

9101 SE FOSTER IN PORTLAND, OREGON

LENTS COMMONS

FOR LEASE | STUNNING MIXED-USE PROJECT | CLASS A RETAIL



LOCATION 9101 SE Foster Road in Portland, Oregon

AVAILABLE SPACE 7,651 RSF Class A retail | Up to 3,846 RSF contiguous | Divisible to ±1,462 RSF

RENTAL RATE Call for details

TENANT IMPROVEMENTS Please contact us for information regarding Prosper Portland's Affordable Commercial Tenanting (ACT) Program

COMMENTS

- Beautifully landscaped courtyard
- LEED Gold project
- High visibility corner with excellent traffic counts
- Close proximity to MAX and I-205
- On-site parking
- Grant funding available for women-owned businesses and business owners of color
- Part of \$100 million Lents Town Center redevelopment
- 11'6" ceiling height



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LENTS COMMONS | PROJECT INFORMATION



Since the formation of the Lents Urban Renewal Area in 1998, Prosper Portland (formerly the Portland Development Commission) has invested \$54 million into this historic neighborhood with a goal of fostering a variety of uses to serve this unique, diverse community, as well as improving the health of businesses and the experience of living and working in Lents. Prosper Portland owns this LEED Gold 4 story, 65,000 SF mixed-use project at 9101 SE Foster, designed by Hacker architects and built by Bremik Construction. The building's wood-cladding exterior atop contemporary storefronts convey a modern take on this district's agrarian roots. ±7,651 RSF of class A retail is on offer, and these spaces are divisible to ±1,462 RSF. The building includes a large, generously landscaped public courtyard and on-site parking.



