



FOR LEASE

# 6033 NORTHEAST WIN SIVERS DRIVE

PORTLAND, OR 97220

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**PROPERTY DESCRIPTION**

6033 Northeast Win Sivers Drive offers excellent visibility for retail businesses. The single-story building features a clean design and large windows that fill the space with natural light, creating an inviting look from the street. There is ample parking for tenants and customers, making access simple. The building is well maintained, with dedicated delivery areas to keep operations efficient. Prominent signs on the building and monuments help your brand get noticed along the retail corridor. The property is move-in ready and combines convenience with a professional appearance.

**PROPERTY HIGHLIGHTS**

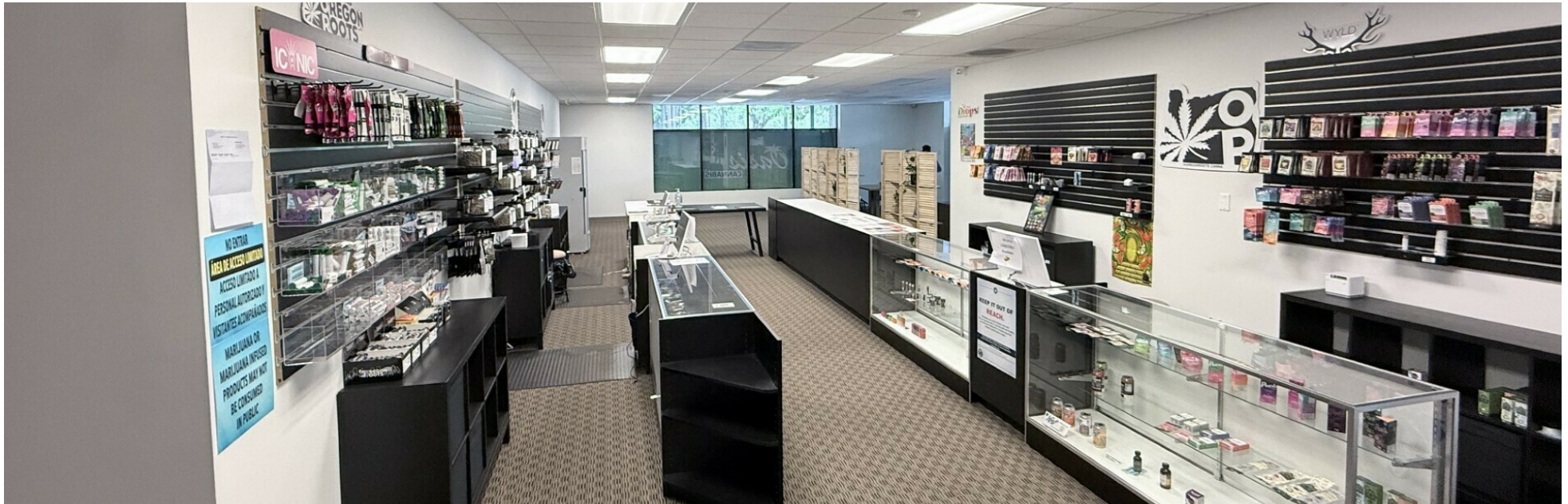
- Single-story retail building with prominent frontage.
- Expansive storefront enhances visibility.
- Generous on-site parking.
- Dedicated service delivery area.
- Strong monument and building signage opportunities.

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**OFFERING SUMMARY**

|                |                  |
|----------------|------------------|
| Lease Rate:    | \$25 SF/yr (NNN) |
| Available SF:  | 2,182 SF         |
| Building Size: | 4,762 SF         |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 3          | 12        | 1,217    |
| Total Population  | 23         | 92        | 2,968    |
| Average HH Income | \$83,178   | \$97,989  | \$89,063 |



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## LOCATION OVERVIEW

This location offers prime visibility for retail and street retail tenants. With close proximity to the Portland International Airport, Cascade Station shopping center, and the iconic Columbia River, this area invites a steady flow of local and visiting foot traffic.

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