

NE 28th & Everett Retail Leasing

For Lease

613-2,025 SF

\$32-\$34 psf + NNN

Ground Floor

2821 NE Everett Street, Portland OR 97232

Premier Retail or Service Space in Laurelhurst, NE Portland

New Mixed-Use Building • Walkable Neighborhood with Diverse Retailers & Restaurants



NE 28th AVENUE

BRAND NEW CONSTRUCTION



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Licensed
in OR & WA

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Lease Offering

RETAIL OR SERVICE SPACE OPPORTUNITY

Presented Exclusively by Real Estate Investment Group



Space Description

- Corner: 654 SF
- Inline: 758 SF
- Corner: 613 SF

Combinable to 2,025 SF

Lease Rate

• \$32-\$34 / SF / YR + NNN

Neighborhood Highlights: Staccato Gelato, Migration Brewing, Pambiche, Stammtisch, Guero, Alma Chocolate, City State Diner, Whole Foods Market, Coalition Brewing, Laurelhurst Theater, Crema, Laurelhurst Public House, La Buca, Starbucks, Bamboo Sushi, Ken's Artisan Pizza, The Matador, Boxer Ramen

Laurelhurst

Property Features

- 1st-Generation Storefront Space in Northeast Portland's Laurelhurst Neighborhood
- Mixed-Use 4-Story 118-Unit Apartment Building Delivering 2020
- Brand-New Commercial Spaces Available Individually or Combinable
- Seeking Small Retail, Service, and Fast Casual Food Concepts (Cafe, Taphouse, etc) - *Vent Shaft Available*

Location Features

- Iconic Laurelhurst Retail and Cultural Area with Shops, Restaurants and Recreation
- Great Transit Access, Diverse Nearby Tenant Mix & Excellent Walk Score
- Minutes to Downtown Portland on I-84, East Burnside St. or NE Sandy Blvd



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LEASE HIGHLIGHTS PAGE 2

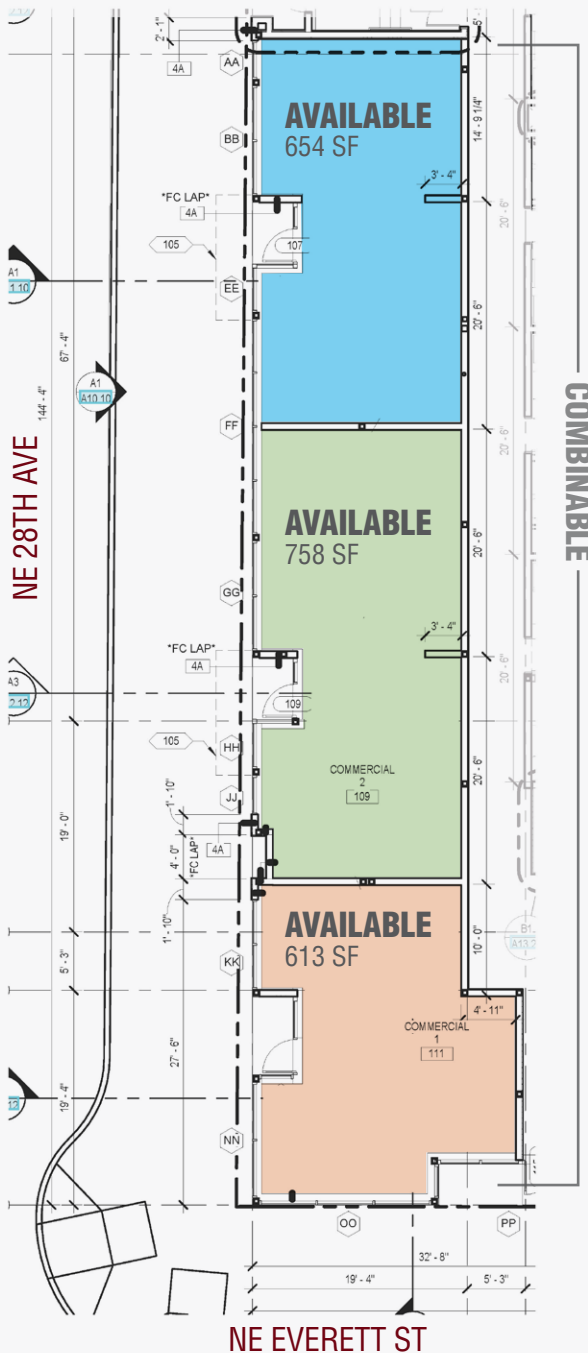
The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.