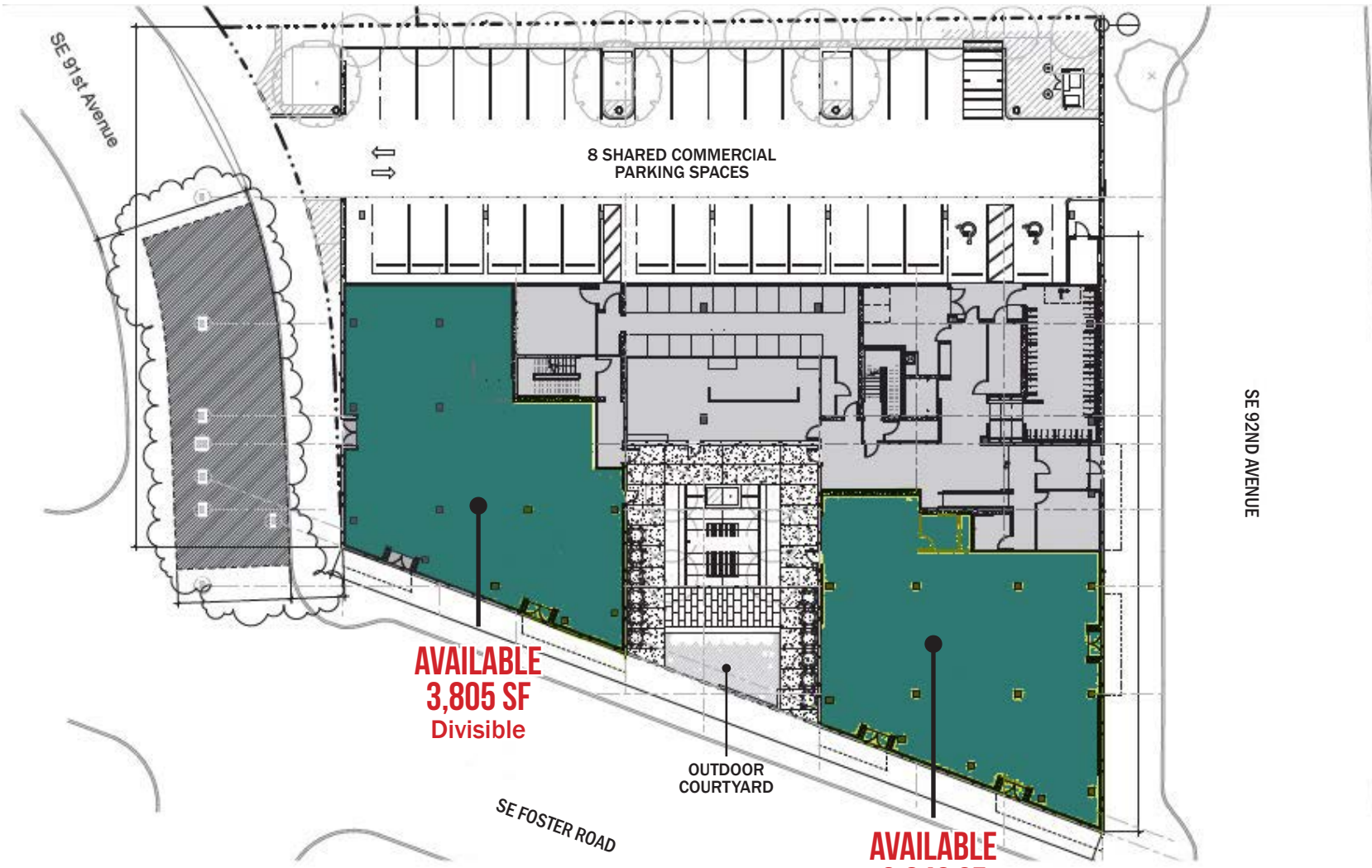
AFFORDABLE COMMERCIAL TENANTING PROGRAM

The Lents Commons project is eligible for Prosper Portland's Affordable Commercial Tenanting Program. This program is designed to reduce barriers for qualified businesses from underrepresented populations, particularly communities of color, women, and businesses in under-served communities. Technical assistance, reduced rent and tenant improvement grants may be available for qualified tenants. Please find out more at: <http://prosperportland.us/act>

