

FOR
LEASE

Irvington Market

Portland, Oregon



Location: NE 15th Ave & NE Weidler St, Portland, Oregon

Available Space: 2,773 SF former restaurant space

Rental Rate: \$32.00/SF/YR, NNN (\$5.63/SF)

Traffic Count: NE Weidler 18,127 ADT (2005)
NE Broadway 29,127 ADT (2005)

| Demographics: | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|---------------|----------------|----------------|
| Population 2010 | 23,239 | 209,908 | 385,478 |
| Population Forecast 2015 | 24,962 | 231,188 | 421,117 |
| 2010 Average HH Income | \$64,552 | \$65,224 | \$68,695 |
| Employees | 36,121 | 254,149 | 353,385 |

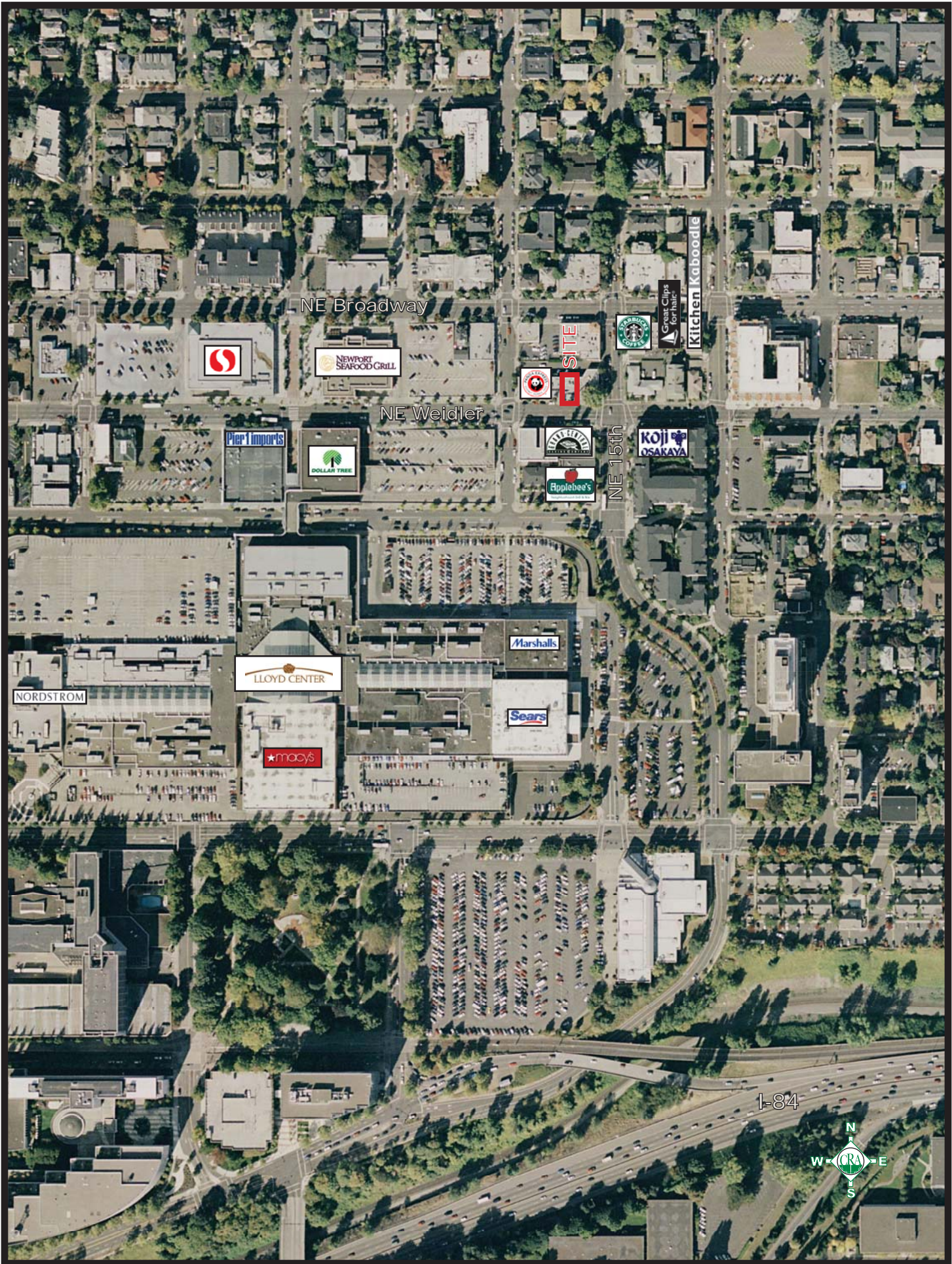
Source: Regis - SitesUSA



