

# FOR LEASE

## *Swan Island Drive-Thru Opportunity*

### PORTLAND, OREGON



**Location:** 4717 N Lagoon Ave in the Swan Island area of Portland, Oregon

**Available Space:** 2,817 SF

**Lease Rate:** Call for details

**NNN:** Taxes 2009/2010 – \$12,275

- Comments:**
- Clean, fully-equipped QSR, ready for low cost market entry
  - Located at the signalized corner of N Lagoon & N Anchor
  - Approximately 8,500 employees within a 1-mile radius

<b>Demographics:</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Est. Population 2010	5,167	119,946	268,201
Projected Population 2015	5,382	132,770	293,226
2010 Average HH Income	\$63,981	\$59,696	\$73,497
Employees	8,515	152,846	320,324

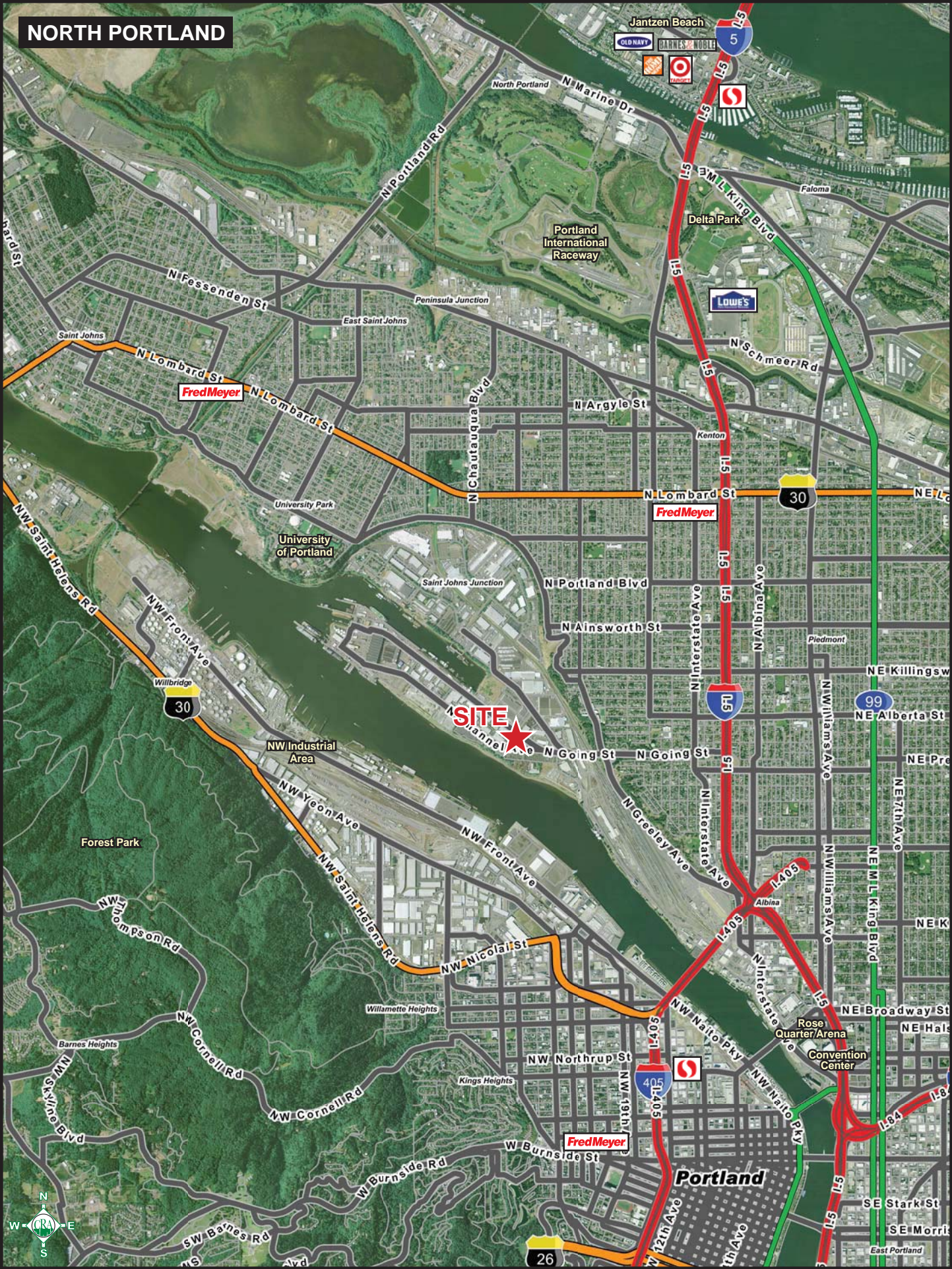
Source: Regis - SitesUSA



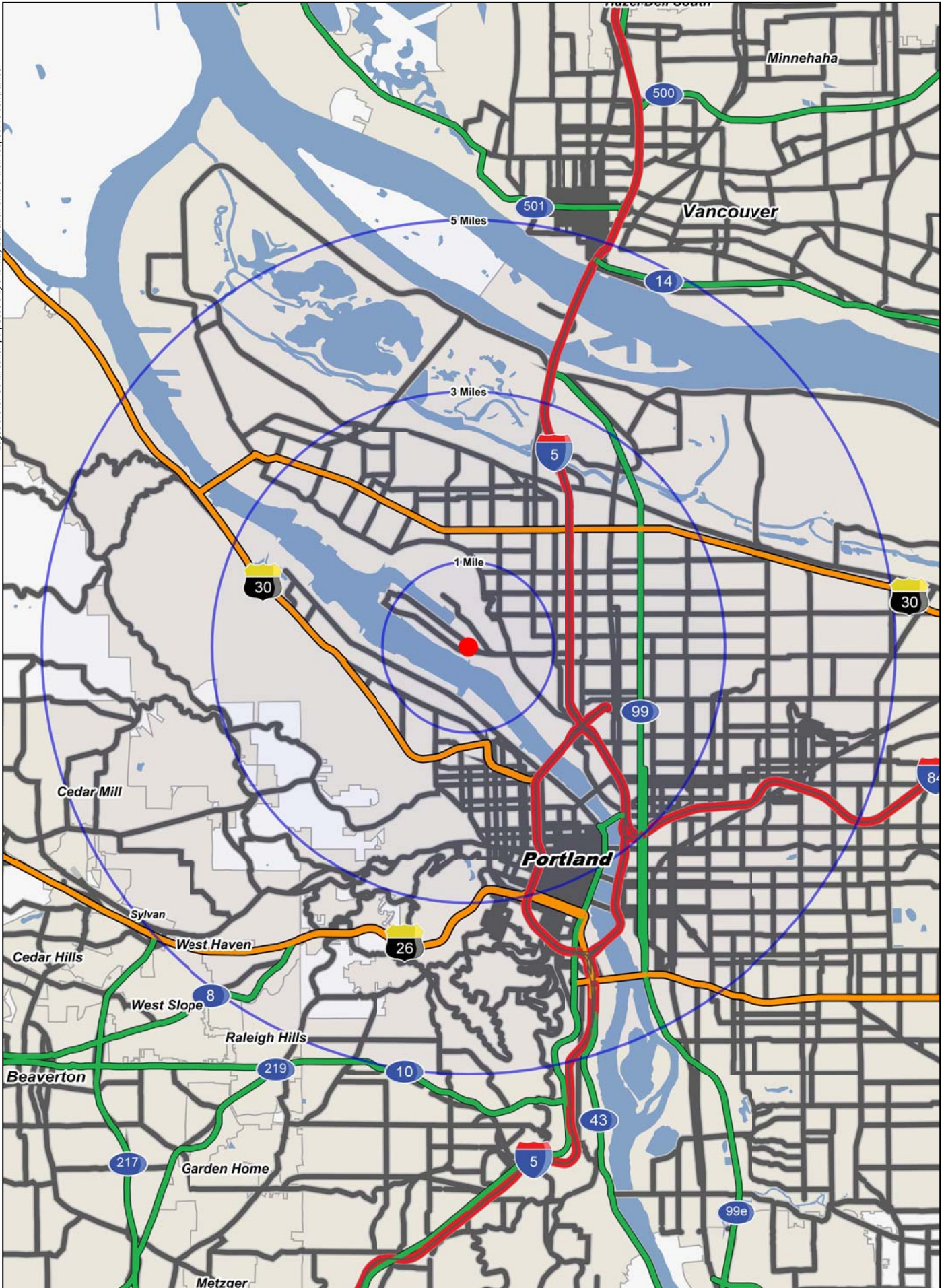
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# NORTH PORTLAND



