

Shops at PCC

Retail Space Available
Portland Community College

SE 82nd Ave & SE Division St
Portland, OR

Rare brand-new Class A
retail spaces on PCC's urban
Southeast Center Campus

Up to 3,255 SF of retail space
fronting SE 82nd Avenue

950 SF coffee shop space
adjacent to new college library
on SE Division

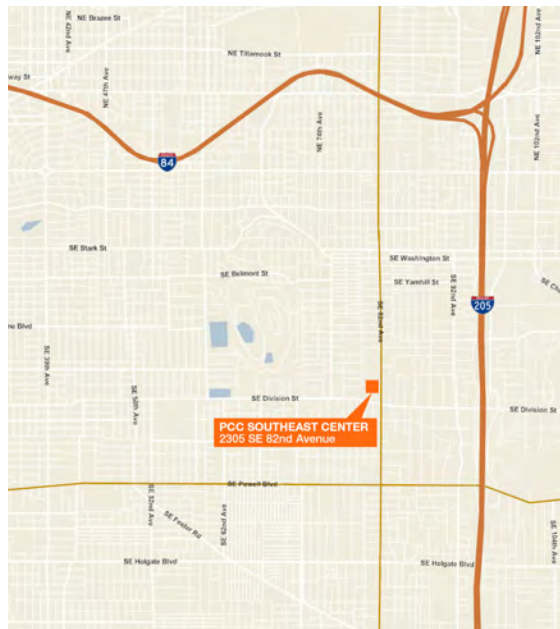
Campus expansion projected to
increase size of student body to
±18,000

Excellent visibility and traffic
counts: Over 100,000+ cars
per day

Lease rate: \$17-\$20/SF/YR, NNN



Location



Contact

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Portland Community College Southeast Retail

Commercial Space Information

As part of the expansion of PCC's SE Center into a full-service campus, the College is incorporating approximately 4,205 SF of ground floor commercial space into two new three-story buildings to achieve better integration between the campus and surrounding communities. O'Neill/Walsh Community Builders and InLine Commercial Construction have teamed up to form a consortium of builders that supports PCC's objective to reinvest bond resources in mentoring smaller construction companies and offer opportunities to minority and women-owned businesses and local vendors. Beautifully designed by SRG Partnership, Inc., these buildings are richly landscaped, enjoy higher-than-required setbacks to create a welcoming environment for pedestrians, and represent the only new Class A retail spaces currently available along this portion of 82nd Avenue.

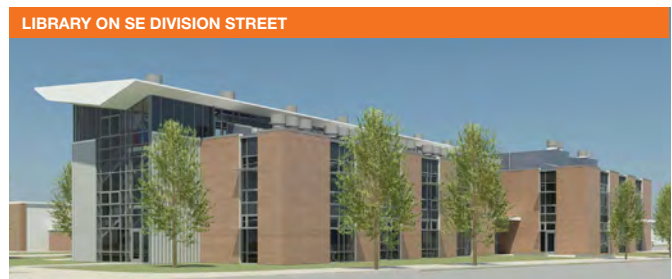
SE 82nd Building

This student commons will house the College bookstore, classrooms, student services, and two computer labs, as well as the College's new center for science, technology, engineering and math (STEM). There is approximately 3,255 SF of ground floor commercial space on the northeast side of the building fronting SE 82nd Avenue, which is divisible to 690 SF, and slated for completion in early spring 2014. Ideal uses include food concepts that do not require a full-service kitchen, and retail services.



SE Division Building

This facility brings a large new library to the SE Center, which will be open to the community 7 days a week, and is on schedule for completion spring 2014. A single 950 SF space with entrances from the street and the library is available on the southeast corner of the building. A large outdoor seating area is planned just east of the space next to the esplanade running through the middle of campus. PCC envisions the library as a gathering place for the College and neighboring communities. Towards this end, a coffee shop tenant is desired for the ground floor space, and food and drink will be permitted inside the Library.



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Portland Community College Southeast Retail

College Expansion

This \$48 Million bond-funded expansion of PCC's fastest growing campus will likely double the enrollment to approximately 18,000 students. Objectives for the expansion include fortifying the science, technology, engineering and math (STEM) programming, adding a library, tutoring center, classrooms, career training facilities and childcare center, and increasing capacity of administrative functions to meet growing enrollment. In addition to the two buildings offering commercial space, PCC has acquired three other properties which will house a child development center, as well as campus administration and community education staff. Construction began in October of 2012 and will continue through 2015.



