



Vermont Strip Center Retail For Lease

4518 SW Vermont St

PORTLAND, OR 97219

PRESENTED BY:

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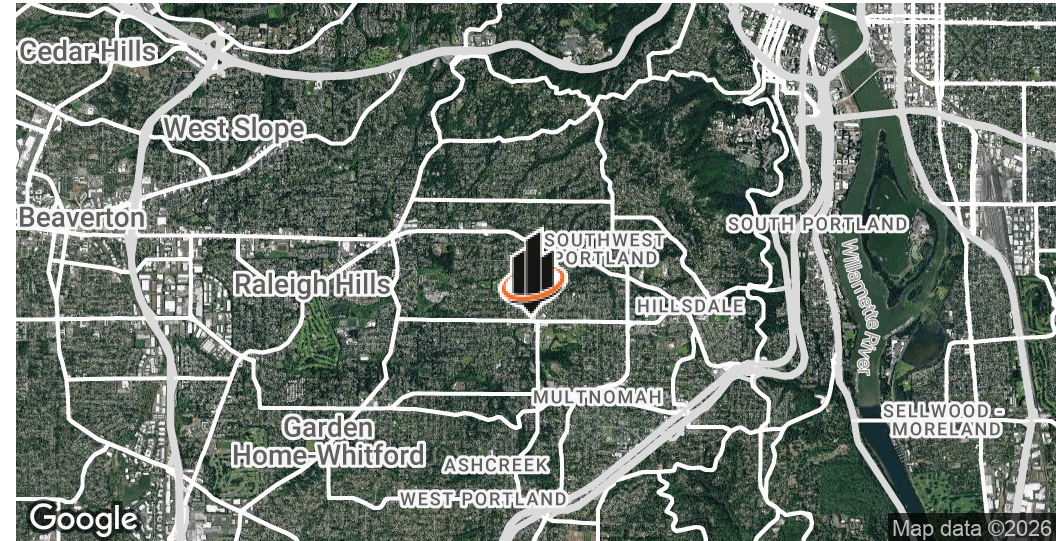




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OFFERING SUMMARY

LEASE RATE:	\$32 SF/yr (\$2,134/mo)
NNN:	\$9.75/sf/yr NNN (\$650/mo)
PROPORTIONATE SHARE:	16.67%
AVAILABLE SF:	800 SF
YEAR BUILT:	1968
ZONING:	CM1
APN:	R113783

PROPERTY OVERVIEW

800 SF of retail space available in the Maplewood and West Portland Park areas. Just a short drive or bike ride away from the historic Multnomah Village, which serves as a cozy local hub packed with independent coffee shops, bakeries, bookstores, and boutiques, surrounded by major green spaces such as Tryon Creek State Natural Area.

Brand new heater installed 2026.

Heavily wooded suburban area provides a peaceful residential atmosphere, while also being located just off major corridors like I-5 and Barbur Boulevard, making traveling into Downtown Portland or traveling south an easy commute.

