

FOR SALE OR LEASE

URBAN
WORKS



3535 N VANCOUVER AVE

4,000 SF BUILDING / 7,405 SF LOT

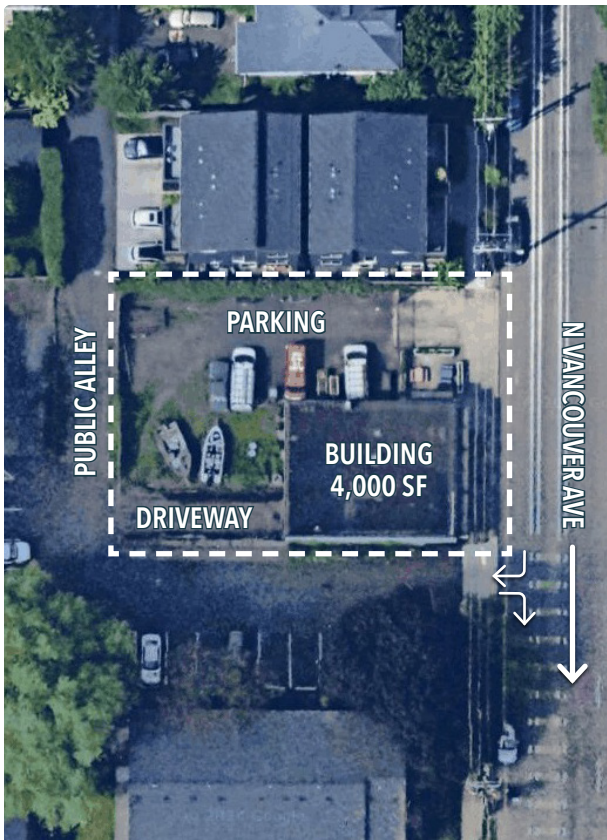
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SUMMARY



Owner/User or Investment property in close-in North Portland. This building is located one block from New Seasons and the N Williams corridor. This charming property features retail, cafe, office and shop space with off-street parking.

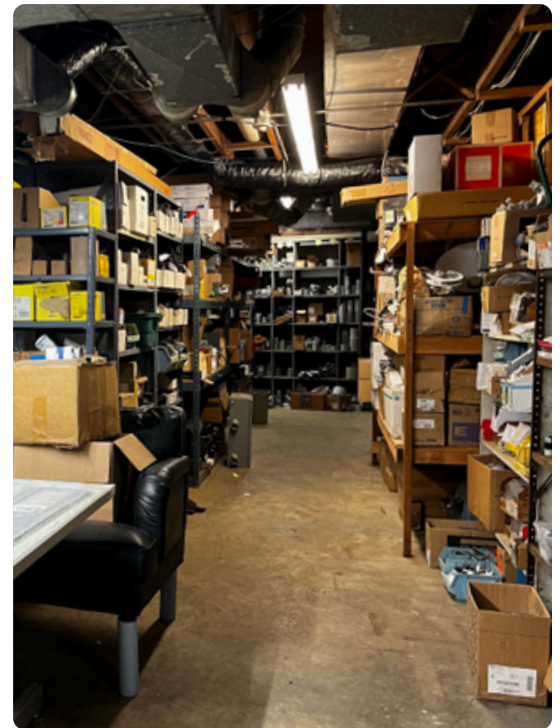
Address	3535 N Vancouver Ave
Lot Size	7,405 SF
Building Size	Main Floor: 2,000 SF - Cafe / Retail / Office Space - Type 2 Hood - Grease Trap Lower Level: 2,000 SF - Shop / Storage Space - Roll-up Door Access
Year Built	1951
Property Tax	\$3,908.05 (2023)
Zoning	RM2
Parking	Yes - off-street parking



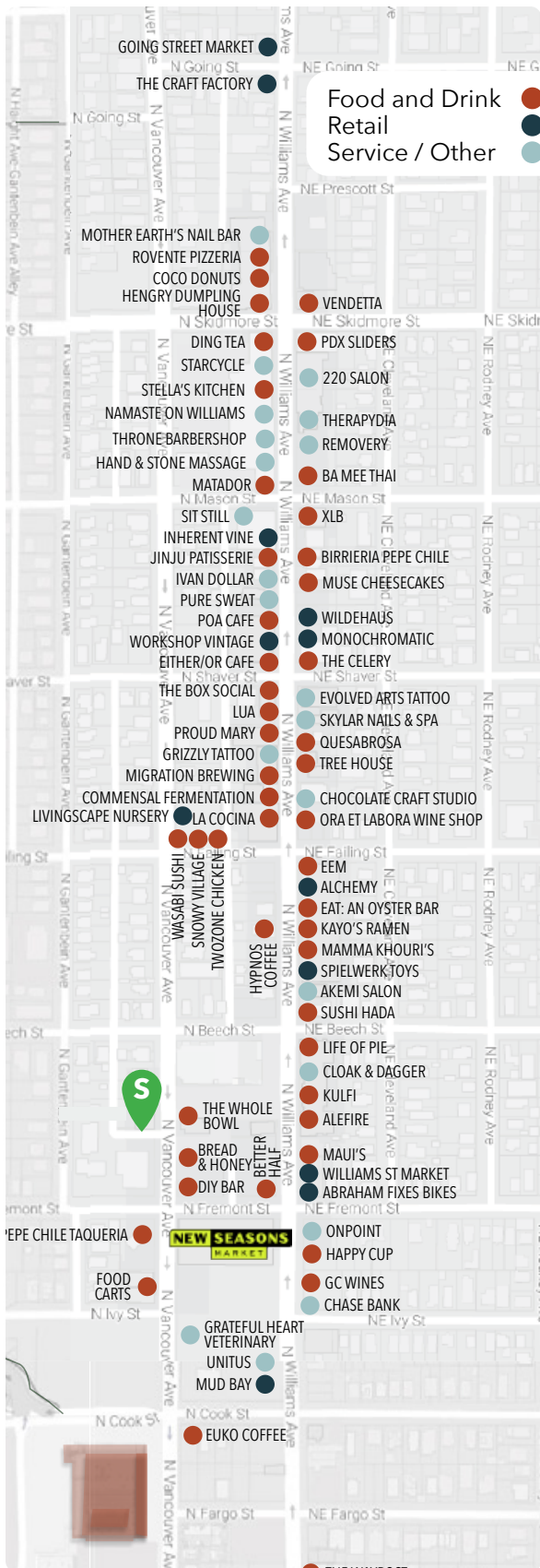
ADDITIONAL PHOTOS



Storefront & Parking Area



N WILLIAMS CORRIDOR



Demographics	¼ Mile	½ Mile	1 Mile
2024 Population	3,054	10,114	27,316
Total Employees	1,213	9,315	19,062
Total Businesses	176	798	2,168
Median Household Income	\$103,526	\$101,024	\$104,387
Median Age	32.9	33.5	35.7
Any College	82.3%	83.5%	81.2%

