

FOR LEASE

# PRIME RETAIL WITH OFF-STREET PARKING!

1972 W BURNSIDE, PORTLAND, OR



## LOCATION

1972 W Burnside | Portland, Oregon

## AVAILABLE SPACE

1,160-5,722 RSF

## ASKING RATE

\$40/SF/YR, NNN

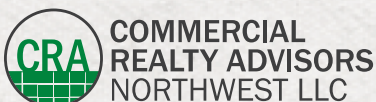
## TRAFFIC COUNTS

W Burnside St – 23,460 ADT ('22)

SW 20th Ave – 5,067 ADT ('22)

## HIGHLIGHTS

- Prime retail space adjacent to Next Level Burger
- Twenty-two on-site parking spaces.
- At the nexus between several densely populated neighborhoods (NW Portland, Goose Hollow, Pearl District, Downtown/West End) and adjacent to Providence Park (home of the Portland Timbers and Thorns), as well as the mixed-use project, The Civic, and the remodeled Stadium Fred Meyer on W. Burnside with high traffic counts.
- Excellent regional access from Hwy 26 & I-405.
- Great visibility and signage opportunity!



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# 1972 W BURNSIDE ST

PORTLAND, OR



Fred Meyer

Walgreens

MURPHY'S

OnPoint

usbank

**SITE**

KAADY CAR WASHES

McDonald's

THE CIVIC CONDOS



MAX STATION

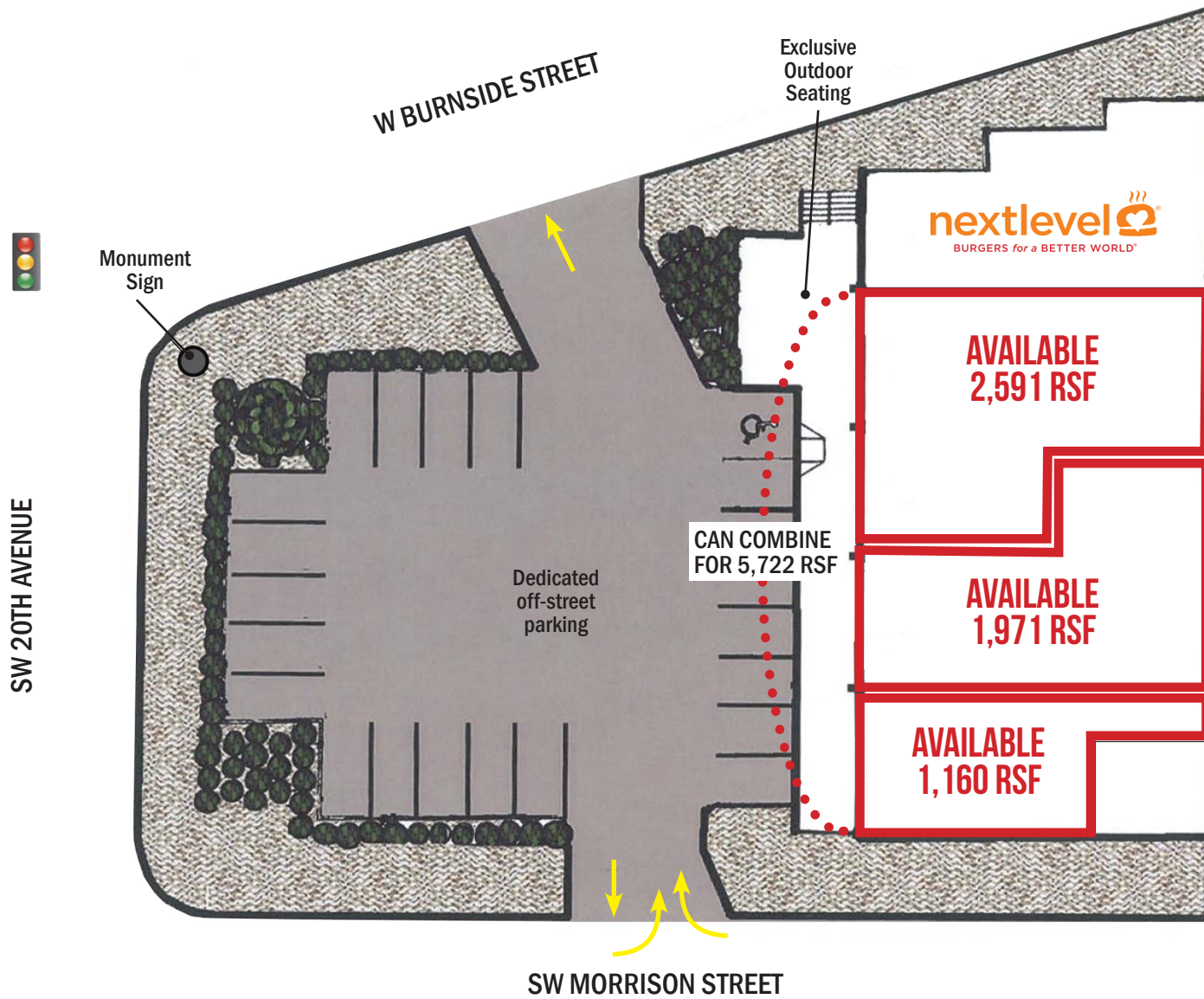
MAX STATION



# SITE PLAN

# 1972 W BURNSIDE ST

PORTLAND, OR



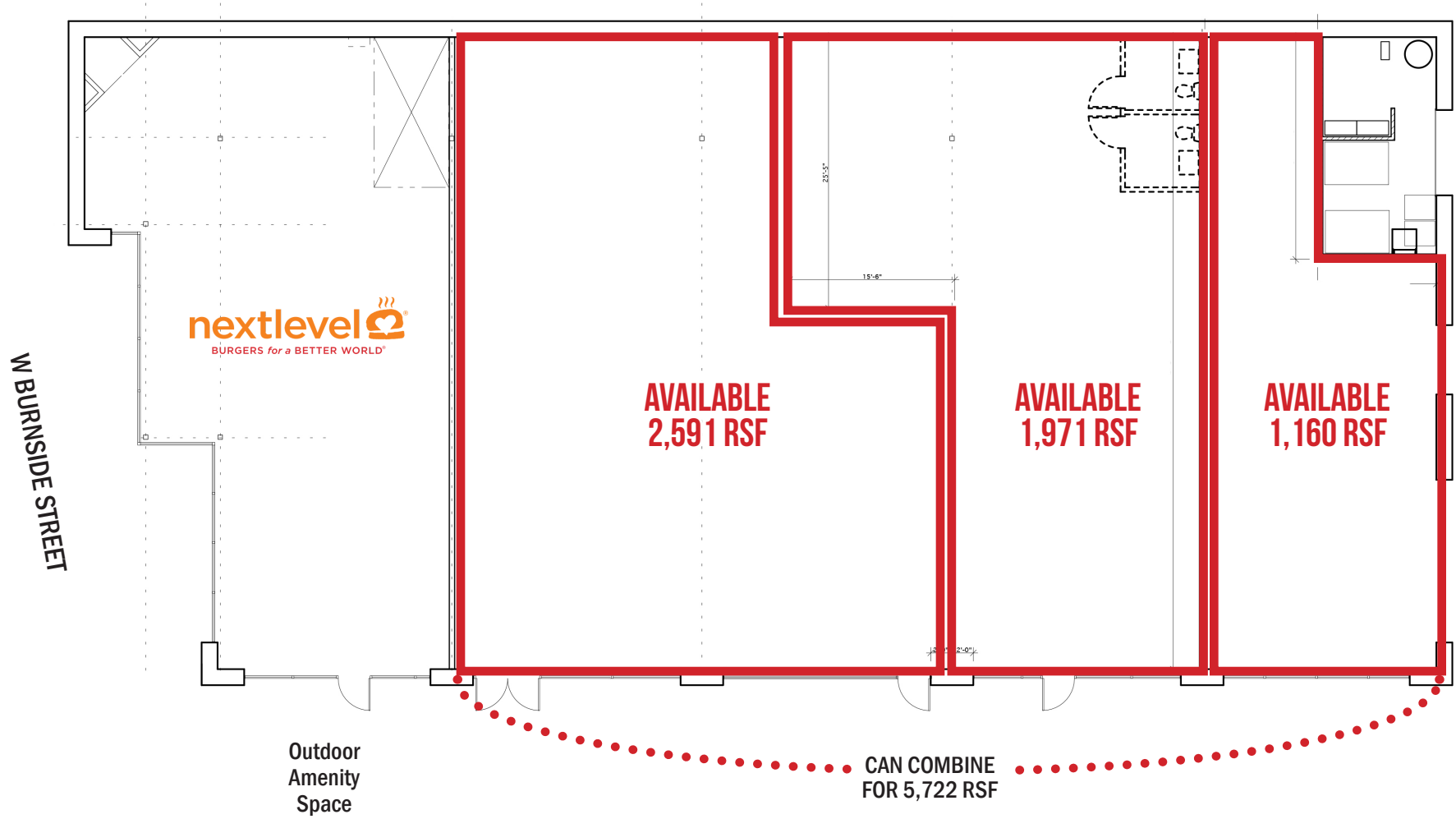
This historic stadium hosts about 150 events per year, including professional sports games, concerts, youth camps and business events.