Property developed by



LENTS COMMONS | FLOOR PLAN



SE 91st Avenue

8 SHARED COMMERCIAL
PARKING SPACES

SE 92ND AVENUE

**AVAILABLE
3,805 SF**
Divisible

OUTDOOR
COURTYARD

SE FOSTER ROAD

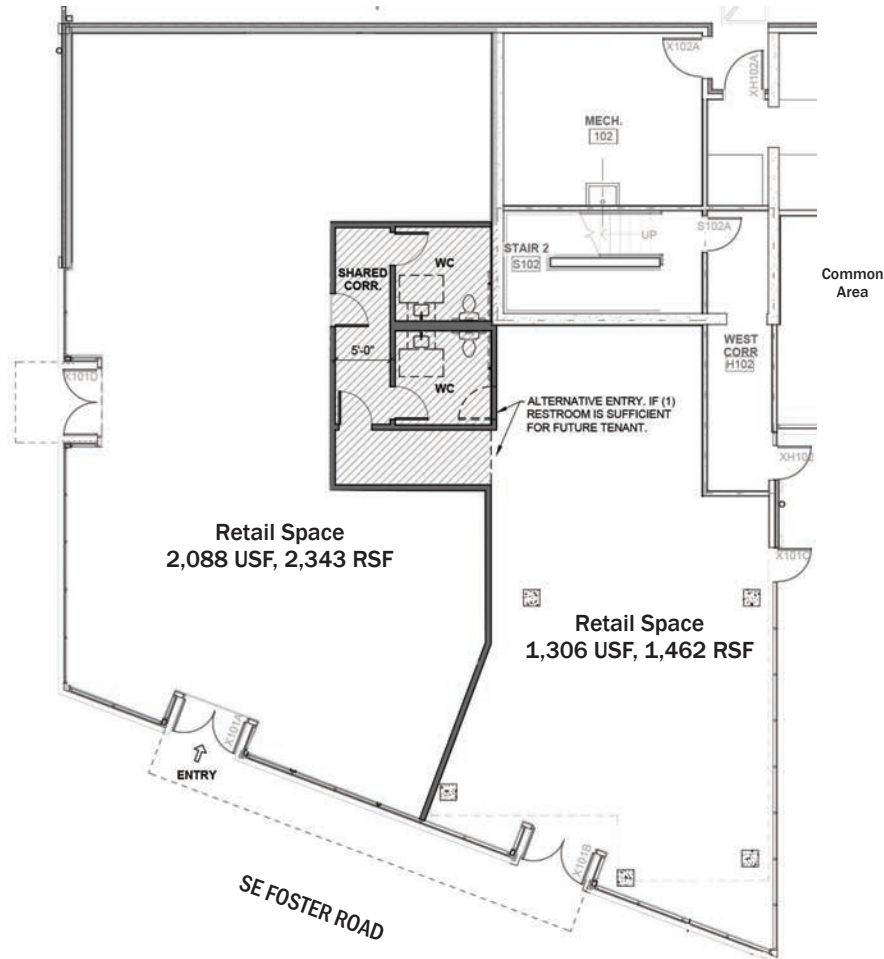
**AVAILABLE
3,846 SF**
Divisible



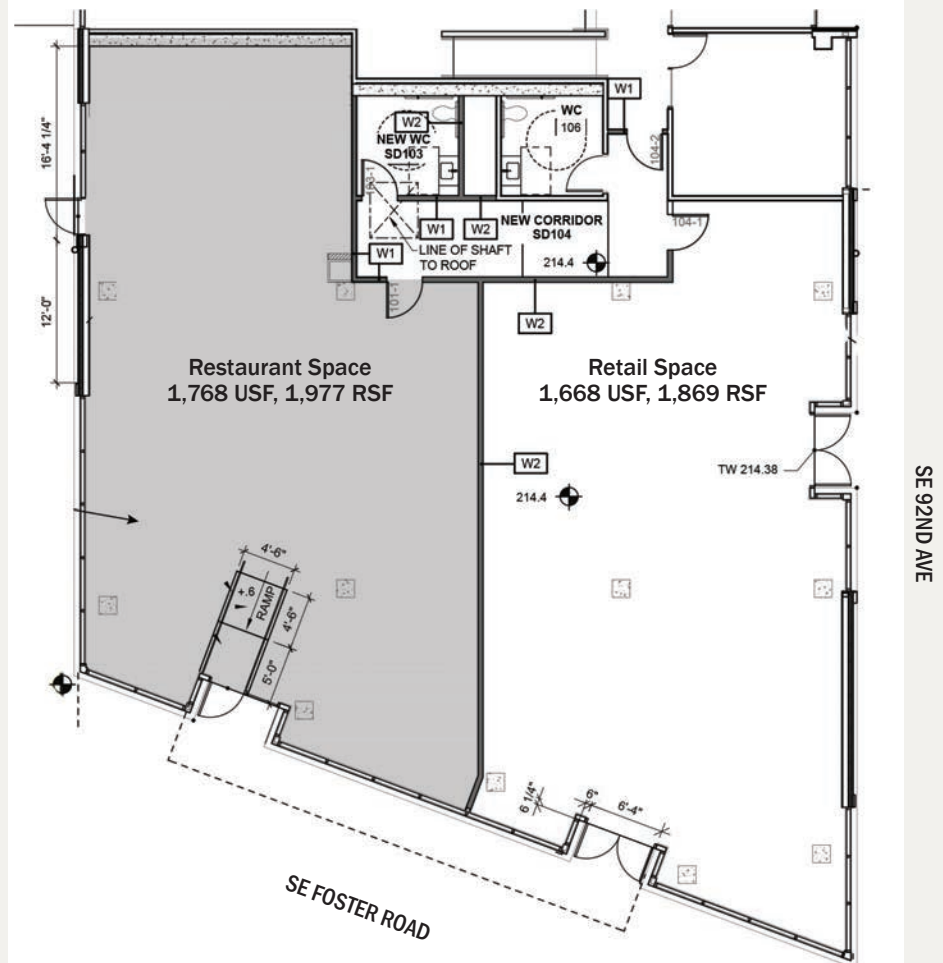
LENTS COMMONS | DEMISING PLANS

DEMISING PLANS MAY BE FLEXIBLE

WEST BAY



EAST BAY



SE 92ND AVE

OLIVER STATION



I-205 AND
LENTS TOWN CENTER
MAX STATION



DISTRICT PROJECTS



OLIVER STATION

Location	Both sides of 92nd Ave between Foster & Woodstock
