

FOR  
LEASE

PREMIER  
LEASING  
OPPORTUNITY

- in -

MIXED-USE  
BURNSIDE ST.  
DEVELOPMENT

DELIVERING  
SPRING  
2019



REAL ESTATE  
INVESTMENT GROUP

2839 SW 2nd Avenue  
Portland OR, 97201  
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22 SE 11<sup>TH</sup> AVE, PORTLAND OR

THE NEXXUS RETAIL

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REAL ESTATE  
INVESTMENT GROUP

RESTAURANT / RETAIL / SERVICE SPACE

LEASABLE AREA: 1,307 SF (SUITE 1) - 1,204 SF (SUITE 2)

LEASE RATE: \$34/SF/YR + NNN

[View Site Location](#)

[Google Maps](#)

**Property Features:**

- **Storefront Space for Lease in New Mixed-Use Bldg on Inner E. Burnside**
- 6-Story, 85-Unit Apartment Building with Ground-Floor Retail
- Strong Daytime Residential and Employee Population
- Excellent Signage Opportunities

**Location Features:**

- **Building Located at Convergence of E. Burnside & Sandy Blvd**
- Extremely Visible and High-Traffic location - 23,000 VPD on E. Burnside St.
- Great TriMet Transit Access
- Nearby Retailers Include Natian Brewery, Noble Rot, Doug Fir Lounge, Voodoo Doughnut, Portland Rock Gym, Old Town Music, Columbia Art & Drafting, Sizzle Pie, Triumph Coffee, Bantam Bicycle Works, The Circuit Bouldering Gym

