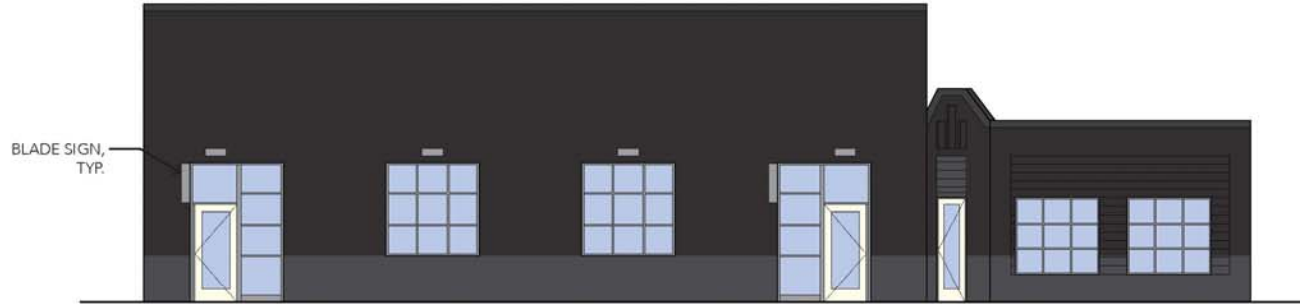


# NORTH KILLINGSWORTH | RETAIL, CAFÉ & CREATIVE SPACE FOR LEASE

1831 N Killingsworth, Portland, OR



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



deca ARCHITECTURE INC

EXCLUSIVELY OFFERED BY:

Andrew Bean , Doug Bean & Associates, Inc.  
abean@dougbean.com • (503) 222-5100

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**Available |** 708—7,298 RSF (+/-)

**Annual Rate |** Call for Rates

- Features |**
- Premium corner location on N Killingsworth & N Campbell
  - Zoning allows for Retail, Office and/or Light Industrial Uses
  - Minutes from Freeways and City Center
  - Glass roll-up doors
  - High ceilings
  - Outdoor space available
  - 3-Phase power

**Area |** N Killingsworth St. is a thriving neighborhood commercial corridor serving the Overlook Neighborhood and beyond with good public transportation and freeway access. Approximately 10 minutes from downtown Portland and the Pearl District (depending on the time of day), 1831 N Killingsworth is located between the University of Portland, Portland Community College – Cascade Campus, Adidas North American HQ and there is a substantial amount of new and proposed mixed-use developments nearby. There is a high concentration of restaurants, bars and other retail amenities within walking distance including the Lucky Labrador Tap Room, Old Gold, New American, and New Seasons Market.

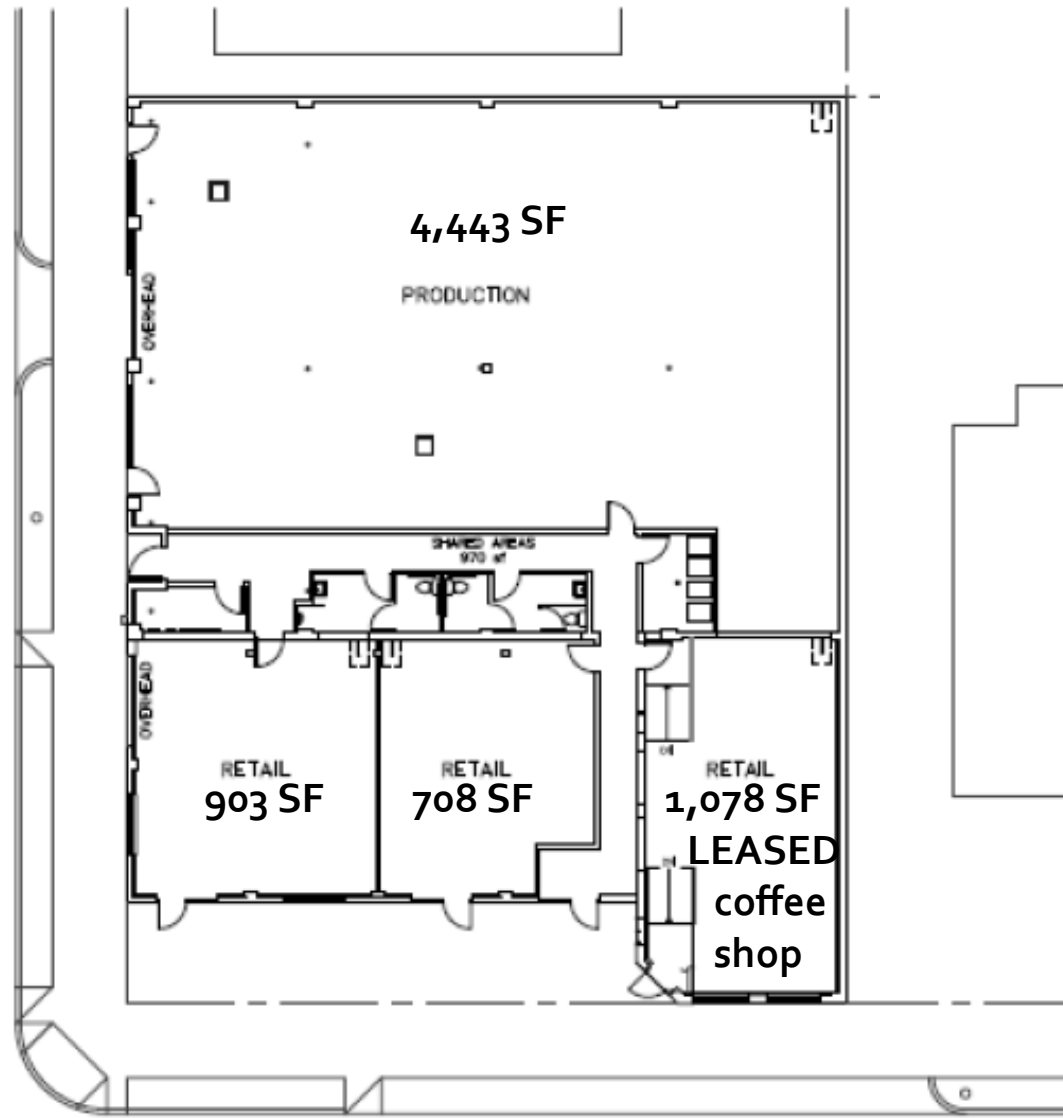
<b>Demographics  </b>	1 mile	3 miles	5 miles
2016 Population	20,930	147,676	309,257
Median Age	37.50	37.90	38.40
Median HH Income	\$58,362	\$57,244	\$56,931
Daytime Population	8,790	153,269	339,596
Traffic Count	5,072		

*Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.*



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## FLOOR PLAN



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