



VCS Commercial Real Estate

FOR LEASE OFFICE SPACE

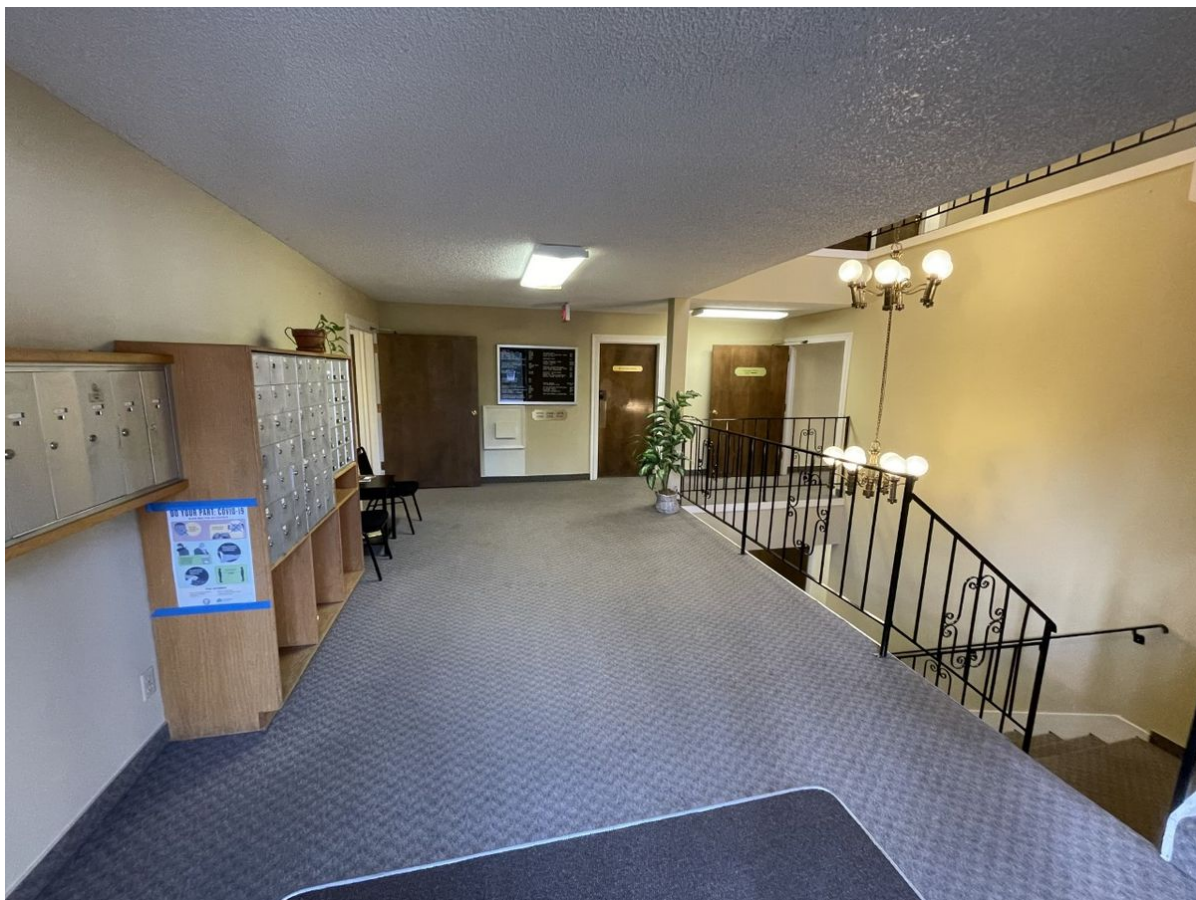
\$16-18 sq ft
Full Service



10175 SW BARBUR BLVD
PORTLAND, OR 97219

Property Highlights

- Easy Freeway Access
- Individual suites available from 160 - 1,239 sq. ft
- Ample parking spaces available for both tenant and customers
- Building includes two conference rooms + kitchenette
- First-floor suites available with ADA access
 - Executive offices available