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NE Broadway

NE Weidler

NE 15th

Kitchen Kaboodle

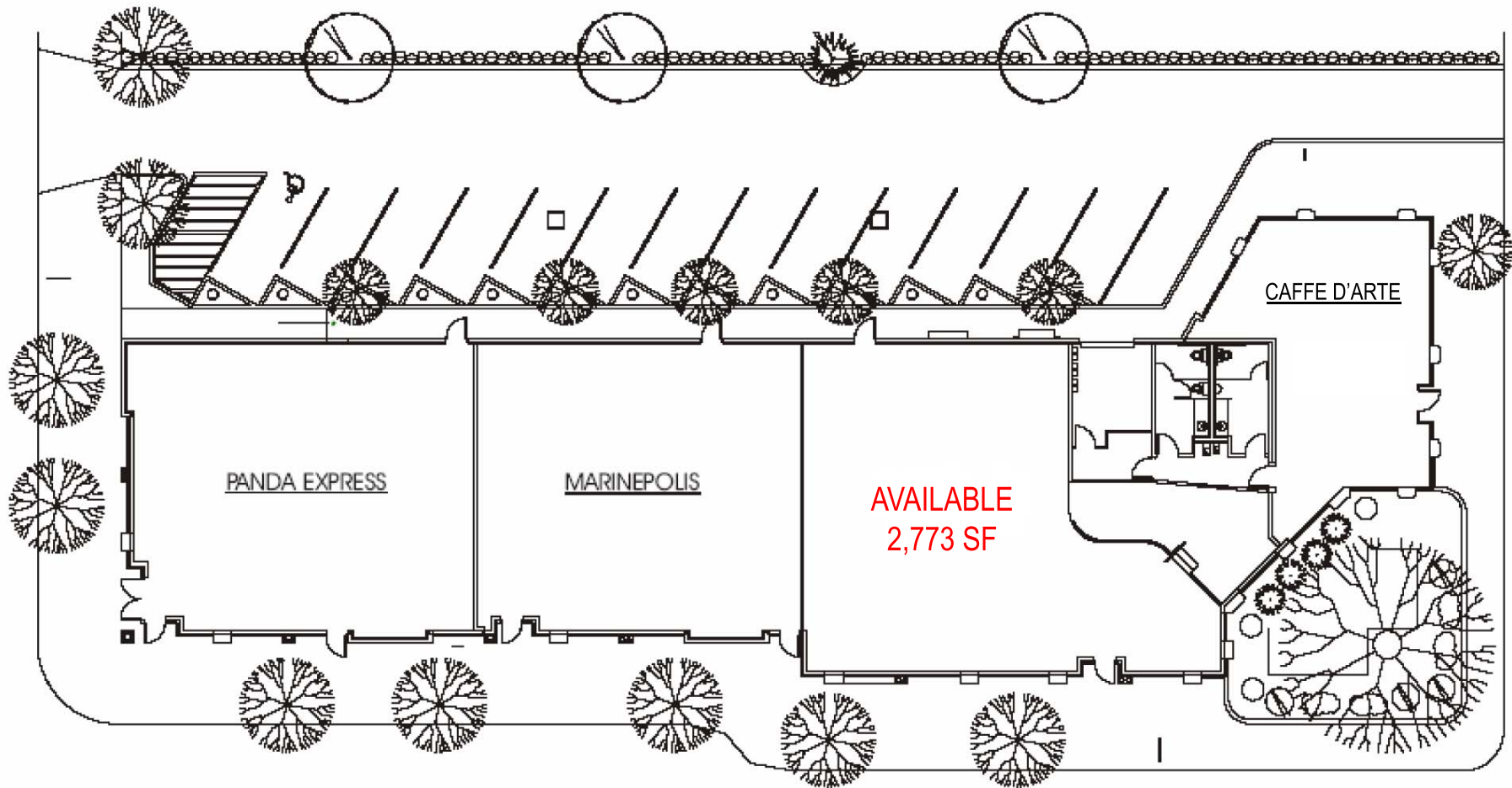


NORDSTROM



I-84





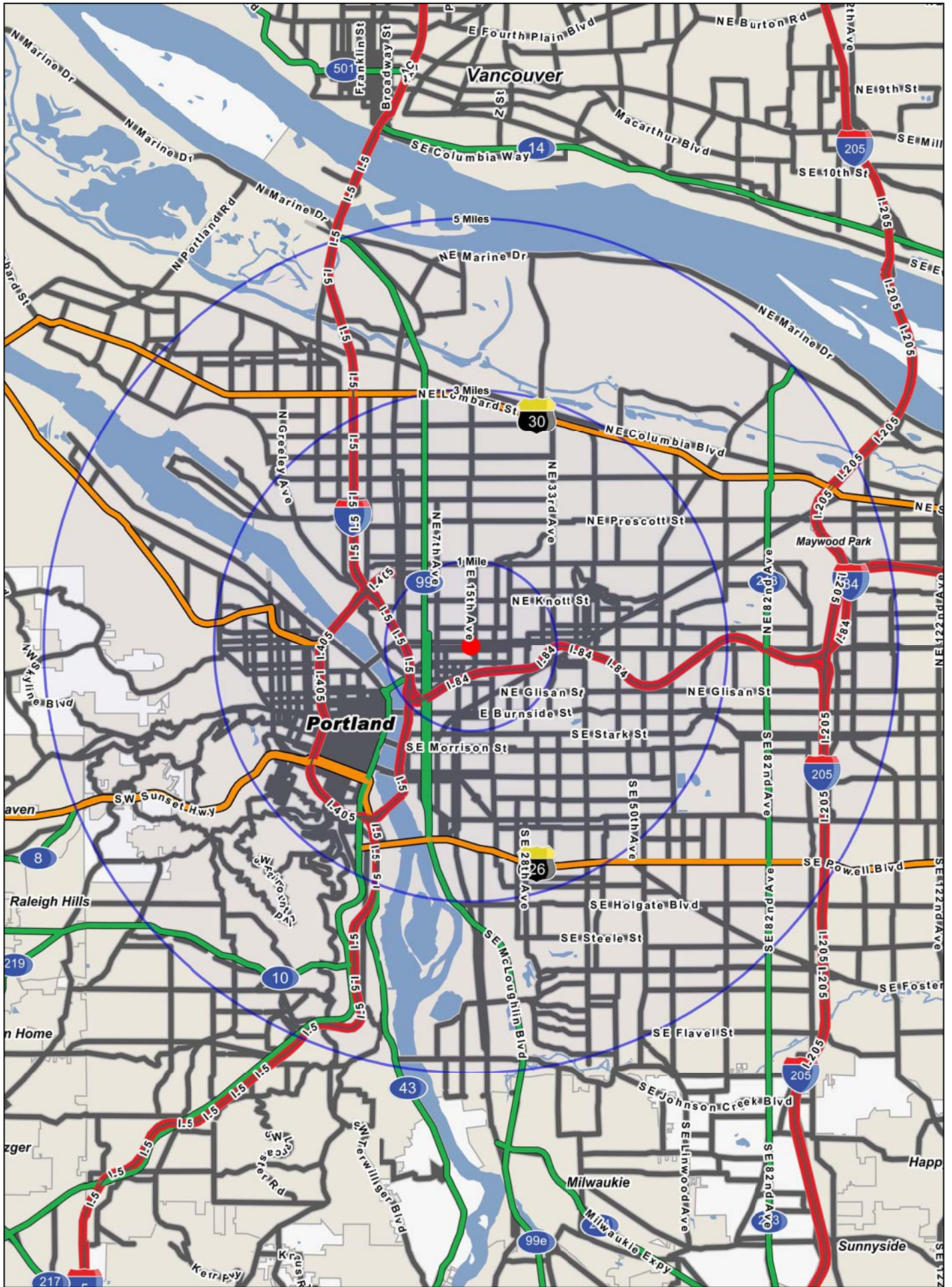
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FLOOR PLAN

03-31-05

IRVINGTON MARKET
1403 NE WEIDLER ST.