General Retail



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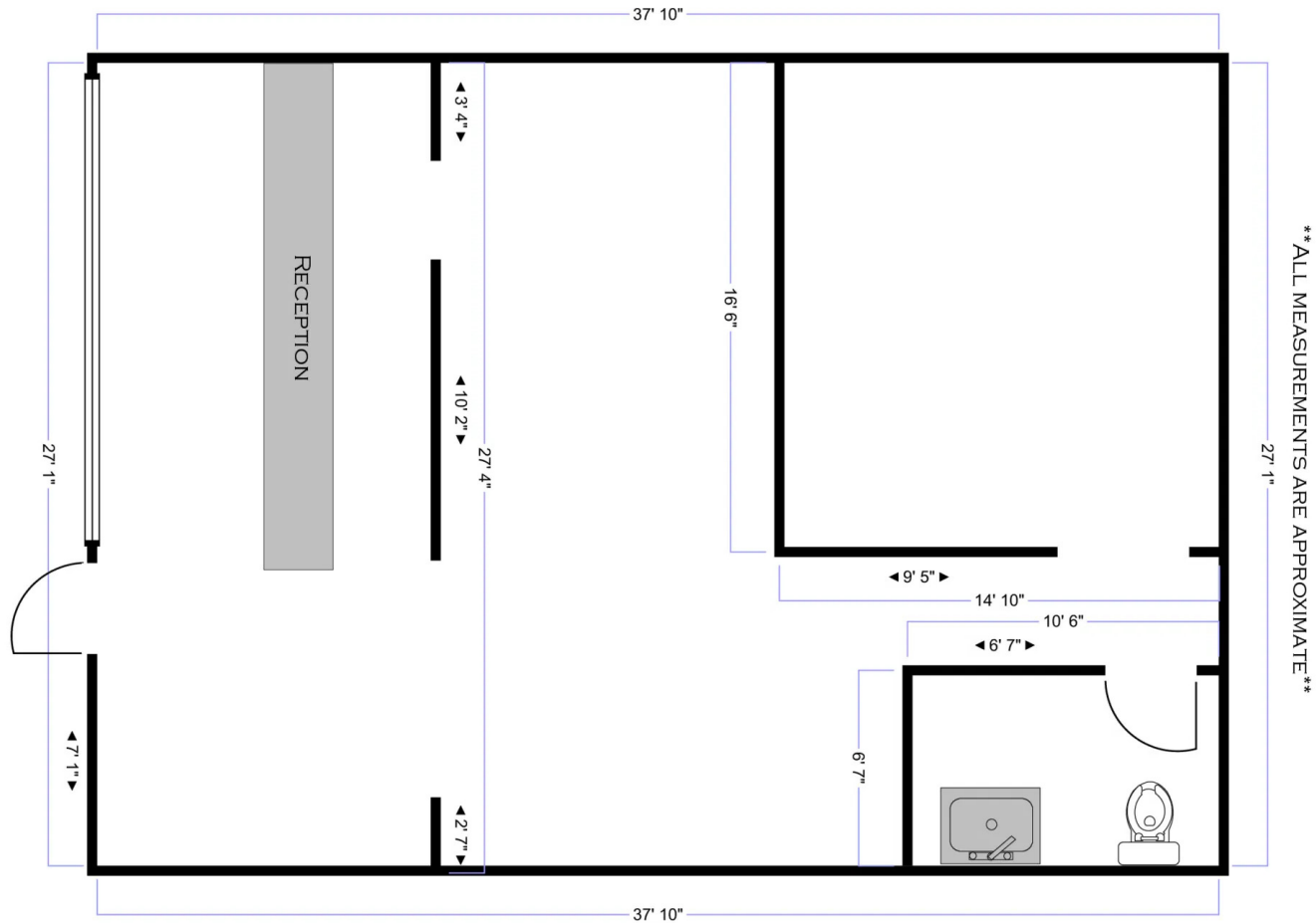




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USES NOT PERMITTED IN THE RETAIL CENTER UNDER EXISTING EXCLUSIVE USE CLAUSE

- **Business Types:** Convenience store business or grocery store.
- **Food & Beverage Items:**
 - Fast food items (such as sandwiches, pasta, salad, Mexican food, hamburgers, and pizza).
 - Hot dogs, snacks, or ready-to-eat food items.
 - Ice cream, yogurt, pastry, and bread products.
 - Beer or wine for off-premise consumption.
 - Packaged or fountain soft drinks, packaged fruit drinks, and flavored or other sparkling drinks.
- **Other Goods:** Tobacco products, magazines, and all other items normally sold in Plaid Pantry's day-to-day operations.
- **Specific Restrictions:** Landlord agrees not to lease or sell to a **delicatessen, sandwich shop, or coffee shop** without prior written consent from Plaid Pantry.

Additionally, **Section 7.3 (Restrictions on Disturbance and Other Uses)** sets further prohibitions on property owned or controlled by Landlord:

- Landlord cannot operate or lease to a **hair salon, barber shop, tanning salon, laundromat, tavern, pub, fitness center, or sit-down restaurant** within 200 feet of the Premises without Tenant's prior written consent (with an exception consenting to the existing laundromat lease in the Retail Center).