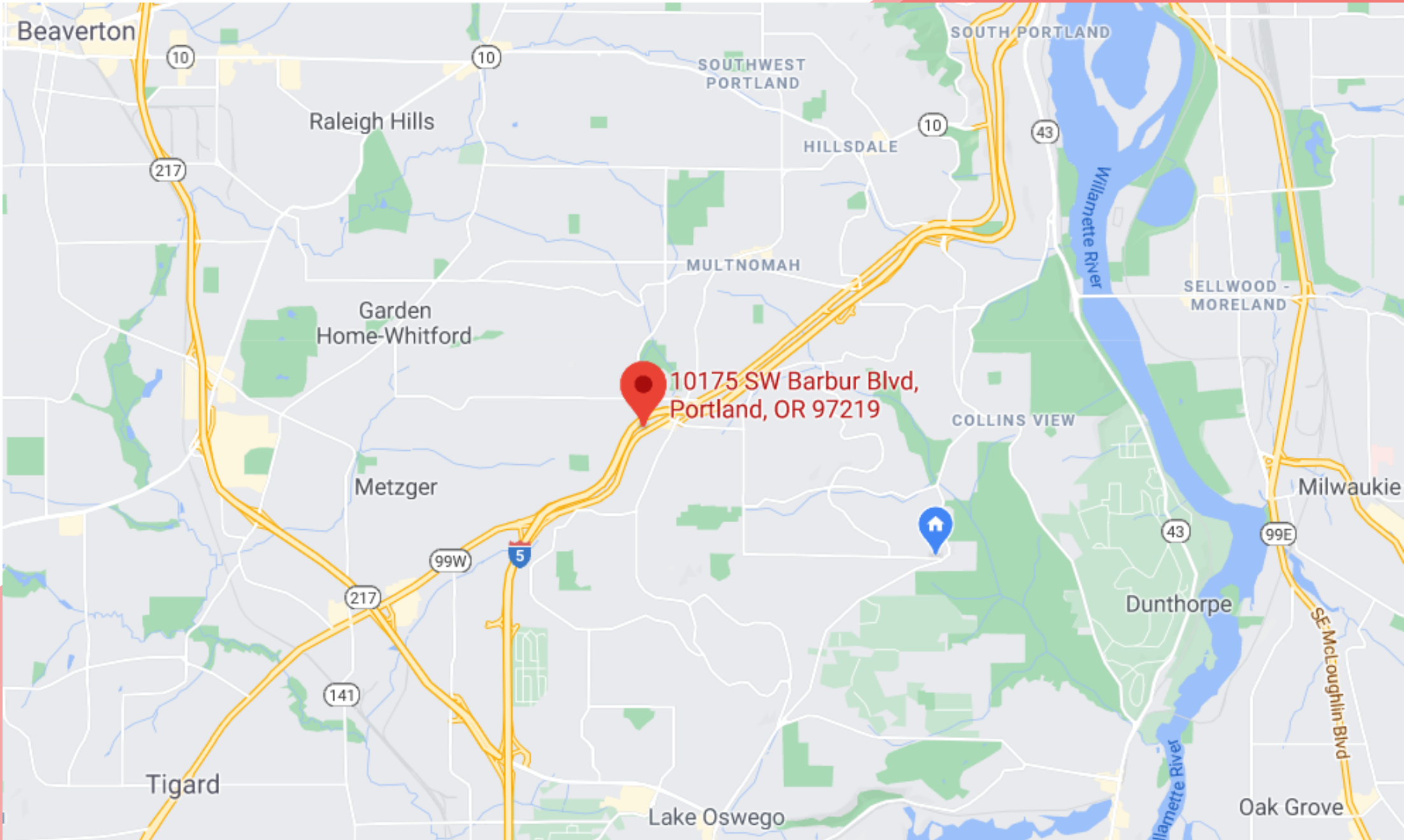
Get to know Vinny Small Real Estate

Vinny Small has spent most of his life in the real estate industry. Growing up in Portland, Oregon, his parents owned and managed several commercial properties, allowing Vinny to learn the ropes of the family business as he handled maintenance issues and accounting from an early age.

Today, Vinny continues serving Portland as a licensed Principal Broker, specializing in commercial sales, leasing, and property management. However, his philosophy hasn't changed - instead of being the best "salesperson" he'd prefer to be an industry expert and abides by the quote, "Give them the information so they seek your knowledge."

VCS Commercial Real Estate
503.515.7746
vsmallcre@gmail.com





NEIGHBORHOOD DEMOGRAPHICS

Demographics			
	1 MILE	1 MILE	3 MILES
TOTAL POPULATION	15,944	109,356	333,069
DAYTIME POPULATION	5,681	53,319	299,409
MEDIAN HH INCOME	\$82,375	\$92,880	\$76,185
AVERAGE HH INCOME	\$103,095	\$119,812	\$103,820
TOTAL HOUSEHOLDS	6,989	47,626	148,857
OWNER-OCCUPIED HOUSING	4,069	29,201	78,237
RENTER-OCCUPIED HOUSING	2,919	18,426	70,620
2024 POPULATION (FORECAST)	16,565	115,381	353,712

VCS Commercial Real Estate
503.515.7746
vsmallcre@gmail.com

