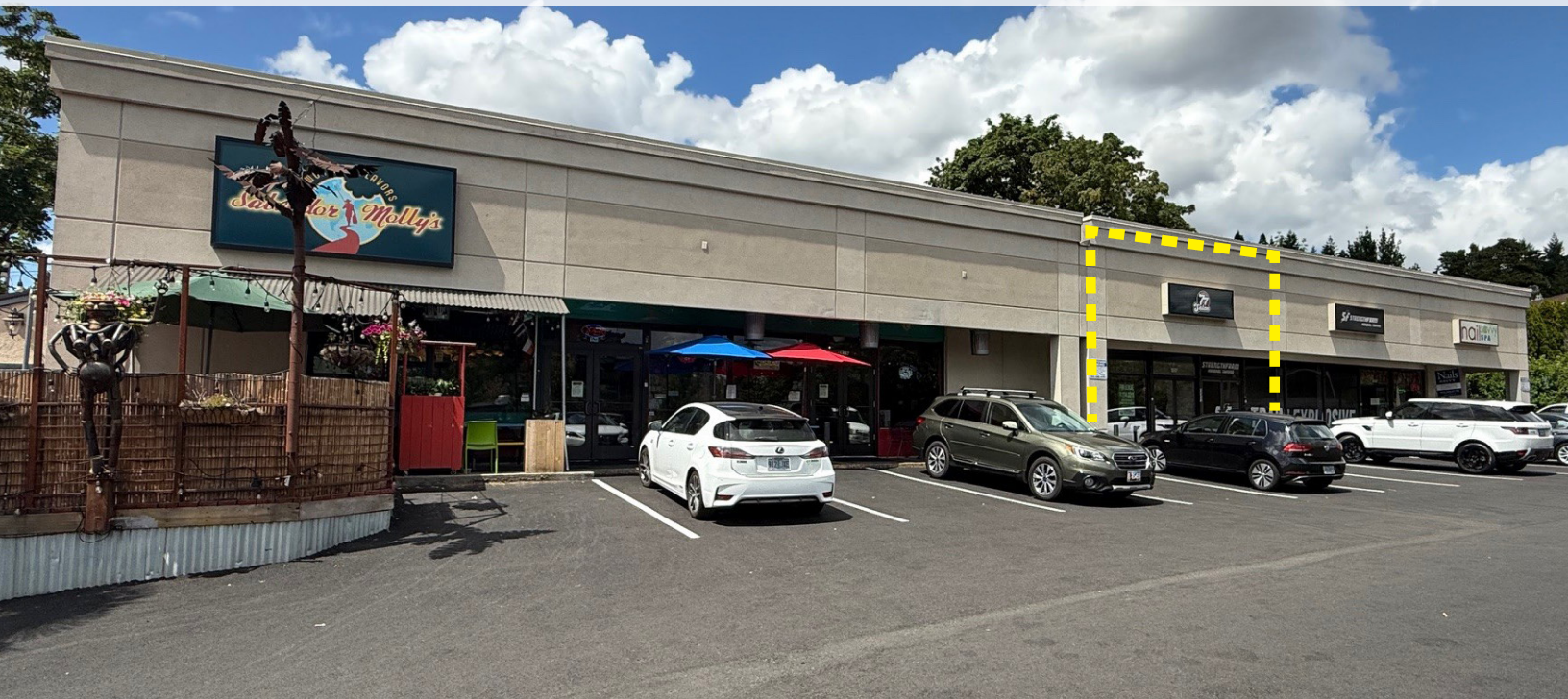


# 2ND GENERATION HAIR SALON

## IN THE HEART OF HILLSDALE



FOR LEASE ► PORTLAND, OR

### ADDRESS

1517 SW Sunset Blvd  
Portland, Oregon 97239

### AVAILABLE SPACE

- 980 SF

### RENTAL RATE

Rent: \$25/SF NNN (\$8.69/SF for 2025)

### TRAFFIC COUNTS

SW Capitol Hwy – 21,331 ADT ('25)  
SW Sunset Blvd – 5,122 ADT ('25)

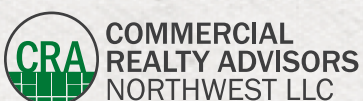
### HIGHLIGHTS

- Excellent opportunity for 2nd generation salon space in close-in SW Portland's Hillsdale neighborhood!
- Includes 2 shampoo bowls/chairs, hair chairs, treatment room, break room with kitchenette and 1 restroom.
- Off-street parking
- Neighboring tenants: Salvador Molly's, Strength Farm and Nail Savvy
- Available now!

