

3404—3975 SE Powell Blvd, Portland, OR 97202

This shopping center is located on the corner of SE Powell Blvd and Cesar E. Chavez Blvd with high traffic counts on a lighted intersection with ample off street parking. Neighboring Tenants include Natural Grocers, Verizon, O'Reilly Auto Parts and Studio One Theaters.



AVAILABLE:

2,000 SF

\$28.00 SF/Year plus NNN

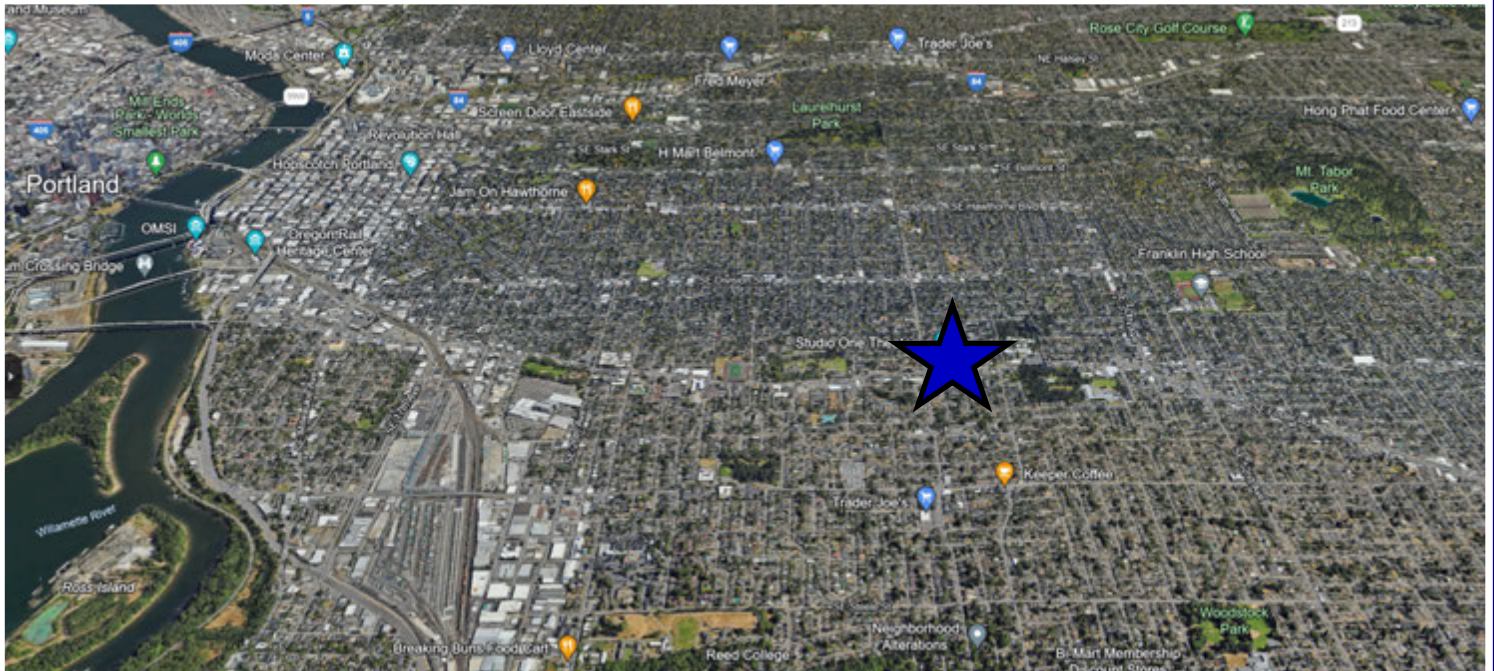
***Approximately \$7.55 SF/
NNN***



Craig Barnard

503.675.0900 | craig@barnardcommercial.com

www.barnardcommercial.com | Mail: 5200 Meadows Road, Suite 150, Lake Oswego, OR 97035



2,000 SF

Craig Barnard

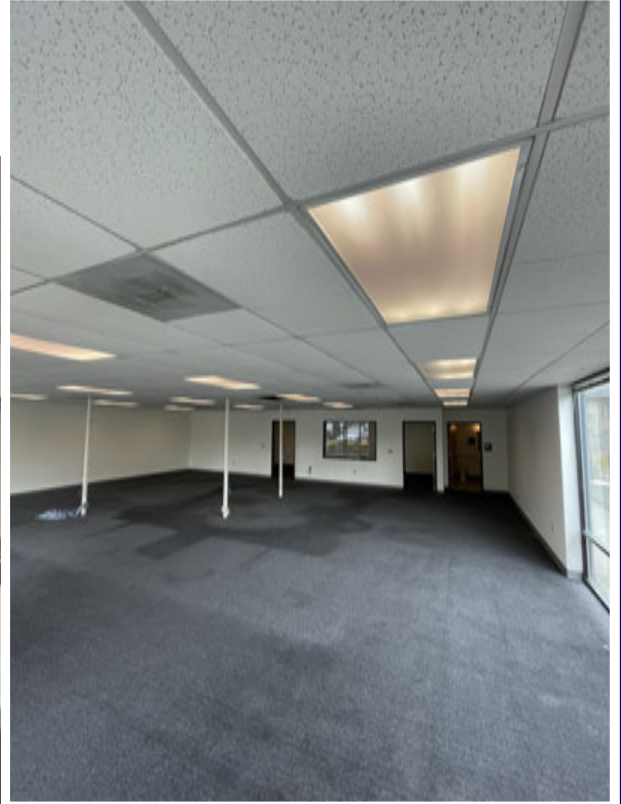
503.675.0900 | craig@barnardcommercial.com

www.barnardcommercial.com | Mail: 5200 Meadows Road, Suite 150, Lake Oswego, OR 97035

All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.

INTERIOR:

- **Large open space**
- **Breakroom/storage/office with a sink**
- **1 Office**
- **1 Restroom**



Craig Barnard

503.675.0900 | craig@barnardcommercial.com

www.barnardcommercial.com | Mail: 5200 Meadows Road, Suite 150, Lake Oswego, OR 97035

All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.



Demographic Information

	1 Mile	3 Mile	5 Mile
Population:	30,165	210,130	511,755
Average HH Income:	\$112,092	\$105,904	\$103,740

Average Daily Traffic

SE Powell Blvd, East of Cesar E.
Chavez Blvd—**31,478**

Craig Barnard

503.675.0900 | craig@barnardcommercial.com

www.barnardcommercial.com | Mail: 5200 Meadows Road, Suite 150, Lake Oswego, OR 97035