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CAM Tenant Estimates

Tenant: Vermont Cleaners & Alterations LLC

Year: 2026

Account	Allocation	Property Estimate Amount	Yearly Limits	Estimated Total	Estimated Monthly	Estimated /SF /yr
Common Area Maintenance and Insurance						
Asphalt /Parking Lot Repairs/ Sealcoating	16.67%	0.00		0.00	0.00	0.00
Building Repair & Maintenance	16.67%	2,000.00		333.40	27.78	0.42
Electrical Repairs	16.67%	600.00		100.02	8.34	0.13
Exterminating/Pest Control	16.67%	0.00		0.00	0.00	0.00
Field & Grounds / Porter	16.67%	1,367.16		227.91	18.99	0.28
Fence/Screen Repairs	16.67%	0.00		0.00	0.00	0.00
Fire Protection & Life Safety	16.67%	124.63		20.78	1.73	0.03
HVAC Repairs/Maintenance	33.33%	979.20		326.37	27.20	0.41
Landscape/Lawn Service	16.67%	0.00		0.00	0.00	0.00
Maintenance & Cleaning Supplies	16.67%	0.00		0.00	0.00	0.00
Painting	16.67%	0.00		0.00	0.00	0.00
Parking Lot Striping	16.67%	0.00		0.00	0.00	0.00
Parking Lot Sweeping	16.67%	0.00		0.00	0.00	0.00
Plumbing Repairs	16.67%	0.00		0.00	0.00	0.00
Pressure Washing	16.67%	1,000.00		166.70	13.89	0.21
Roof Repair/Flashing	16.67%	1,600.00		266.72	22.23	0.33
Sign Repairs/Signage	16.67%	0.00		0.00	0.00	0.00
Sidewalk Maintenance	16.67%	0.00		0.00	0.00	0.00
Snow Removal/De-Icer	16.67%	900.00		150.03	12.50	0.19
Storm Drains/Catch Basins	16.67%	0.00		0.00	0.00	0.00
Security	16.67%	0.00		0.00	0.00	0.00
Management Fees	16.67%	8,672.40		1,445.69	120.47	1.81
Administrative Support	16.67%	180.00		30.01	2.50	0.04
Bank Charges	16.67%	120.00		20.00	1.67	0.03
Property Insurance	16.67%	13,479.94		2,247.11	187.26	2.81
Amortized Roof Repair	16.67%	0.00		0.00	0.00	0.00
Amortized Parking Lot Repair	16.67%	0.00		0.00	0.00	0.00
Total				5,334.72	444.56	6.67
Property Taxes						
Property Taxes	16.67%	14,744.55		2,457.92	204.83	3.07
Total				2,457.92	204.83	3.07
Total				7,792.64	649.39	9.74

