

— DRCOMM —
Dwell Realty Commercial

FOR LEASE

3987 N Mississippi Ave, Portland, OR 97227



DWELLREALTYPDX.COM

Retail/office space available immediately. Move your business to this hip Mississippi address on the corner of Mississippi and Shaver. Space includes two ADA restrooms, kitchenette, large open space with six perimeter offices. Two of the offices are large enough to be used as conference rooms. The space could be divided into two spaces. There are two entrances facing Mississippi and two entrances facing Shaver. Numerous windows create a light filled space that would be perfect for retail or office use.

Betty Campbell Building

- Year built 1997
- Use: Office/Retail
- Sq ft: 2627
- Parking spaces: (3)

3987 N Mississippi St.

Chris Guinn III • Real Estate Broker

503-703-4462 • cgiii@gmail.com

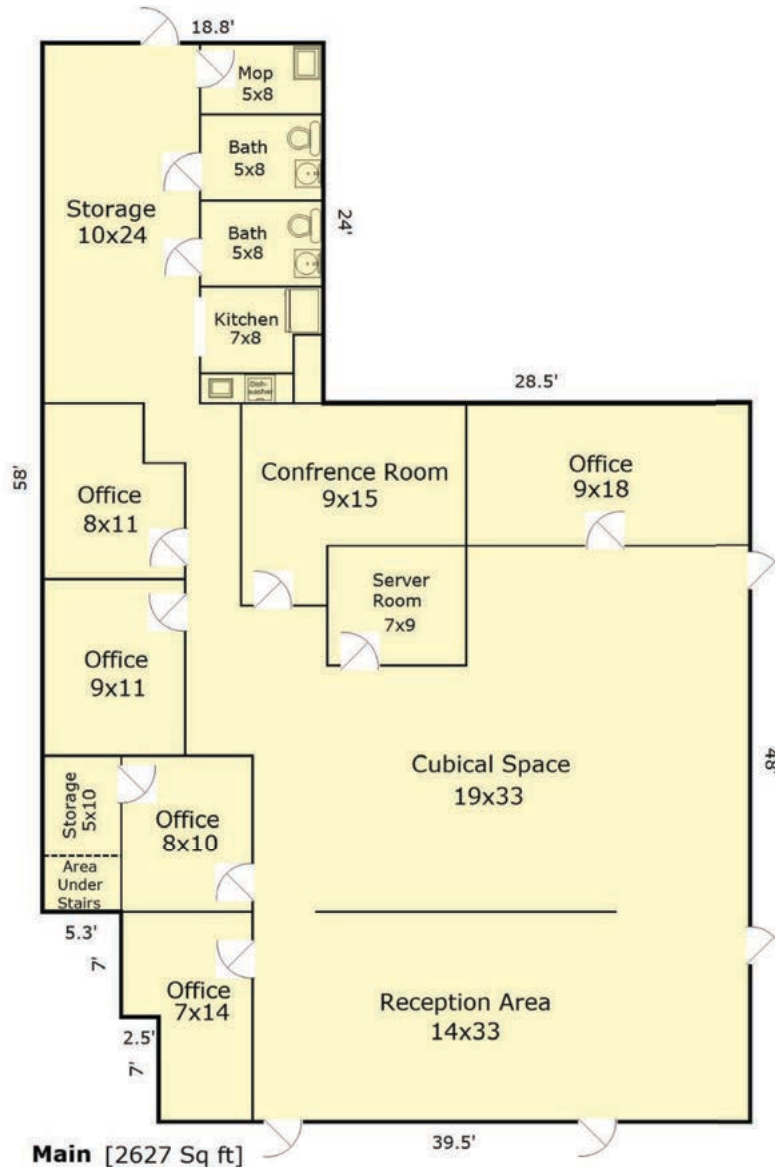
5265 NE MLK JR Blvd. Portland, OR 97211

Jenn Lizer • Real Estate Broker

503-888-8553 • Jennlizer@me.com

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* The information contained herein is deemed reliable but can not be guaranteed as to its accuracy, and should be independently verified. *



Sketch Prepared for Jennifer Lizer
Measured on 05/17/19

Measurements based on interior paint to paint. Do not compare to exterior measurements.
Wall thickness measured at front door is 1ft. Thickness of walls between units is unknown.

