

# THE UNION AT ST. JOHNS

7428 N Charleston Ave | Portland, OR 97203

## FOR LEASE



## RETAIL/OFFICE SPACE FOR LEASE

### DETAILS

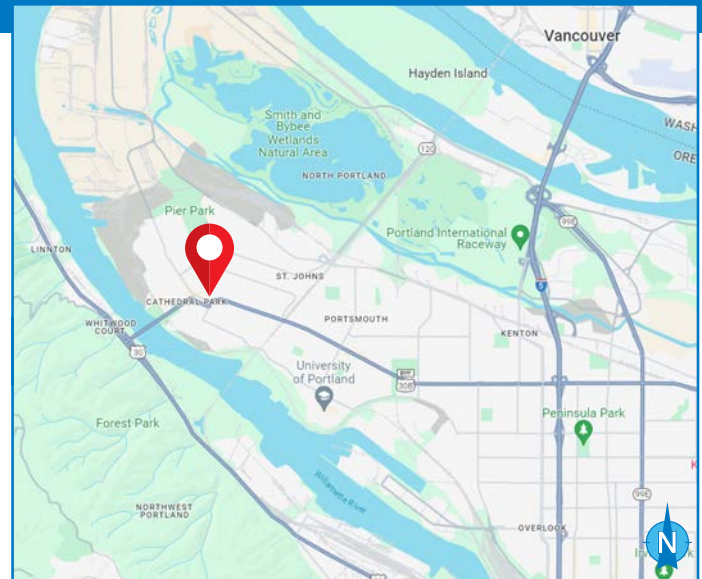
- Suites 105-106 (Retail): ± 3,961 SF - *Can be divided*
- Suite 110 (Office): ± 1,064 SF - *Turnkey space*
- Lease rate: Call for rate

### FEATURES

- Ground floor corner space
- ± 18' ceilings
- Vent for potential hood/restaurant
- Street retail parking & 11 spaces shared library
- Exclusive uses include: bakery, dental office, credit union, and certain salon uses
- Vanilla shell

### AREA FEATURES

- 1,600 VPD on N Lombard St & 3,100 VPD on Richmond Ave
- 12 minute drive time to I-5
- 5 minute drive time to the St. Johns Bridge



### DEMOGRAPHICS

	1 MILE	3 MILES
Population	16,908	42,421
Households	7,589	16,879
Median Age	36.0	35.1
Median Household Income	\$78,668	\$92,242
Daytime Employees	5,255	24,660

06.27.2024

For more information or a property tour, please contact:

**LUIS MARTIN DEL CAMPO**

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**MALLORIE GOODY**

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## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

900 SW 5th Avenue • 17th Floor • Portland, OR 97204  
503.223.3171 • norris-stevens.com

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## PROPERTY PHOTOS



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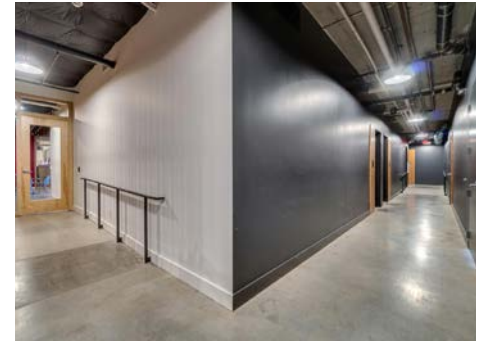
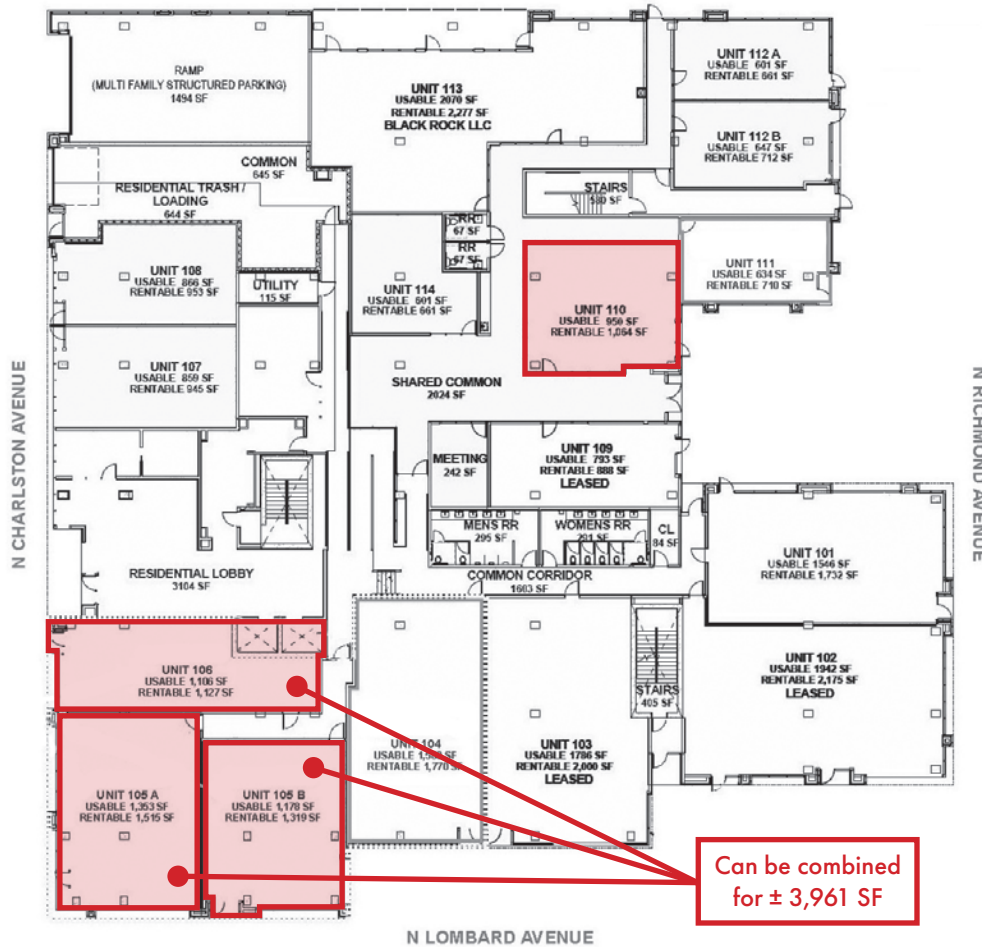
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Interior common area space includes a shared kitchenette for office tenants and shared restrooms for retail tenants.

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## MAP



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