FLOOR PLAN

1972 W BURNSIDE ST

PORTLAND, OR



# 1972 W BURNSIDE ST

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## DEMOGRAPHIC SUMMARY

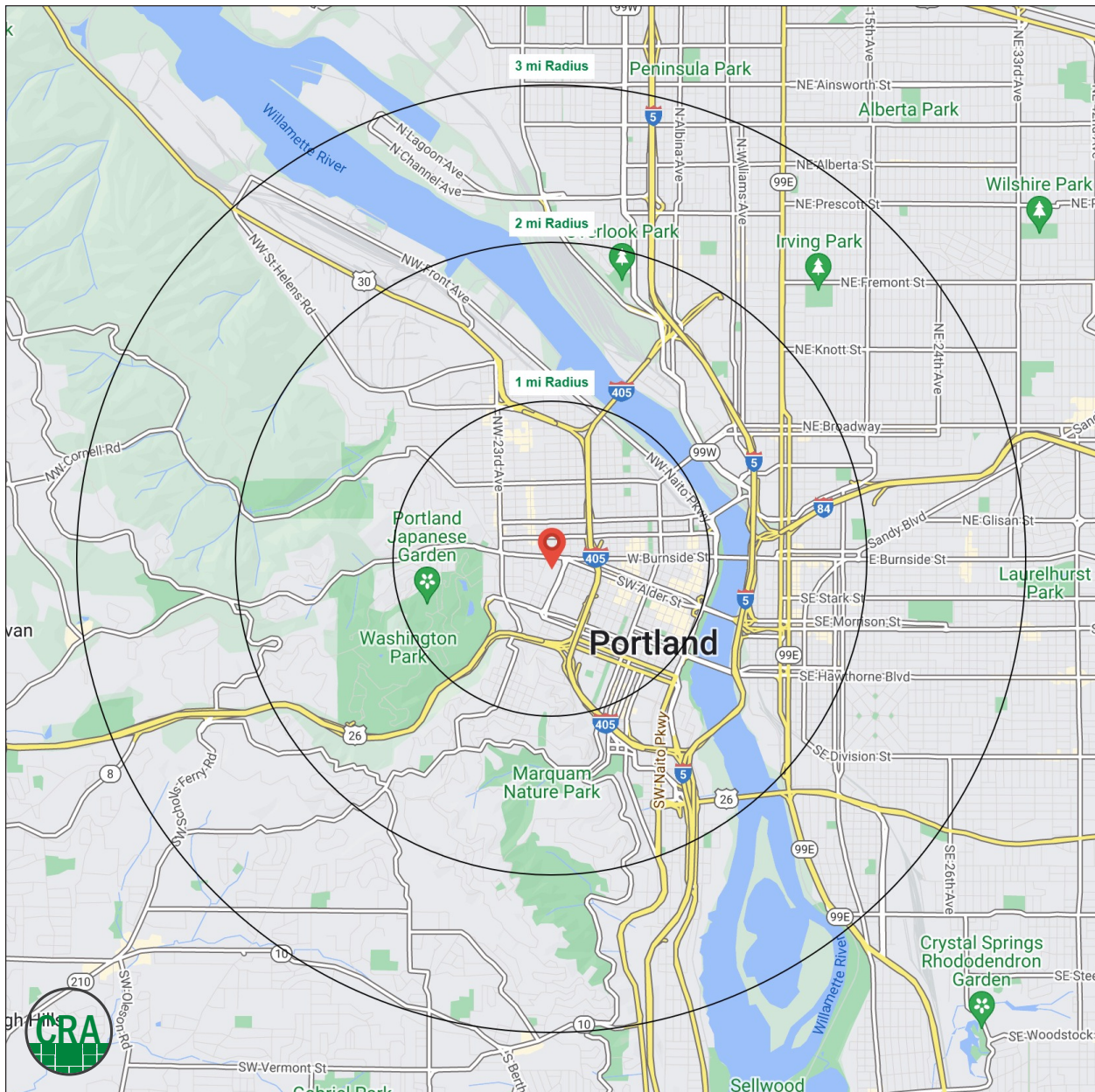
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	51,510	82,799	167,771
Projected Population 2029	52,127	84,037	167,995
Average HH Income	\$112,570	\$119,200	\$136,475
Median Home Value	\$685,758	\$726,404	\$724,834
Median Age	35.0	35.3	36.4
Total Businesses	8,760	14,298	21,160
Daytime Demographics 16+	113,230	187,693	253,395