This sketch and the measurements shown herein, are approximate and are only provided for rough demonstration purposes. The measurements are not guaranteed and should not be relied upon. If measurements are material to the reader, then the reader should independently measure the dimensions. This sketch is provided to the preparer's client along with various limitations and conditions that apply to this sketch and which should be reviewed along with this sketch. If a person other than the designated Client uses the information herein (create a prohibition in such case), then such person agrees to be subject to the same terms and limitation as the designated Client. Separation of this text from the sketch above will subject the separating party to liability.
Order floor plan drawing services at www.AQualityMeasurement.com



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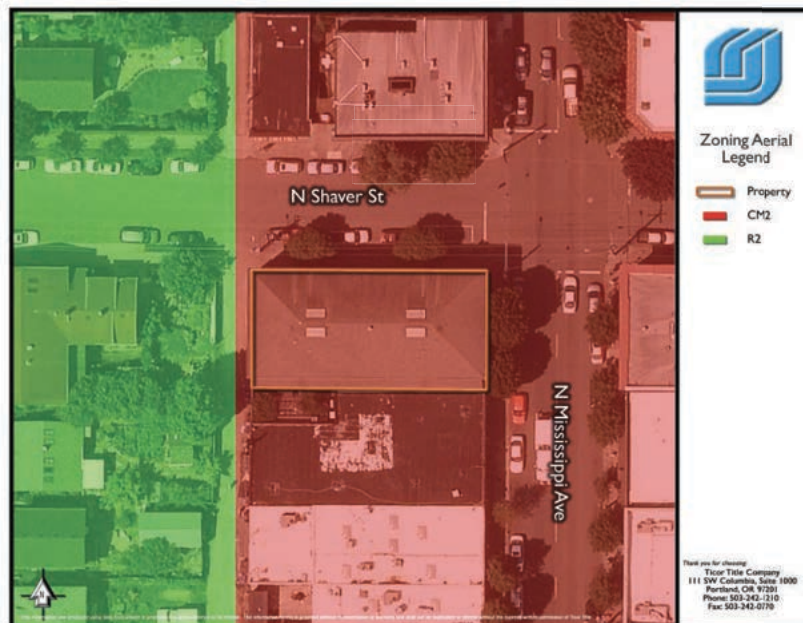
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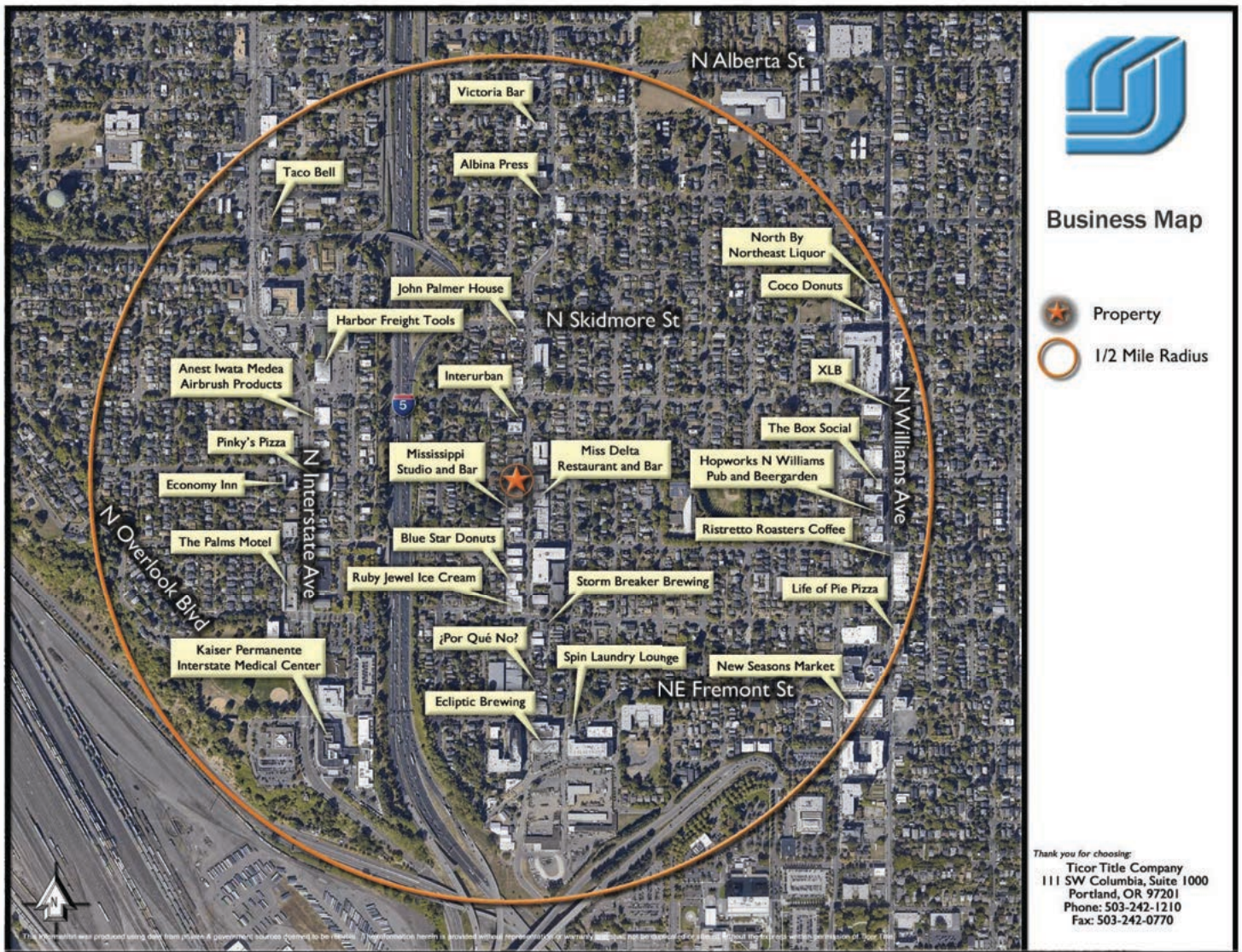
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RMLS | Trade Area Report

