

## For Lease

### San Rafael Shopping Center

1740-1948 NE 122nd Ave Portland, Oregon

### NE 122nd Avenue and Halsey Street

| Anchored by Winco Foods       |  |  |  |  |
|-------------------------------|--|--|--|--|
| Includes several retail pads  |  |  |  |  |
| Two multi-tenant buildings    |  |  |  |  |
| 2,029 SF - 8,929 SF available |  |  |  |  |
| 4.1/1,000 parking ratio       |  |  |  |  |
| General Commercial zoning     |  |  |  |  |
| Easy access to Highway I-84   |  |  |  |  |
| High visibility location      |  |  |  |  |
| Motivated owner               |  |  |  |  |
|                               |  |  |  |  |



### Location



### Contact

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## San Rafael Shopping Center

| DEMOGRAPHICS     |          |          |          |  |  |
|------------------|----------|----------|----------|--|--|
|                  | 1 mile   | 3 miles  | 5 miles  |  |  |
| Population       | 17,043   | 142,451  | 347,390  |  |  |
| Av HH Income     | \$61,850 | \$60,577 | \$65,309 |  |  |
| Traffic Count on | 28,956 A | DT       |          |  |  |

NE SAN RAFAEL ST

|              |                    | Wind<br>10             | <b>Co Foods</b><br>6,844 SF |  |
|--------------|--------------------|------------------------|-----------------------------|--|
| NE 122ND AVE | Sharis<br>1.009 SF |                        |                             | Deli<br>3,000 SF<br>Vacant<br>2,029 SF |
|              |                    |                        |                             | Anoush<br>Deli<br>3,000 SF             |
|              | Wolls Fargo        | Refectory<br>14,000 SF | N Salvation A<br>23,695 Sr  | rmy                                    |

NE HALSEY ST

### AVAILABILITY

| Space | Tenant          | SF                        |
|-------|-----------------|---------------------------|
| 1     | Winco           | 105,644                   |
| 2     | Dotty's Deli    | 3,000                     |
| 3     | Vacant          | 2,029                     |
| 4     | Vacant          | 3,900                     |
| 5     | Anoush Deli     | 3,000<br>(month to month) |
| 6     | Salvation Army  | 23,695                    |
| 7     | Alpine Cleaning | 2,153                     |
| 8     | Refectory       | 14,000                    |
| 9     | Subway          | 2,000                     |
| 10    | Shari's         | 3,909                     |
| 11    | Taco Bell       | 2,924                     |



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