

# FOR LEASE

## BUILDING INFO

This building is located right at the highly visible corner of NE Cesar E Chavez Boulevard and NE Halsey street in The Hollywood District. This neighborhood, located within Northeast Portland, is named for its historic 1920's-era Hollywood Theatre and serves as the primary shopping district for the adjacent Grant Park and Laurelhurst neighborhoods.

The district is conveniently located on the Max Light Rail system, is easily accessible from I-84, and has a walking score of 94. The area includes tenants such as Trader Joe's, Killer Burger, Whole Foods, and many strong local coffee shops, restaurants, and brew pubs. The strong mix of national, regional, and local tenants adds to the eclectic feeling and charm that the Hollywood District is known for.

DEMOGRAPHICS	1 MILE	2 MILE
Population	26,768	115,859
Avg. HH Income	\$137,542	\$113,003
Daytime Workforce	15,051	64,969



## HOLLYWOOD DISTRICT RETAIL

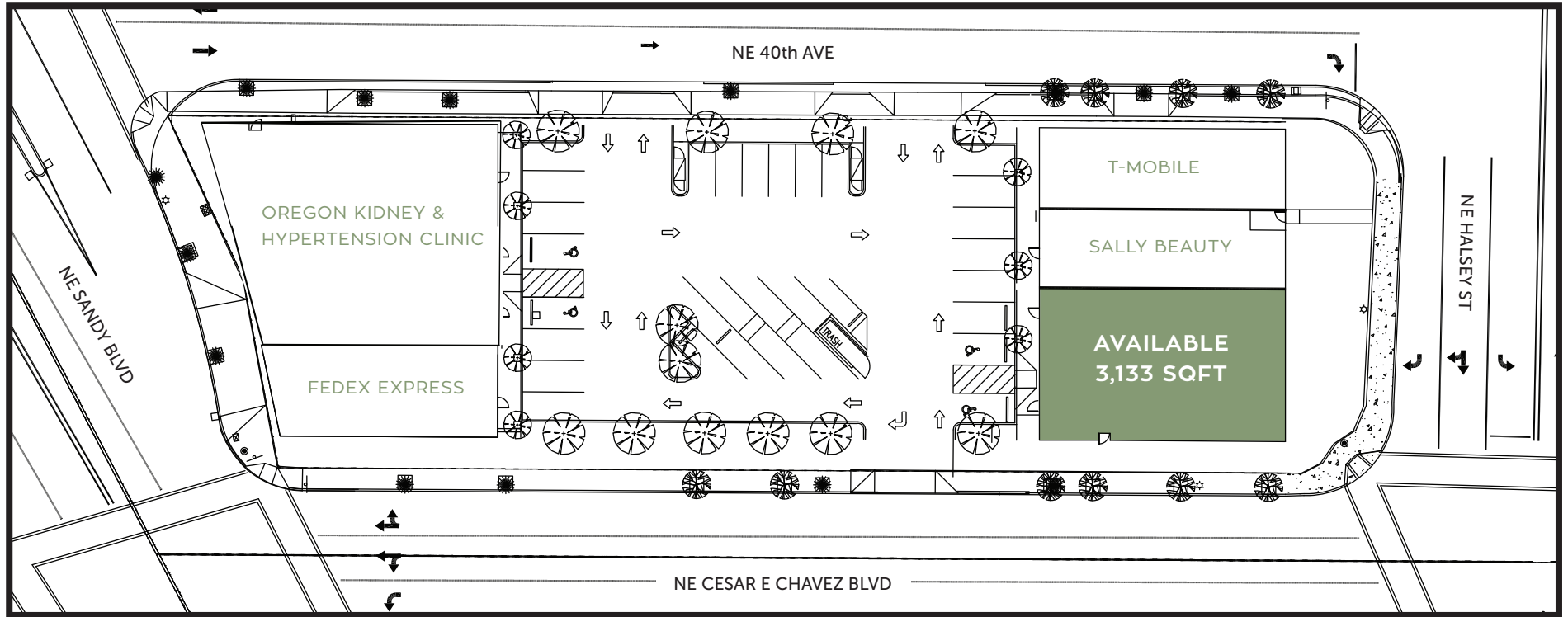
1505 NE 40th Ave, Portland, OR 97232

FOR LEASING INFORMATION: 503.283.5365

CE JOHN

SINCE 1947

# OPTION 1



## HOLLYWOOD DISTRICT RETAIL

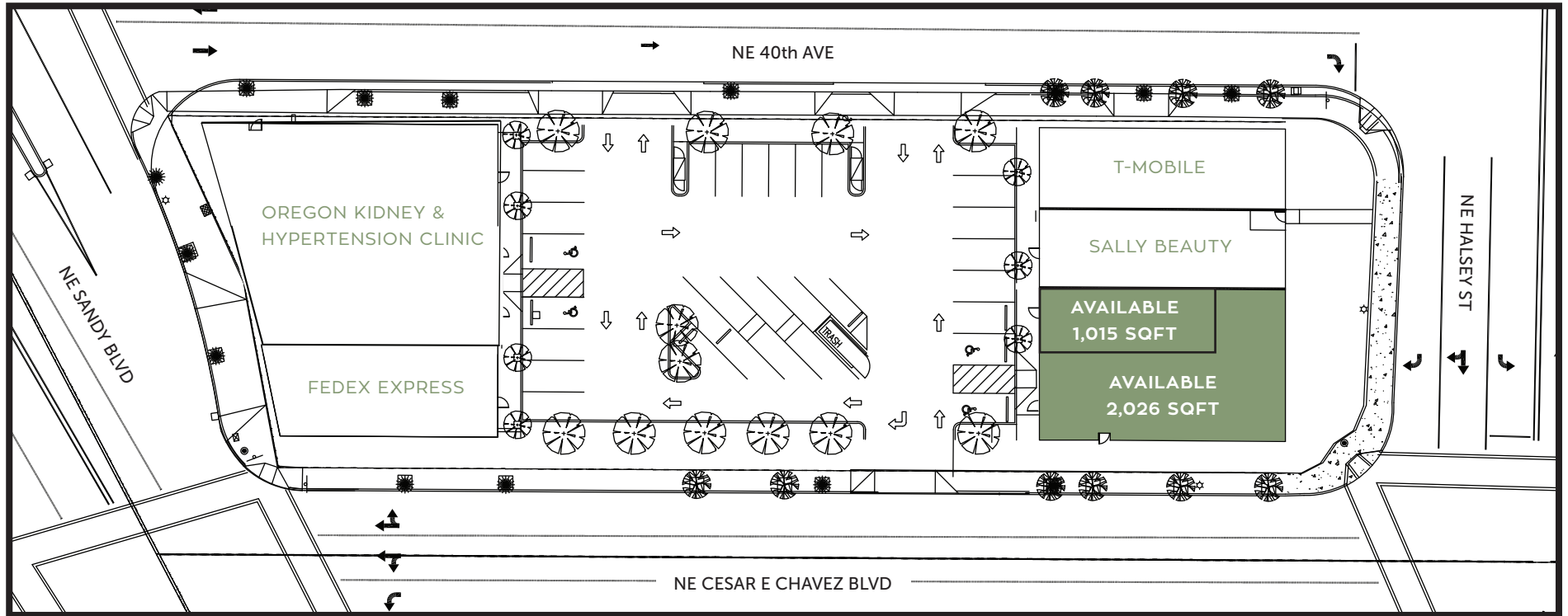
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## OPTION 2



### HOLLYWOOD DISTRICT RETAIL

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