Walk Score  
**85**

Bike Score  
**82**

Transit Score  
**47**



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)  
**Ashley Heichelbech** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)



2ND GEN HAIR SALON  
1517 SW SUNSET BLVD  
PORTLAND, OR

PHOTOS





# 2ND GEN HAIR SALON

## 1517 SW SUNSET BLVD

PORTLAND, OR



**SITE**

HILLSDALE  
LIBRARY

NAIL SAVVY SPA

STRENGTH FARM

76

SUBWAY

THE PORTLAND  
BALLET

The UPS Store

Baker & Spice  
NEIGHBORHOOD BAKERY

basics

PIZZICATO  
EST. PD 1989

PAPA JOHN'S

CHINESE BOB  
BAGELS

HILLSDALE  
VETERINARY

Simply Smiles

City Thai

CASA COLLEJA

OnPoint  
COMMUNITY CREDIT UNION

PPS

SW Capitol Hwy

SW Bertha Ct

SW Bertha Blvd

SW 19th Ave

SW 19th Ave

SW Vermont St

SW Vermont St

SW Vermont St

SW Vermont St

IDA B. WELLS-  
BARNETT  
HIGH SCHOOL  
1,413 STUDENTS

RIEKE  
ELEMENTARY  
SCHOOL

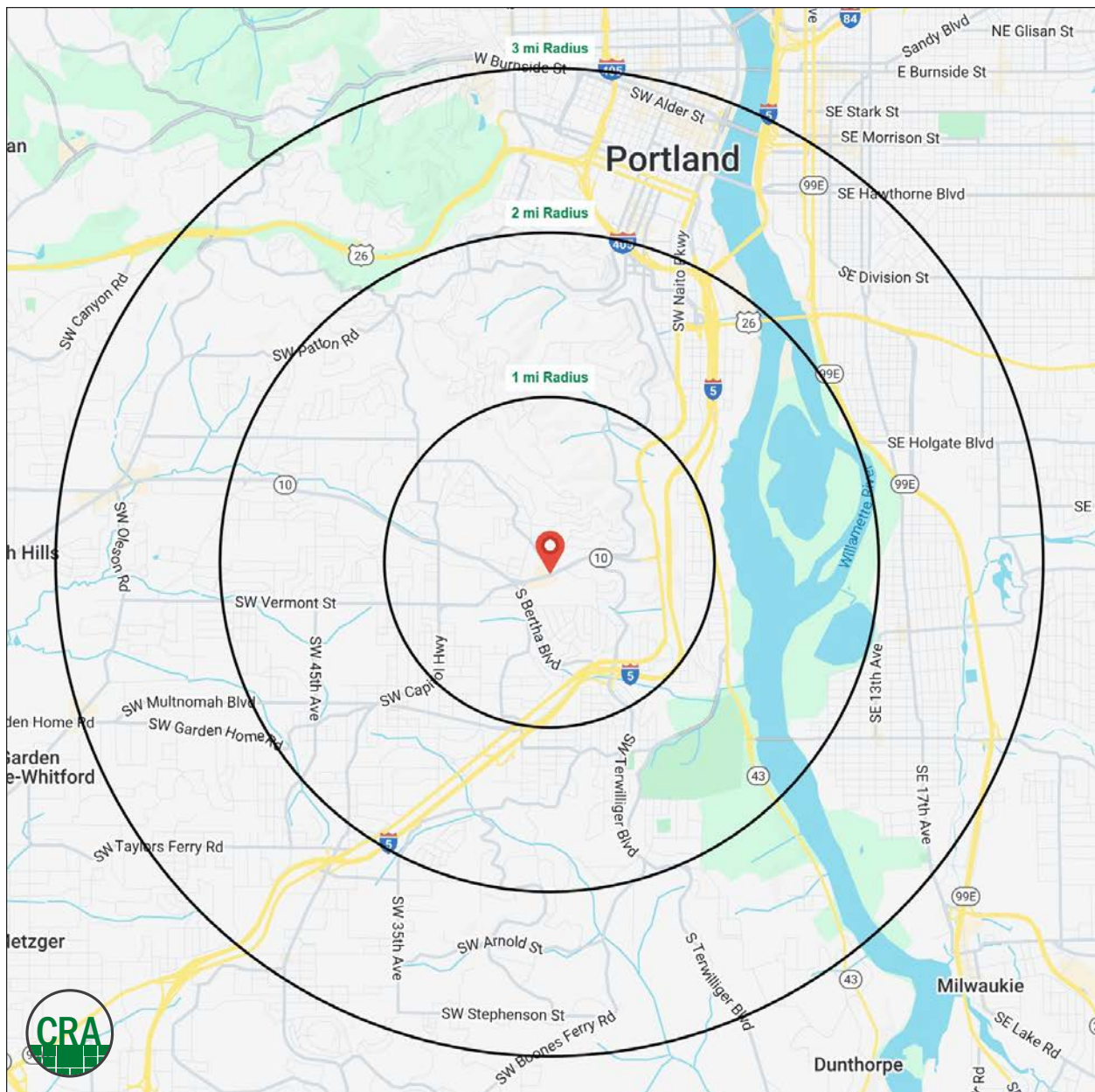




## DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	13,922	50,104	129,170
Estimated Households	6,420	24,164	61,881
Average HH Income	\$156,051	\$165,595	\$155,491
Median Home Value	\$708,673	\$705,569	\$722,425
Daytime Demographics 16+	8,890	40,455	160,896
Some College or Higher	88.9%	91.5%	88.9%

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4797/-122.6938

1517 SW Sunset Blvd Portland, OR 97239	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2025 Estimated Population	13,922	50,104	129,170
2030 Projected Population	13,347	48,955	127,250
2020 Census Population	14,200	48,535	123,246
2010 Census Population	13,404	43,853	112,027
Projected Annual Growth 2025 to 2030	-0.8%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2025	0.3%	1.0%	1.0%
2025 Median Age	40.2	41.0	40.2
<b>Households</b>			
