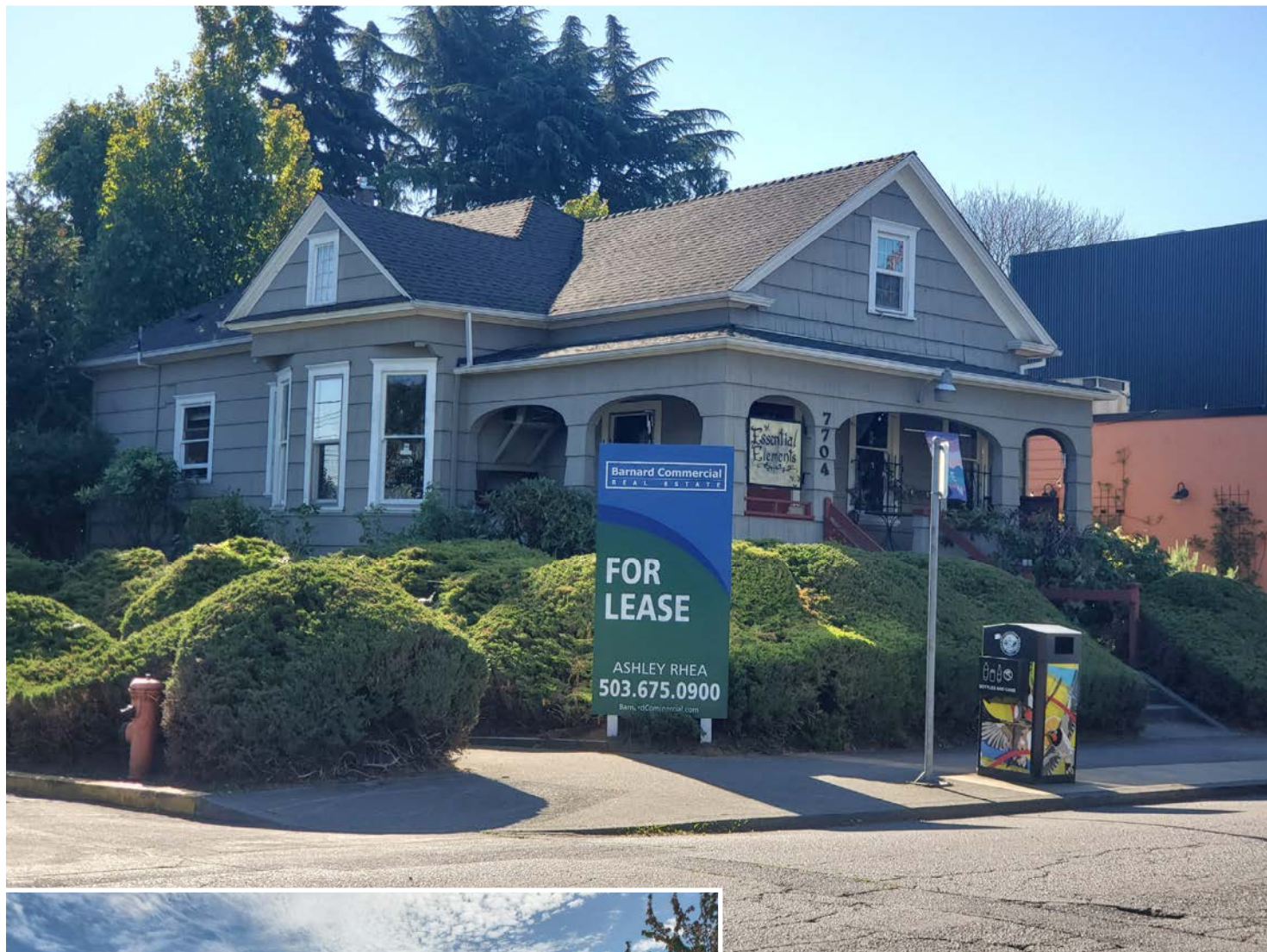


7704 SE 13th

7704 SE 13th