Vibrant Community

The diverse student body enrolled at Southeast Center uses all modes of transportation to access the school, which sits at the intersection of SE Division and SE 82nd Avenue. The campus sits between the neighborhoods of Mt. Tabor and Montavilla to the northwest, Lents to the south and Powellhurst-Gilbert and I-205 to the east. With over 100,000 cars passing through this intersection on a daily basis, the exposure and visibility of the PCC retail spaces will surpass that of most retail districts in the Portland area. The neighborhoods surrounding SE Center are ethnically diverse and rich in culture. This district is undergoing a transition from an auto-accommodating thoroughfare to a bustling retail district which shall reflect the multi-faceted community which it serves. The campus expansion will strengthen SE Center's current role as a neighborhood anchor, and retailers who choose to be part of this community will benefit not only from the location's traffic counts, but from the patronage of the College and the vital district and neighborhoods around it.



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Portland Community College Southeast Center

Site Plan



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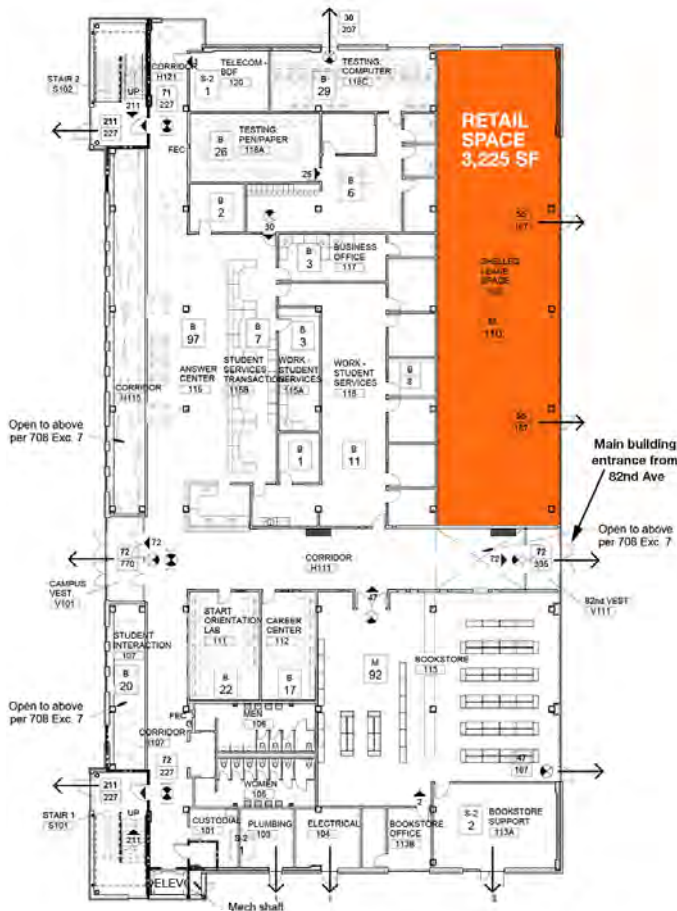
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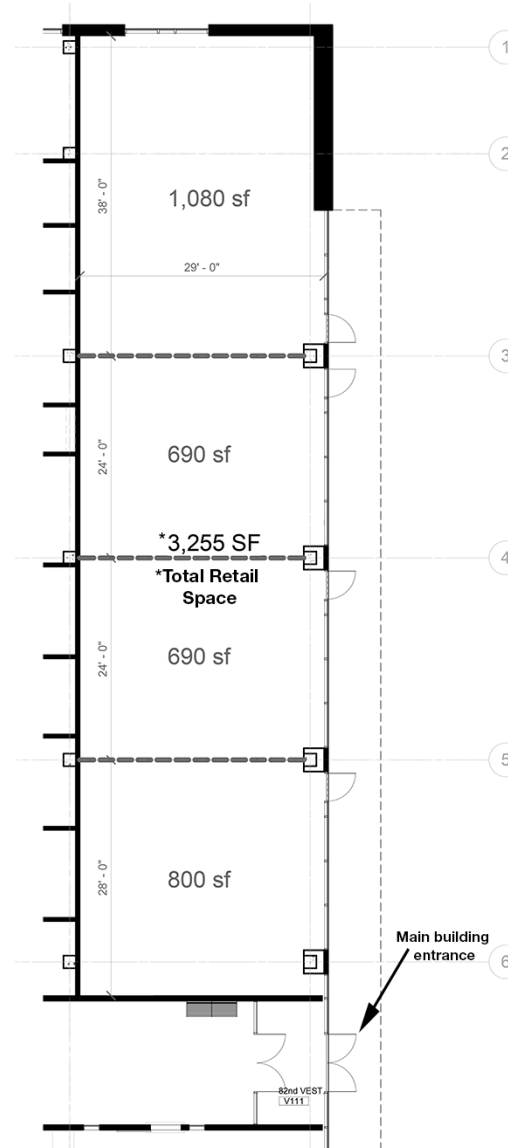
Portland Community College Southeast Center

