

FOR  
LEASE

# SHARK ROCK

1355 EXCHANGE STREET  
ASTORIA, OR 97103



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# FOR LEASE



Available ± 2,635 SF



\$22.00 - \$24.00/SF NNN



Great medical office build-out with exam rooms, private offices, and lab space.



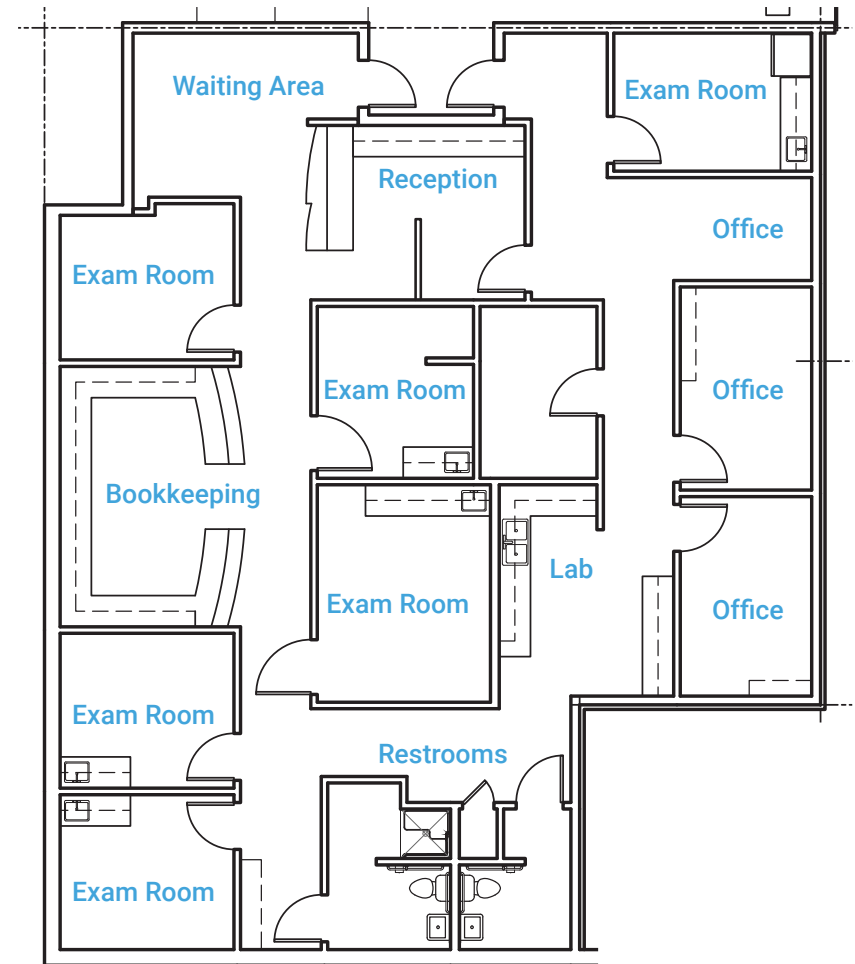
±17 surface stalls  
Ample street parking and surface lots nearby



Excellent visibility and traffic count with nearly 8,000 vehicles per day



Available October 2024



# AMENITIES



# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2010.....	4,998	10,239	14,225
2023.....	5,600	11,294	16,019
2028 Projection.....	5,847	11,767	16,741
Median Age.....	46.1	43.6	43.4

## HOUSEHOLDS

2010.....	2,354	4,496	6,019
2023.....	2,626	4,957	6,787
2028 Projection.....	2,737	5,158	7,087
Renter Occupied.....	55.4%	53.2%	47.1%
Average Household Size.....	2	2.2	2.3
Average Household Income....	\$72,385	\$72,452	\$75,797
Total Consumer Spending.....	\$71.5M	\$139.3M	\$202.9M