

PACIFIC PLAZA

2462 SE 82ND AVE | PORTLAND, OR 97216

FOR LEASE

CORNER VISIBILITY. NEW CONSTRUCTION. FLEXIBLE SUITES.



Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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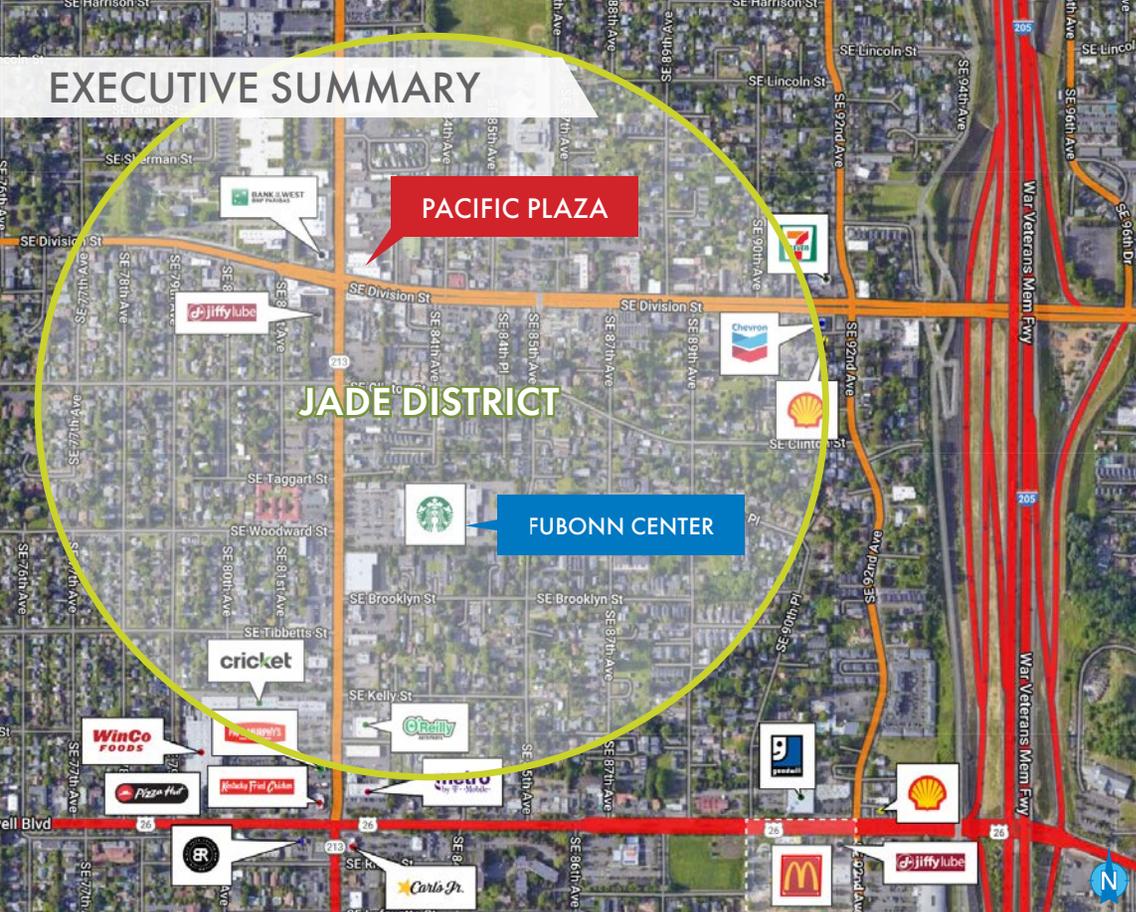
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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Address:	2462 SE 82nd Ave
City/State/Zip Code:	Portland, OR 97216
County:	Multnomah County
Asking rate:	Contact brokers for terms
Building size:	± 16,392 sf Can be demised to 6,335 sf
Year built:	2021
Land size:	34,848 SF
Parking:	22 onsite spaces, potential for additional parking



Why here

- New retail/office suites with flexible sizes
- High visibility corner on major retail corridor
- Across the street from Portland Community College
- Next to various public transportation modes
- On-site/Street parking
- High traffic volume intersection:
 - 31,000 VPD (SE 82nd)
 - 22,000 VPD (SE Division)

