

FOR LEASE > TERRIFIC RETAIL & OFFICE COMMERCIAL SPACE

NE ALBERTA BUILDING

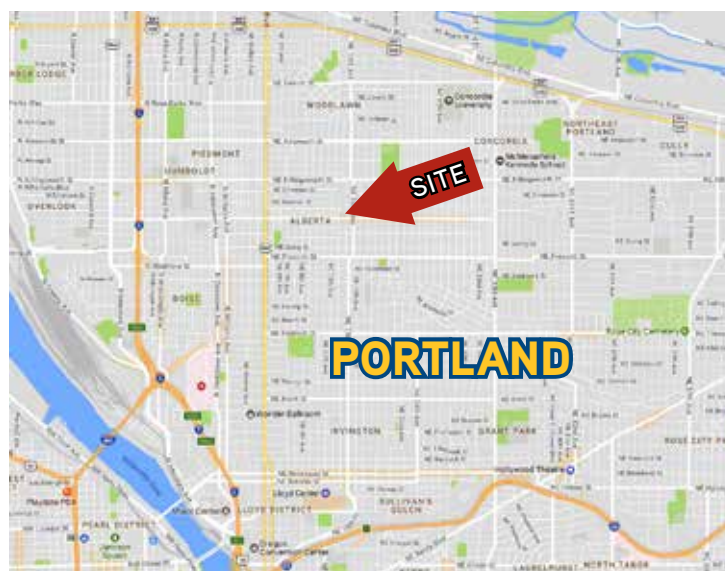


1451 NE ALBERTA PORTLAND, OREGON 97211 @ NE 14TH STREET



Property Highlights:

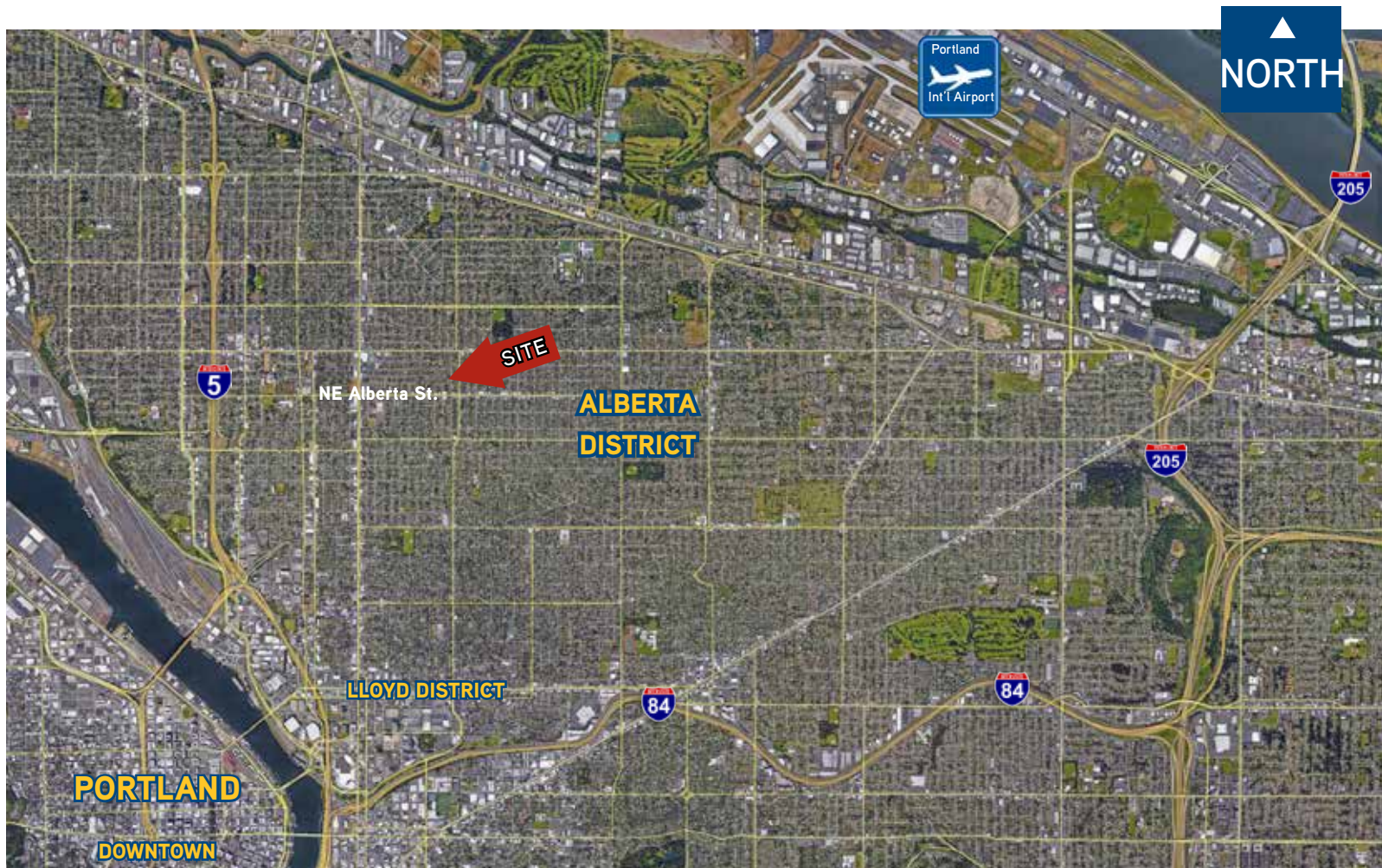
- Excellent retail space available of approximately 3,000 SF (potentially divisible) with residential units above
- Superb space frontage and exposure to NE Alberta Street
- Numerous active retailers, restaurants, financial services and related business nearby
- Well-positioned in the heart of the busy and popular NE Alberta district
- Excellent customer draw and surrounding population of approximately 30,482 people (within one mile) and 163,012 people (within 3 miles)
- Leasing Rental Rates - Call For Details