Ave, Portland, OR 97202

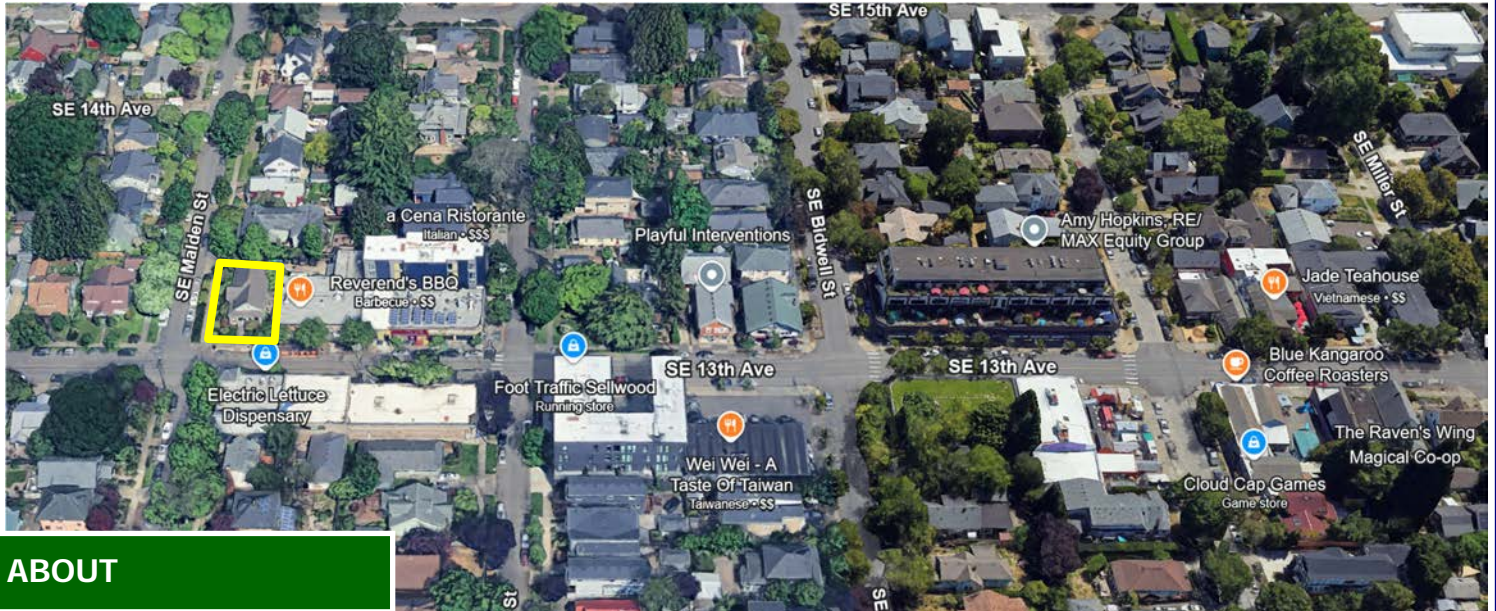


Available:

**1,375 SF—Main Floor
670 SF Basement**

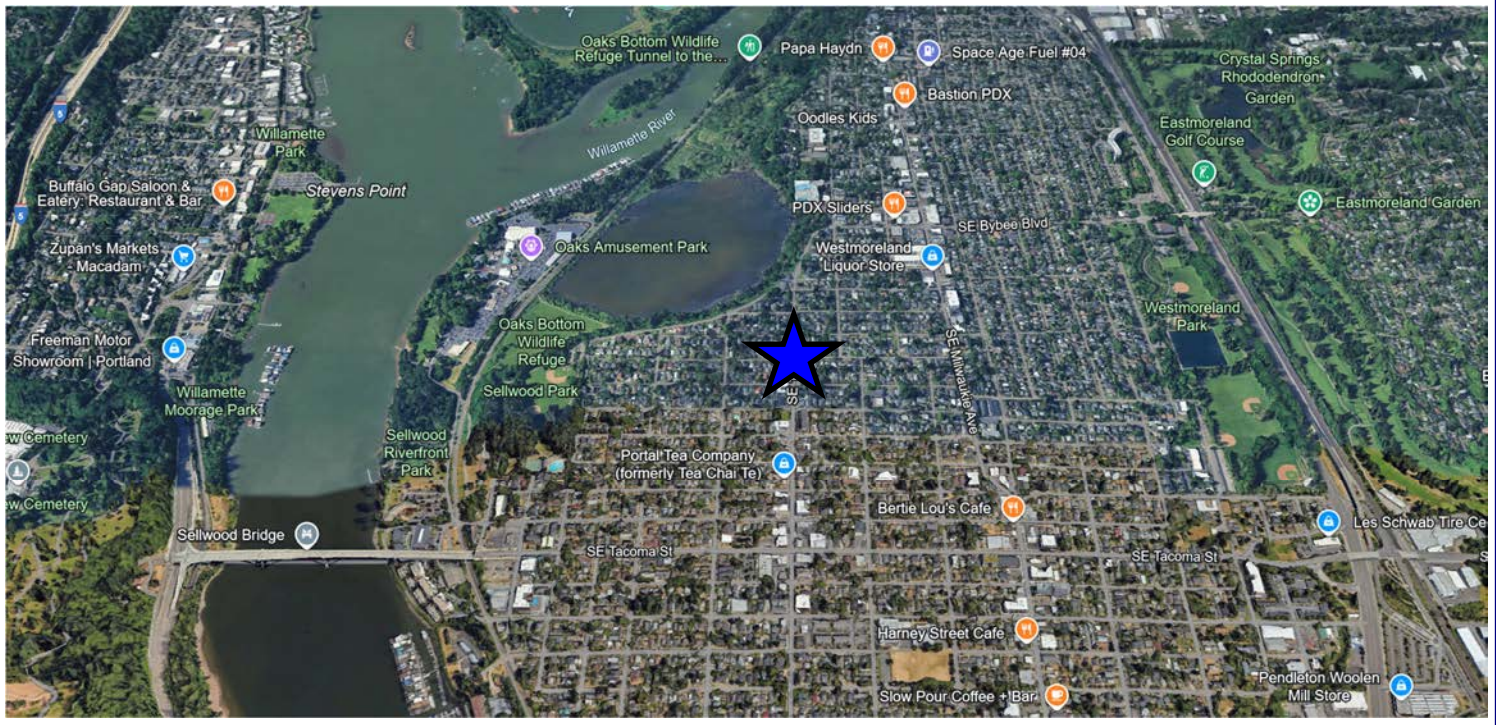
**\$2,700.00 per month,
modified gross**

Ashley Rhea | 503.616.2942 | ashley@barnardcommercial.com
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ABOUT

Centrally located in the heart of Sellwood this early 1900's building has all the historic charm that this community is known for amidst some of the city's best restaurants, boutiques and shops. This property is 4 miles south of downtown Portland and in-between the sellwood bridge to the west and Hwy 99E to the east. Enjoy the walkability this property offers in a dense neighborhood environment with high household income demographics.