DEMOGRAPHIC SUMMARY

4518 SW Vermont St, Portland, Oregon, 97219
Ring of 0.5 miles

KEY FACTS

3,252

Population



1,315

Households



Median Age

\$103,744

Median Disposable Income

EDUCATION



No High School Diploma



7%

High School Graduate



20%

Some College



73%

Bachelor's/Grad/Prof Degree

INCOME



\$134,535

Median Household Income



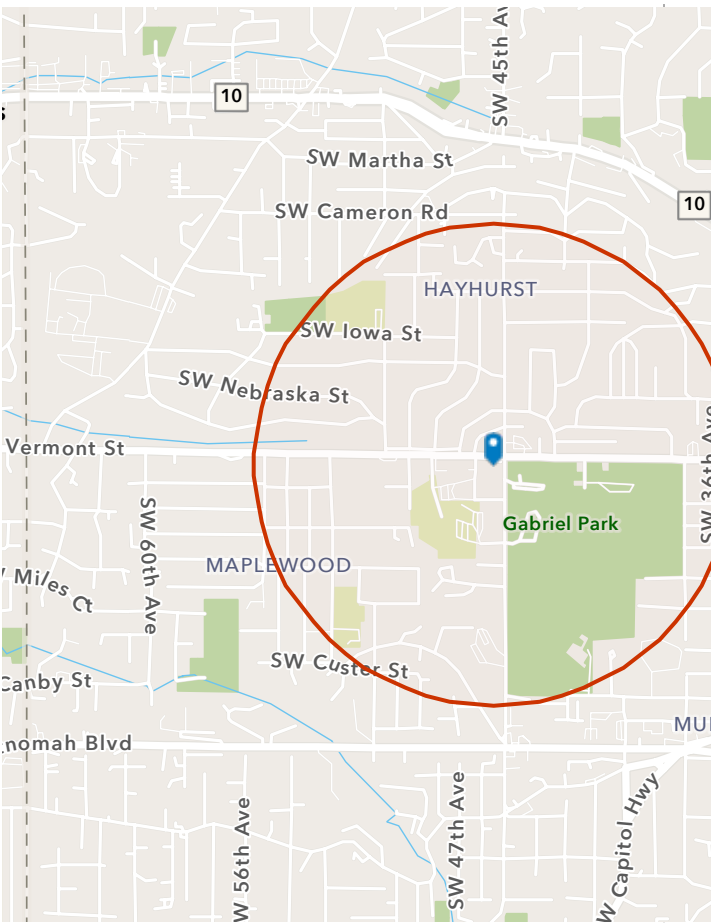
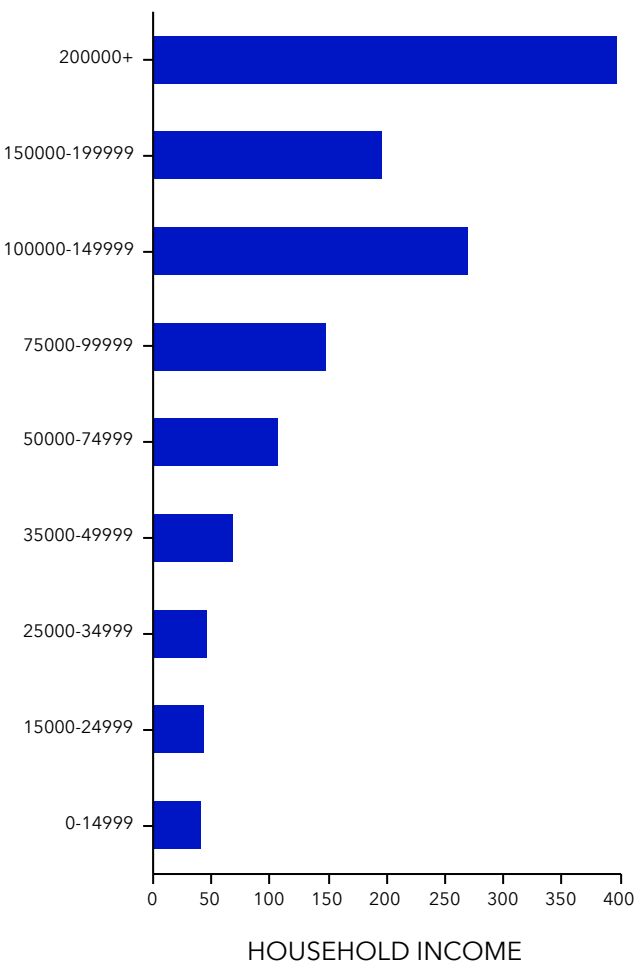
\$79,834

Per Capita Income



\$780,458

Median Net Worth



EMPLOYMENT



White Collar

82%



Blue Collar

9%



Services

12%



Unemployment Rate

Source: Esri. The vintage of the data is 2026, 2031.

Source: This infographic contains data provided by Esri (2026, 2031).