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NE ALBERTA - Superb Exposure



Strong Estimated Demographics

	1 Mile	3 Miles	5 Miles
Population (2016)	30,482	163,012	352,839
Population (5 Yr Forecast)	32,246	173,127	374,232
Median HH Income (2016)	\$61,899	\$60,086	\$57,131
Households	12,305	73,698	162,197

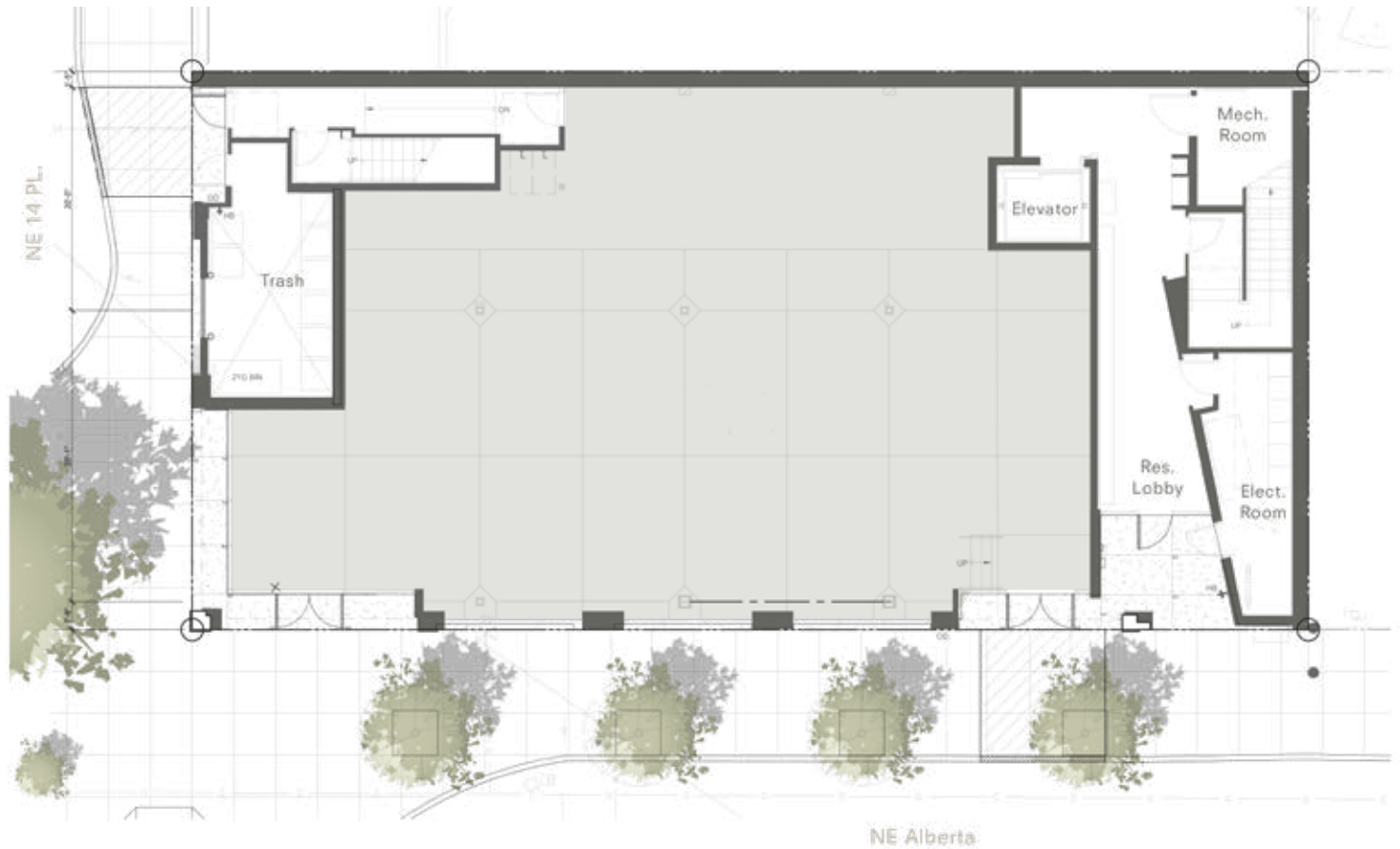
Bird's Eye View - North



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NE ALBERTA - Prime Location

First Floor Plan / Site Plan



Elevations



FOR LEASE > EXCELLENT RETAIL & OFFICE COMMERCIAL SPACE

NE ALBERTA