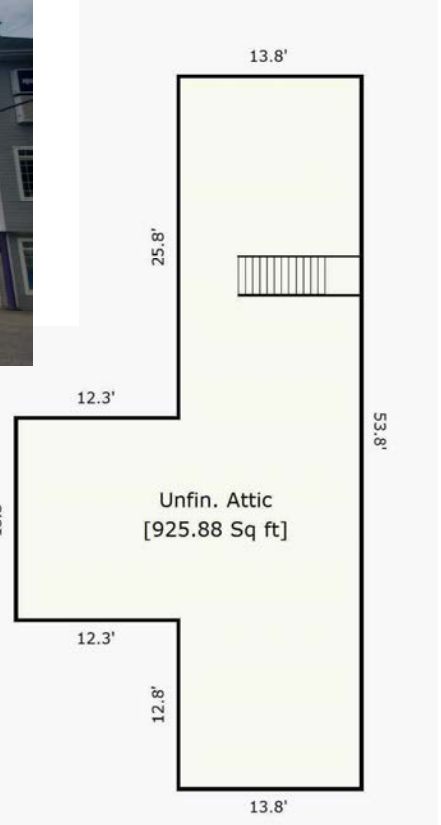
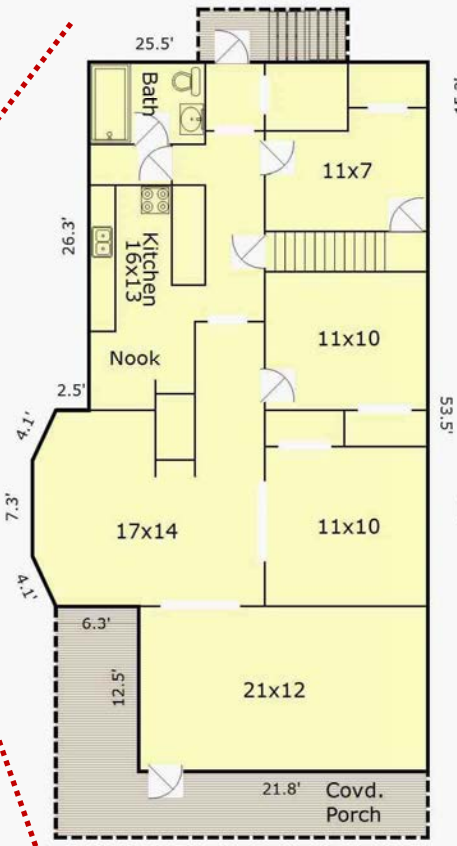
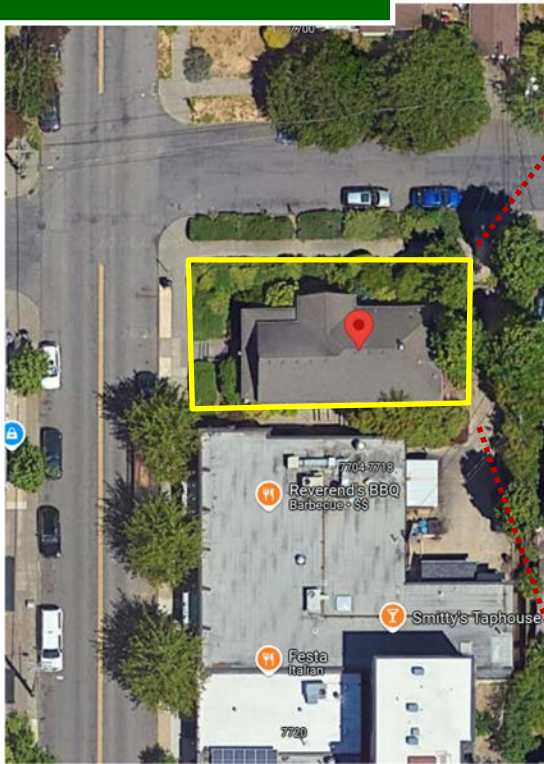


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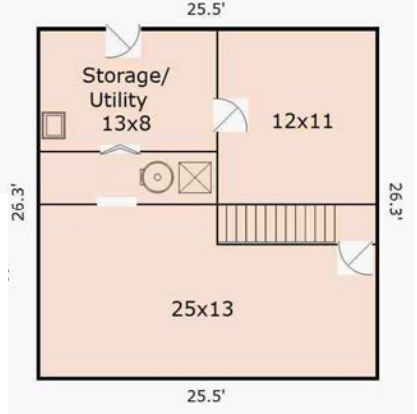


FLOORPLAN



Main
[1373.5 Sq ft]

Lower
[669.38 Sq ft]