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.53432/-122.6505

Ne 15th Ave & Ne Weidler St Portland, OR

| | | 1 Mile | 3 Miles | 5 Miles |
|---------------------------------|--|----------|----------|----------|
| POPULATION | 2010 Estimated Population | 23,239 | 209,908 | 385,478 |
| | 2015 Projected Population | 24,962 | 231,188 | 421,117 |
| | 2000 Census Population | 21,534 | 190,609 | 352,067 |
| | 1990 Census Population | 20,286 | 183,261 | 334,074 |
| | Historical Annual Growth 1990 to 2010 | 0.7% | 0.7% | 0.8% |
| | Projected Annual Growth 2010 to 2015 | 1.5% | 2.0% | 1.8% |
| HOUSEHOLDS | 2010 Est. Households | 11,421 | 98,044 | 167,960 |
| | 2015 Proj. Households | 11,689 | 103,480 | 175,433 |
| | 2000 Census Households | 10,786 | 89,902 | 155,850 |
| | 1990 Census Households | 9,947 | 83,324 | 146,104 |
| | Historical Annual Growth 1990 to 2010 | 0.7% | 0.9% | 0.7% |
| | Projected Annual Growth 2010 to 2015 | 0.5% | 1.1% | 0.9% |
| AGE | 2010 Est. Population 0 to 9 Years | 9.4% | 10.2% | 11.4% |
| | 2010 Est. Population 10 to 19 Years | 7.6% | 8.4% | 9.2% |
| | 2010 Est. Population 20 to 29 Years | 17.7% | 18.1% | 16.2% |
| | 2010 Est. Population 30 to 44 Years | 28.4% | 28.2% | 26.8% |
| | 2010 Est. Population 45 to 59 Years | 21.3% | 20.2% | 20.2% |
| | 2010 Est. Population 60 to 74 Years | 9.0% | 10.2% | 11.0% |
| | 2010 Est. Population 75 Years Plus | 6.6% | 4.8% | 5.3% |
| | 2010 Est. Median Age | 36.6 | 35.5 | 35.9 |
| MARITAL STATUS & SEX | 2010 Est. Male Population | 47.6% | 49.8% | 49.4% |
| | 2010 Est. Female Population | 52.4% | 50.2% | 50.6% |
| | 2010 Est. Never Married | 42.9% | 42.7% | 37.8% |
| | 2010 Est. Now Married | 30.9% | 32.5% | 37.8% |
| | 2010 Est. Separated or Divorced | 19.7% | 19.5% | 18.6% |
| | 2010 Est. Widowed | 6.5% | 5.4% | 5.8% |
| INCOME | 2010 Est. HH Income \$200,000 or More | 2.4% | 3.0% | 3.4% |
| | 2010 Est. HH Income \$150,000 to \$199,999 | 4.5% | 3.4% | 3.9% |
| | 2010 Est. HH Income \$100,000 to \$149,999 | 12.0% | 10.7% | 10.7% |
| | 2010 Est. HH Income \$75,000 to \$99,999 | 11.1% | 10.9% | 10.8% |
| | 2010 Est. HH Income \$50,000 to \$74,999 | 14.4% | 16.1% | 17.8% |
| | 2010 Est. HH Income \$35,000 to \$49,999 | 13.6% | 13.9% | 14.4% |
| | 2010 Est. HH Income \$25,000 to \$34,999 | 11.9% | 11.2% | 11.3% |
| | 2010 Est. HH Income \$15,000 to \$24,999 | 11.0% | 12.1% | 11.4% |
| | 2010 Est. HH Income \$0 to \$14,999 | 19.1% | 18.7% | 16.3% |
| | 2010 Est. Average Household Income | \$64,552 | \$65,224 | \$68,695 |
| | 2010 Est. Median HH Income | \$49,296 | \$47,569 | \$51,139 |
| | 2010 Est. Per Capita Income | \$32,620 | \$31,674 | \$31,132 |
| | 2010 Est. Number of Businesses | 2,278 | 17,715 | 25,774 |
| | 2010 Est. Total Number of Employees | 36,121 | 254,149 | 353,385 |