Student Commons, 82nd Ave Building - Floor Plans

Ground Floor Plan



Retail Space Floor Plan



Contact

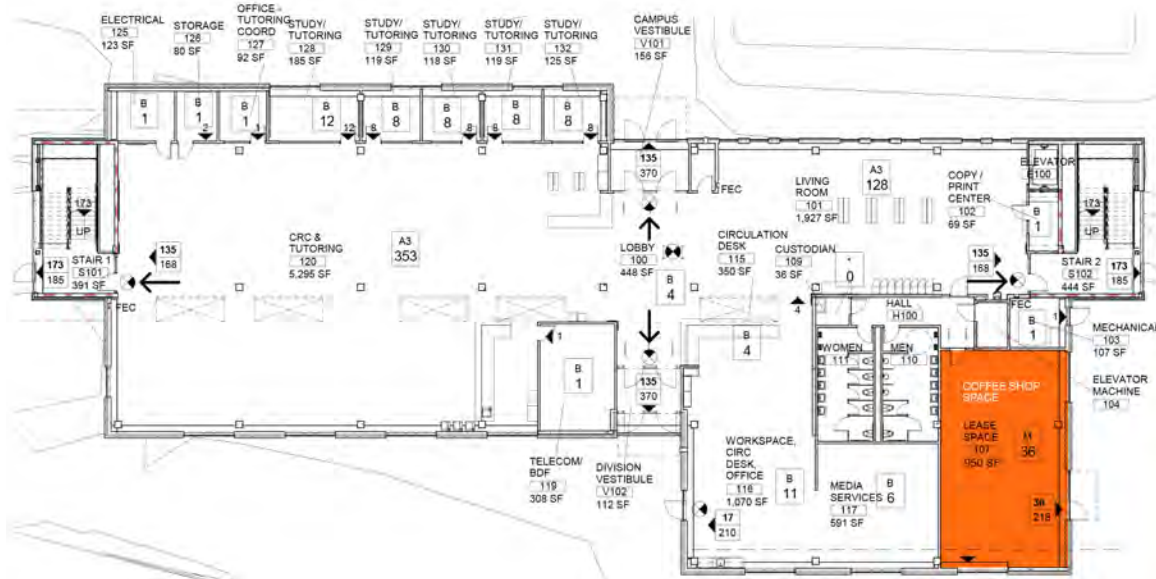
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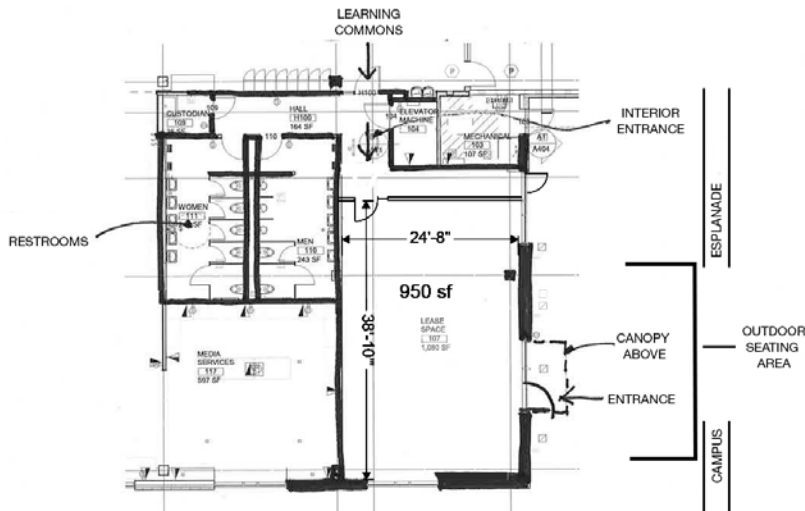
Portland Community College Southeast Center

