

BUILD-TO-SUIT FREESTANDING OFFICE, MEDICAL OR RETAIL - SALE OR LEASE

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FOR SALE OR LEASE

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



OFFERING SUMMARY

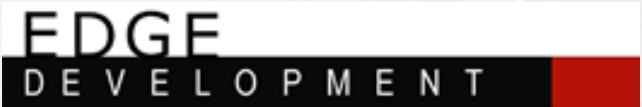
Sale Price:	Call for Pricing
Lease Rate:	Call for Rates
Lot Size:	0.63 Acres
Building Size:	6,000 - 7,500
Parking Ratio:	4.8/1,000 SF
Zoning:	CX, Central Commercial

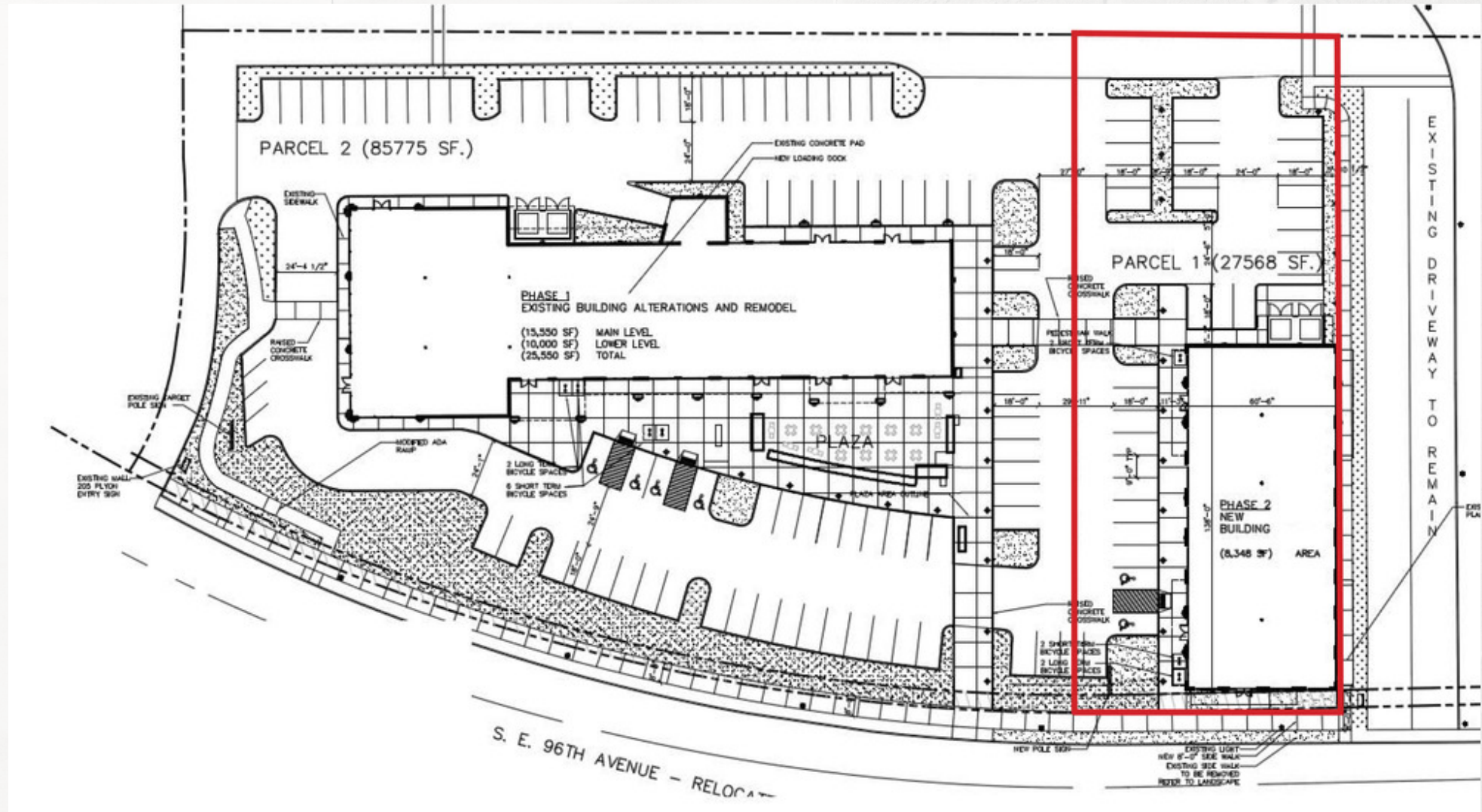
LOCATION OVERVIEW

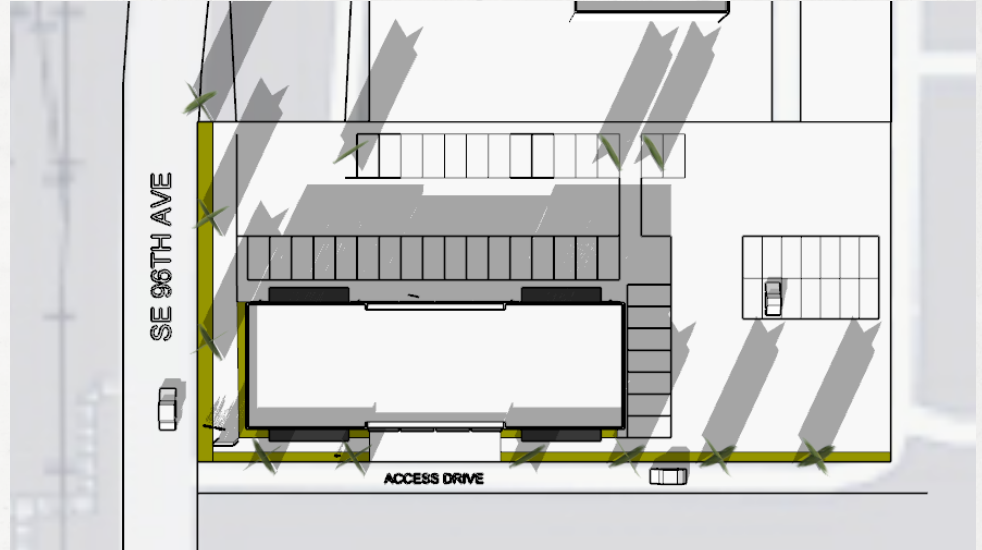
New construction located at Mall 205, adjacent to anchors including Home Depot, Target, and 24 Hour Fitness. It is also conveniently located across from Adventist Medical Center. The site is easily accessible, offers immediate access to I-205 and I-84, and is across the street from a Green Line MAX stop. The future building will have ample signage opportunities including monument signage, and will feature freeway visibility from I-205.