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 Calculated using Proportional Block Groups



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Ne 15th Ave & Ne Weidler St

Portland, OR

| | 1 Mile | 3 Miles | 5 Miles | |
|---|--|-----------|-----------|-----------|
| RACE | 2010 Est. White Population | 77.3% | 74.4% | 76.5% |
| | 2010 Est. Black Population | 12.9% | 12.2% | 8.5% |
| | 2010 Est. Asian & Pacific Islander | 2.7% | 5.4% | 6.8% |
| | 2010 Est. American Indian & Alaska Native | 1.1% | 1.2% | 1.2% |
| | 2010 Est. Other Races Population | 6.1% | 6.8% | 7.0% |
| HISPANIC | 2010 Est. Hispanic Population | 1,711 | 18,617 | 35,525 |
| | 2010 Est. Hispanic Population Percent | 7.4% | 8.9% | 9.2% |
| | 2015 Proj. Hispanic Population Percent | 8.2% | 9.9% | 10.3% |
| | 2000 Hispanic Population Percent | | | |
| EDUCATION (Adults 25 or Older) | 2010 Est. Adult Population (25 Years or Older) | 17,886 | 156,856 | 281,584 |
| | 2010 Est. Elementary (0 to 8) | 2.5% | 3.7% | 4.3% |
| | 2010 Est. Some High School (9 to 11) | 3.5% | 4.6% | 5.1% |
| | 2010 Est. High School Graduate (12) | 14.0% | 16.8% | 18.9% |
| | 2010 Est. Some College (13 to 16) | 20.1% | 21.4% | 21.7% |
| | 2010 Est. Associate Degree Only | 5.7% | 6.2% | 6.5% |
| | 2010 Est. Bachelor Degree Only | 30.4% | 28.8% | 26.1% |
| | 2010 Est. Graduate Degree | 23.9% | 18.5% | 17.3% |
| HOUSING | 2010 Est. Total Housing Units | 12,194 | 105,561 | 180,042 |
| | 2010 Est. Owner Occupied Percent | 37.4% | 42.8% | 50.1% |
| | 2010 Est. Renter Occupied Percent | 56.3% | 50.0% | 43.2% |
| | 2010 Est. Vacant Housing Percent | 6.3% | 7.1% | 6.7% |
| HOMES BUILT BY YEAR | 2000 Homes Built 1999 to 2000 | 1.7% | 1.6% | 1.6% |
| | 2000 Homes Built 1995 to 1998 | 4.7% | 3.5% | 3.4% |
| | 2000 Homes Built 1990 to 1994 | 1.4% | 1.9% | 2.3% |
| | 2000 Homes Built 1980 to 1989 | 1.8% | 3.5% | 4.3% |
| | 2000 Homes Built 1970 to 1979 | 8.0% | 7.2% | 9.2% |
| | 2000 Homes Built 1960 to 1969 | 10.1% | 7.6% | 9.2% |
| | 2000 Homes Built 1950 to 1959 | 5.8% | 9.6% | 13.7% |
| | 2000 Homes Built Before 1949 | 66.4% | 65.2% | 56.2% |
| HOME VALUES | 2000 Home Value \$1,000,000 or More | 0.2% | 0.3% | 0.4% |
| | 2000 Home Value \$500,000 to \$999,999 | 2.9% | 2.3% | 2.7% |
| | 2000 Home Value \$400,000 to \$499,999 | 5.9% | 2.2% | 2.7% |
| | 2000 Home Value \$300,000 to \$399,999 | 17.8% | 6.7% | 6.1% |
| | 2000 Home Value \$200,000 to \$299,999 | 38.4% | 22.6% | 17.8% |
| | 2000 Home Value \$150,000 to \$199,999 | 20.2% | 29.5% | 25.8% |
| | 2000 Home Value \$100,000 to \$149,999 | 11.4% | 28.3% | 34.8% |
| | 2000 Home Value \$50,000 to \$99,999 | 2.9% | 7.4% | 9.0% |
| | 2000 Home Value \$25,000 to \$49,999 | 0.4% | 0.4% | 0.4% |
| | 2000 Home Value \$0 to \$24,999 | - | 0.3% | 0.3% |
| | 2000 Median Home Value | \$243,017 | \$191,411 | \$185,621 |
| | 2000 Median Rent | \$586 | \$543 | \$553 |