Learning Commons, Division Street - Floor Plans

Ground Floor Plan



Retail Space Floor Plan

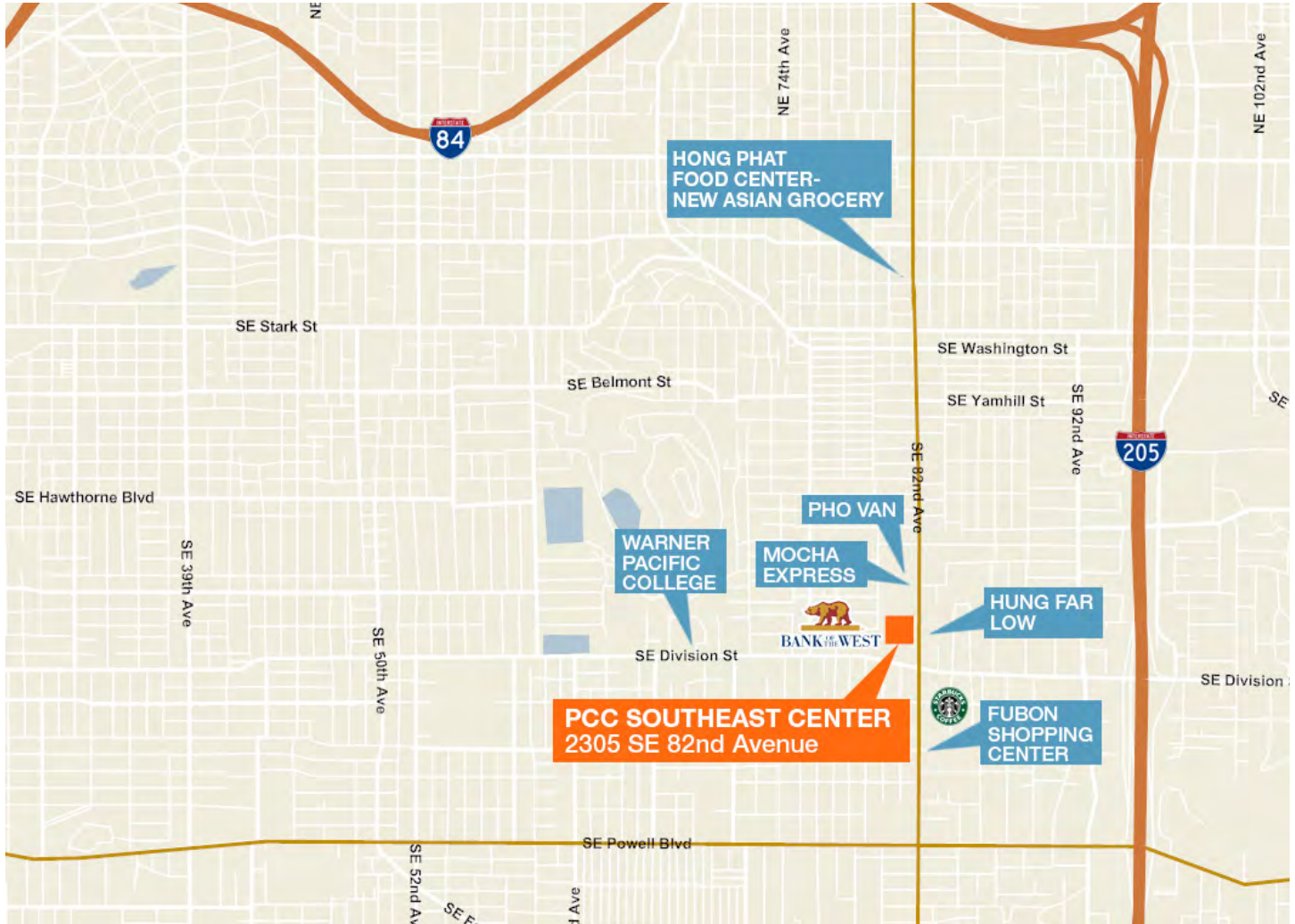


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Portland Community College Southeast Center



Demographics

	1-MILE	3-MILES	5-MILES
2013 Population	21,240	210,491	460,884
2018 Projected Population	23,033	228,187	498,162
Median Household Income	\$42,705	\$47,892	\$50,157
Daytime Employees	5,219	61,646	239,463

TRAFFIC COUNTS	
SE 82nd Avenue	29,293 cars per day
SE Division Street	24,949 cars per day
SE Powell Blvd & 82nd Avenue	30,081 cars per day

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