

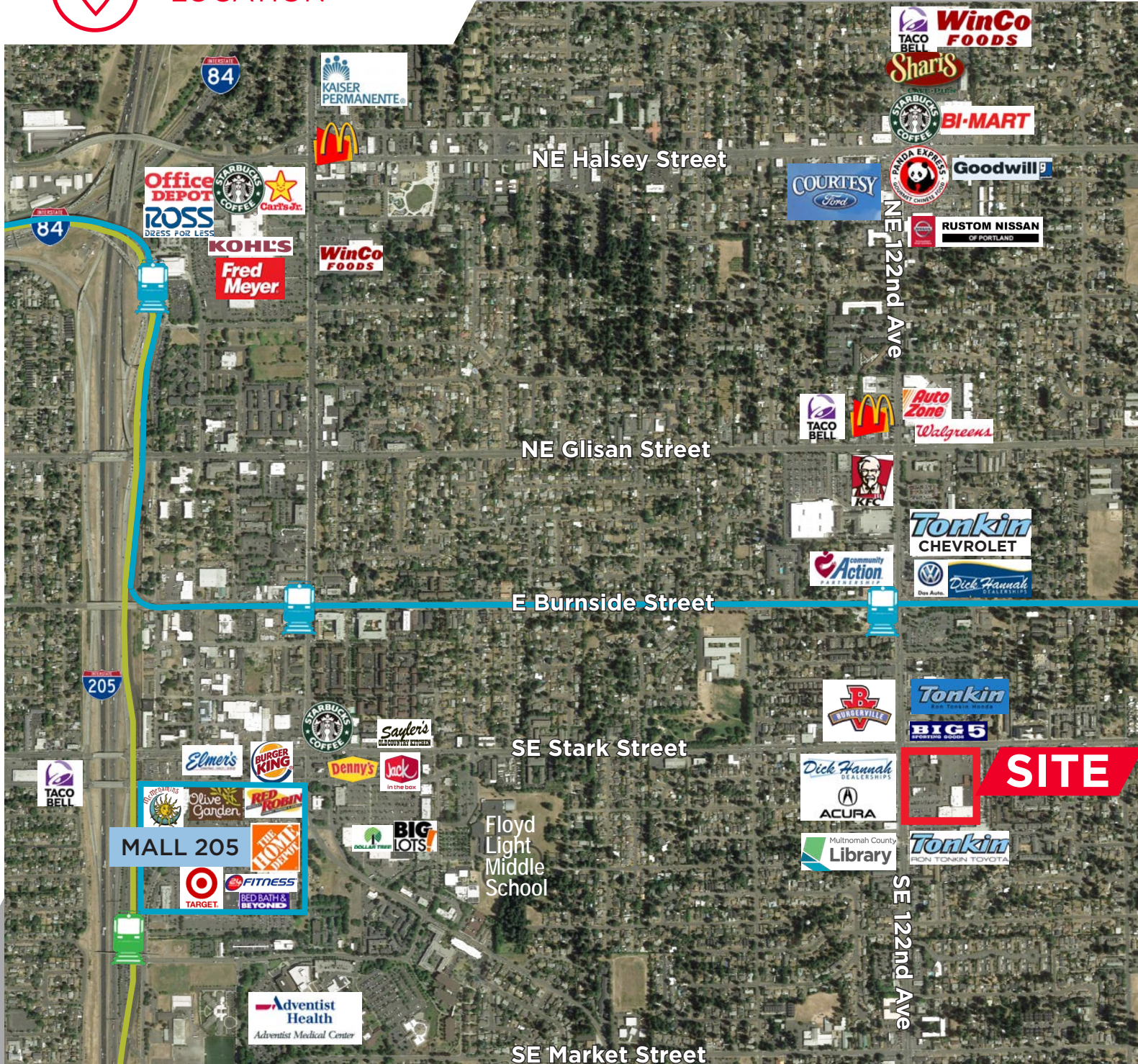


LOCATION

AVAILABLE | 75,050 SF FOR LEASE - 6.72 ACRES

PRIME CORNER RETAIL

POTENTIAL RE-DEVELOPMENT OPPORTUNITY



CALL FOR PRICING AND ADDITIONAL INFORMATION

6.72 Acres | 75,050 SF Building

700 SE 122ND AVENUE, PORTLAND

ADDITIONAL ADJACENT PARCELS POTENTIALLY AVAILABLE

TRAFFIC COUNTS

SE Stark Street 38,504 ADT (2018)
SE 122nd Avenue 23,206 ADT (2018)

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Est. Population 2019	25,453	188,623	404,928
Est. Households 2019	9,431	68,548	154,593
Household Income	\$59,580	\$64,377	\$76,278



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DEVELOPMENT



	CM2	CEd
Site Area	2.5 AC	6.72 AC
FAR	2.5:1, *4:1	2.5:1, *4:1
Max Building Height	45' / *55'	45'
Household Living	•	•
Retail Sales and Service	•	•
Office	•	•
Quick Vehicle Servicing	•	•
Vehicle Repair	•	•
Self Service Storage		L**
Commercial Outdoor Recreation	•	•
Warehouse and Freight Movement		L**
