

COMMERCIAL FOR LEASE



**600 SE 146th Avenue
Portland, OR 97233**

Former Grocery Store, Vacant

Land Area: 2 1/4 Acres, Zoned CS

Building Area 18,000 SF

Parking for 130 Cars

Demographics (2006 Estimate): 1 mile = 19,856 3 miles = 152,142

Traffic Count: 11,158 Cars per Day

Transit: Bus Stops One Block (Route 20) Max Stop 5 Blocks

Rate: \$7.50 / SF Net of Taxes (\$11,250 / MO)

Taxes: \$16,456 / Year or \$0.90 PSF / YR (\$1,371 / MO Totals \$8.40 PSF)



Robert Butler, Designated Broker



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