

Hollywood

1505 NE 40th Ave., Portland, OR 97232



CE JOHN

For Leasing Information Contact:
Rachael Diharce, Director of Leasing or Sydney Reuter, Leasing Associate
1701 SE Columbia River Drive, Vancouver WA 98661 - 360.696.0837 - Portland 503.283.5365

HOLLYWOOD

DESCRIPTION



1505 NE 40th Ave., Portland, OR 97232



The Hollywood Neighborhood ranks 2nd out of 89 neighborhoods in Portland for walkability.

The Hollywood District is a neighborhood located within northeast Portland, renamed for its historic 1920s-era Hollywood Theatre. The neighborhood is home to several national and local businesses and serves primarily as a shopping district to the adjacent neighborhoods of Grant Park and Laurelhurst. The district is conveniently located on the Max Light Rail System, is easily accessible from I-84 and has a walk score of 94.

The area includes tenants such as Trader Joe's, Killer Burger, Whole Foods, several local coffee shops, restaurants, and brew pubs. All of which add to the eclectic feeling and charm that the Hollywood District is known for.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	25,114	211,880	433,183
Median Age	39.9	36.8	36.7
Av. HH Income	\$98,801	\$75,315	\$73,332

TRAFFIC COUNTS	Average daily total
NE Sandy Blv	
NE 40th Avenue	29,058
NE 39th Avenue	29,960
NE 39th Ave	
NE Halsey St.	20,969
Broadway Exit	26,910

CE JOHN

SINCE 1947

HOLLYWOOD

AERIAL PHOTO

1505 NE 40th Ave., Portland, OR 97232



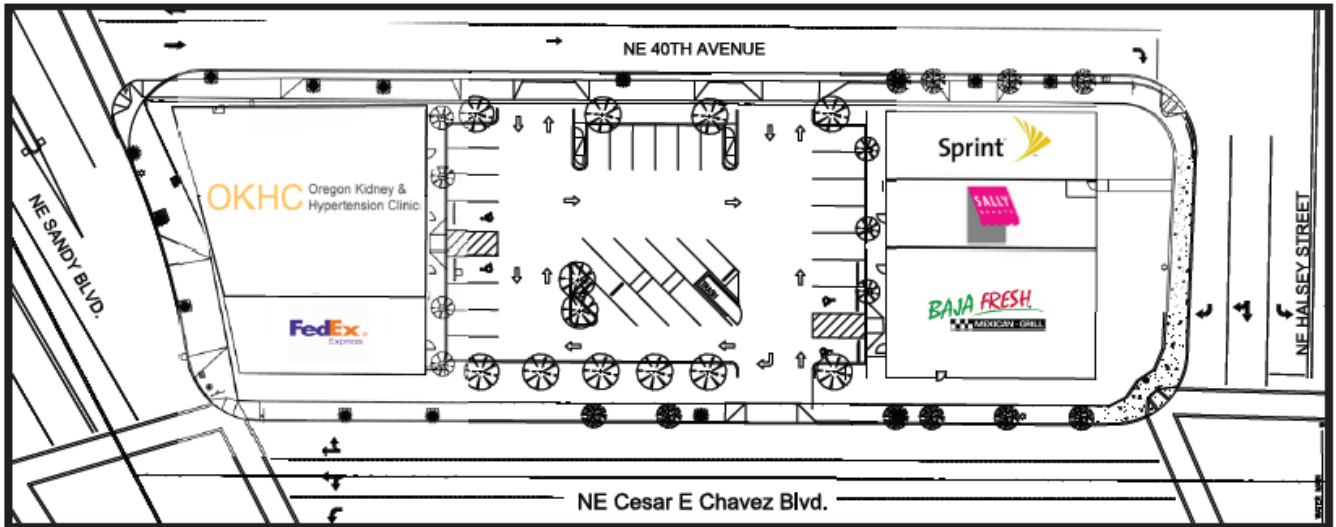
CE JOHN

SINCE 1947

HOLLYWOOD

SITE PLAN

1505 NE 40th Ave., Portland, OR 97232



CE JOHN

SINCE 1947