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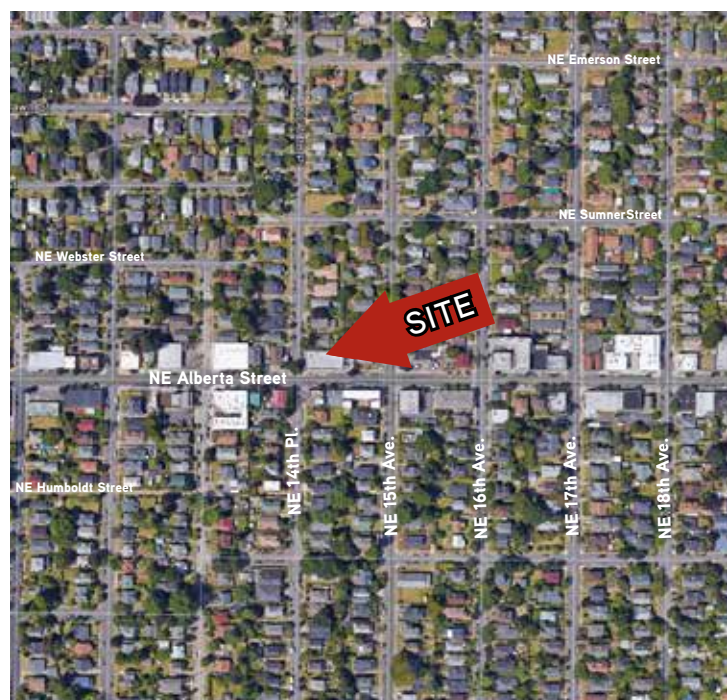


Strengths

- Located on the active NE Alberta Street Corridor
- Impressive traffic count on NE Alberta Street
- Excellent customer draw from surrounding population
- Adjacent to other active retailers and businesses
- New construction - Estimated completion 3rd Qtr, 2017

Traffic Counts

Collection Street	Cross Street	Traffic	Year	Distance
NE Alberta St	NE 13th Ave E	10,034	2015	0.13 mi
NE Wygant St	NE 16th Ave W	1,101	2015	0.15 mi
NE 13th Ave	NE Roselawn St N	1,697	2015	0.16 mi



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