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# FULL PROFILE

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



Lat/Lon: 45.55728/-122.7031

## 4717 N Lagoon Ave

### Portland, OR

1 Mile      3 Miles      5 Miles

	1 Mile	3 Miles	5 Miles	
<b>POPULATION</b>	2010 Estimated Population	5,167	119,946	268,201
	2015 Projected Population	5,382	132,770	293,226
	2000 Census Population	5,019	105,692	241,030
	1990 Census Population	5,078	96,728	223,250
	Historical Annual Growth 1990 to 2010	0.1%	1.2%	1.0%
	Projected Annual Growth 2010 to 2015	0.8%	2.1%	1.9%
<b>HOUSEHOLDS</b>	2010 Est. Households	2,106	53,812	120,402
	2015 Proj. Households	2,103	57,949	127,786
	2000 Census Households	2,086	47,274	109,076
	1990 Census Households	2,053	41,900	99,069
	Historical Annual Growth 1990 to 2010	0.1%	1.4%	1.1%
	Projected Annual Growth 2010 to 2015	-	1.5%	1.2%
<b>AGE</b>	2010 Est. Population 0 to 9 Years	12.0%	12.1%	11.4%
	2010 Est. Population 10 to 19 Years	10.5%	11.0%	10.5%
	2010 Est. Population 20 to 29 Years	10.9%	14.6%	13.8%
	2010 Est. Population 30 to 44 Years	25.4%	25.0%	24.4%
	2010 Est. Population 45 to 59 Years	24.3%	21.8%	23.4%
	2010 Est. Population 60 to 74 Years	12.0%	11.3%	12.0%
	2010 Est. Population 75 Years Plus	4.9%	4.1%	4.6%
	2010 Est. Median Age	38.9	35.9	37.8
<b>MARITAL STATUS &amp; SEX</b>	2010 Est. Male Population	50.3%	51.0%	50.2%
	2010 Est. Female Population	49.7%	49.0%	49.8%
	2010 Est. Never Married	35.4%	42.3%	38.5%
	2010 Est. Now Married	40.5%	31.9%	37.3%
	2010 Est. Separated or Divorced	18.4%	20.3%	18.9%
	2010 Est. Widowed	5.7%	5.5%	5.2%
<b>INCOME</b>	2010 Est. HH Income \$200,000 or More	1.0%	2.8%	4.7%
	2010 Est. HH Income \$150,000 to \$199,999	2.2%	3.8%	4.8%
	2010 Est. HH Income \$100,000 to \$149,999	10.7%	8.7%	11.4%
	2010 Est. HH Income \$75,000 to \$99,999	13.9%	9.2%	10.3%
	2010 Est. HH Income \$50,000 to \$74,999	23.0%	15.3%	15.8%
	2010 Est. HH Income \$35,000 to \$49,999	18.0%	14.3%	13.5%
	2010 Est. HH Income \$25,000 to \$34,999	12.2%	11.3%	10.5%
	2010 Est. HH Income \$15,000 to \$24,999	11.3%	13.1%	11.5%
	2010 Est. HH Income \$0 to \$14,999	7.7%	21.6%	17.5%
	2010 Est. Average Household Income	\$63,981	\$59,696	\$73,497
	2010 Est. Median HH Income	\$51,481	\$44,967	\$54,299
	2010 Est. Per Capita Income	\$27,635	\$27,851	\$34,035
2010 Est. Number of Businesses	288	9,968	21,320	
2010 Est. Total Number of Employees	8,515	152,846	320,324	

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### Portland, OR

	1 Mile	3 Miles	5 Miles	
<b>RACE</b>	2010 Est. White Population	83.3%	70.9%	78.7%
	2010 Est. Black Population	7.3%	18.8%	11.8%
	2010 Est. Asian & Pacific Islander	5.1%	5.2%	5.5%
	2010 Est. American Indian & Alaska Native	1.4%	1.5%	1.2%
	2010 Est. Other Races Population	2.9%	3.6%	2.9%
<b>HISPANIC</b>	2010 Est. Hispanic Population	529	15,463	27,495
	2010 Est. Hispanic Population Percent	10.2%	12.9%	10.3%
	2015 Proj. Hispanic Population Percent	11.7%	14.7%	11.9%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	3,722	84,010	192,672
	2010 Est. Elementary (0 to 8)	4.7%	5.2%	3.8%
	2010 Est. Some High School (9 to 11)	4.8%	6.2%	5.0%
	2010 Est. High School Graduate (12)	24.1%	20.3%	17.1%
	2010 Est. Some College (13 to 16)	27.8%	22.0%	21.2%
	2010 Est. Associate Degree Only	5.9%	5.9%	6.0%
	2010 Est. Bachelor Degree Only	22.1%	25.0%	27.8%
	2010 Est. Graduate Degree	10.5%	15.4%	19.2%
<b>HOUSING</b>	2010 Est. Total Housing Units	2,210	58,639	129,977
	2010 Est. Owner Occupied Percent	73.3%	42.7%	47.8%
	2010 Est. Renter Occupied Percent	22.1%	49.1%	44.9%
	2010 Est. Vacant Housing Percent	4.7%	8.2%	7.4%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	-	2.6%	2.1%
	2000 Homes Built 1995 to 1998	2.4%	4.8%	4.7%
	2000 Homes Built 1990 to 1994	0.7%	2.0%	3.1%
	2000 Homes Built 1980 to 1989	0.5%	3.7%	4.9%
	2000 Homes Built 1970 to 1979	3.9%	6.4%	9.6%
	2000 Homes Built 1960 to 1969	2.5%	7.2%	8.7%
	2000 Homes Built 1950 to 1959	12.0%	11.6%	10.8%
	2000 Homes Built Before 1949	77.9%	61.7%	56.1%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	0.1%	0.3%	0.7%
	2000 Home Value \$500,000 to \$999,999	0.2%	4.1%	4.8%
	2000 Home Value \$400,000 to \$499,999	-	3.0%	4.7%
	2000 Home Value \$300,000 to \$399,999	0.9%	4.9%	9.1%
	2000 Home Value \$200,000 to \$299,999	6.4%	9.3%	21.5%
	2000 Home Value \$150,000 to \$199,999	28.3%	19.1%	21.0%
	2000 Home Value \$100,000 to \$149,999	50.8%	42.6%	28.0%
	2000 Home Value \$50,000 to \$99,999	12.1%	15.1%	9.2%
	2000 Home Value \$25,000 to \$49,999	1.0%	1.0%	0.6%
	2000 Home Value \$0 to \$24,999	0.3%	0.6%	0.3%
	2000 Median Home Value	\$142,778	\$176,461	\$211,408
	2000 Median Rent	\$584	\$508	\$539

