

## Stadium Station Retail

742 SW 18th Avenue • Portland, OR 97205



### ➤ Lease Overview

Available SF:	1,455 SF
Lease Rate:	\$20.00 SF/yr (NNN)
Lot Size:	0.53 Acres
Building Size:	90,075 SF
Year Built:	1998
Zoning:	RX
Market:	Portland Metropolitan
Sub Market:	Goose Hollow
Cross Streets:	Jeld-Wen Field Westbound MAX Platform & Southwest 18th Avenue

### ➤ Property Overview

**Property**

Excellent urban retail location directly across the street from Providence Park. Great window line on SW 18th and directly adjacent to two Max stops. Space consists of 1,455 square feet of open retail space with one ADA restroom.

**Location**

Stadium Station is located in the Goose Hollow area of SW Portland. The property is conveniently located close to downtown, the Pearl District, and NW 21st & NW 23rd Avenues. The available space is located directly across from Providence Park, home of the Portland Timbers. The property is directly on the Max line and has easy to I-5, I-405 and Hwy 26.

**Presented by**

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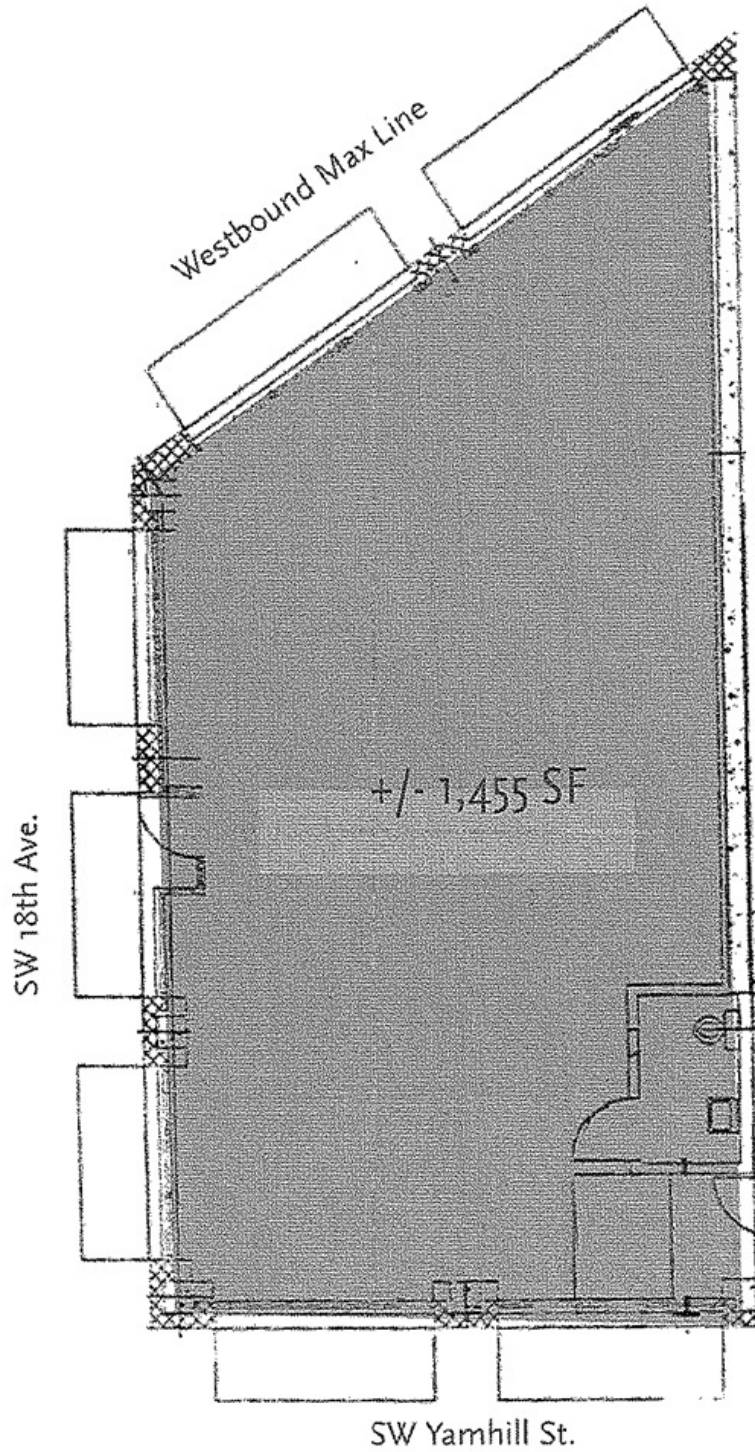
# Stadium Station Retail



