



Available
4,650 S.F.

Highlights

- **Hard Corner Location**
- **Anchor Shadowed By Winco Foods**
- **Easy Access From Highway**
- **High Traffic Count**

Demographic Profile: 3 Miles 5 Miles

Population:	117,583	227,888
Average Household Income:	\$60,565	\$64,056
Total Employees	11,432	19,645

Traffic Count:

Portland Ave.: 11,400 V.P.D.
NW 39th Street: 43,210 V.P.D.
74/I-44 Interchange 163,400 V.P.D.