OVERHEAD VIEW

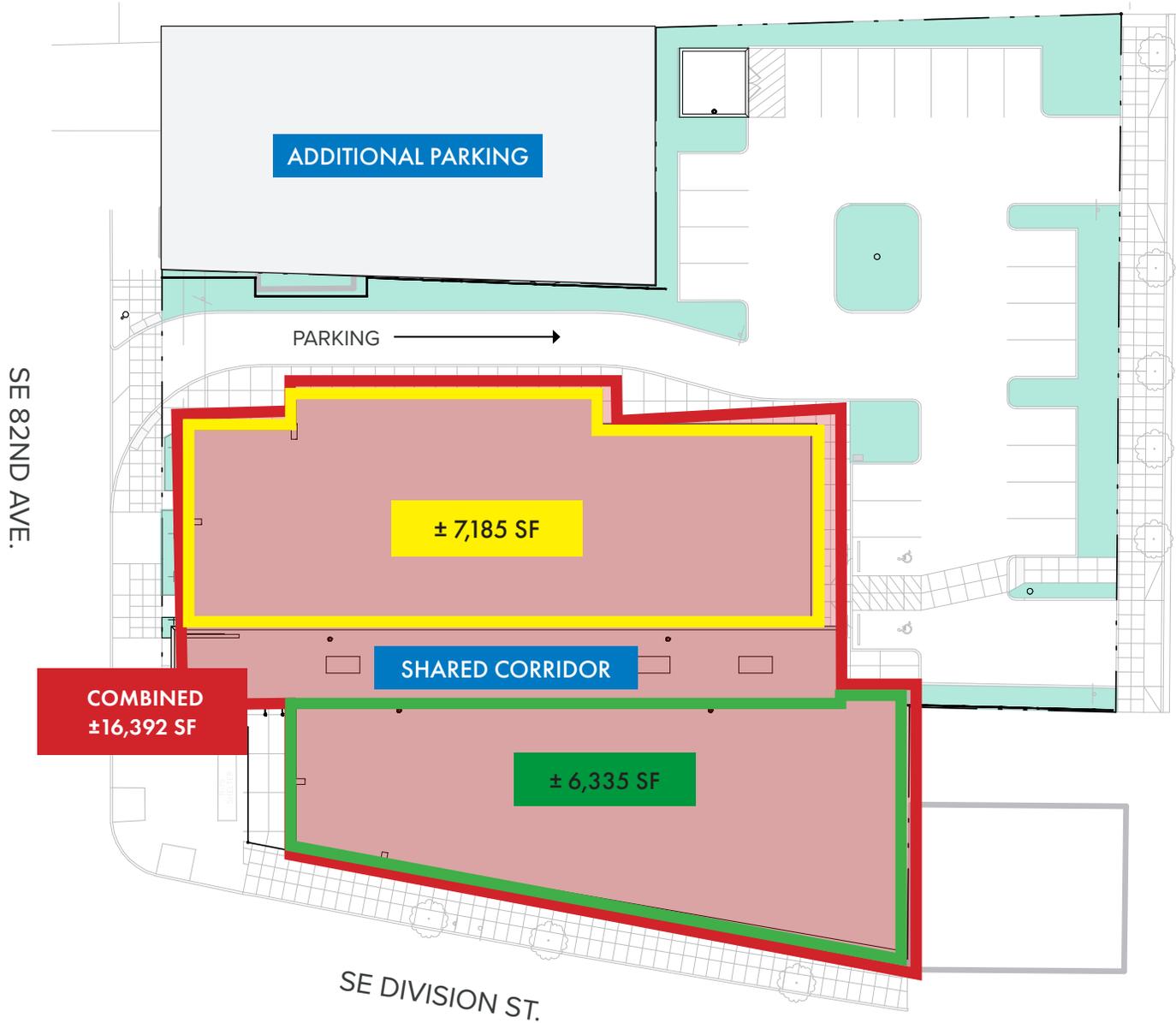
IDEAL FOR:

- Service retail
- Medical/office
- Education/support
- Neighborhood-service concepts