DEMOGRAPHIC SUMMARY

4518 SW Vermont St, Portland, Oregon, 97219
Ring of 1 mile

KEY FACTS

16,344

Population



6,679

Households



Median Age

\$98,897

Median Disposable Income

EDUCATION

2%

No High School Diploma



8%

High School Graduate



20%

Some College



71%

Bachelor's/Grad/Prof Degree

INCOME



\$125,807

Median Household Income



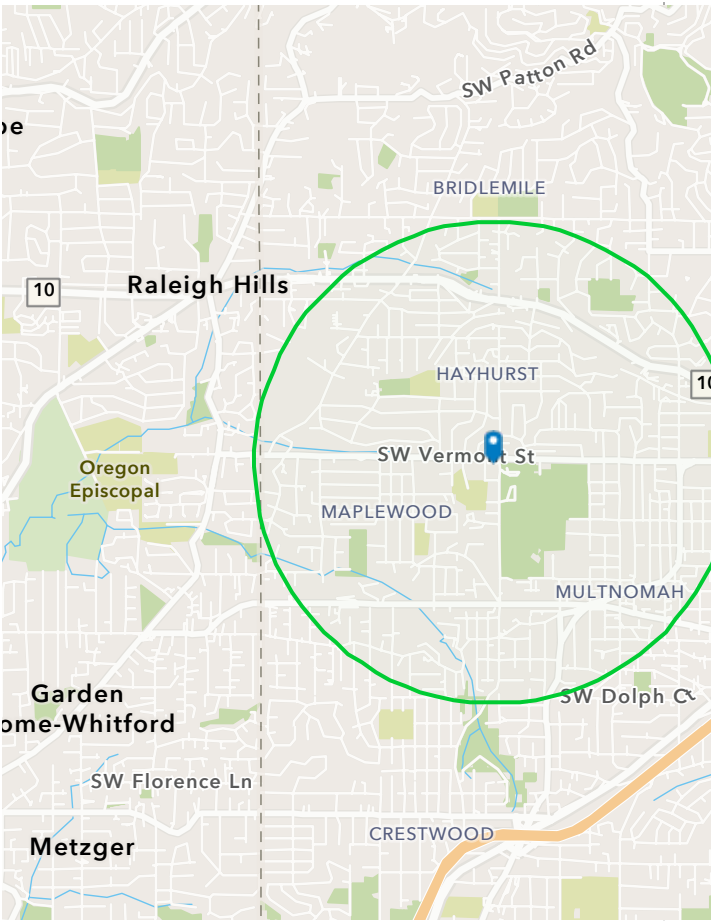
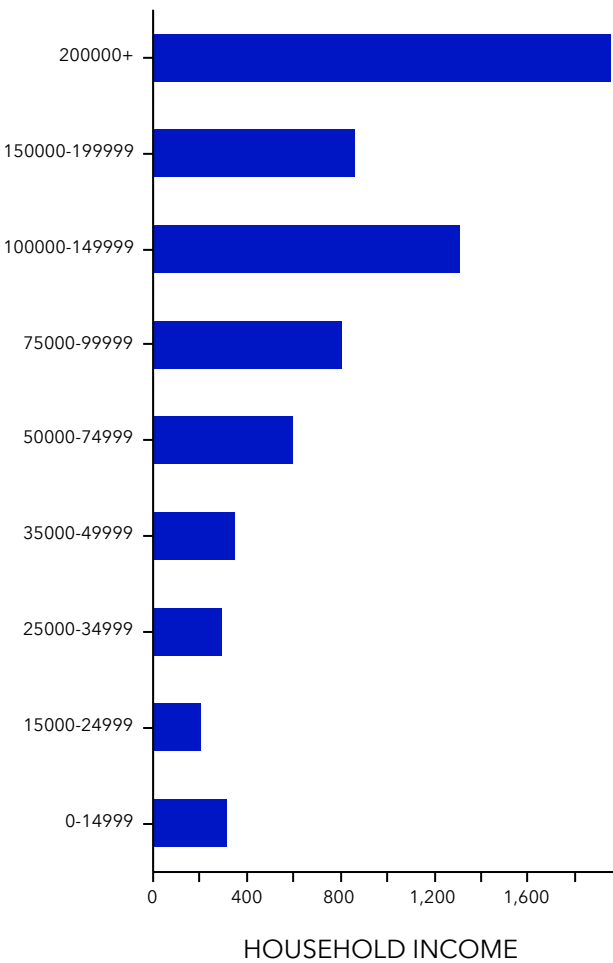
\$79,114