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BRAND NEW RETAIL / SERVICE SPACE

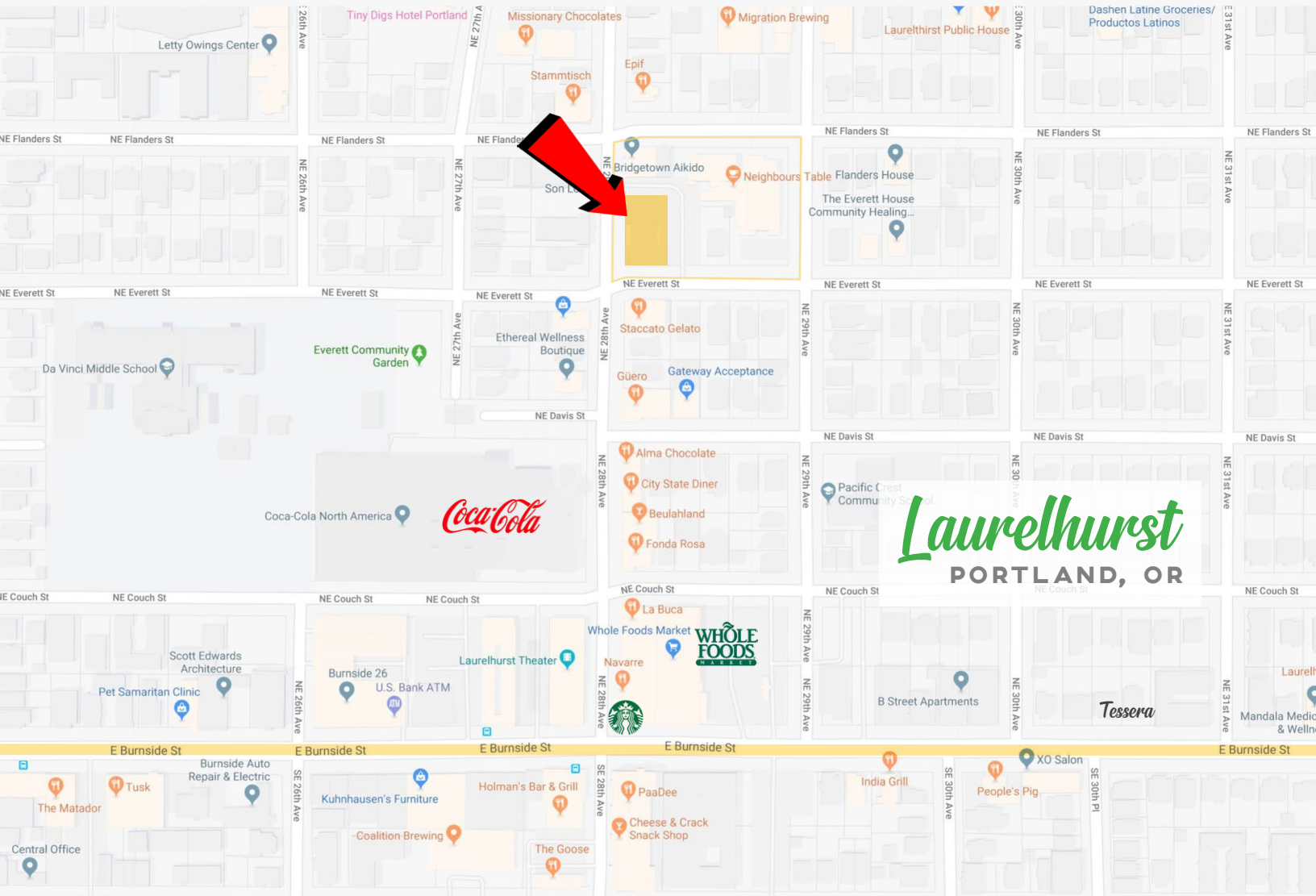
613 - 2,025 SF Ground-Floor Retail

\$32-\$34 psf + NNN

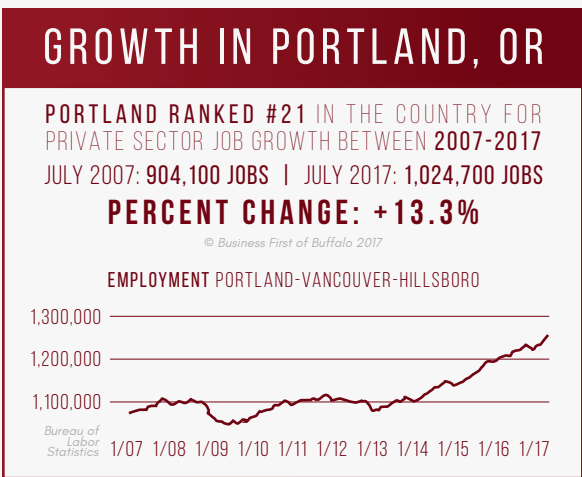


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2821 NE Everett Street, Portland OR



Laurelhurst
PORTLAND, OR



2821 NE Everett St Portland, OR 97232		1 mi radius	3 mi radius	5 mi radius
AREA DEMOGRAPHICS	2018 Estimated Population	32,972	251,948	468,720
	2023 Projected Population	34,178	260,233	484,325
	2010 Census Population	28,230	215,774	413,988
	2000 Census Population	27,147	200,371	384,467
	Projected Annual Growth 2018 to 2023	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2018	1.2%	1.4%	1.2%
	2018 Est. HH Income Under \$15,000	9.3%	12.3%	11.6%
	2018 Est. Average Household Income	\$93,836	\$97,186	\$98,178
	2018 Est. Median Household Income	\$73,222	\$73,841	\$74,252
	2018 Est. Per Capita Income	\$48,655	\$48,325	\$44,977
2018 Est. Total Businesses	3,221	23,861	35,292	
2018 Est. Total Employees	26,699	250,216	387,396	

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