DEMOGRAPHICS	3 Mile	20 min drive
Population	212,478	527,573
Households	86,358	218,446
Median Age	38.2	38.6
Median HH Income	\$89,769	\$91,527
Daytime Employees	65,786	285,480

SITE MAP



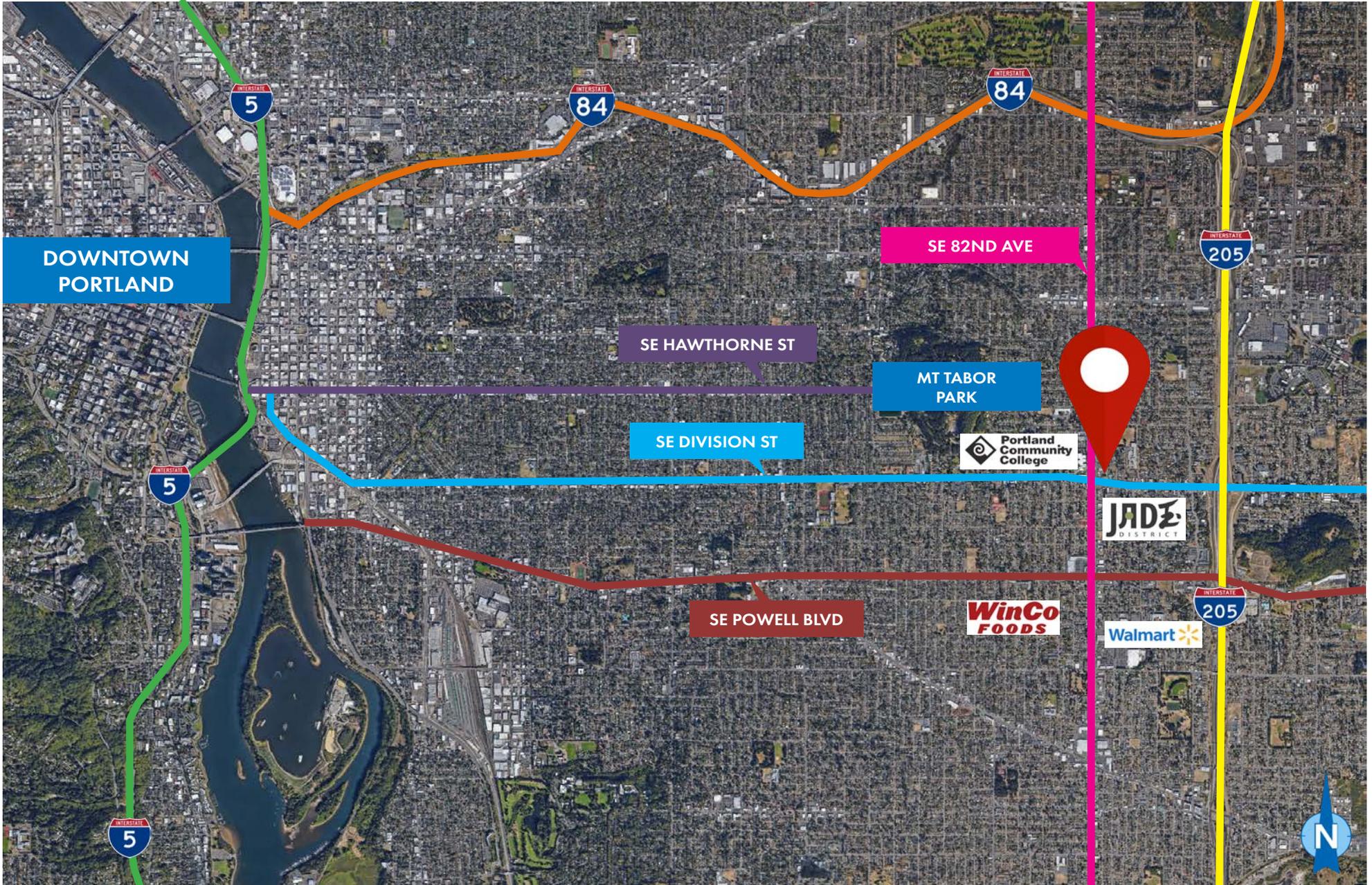
TENANT EXAMPLE TYPES	
Government Schools Childcare Office Space	Banks Credit Union Cell Repairs Quick Food Other Retail