Wholesale Sales	L**	L**
Schools	•	•
Medical	•	•

The CE Zone is a medium-scale zone intended for sites along corridors, especially those that are also major truck streets. The emphasis on commercial and employment uses.

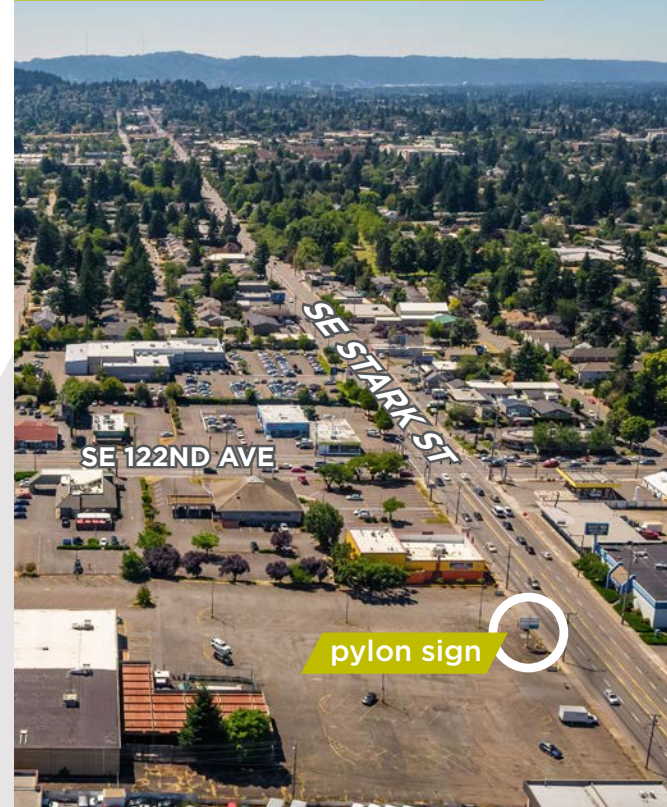
The CM2 Zone is a medium-scale zone intended for sites in a variety of centers and corridors, in areas well-served by transit, or within larger areas zoned for multi-dwelling development.



* with bonuses ** L = Limited



junction of SE Stark & SE 122nd



2 pylon signs



abundant parking

LEASING HIGHLIGHTS

- 75,050 SF
- Current zoning allows general retail users
- Very high traffic Eastside location at SE Stark (38,504 ADT) & SE 122nd (23,206 ADT)
- High visibility with full access on both streets
- Abundant lighted parking - 7.8:1,000 ratio
- Dock high loading on east and south
- Multiple entrances
- Fully sprinklered
- 136 tons of HVAC

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