

FOR LEASE

FREE STANDING PRIME RETAIL WITH OFF-STREET PARKING!

1972 W BURNSIDE, PORTLAND, OR



LOCATION

1972 W Burnside | Portland, Oregon

AVAILABLE SPACE

1,160–7,591 RSF

ASKING RATE

\$35/SF/YR, NNN

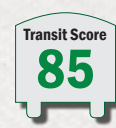
TRAFFIC COUNTS

W Burnside St – 23,976 ADT (25)

SW 20th Ave – 5,070 ADT (25)

HIGHLIGHTS

- Prime free-standing building with 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 pylon signage opportunity!



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

PORTLAND, OR

Fred Meyer.

Walgreens



DUTCH BROS




SITE



W Burnside St

THE MORRISON



PUBLIC PARKING

KAADY
CAR WASHES


**MARATHON
TAVERNA**

W Burnside St

ALTA
PEAK
PORTLAND
138 UNITS



DELTA ART TOWER
314 UNITS



TIFFANY
CENTER

SUPERJOY COFFEE



**PROVIDENCE
PARK**
150 EVENTS
PER YEAR



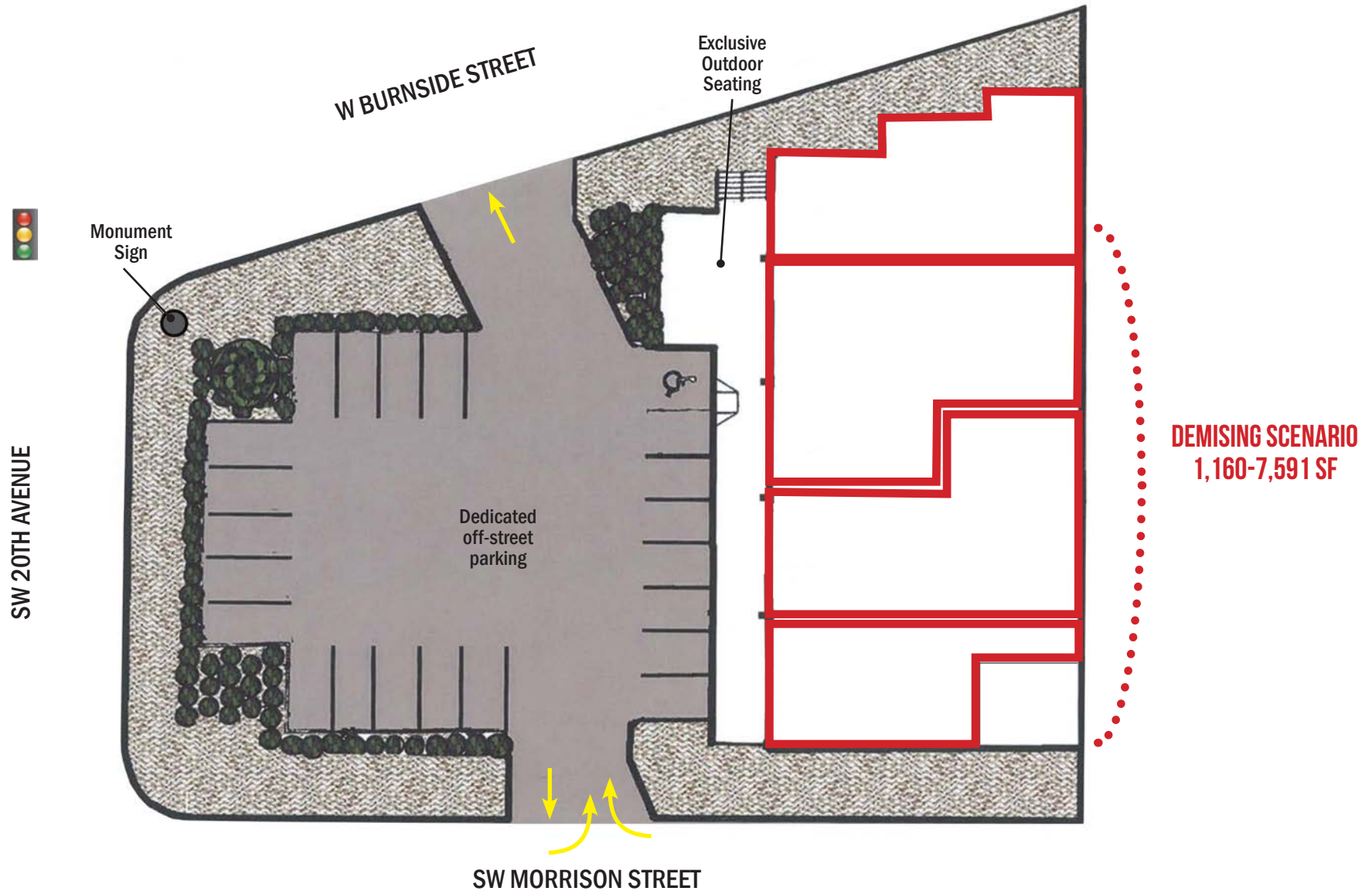
Sawbuck
APARTMENTS
182 UNITS



SITE PLAN: DEMISING SCENARIO

1972 W BURNSIDE ST

PORTLAND, OR



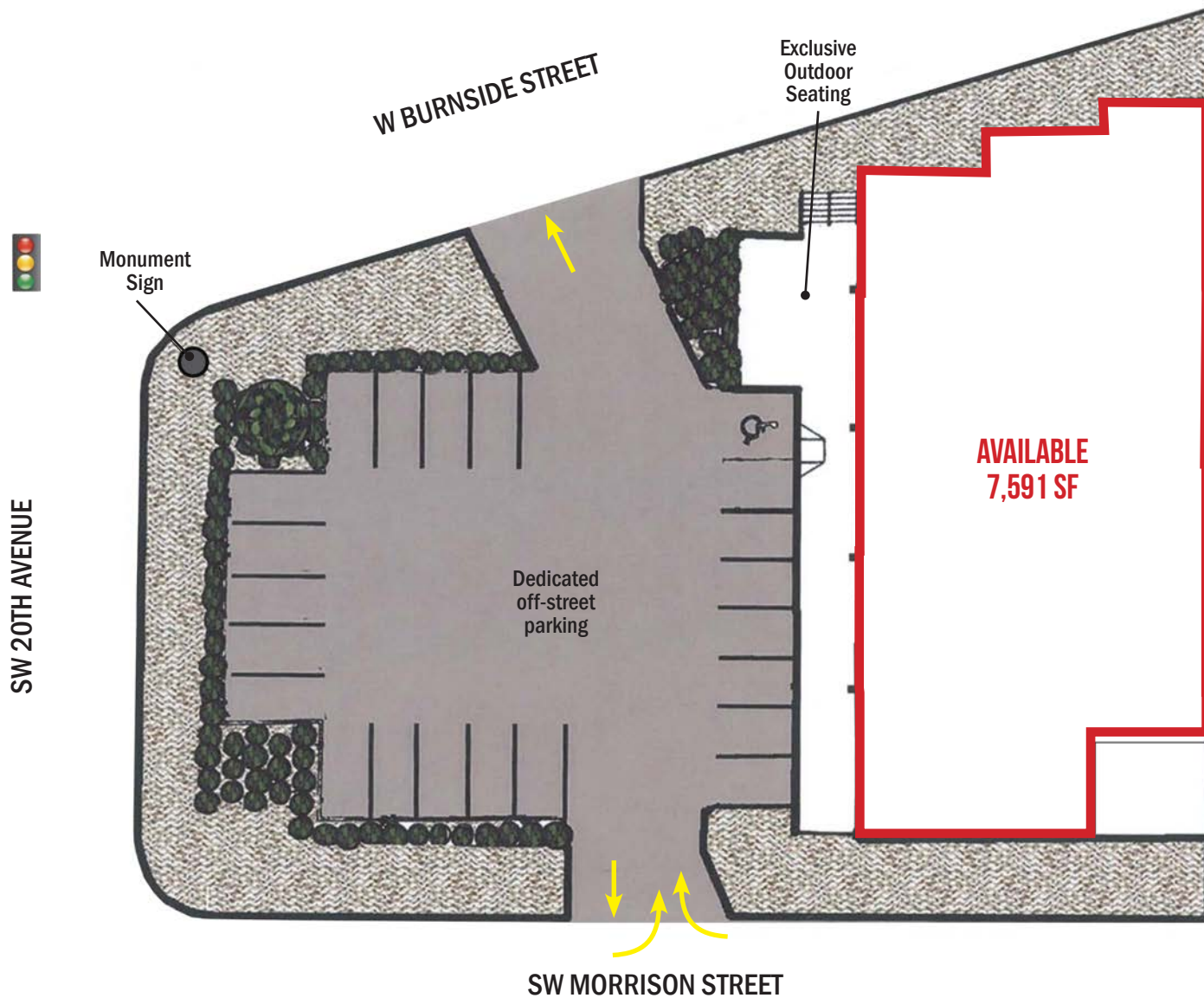
This historic stadium hosts about 150 events per year, including professional sports games, concerts, youth camps and business events.