# 51,510

Estimated 2024 Population  
1 MILE RADIUS

# 112,570

Adjusted Daytime Demographics 16+  
1 MILE RADIUS



# Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5228/-122.6916

1972 W Burnside St Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	51,510	82,799	167,771
2029 Projected Population	52,127	84,037	167,995
2020 Census Population	47,034	77,547	164,108
2010 Census Population	38,182	59,704	132,003
Projected Annual Growth 2024 to 2029	0.2%	0.3%	-
Historical Annual Growth 2010 to 2024	2.5%	2.8%	1.9%
2024 Median Age	35.0	35.3	36.4
<b>Households</b>			
2024 Estimated Households	33,489	51,007	93,371
2029 Projected Households	34,420	52,537	94,860
2020 Census Households	30,532	46,933	88,284
2010 Census Households	23,519	34,815	69,174
Projected Annual Growth 2024 to 2029	0.6%	0.6%	0.3%
Historical Annual Growth 2010 to 2024	3.0%	3.3%	2.5%
<b>Race and Ethnicity</b>			
2024 Estimated White	71.5%	71.9%	72.0%
2024 Estimated Black or African American	6.9%	6.6%	6.1%
2024 Estimated Asian or Pacific Islander	7.3%	7.4%	8.3%
2024 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.8%
2024 Estimated Other Races	13.3%	13.2%	12.8%
2024 Estimated Hispanic	13.1%	13.3%	12.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$112,570	\$119,200	\$136,475
2024 Estimated Median Household Income	\$79,404	\$86,353	\$97,987
2024 Estimated Per Capita Income	\$73,954	\$74,177	\$76,420
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.0%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.1%	2.0%
2024 Estimated High School Graduate	11.8%	10.9%	10.6%
2024 Estimated Some College	16.0%	15.8%	15.1%
2024 Estimated Associates Degree Only	4.7%	4.6%	4.8%
2024 Estimated Bachelors Degree Only	33.7%	34.5%	36.6%
2024 Estimated Graduate Degree	29.0%	30.1%	29.3%
<b>Business</b>			
2024 Estimated Total Businesses	8,760	14,298	21,160
2024 Estimated Total Employees	97,525	163,364	208,651
2024 Estimated Employee Population per Business	11.1	11.4	9.9
2024 Estimated Residential Population per Business	5.9	5.8	7.9

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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