3987 N Mississippi Street, 97227

Criteria Used for Analysis

Income:
Median Household Income
\$55,187
Total dollars:
\$55,187 out of \$2,381

Age:
Median Age
36.1
Total years:
36.1 out of 5,467.0

Population Stats:
Total Population
5,467

Segmentation:
1st Dominant Segment
Metro Renters

Consumer Segmentation

Life Mode

What are the
people like that
live in this area?

Uptown Individuals
Younger, urban singles on the move

Urbanization

Where do people
like this usually
live?

Principal Urban Centers
Young, mobile, diverse in metros of 2.5 + million people

Top Tapestry Segments

	Metro Renters	Emerald City	Urban Chic	Set to Impress
% of Households	994 (41.7%)	926 (38.9%)	303 (12.7%)	158 (6.6%)
% of Portland	42,753 (15.6%)	66,755 (24.4%)	19,577 (7.2%)	5,381 (2.0%)
Lifestyle Group	Uptown Individuals	Middle Ground	Upscale Avenues	Midtown Singles
Urbanization Group	Principal Urban Centers	Metro Cities	Suburban Periphery	Metro Cities
Residence Type	Multi-Unit Rentals	Multi-Units, Single Family	Single Family	Multi-Unit Rentals, Single Family
Household Type	Singles	Singles	Married Couples	Singles
Average Household Size	1.66	2.05	2.37	2.1
Median Age	31.8	36.6	38.4	33.1
Diversity Index	59.3	48.1	45.2	64.9

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