2025 Estimated Households	6,420	24,164	61,881
2030 Projected Households	6,186	23,910	61,740
2020 Census Households	6,649	22,934	59,972
2010 Census Households	6,270	20,581	53,509
Projected Annual Growth 2025 to 2030	-0.7%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.2%	1.2%	1.0%
<b>Race and Ethnicity</b>			
2025 Estimated White	79.7%	78.9%	77.3%
2025 Estimated Black or African American	3.3%	2.9%	3.6%
2025 Estimated Asian or Pacific Islander	5.7%	7.0%	7.6%
2025 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.6%
2025 Estimated Other Races	10.8%	10.5%	10.9%
2025 Estimated Hispanic	9.2%	8.9%	9.3%
<b>Income</b>			
2025 Estimated Average Household Income	\$156,051	\$165,595	\$155,491
2025 Estimated Median Household Income	\$115,285	\$124,158	\$110,968
2025 Estimated Per Capita Income	\$72,012	\$80,044	\$74,786
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.1%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	0.7%	0.7%	1.5%
2025 Estimated High School Graduate	8.3%	6.7%	8.1%
2025 Estimated Some College	15.7%	14.4%	16.1%
2025 Estimated Associates Degree Only	4.8%	5.7%	6.0%
2025 Estimated Bachelors Degree Only	39.6%	39.6%	37.4%
2025 Estimated Graduate Degree	28.9%	31.8%	29.5%
<b>Business</b>			
2025 Estimated Total Businesses	978	3,918	14,124
2025 Estimated Total Employees	5,088	25,188	120,846
2025 Estimated Employee Population per Business	5.2	6.4	8.6
2025 Estimated Residential Population per Business	14.2	12.8	9.1

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

**ASHLEY HEICHELBECH** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**KATHLEEN HEALY** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



**503.274.0211**

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.