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## Floor Plan



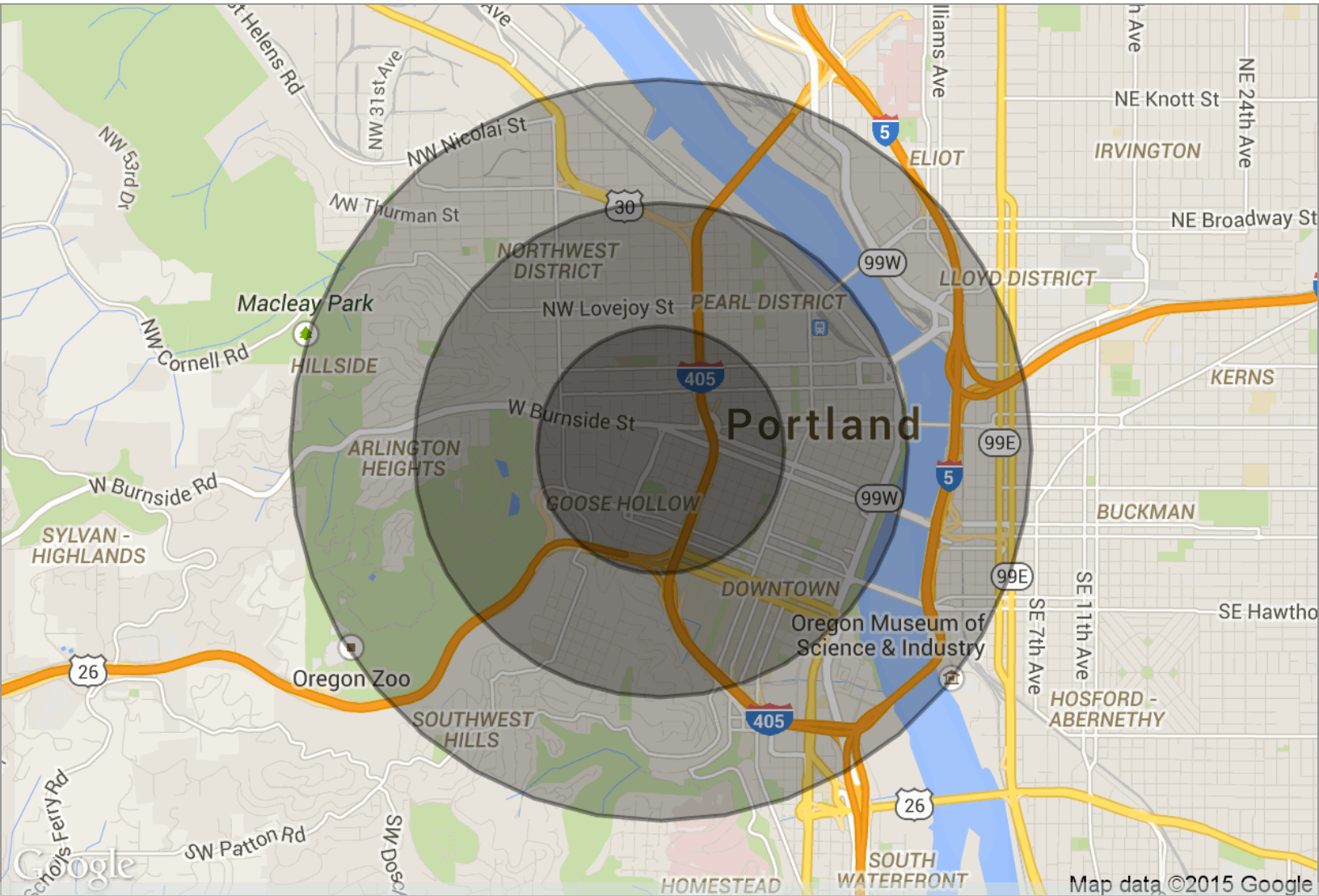
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For Lease | Retail

	0.5 Miles	1 Mile	1.5 Miles
Total Population	11,709	34,550	54,574
Total Number of Households	8,043	22,753	34,644
Total Number of Persons per Household	1.5	1.5	1.6
Average House Value	\$476,848	\$534,190	\$591,692
Average Household Income	\$48,060	\$55,290	\$62,371
Median Age	35.3	35.1	36.6
Median Age - Male	38.2	37.2	38.2
Median Age - Female	33.2	33.5	35.2
Total Population - White	9,794	28,551	45,091
Total Percent - White	83.6%	82.6%	82.6%
Total Population - Black	352	1,046	1,899
Total Percent - Black	3.0%	3.0%	3.5%
Total Population - Asian	700	2,583	3,727
Total Percent - Asian	6.0%	7.5%	6.8%
Total Population - Hawaiian	0	26	37
Total Percent - Hawaiian	0.0%	0.1%	0.1%
Total Population - Indian	114	284	446
Total Percent - Indian	1.0%	0.8%	0.8%
Total Population - Other	195	514	1,013
Total Percent - Other	1.7%	1.5%	1.9%
Total Population - Hispanic	662	1,680	2,605
Total Percent - Hispanic	5.7%	4.9%	4.8%

\* Demographic information provided by BuildOut, Inc.

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Radius Map

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