Project Description	Two 5 story mixed-use buildings comprised of 145 apartments, almost 30,000 SF of retail, anchored by Planet Fitness
Co-Tenants	Western University Clinic, Oliver Station Dental and Bella's Italian Bakery
Developer	Palindrome Communities
Architect	Ankrom Moisan Architects
Completion Date	September 2018



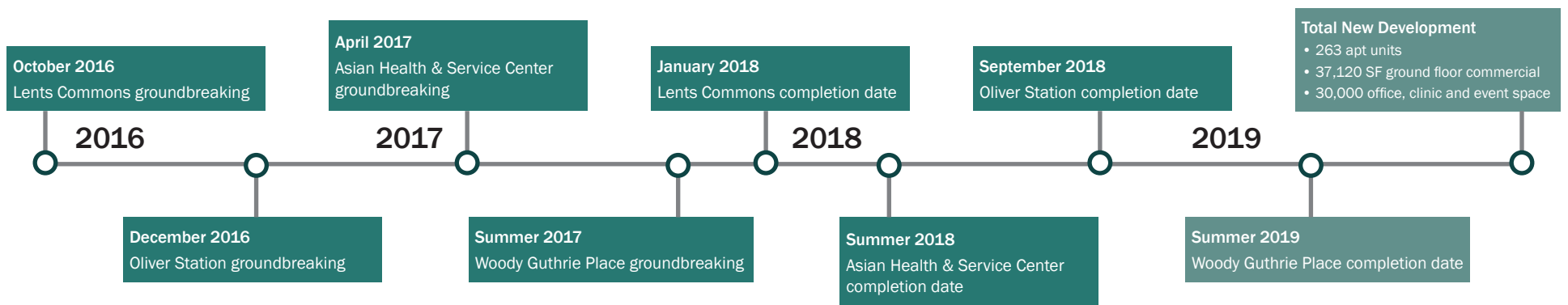
ASIAN HEALTH & SERVICE CENTER

Location	SE Foster & SE 91st Ave
Project Description	30,000 SF relocation of the Asian Health and Service Center with clinic, office, event space, and a rooftop garden
Developer	Asian Health & Science Center
Architect	Holst Architecture
Completion Date	Summer 2018