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<b>LABOR FORCE</b>	2010 Est. Labor: Population Age 16+	4,236	97,701	220,984
	2010 Est. Civilian Employed	63.6%	60.1%	61.8%
	2010 Est. Civilian Unemployed	7.9%	10.0%	8.6%
	2010 Est. in Armed Forces	-	-	0.1%
	2010 Est. not in Labor Force	28.5%	29.9%	29.6%
	2010 Labor Force: Males	50.2%	51.1%	50.1%
	2010 Labor Force: Females	49.8%	48.9%	49.9%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	2,796	54,798	131,059
	2000 Mgmt, Business, & Financial Operations	16.1%	13.5%	15.7%
	2000 Professional & Related	21.1%	24.2%	27.7%
	2000 Service	14.4%	16.5%	14.2%
	2000 Sales and Office	27.1%	25.8%	25.9%
	2000 Farming, Fishing, and Forestry	0.3%	0.3%	0.2%
	2000 Construction, Extraction, & Maintenance	7.6%	5.8%	4.9%
	2000 Production, Transport, & Material Moving	13.3%	13.9%	11.2%
	2000 Percent White Collar Workers	64.4%	63.5%	69.3%
	2000 Percent Blue Collar Workers	35.6%	36.5%	30.7%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	69.5%	55.2%	59.3%
	2000 Drive to Work in Carpool	12.0%	12.6%	11.0%
	2000 Travel to Work by Public Transportation	11.1%	14.9%	13.9%
	2000 Drive to Work on Motorcycle	-	0.2%	0.2%
	2000 Walk or Bicycle to Work	4.1%	12.3%	10.3%
	2000 Other Means	0.3%	0.6%	0.5%
	2000 Work at Home	3.0%	4.3%	4.7%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	35.0%	29.8%	29.4%
	2000 Travel to Work in 15 to 29 Minutes	44.7%	44.9%	46.1%
	2000 Travel to Work in 30 to 59 Minutes	16.2%	20.5%	20.0%
	2000 Travel to Work in 60 Minutes or More	4.1%	4.8%	4.6%
	2000 Average Travel Time to Work	20.1	20.6	20.5
<b>CONSUMER EXPENDITURE</b>	2010 Est. Total Household Expenditure	\$109 M	\$2.61 B	\$6.72 B
	2010 Est. Apparel	\$5.17 M	\$126 M	\$323 M
	2010 Est. Contributions & Gifts	\$6.57 M	\$166 M	\$448 M
	2010 Est. Education & Reading	\$2.75 M	\$73.9 M	\$196 M
	2010 Est. Entertainment	\$6.08 M	\$144 M	\$375 M
	2010 Est. Food, Beverages & Tobacco	\$17.6 M	\$421 M	\$1.06 B
	2010 Est. Furnishings & Equipment	\$4.75 M	\$113 M	\$296 M
	2010 Est. Health Care & Insurance	\$7.93 M	\$190 M	\$479 M
	2010 Est. Household Operations & Shelter & Utilities	\$32.4 M	\$785 M	\$2.02 B
	2010 Est. Miscellaneous Expenses	\$1.85 M	\$44.4 M	\$112 M
2010 Est. Personal Care	\$1.59 M	\$38.2 M	\$97.5 M	
2010 Est. Transportation	\$22.2 M	\$510 M	\$1.31 B	

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