FOR LEASE

BLACKBURN BUILDING | 1,277 SF
Coffee / Cafe Space
25 NE 122nd Ave @ Burnside, Portland, OR 97230

AVAILABLE JULY 2019

PROPERTY HIGHLIGHTS

• High visibility corner - Traffic ADT:
  Burnside - 26,871 (2017); 122nd - 23,967 (2017)
• Adjacent to 122nd & Burnside MAX station
• New construction mixed use building
• 33,000 SF clinic with ±100 FTE in bldg
• 175 residential units in building
• Earth Advantage Gold Certified
• Available July 2019

CALL FOR RATES
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Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 mile</th>
<th>3 mile</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>23,663</td>
<td>187,562</td>
</tr>
<tr>
<td>Households</td>
<td>8,991</td>
<td>69,381</td>
</tr>
<tr>
<td>Med Income</td>
<td>$46,340</td>
<td>$50,352</td>
</tr>
<tr>
<td>Daytime</td>
<td>8,854</td>
<td>63,972</td>
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Good Transit
Many nearby public transportation options

Very Bikeable
Flat as a pancake, excellent bike lanes

Very Walkable
Most errands can be accomplished on foot

The BLACKBURN BUILDING and Eastside Health and Recovery Center is a six-story building that includes a health care facility, pharmacy, and commercial space. With 51 units of respite care transitional housing and 10 units of palliative care housing, the clinic will serve about 3,000 patients annually. Additionally, the building will have 80 units of transitional low-income single room occupancy and 34 studios of permanent housing.

COFFEE BAR
FLOOR PLAN A
Other options possible

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