WOODY GUTHRIE PLACE

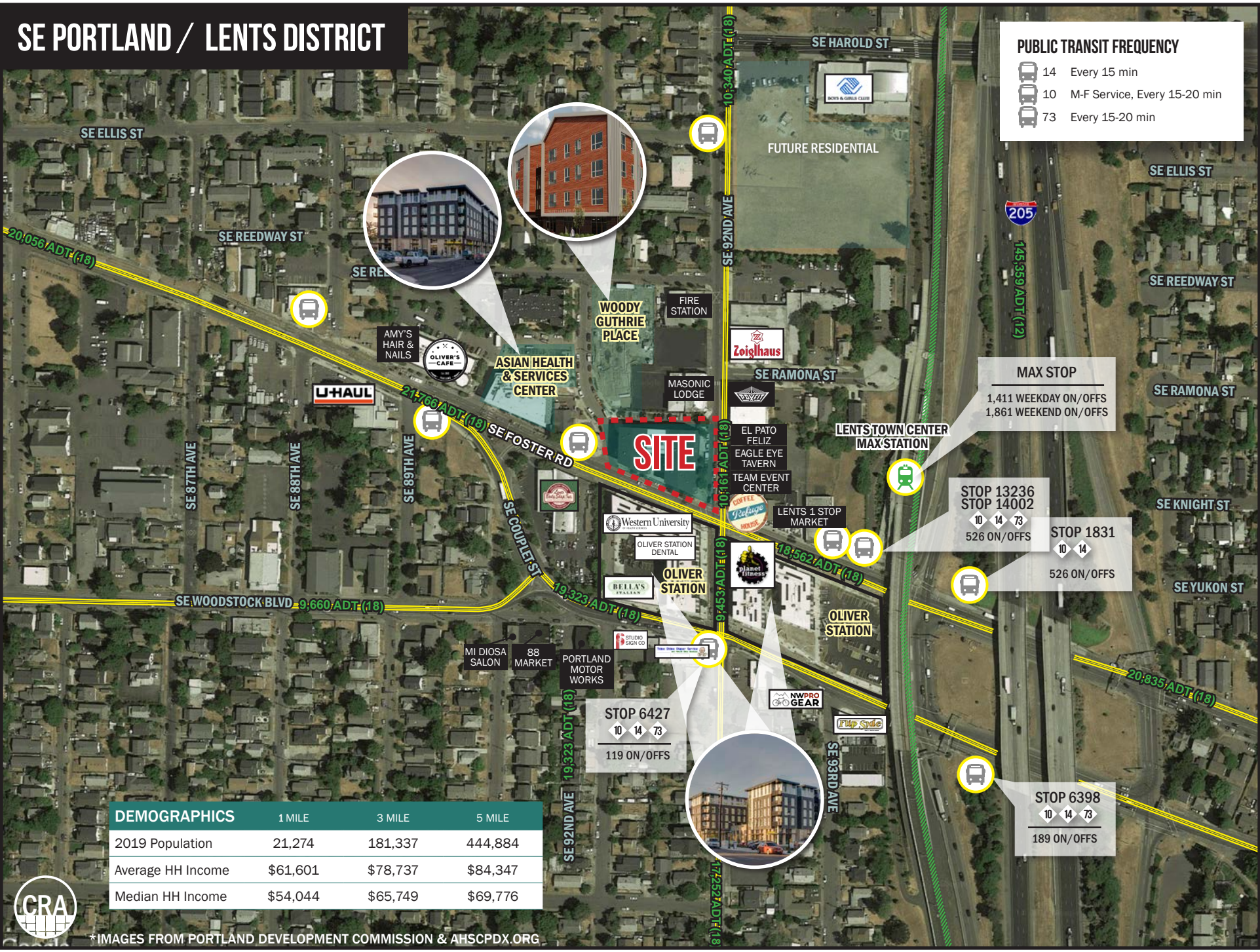
Location	SE 91st Avenue at SE Reedway St
Project Description	Mixed-income apartment project with 68 apartments
Developer	ROSE Community Development
Architect	Carlton Hart
Completion Date	Summer 2019



Property developed by



SE PORTLAND / LENTS DISTRICT



PUBLIC TRANSIT FREQUENCY

- 14 Every 15 min
- 10 M-F Service, Every 15-20 min
- 73 Every 15-20 min

MAX STOP

1,411 WEEKDAY ON/OFFS
1,861 WEEKEND ON/OFFS

**STOP 13236
STOP 14002**

10 14 73
526 ON/OFFS

STOP 1831

10 14
526 ON/OFFS

STOP 6398

10 14 73
189 ON/OFFS

STOP 6427

10 14 73
119 ON/OFFS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	21,274	181,337	444,884
Average HH Income	\$61,601	\$78,737	\$84,347
Median HH Income	\$54,044	\$65,749	\$69,776



*IMAGES FROM PORTLAND DEVELOPMENT COMMISSION & AHSCPD.ORG