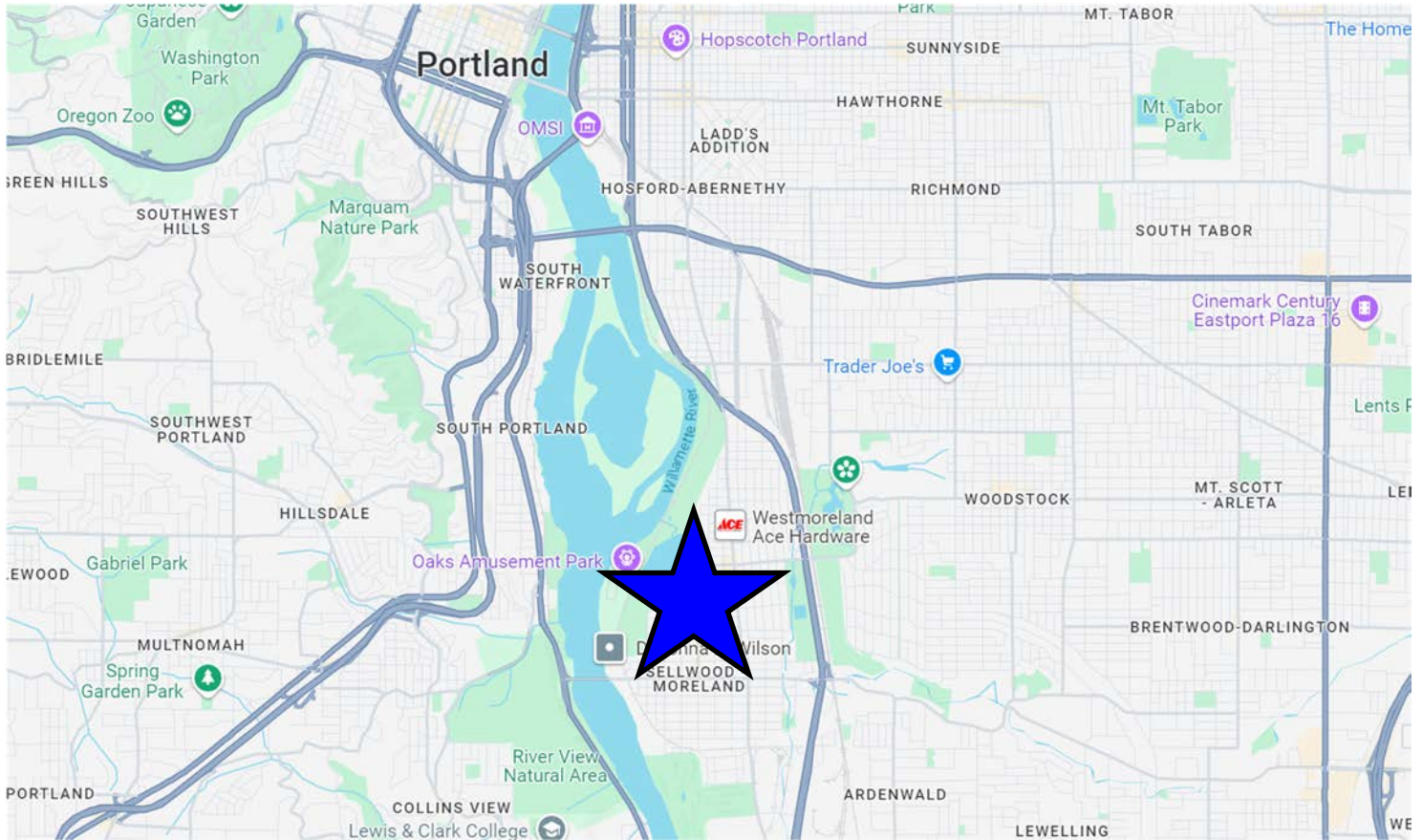


DEMOGRAPHICS

	<u>Demographics</u>		
	1 Mile	3 Mile	5 Mile
Population:	14,233	136,504	435,798
Average HH Income:	\$117,120	\$119,417	\$112,225

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All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.



LOCAL RESTAURANTS



LOCAL ATTRACTIONS



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