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| | | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--|----------|----------|----------|
| LABOR FORCE | 2010 Est. Labor: Population Age 16+ | 19,967 | 178,107 | 320,440 |
| | 2010 Est. Civilian Employed | 64.0% | 62.8% | 61.6% |
| | 2010 Est. Civilian Unemployed | 8.5% | 8.9% | 8.3% |
| | 2010 Est. in Armed Forces | - | 0.1% | 0.1% |
| | 2010 Est. not in Labor Force | 27.5% | 28.3% | 30.0% |
| | 2010 Labor Force: Males | 47.3% | 49.7% | 49.1% |
| | 2010 Labor Force: Females | 52.7% | 50.3% | 50.9% |
| OCCUPATION | 2000 Occupation: Population Age 16+ | 12,685 | 107,844 | 190,675 |
| | 2000 Mgmt, Business, & Financial Operations | 15.1% | 14.5% | 14.2% |
| | 2000 Professional & Related | 32.5% | 29.2% | 26.3% |
| | 2000 Service | 13.4% | 14.9% | 14.9% |
| | 2000 Sales and Office | 26.0% | 26.0% | 26.3% |
| | 2000 Farming, Fishing, and Forestry | 0.2% | 0.3% | 0.2% |
| | 2000 Construction, Extraction, & Maintenance | 3.8% | 4.6% | 5.8% |
| | 2000 Production, Transport, & Material Moving | 9.1% | 10.5% | 12.3% |
| | 2000 Percent White Collar Workers | 73.5% | 69.7% | 66.8% |
| | 2000 Percent Blue Collar Workers | 26.5% | 30.3% | 33.2% |
| TRANSPORTATION TO WORK | 2000 Drive to Work Alone | 54.4% | 55.8% | 60.7% |
| | 2000 Drive to Work in Carpool | 9.3% | 10.7% | 11.2% |
| | 2000 Travel to Work by Public Transportation | 17.5% | 16.4% | 14.2% |
| | 2000 Drive to Work on Motorcycle | 0.1% | 0.2% | 0.2% |
| | 2000 Walk or Bicycle to Work | 12.0% | 11.5% | 8.8% |
| | 2000 Other Means | 0.6% | 0.6% | 0.6% |
| | 2000 Work at Home | 6.1% | 4.6% | 4.4% |
| | | | | |
| TRAVEL TIME | 2000 Travel to Work in 14 Minutes or Less | 33.0% | 28.5% | 27.0% |
| | 2000 Travel to Work in 15 to 29 Minutes | 44.6% | 46.4% | 46.3% |
| | 2000 Travel to Work in 30 to 59 Minutes | 17.5% | 20.5% | 22.2% |
| | 2000 Travel to Work in 60 Minutes or More | 5.0% | 4.6% | 4.5% |
| | 2000 Average Travel Time to Work | 19.2 | 20.6 | 21.0 |
| CONSUMER EXPENDITURE | 2010 Est. Total Household Expenditure | \$588 M | \$5.08 B | \$9.01 B |
| | 2010 Est. Apparel | \$28.1 M | \$244 M | \$432 M |
| | 2010 Est. Contributions & Gifts | \$37.6 M | \$323 M | \$580 M |
| | 2010 Est. Education & Reading | \$16.7 M | \$143 M | \$253 M |
| | 2010 Est. Entertainment | \$32.6 M | \$282 M | \$501 M |
| | 2010 Est. Food, Beverages & Tobacco | \$94.1 M | \$817 M | \$1.44 B |
| | 2010 Est. Furnishings & Equipment | \$25.7 M | \$221 M | \$394 M |
| | 2010 Est. Health Care & Insurance | \$42.4 M | \$367 M | \$648 M |
| | 2010 Est. Household Operations & Shelter & Utilities | \$177 M | \$1.53 B | \$2.70 B |
| | 2010 Est. Miscellaneous Expenses | \$9.96 M | \$86.3 M | \$152 M |
| | 2010 Est. Personal Care | \$8.58 M | \$74.3 M | \$131 M |
| | 2010 Est. Transportation | \$115 M | \$1.00 B | \$1.78 B |

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