COLD SHELL

WALK SCORE
91

BIKE SCORE
99

SITE MAP



PHOTOS

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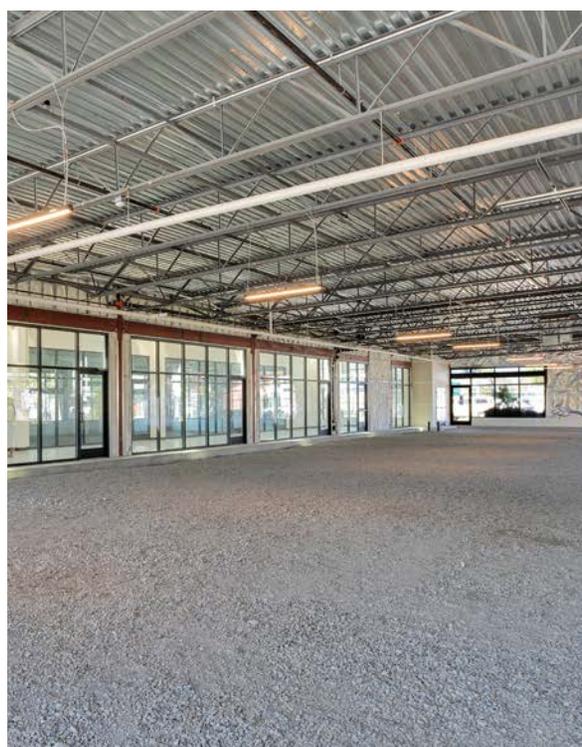
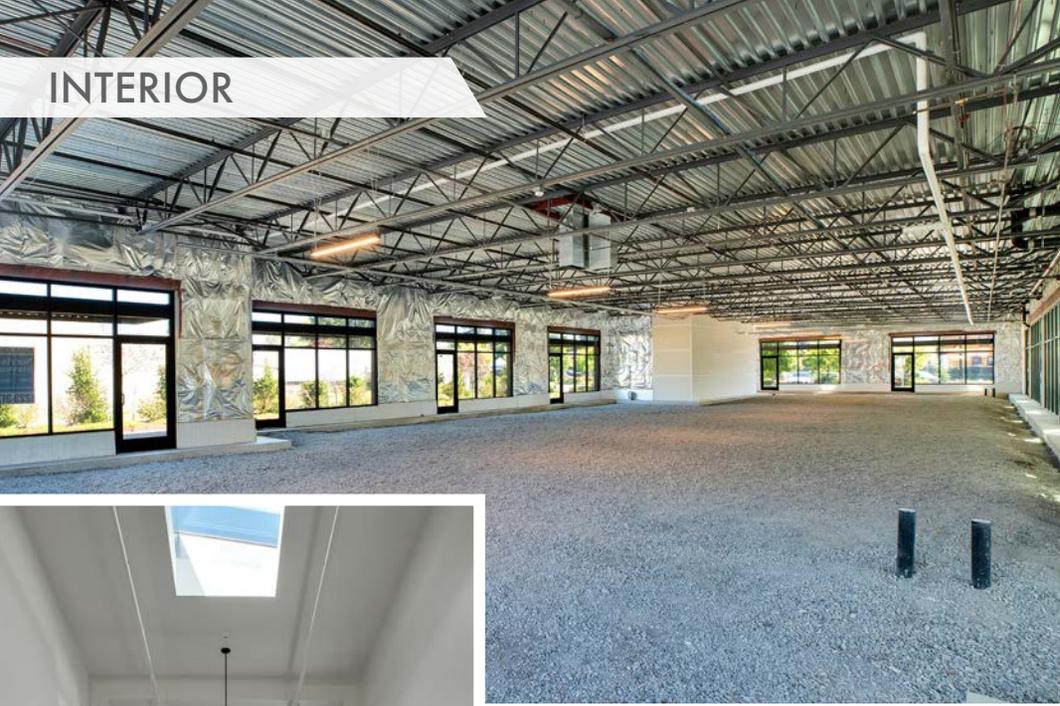


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INTERIOR

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