



FOR LEASE | *WEST BURNSIDE & 18TH AVENUE*



## Rasmussen Building

1736 SW ALDER

FOR LEASE | 10,000 SQUARE FEET

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# RASMUSSEN BUILDING

**LOCATION** | West Burnside & 18th Avenue

**AVAILABLE** | 10,000 SF of ground floor retail space

**TIMING** | July 1, 2014

**OVERVIEW** | West Burnside is the lifeline that connects downtown to the West Hills and the trendy Nob Hill neighborhood including both NW 23rd and NW 21st Avenues. Significant amenities include easy access to the central city, I-405, HWY 26, along with the MAX light rail and multiple intercity bus lines. There is an active pedestrian daytime scene with strong local businesses such as The Oregonian and Zupan's. Nearby Jeld-Wen Field's full year-round schedule of events ranging from Portland Timbers Soccer to evening concerts, and the Multnomah Athletic Club with over 20,000 members. Additionally, a dense population of new and existing urban mixed-use housing developments surrounds this space.



**THE BUILDING** | This historic building was once home to Rasmussen Mercedes. The 10,000 sq.ft opportunity offers high ceilings, and expansive storefront glass along NW Alder with visibility to NW Burnside.

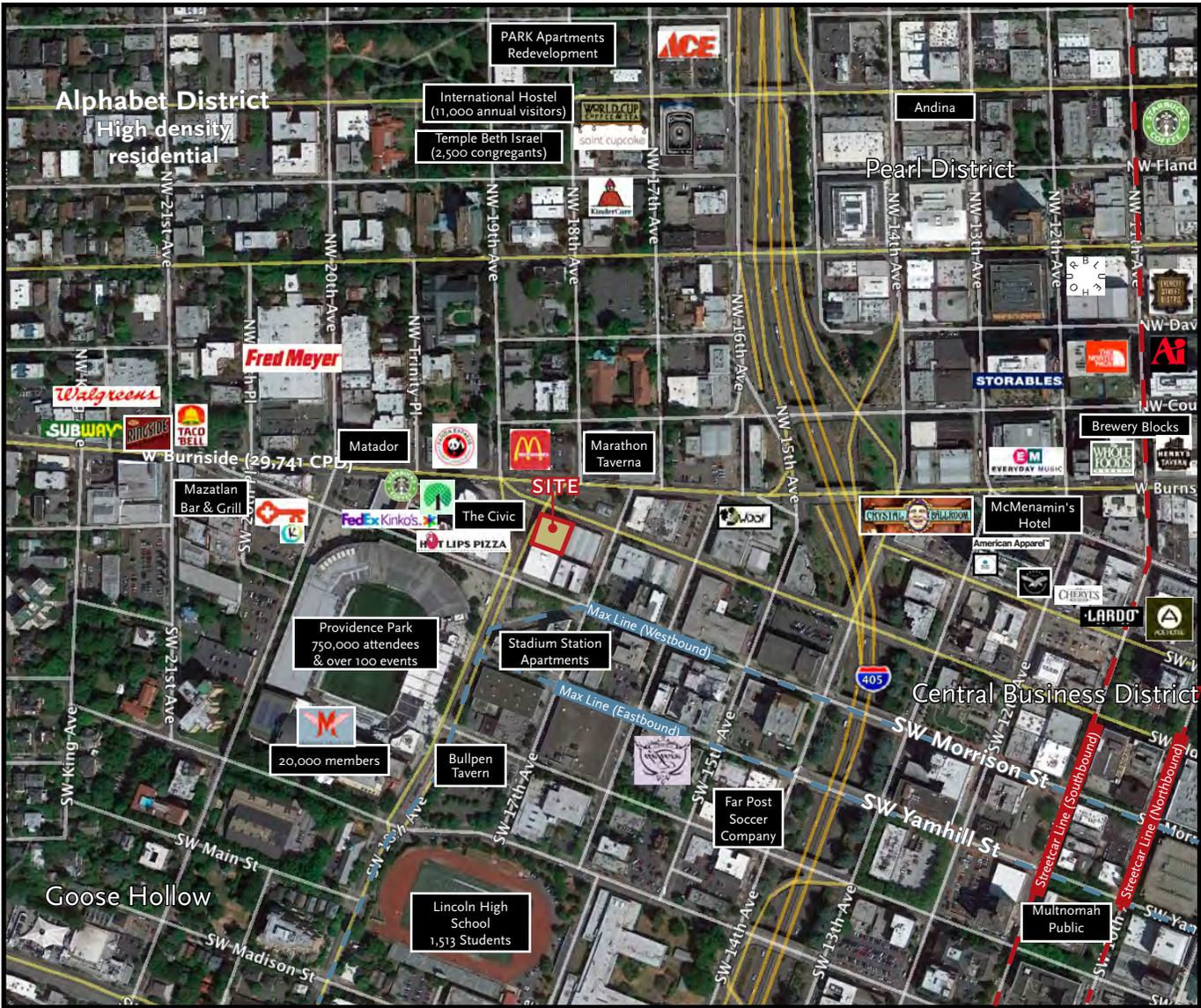


SURROUNDING AREA



SURROUNDING AREA

# Aerial



# Newly Renovated Providence Park

## THE OFFICIAL HOME OF THE PORTLAND TIMBERS

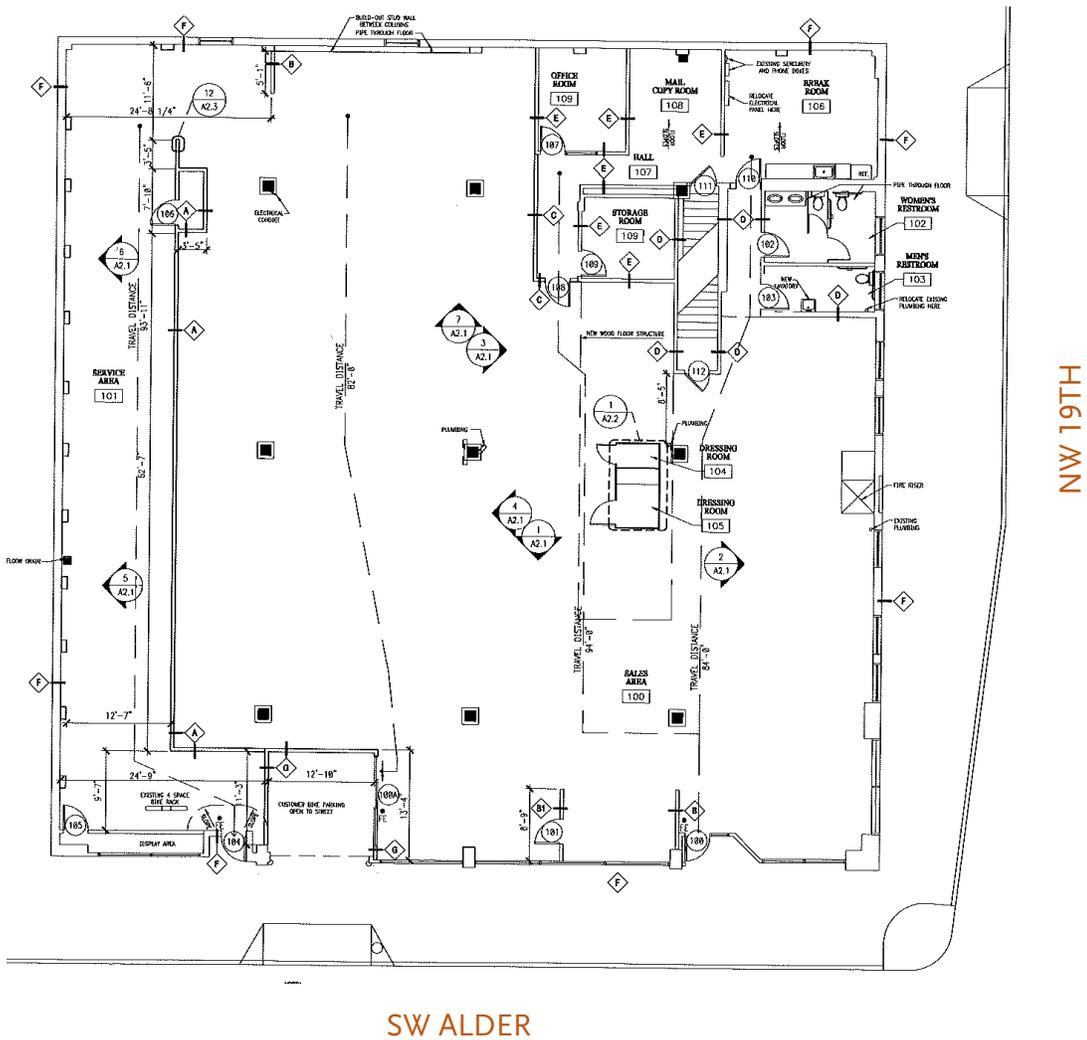
Providence Park is a premier athletics venue that is home to the Portland Timbers MLS soccer team, Portland Thorns FC of the National Women's Soccer League and the Portland State University Vikings football team. The capacity of the renovated Providence Park is between 22,000 and 23,000 and hosts over 750,000 attendees annually.



# Aera Demographics

Demographics	.25 miles	.50miles	.75 miles
POPULATION	3,826	14,125	26,741
PROJECTED POPULATION	3,952	14,586	27,589
MEDIAN AGE	32.5	34.0	36.5
AVERAGE HH INCOME	\$46,746	\$47,644	\$56,522
PROJECTED HH INCOME	\$50,797	\$51,425	\$60,728

**Traffic Counts: W Burnside: 33,294 CPD @ SW 19th**



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