLER & FREEZER

COMMERCIAL KITCHEN @ THE HOLLYWOOD

4110 NE BROADWAY, PORTLAND OR



NE Broadway & NE Sandy Portland, OR 97212		1 mi radius	3 mi radius	5 mi radius
	2017 Estimated Population	25,908	216,016	451,270
	2022 Projected Population	27,952	232,231	485,771
	2010 Census Population	23,664	194,756	405,661
	2000 Census Population	22,851	186,909	374,618
	Projected Annual Growth 2017 to 2022	1.6%	1.5%	1.5%
	Historical Annual Growth 2000 to 2017	0.8%	0.9%	1.2%
	2017 Est. HH Income Under \$15,000	7.0%	11.0%	12.5%
	2017 Est. Average Household Income	\$110,296	\$83,923	\$80,446
	2017 Est. Median Household Income	\$95,796	\$70,262	\$66,664
	2017 Est. Per Capita Income	\$47,891	\$37,773	\$36,089
	2017 Est. Total Businesses	1,876	16,628	34,518
	2017 Est. Total Employees	16,486	164,920	387,465

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com *