

# KOZ ON SIXTEENTH

1611 NW Marshall St | Portland, OR 97209

FOR LEASE



## GROUND FLOOR RETAIL SPACE FOR LEASE

### DETAILS

- Suite 100:  $\pm$  2,354 RSF
- Lease Rate: Call for rates

### FEATURES

- Ground floor retail with 80 apartments above
- Cold grey shell
- On Max line and frequent TriMet bus access

### AREA FEATURES

- Great visibility with 2.9K ADT on NW Marshall Street
- 30 minutes from Portland International Airport
- 6 minutes to downtown Portland, Providence Park, and the Moda Center



| DEMOGRAPHICS      | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------|-----------|-----------|-----------|
| 2024 Population   | 44,734    | 182,250   | 409,614   |
| 2024 Households   | 28,046    | 96,369    | 191,497   |
| Avg. HH Income    | \$100,853 | \$111,748 | \$118,398 |
| Median HH Income  | \$70,075  | \$82,068  | \$90,128  |
| Daytime Employees | 73,536    | 332,684   | 436,235   |

08.20.2025

For more information or a property tour, please contact:

**DUANE LINK**

503.225.8465

Duanel@norris-stevens.com



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.

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204  
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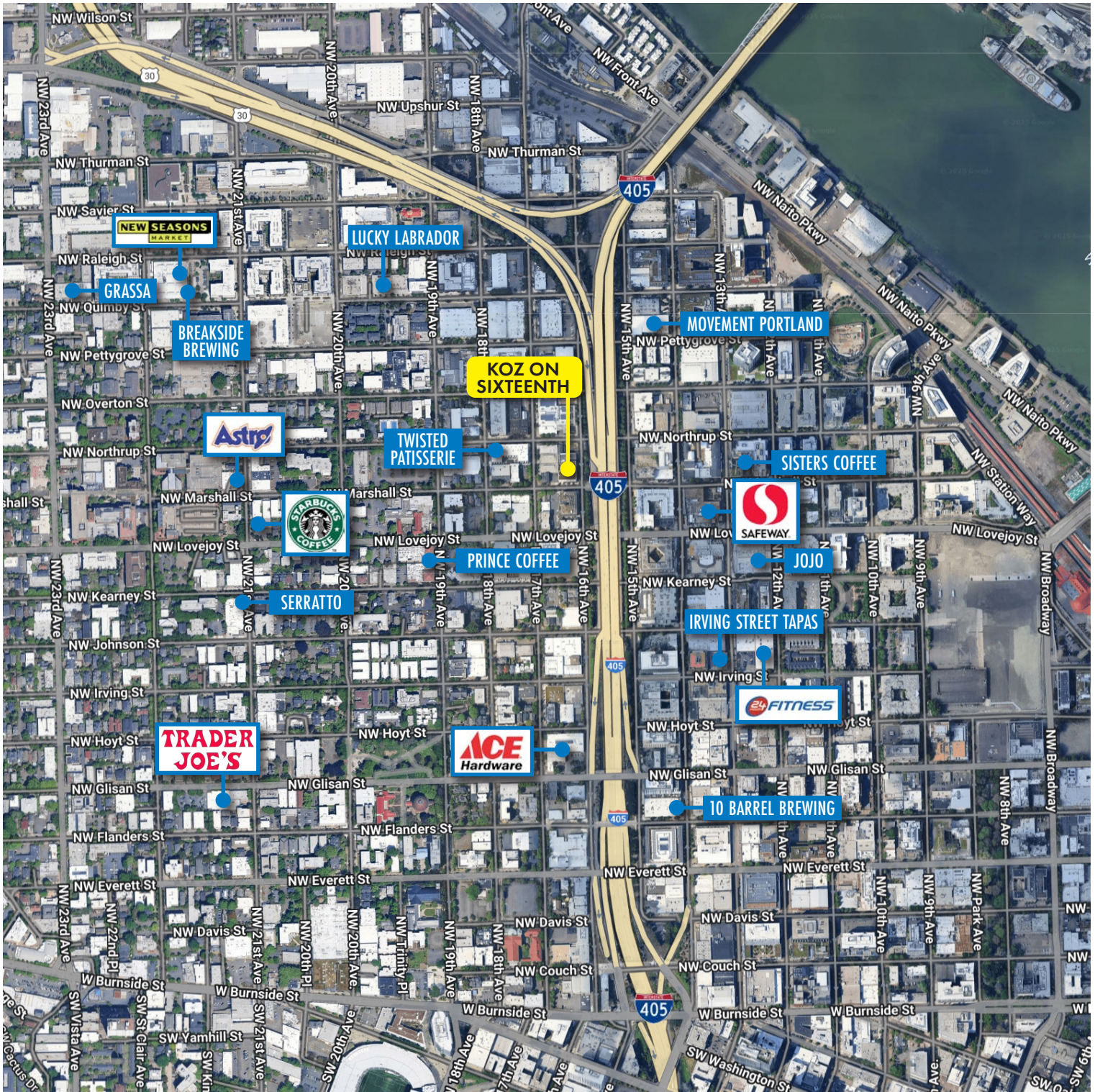


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## LOCATION MAP



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