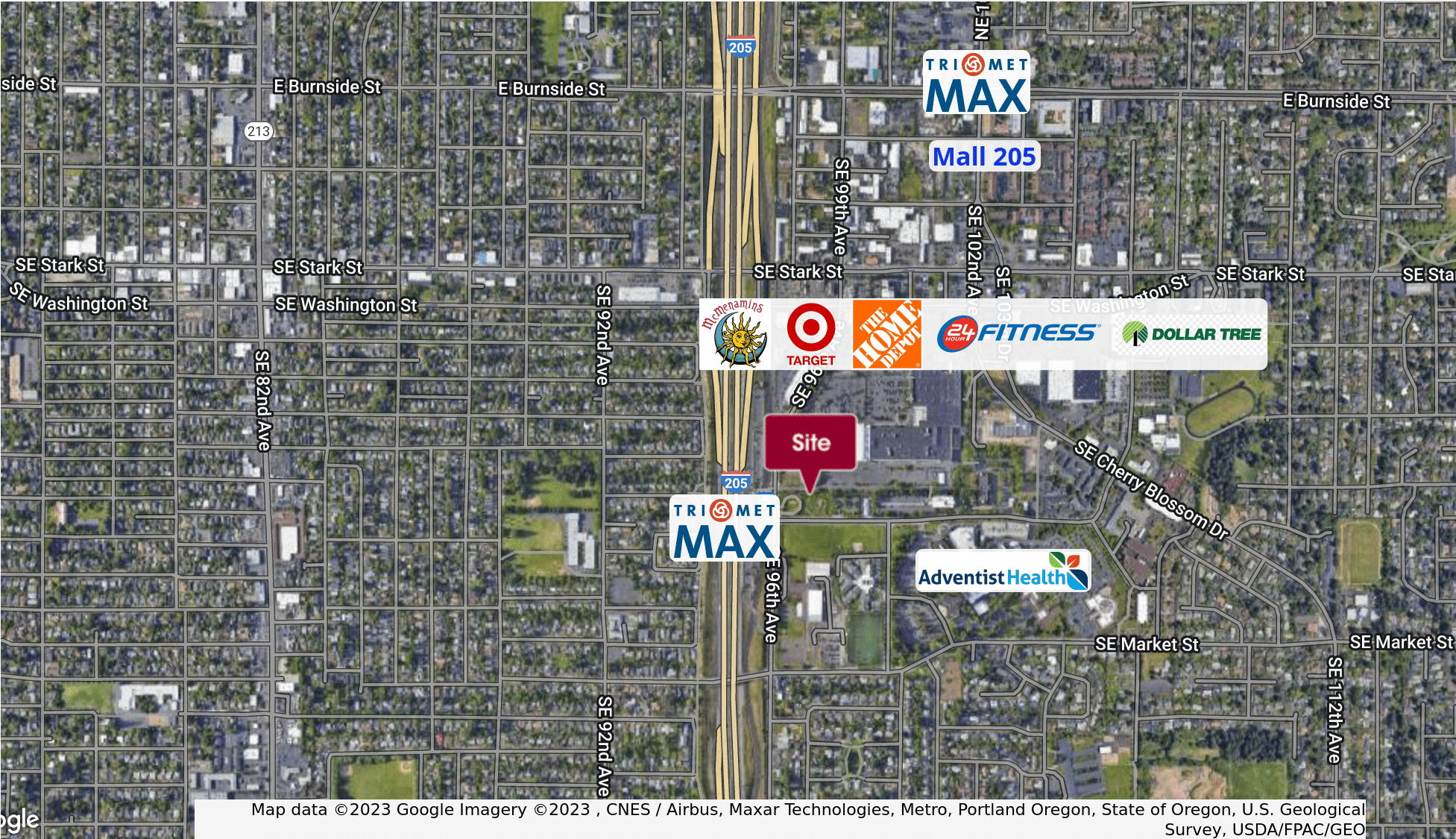
ALLOWABLE USES

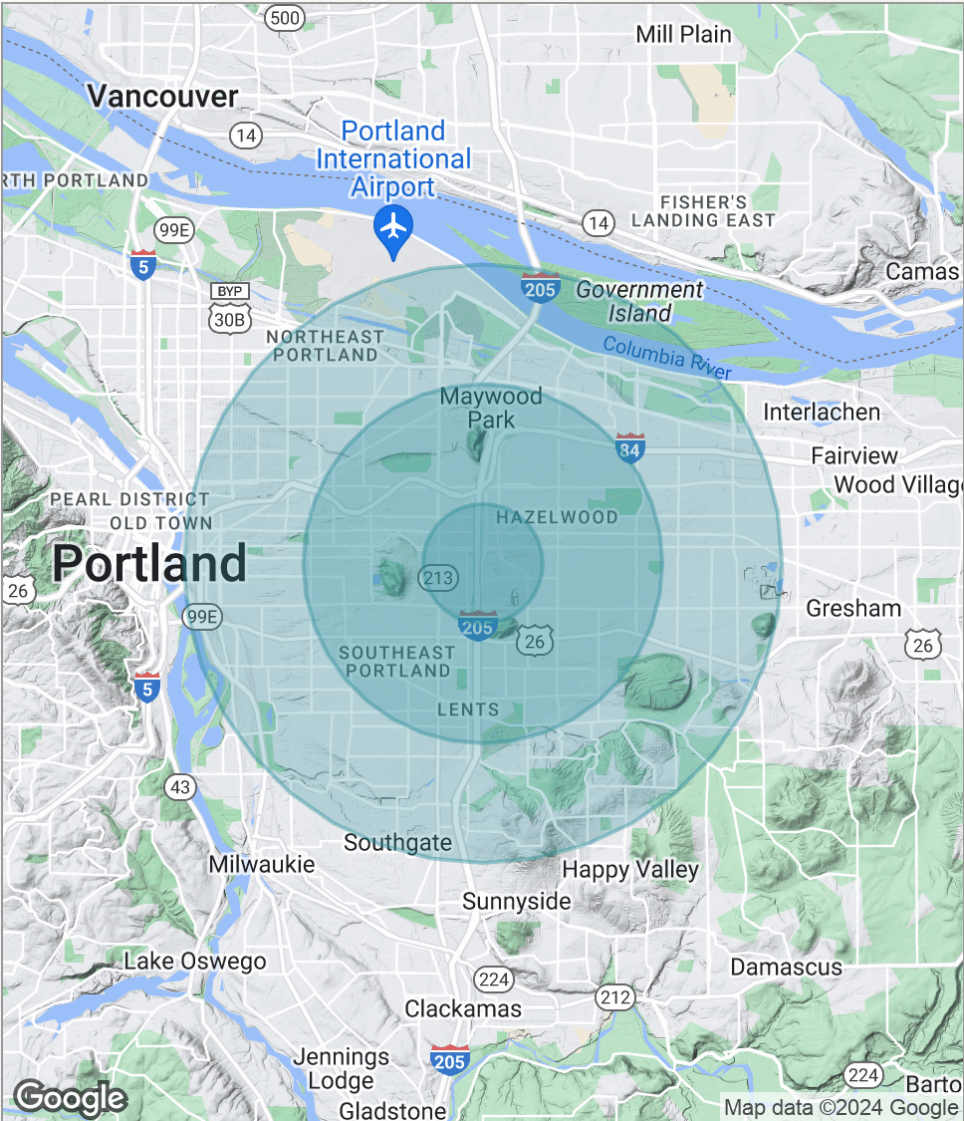
- Medical and dental offices
- Retail sales and services
- Professional office
- Restaurants and cafes











POPULATION	1 MILE	3 MILES	5 MILES
Total population	17,782	175,696	421,475
Median age	37.8	36.3	35.9
Median age (Male)	36.8	35.9	35.7
Median age (Female)	39.4	37.0	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,908	70,157	169,049
# of persons per HH	2.6	2.5	2.5
Average HH income	\$51,265	\$53,448	\$59,436
Average house value	\$245,812	\$256,210	\$309,910

* Demographic data derived from 2020 ACS - US Census