07.09.2018

SPACE FOR LEASE IN NEW BUILDING

# THE NEXXUS RETAIL

22 SE 11<sup>TH</sup> AVE, PORTLAND OR



## AREA HIGHLIGHTS



SPACE FOR LEASE IN NEW BUILDING

# THE NEXXUS RETAIL

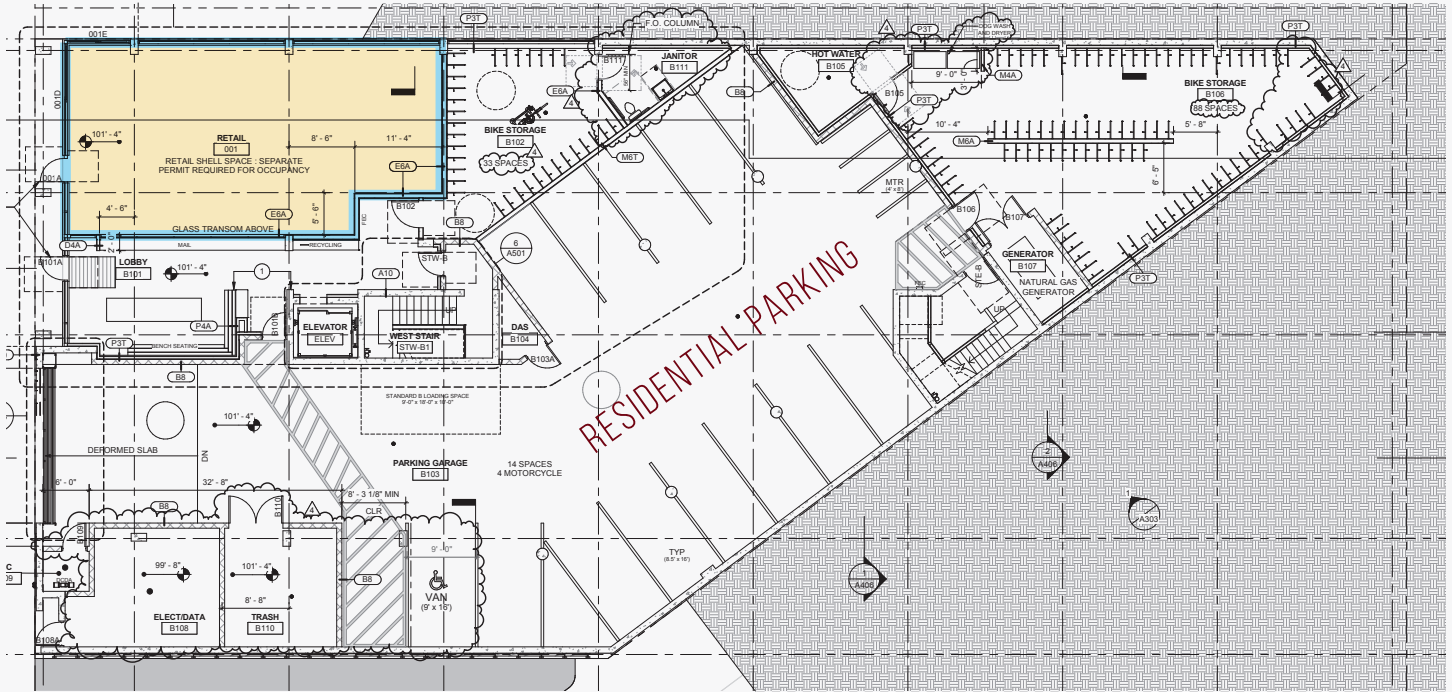
22 SE 11<sup>TH</sup> AVE, PORTLAND OR

SUITE 1: 1,307 SF

RETAIL / SERVICE / OFFICE

E. BURNSIDE

SE 11TH AVE

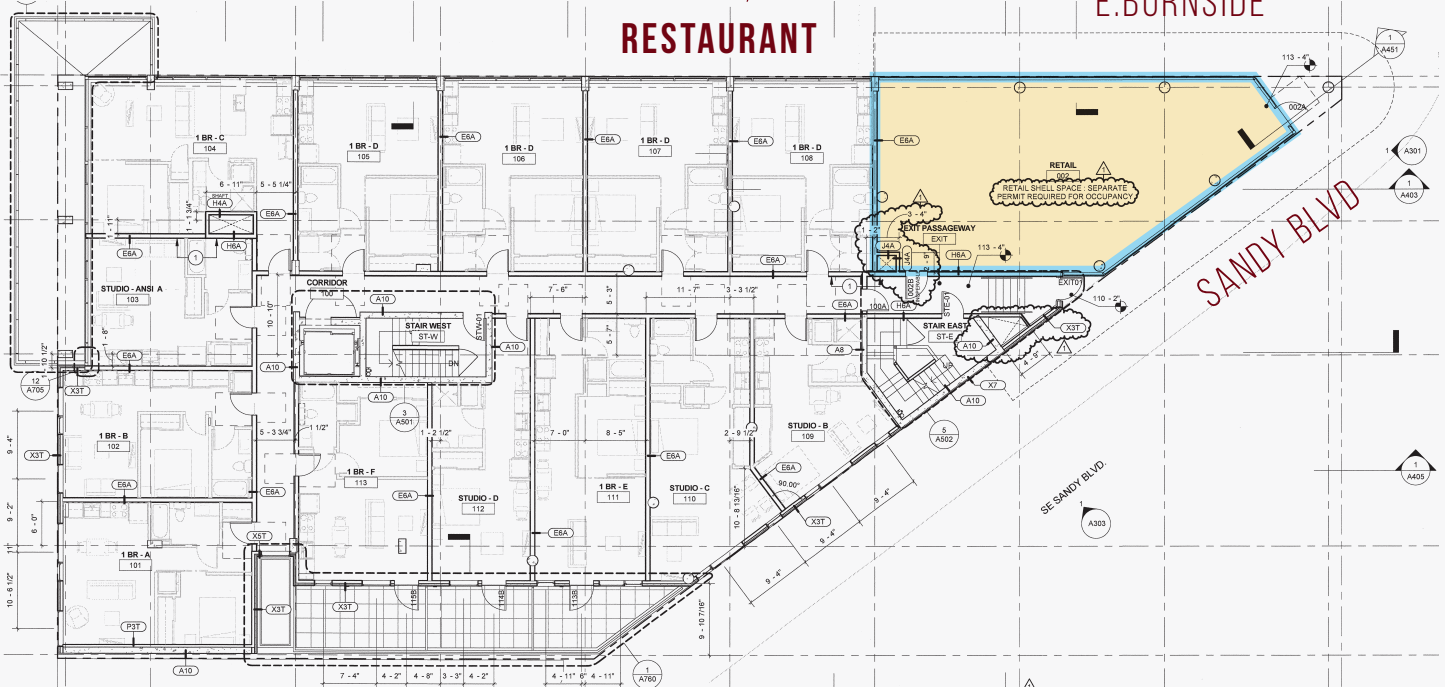


SUITE 2: 1,204 SF

RESTAURANT

E. BURNSIDE

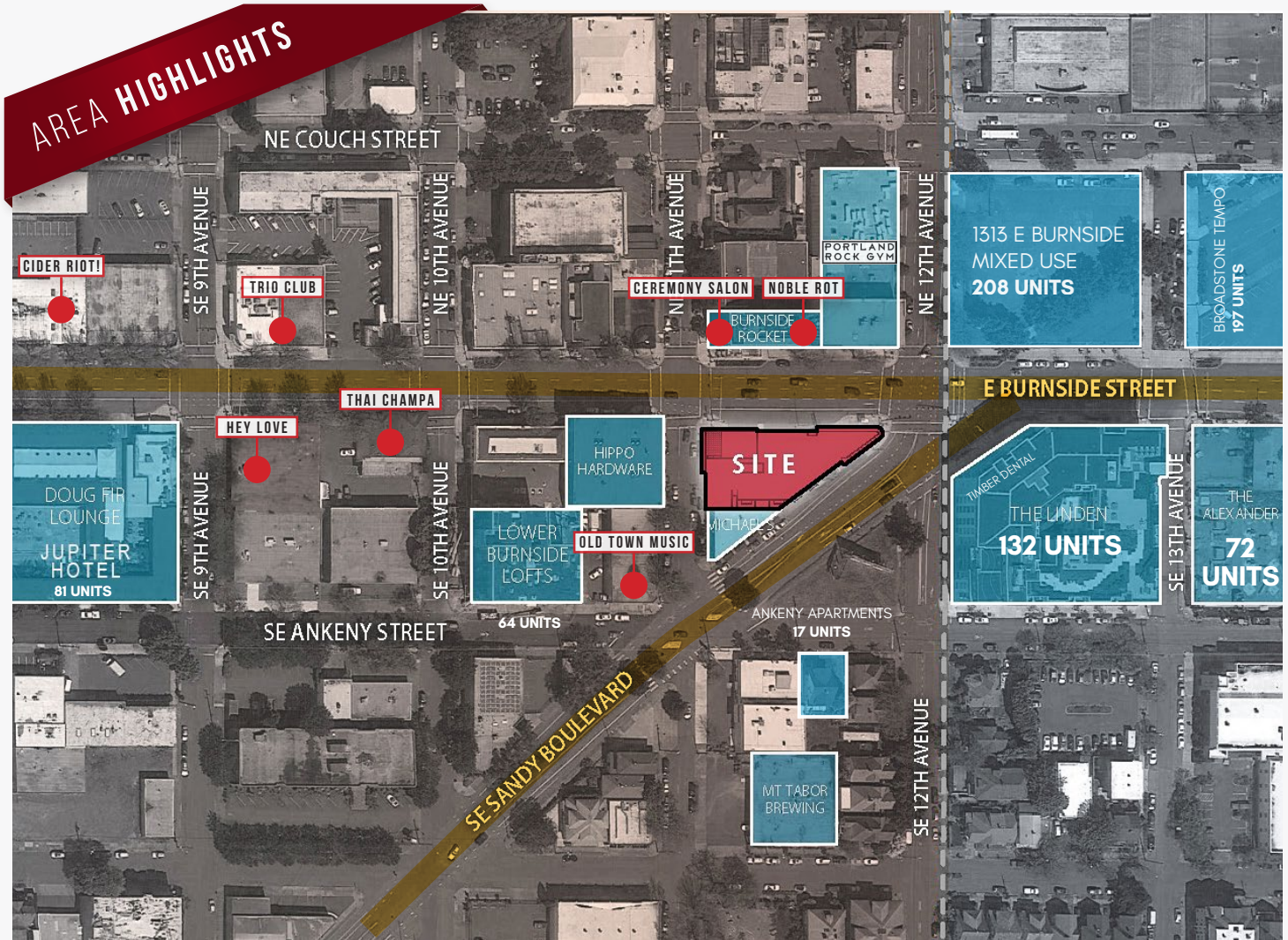
SANDY BLVD



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22 SE 11<sup>TH</sup> AVE, PORTLAND OR



NE 11th Ave & E Burnside St		1 mi radius	3 mi radius	5 mi radius
Portland, OR 97214				
<b>AREA DEMOGRAPHICS</b>	2018 Estimated Population	26,495	228,639	446,340
	2023 Projected Population	28,251	243,986	475,459
	2010 Census Population	20,913	196,544	397,594
	2000 Census Population	19,233	179,114	371,180
	Projected Annual Growth 2018 to 2023	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2018	2.1%	1.5%	1.1%
	2018 Est. HH Income Under \$15,000	14.0%	11.7%	10.3%
	2018 Est. Average Household Income	\$70,421	\$102,024	\$100,588
	2018 Est. Median Household Income	\$55,082	\$76,648	\$76,136
	2018 Est. Per Capita Income	\$39,981	\$51,096	\$45,891
2018 Est. Total Businesses	5,075	24,956	34,125	
2018 Est. Total Employees	53,641	276,923	373,120	

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