

# FOR SALE

## JANTZEN BEACH RETAIL SHOP

11850-11860 N Center Ave | Portland, OR 97217

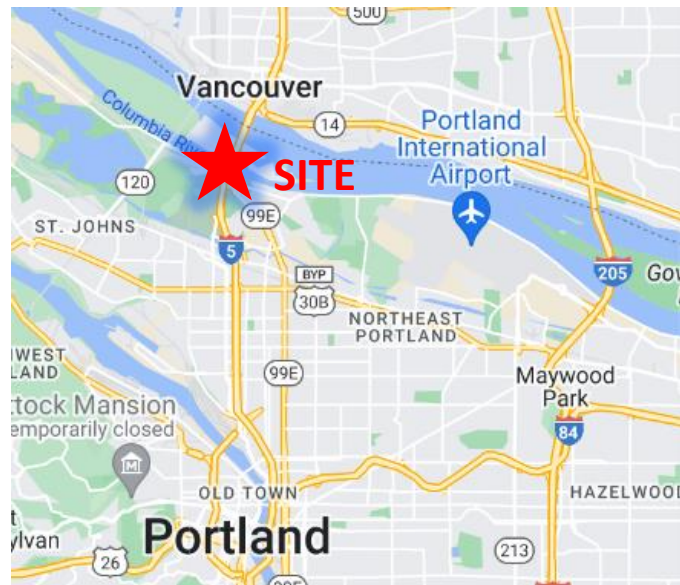


4800 Meadows, Suite 300, Lake Oswego, OR  
503.367.0516 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- 1,530 SF retail shop
- Former Rich's Cigar Shop
- Currently a dispensary, leased for \$8,000/month NNN with one five-year option to renew
- Current tenant's lease expires November, 2026
- Sale price: \$1.8M



## FOR MORE INFORMATION:

**Steve Hunker**, Vice President/Broker  
steve@fg-cre.com



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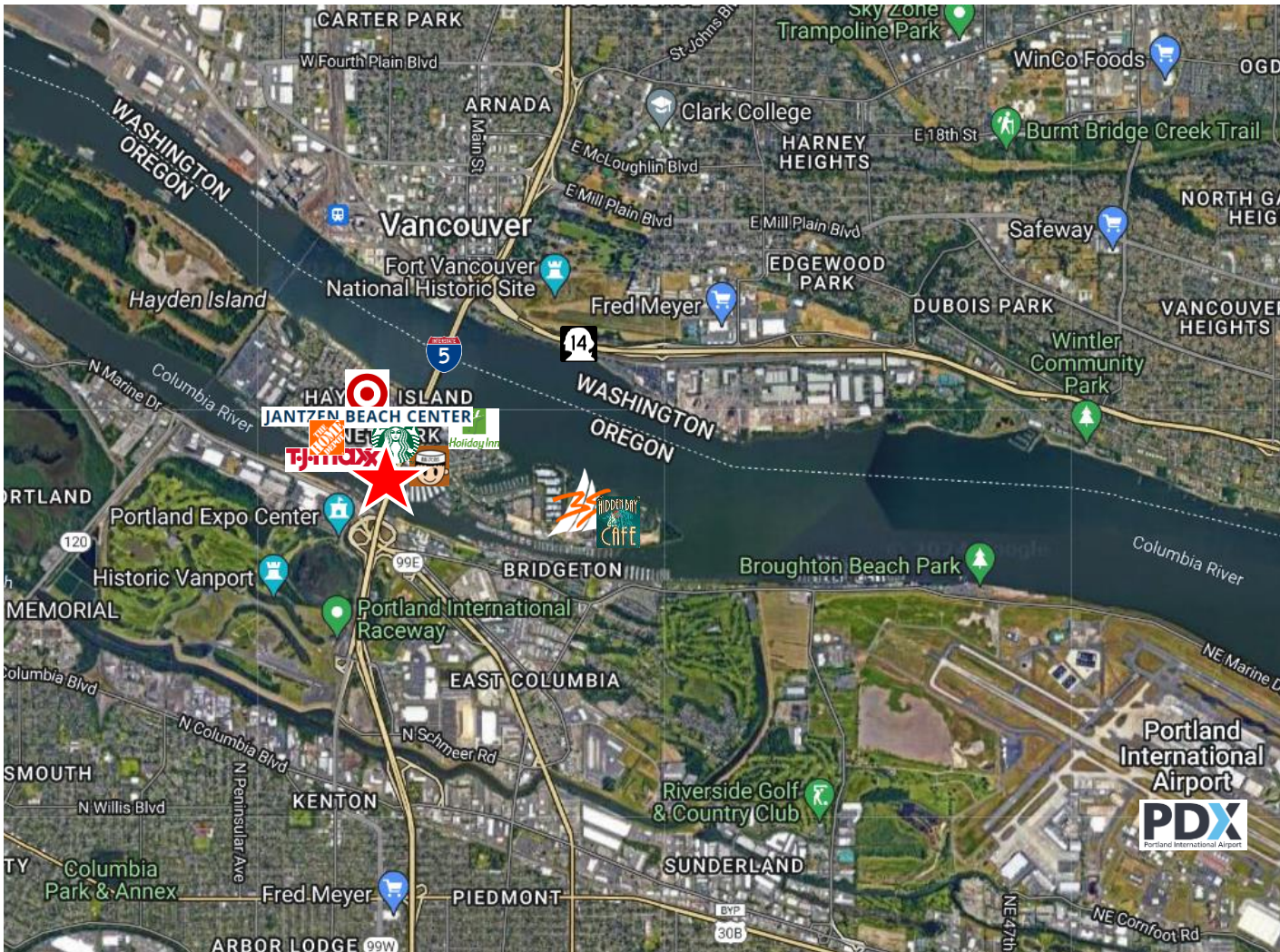
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### 2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	4,085	81,386	225,342
2028 Projected Population	4,153	82,844	229,771
Est. Average Household Income	\$112,459	\$89,265	\$100,396
Est. Total Businesses	345	5,098	13,894
Est. Total Employees	4,513	50,745	131,965

### Average Daily Traffic

I-5 @ N Jantzen St NE – 117,322

Pacific Hwy @ I-5 S – 133,974

I-5 @ N Pier 99 St SW – 137,182

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.