Per Capita Income



\$599,734

Median Net Worth



EMPLOYMENT



White Collar

83%



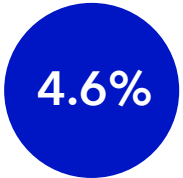
Blue Collar

8%



Services

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Unemployment Rate

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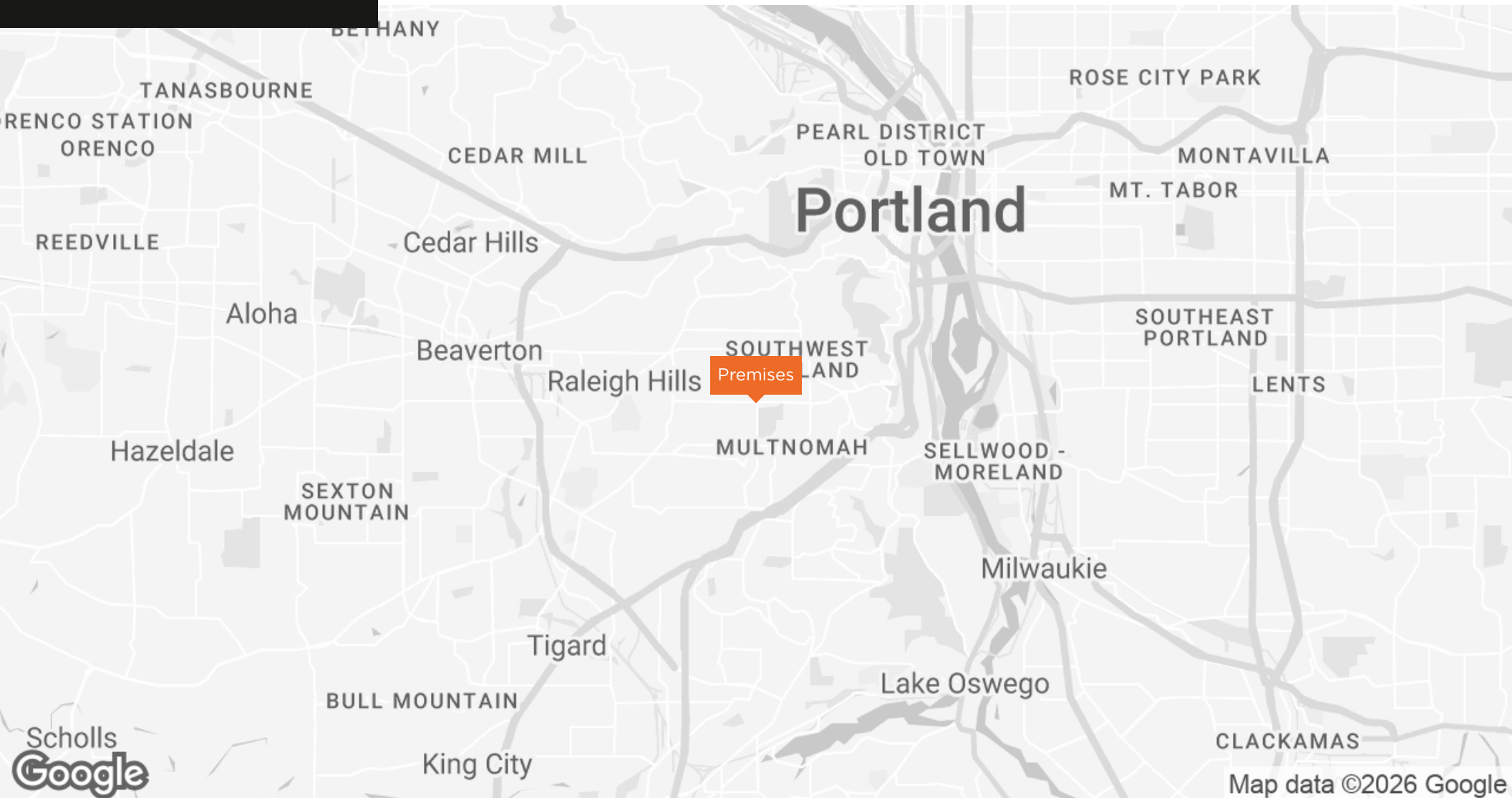
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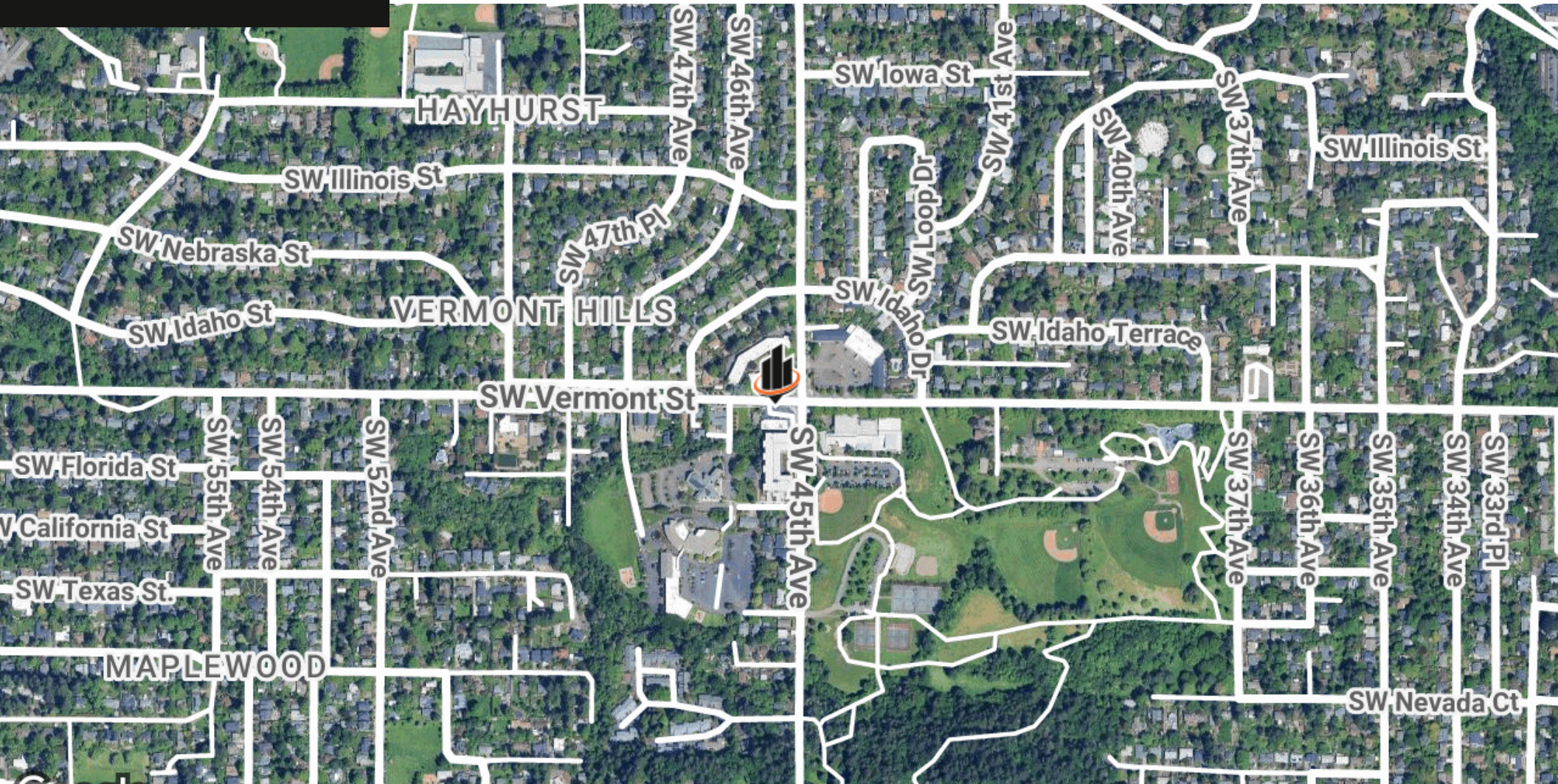




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