SITE PLAN

1972 W BURNSIDE ST

PORTLAND, OR

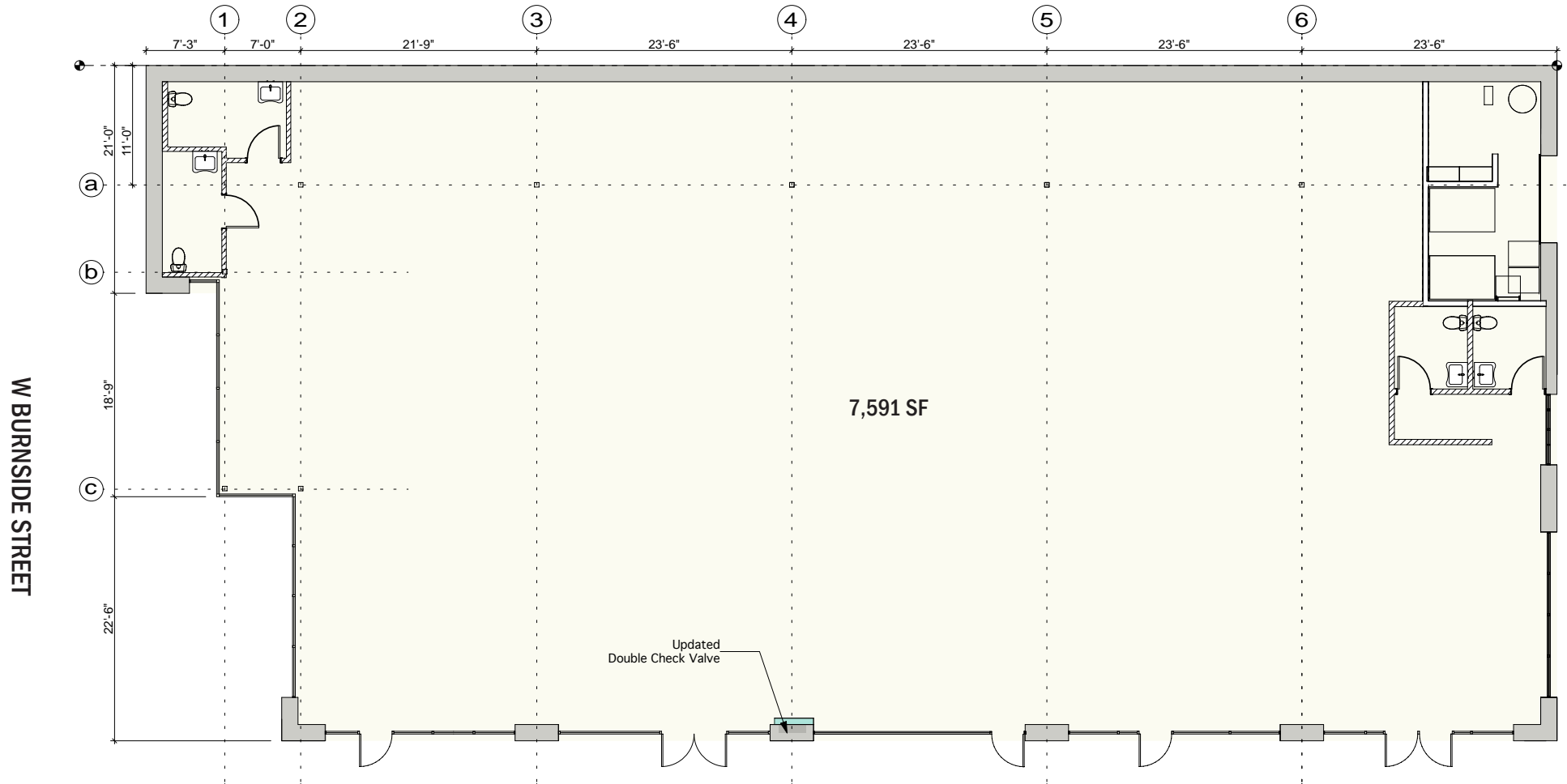


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FLOOR PLAN

1972 W BURNSIDE ST
PORTLAND, OR



DEMOGRAPHIC SUMMARY

1972 W BURNSIDE ST

PORTLAND, OR

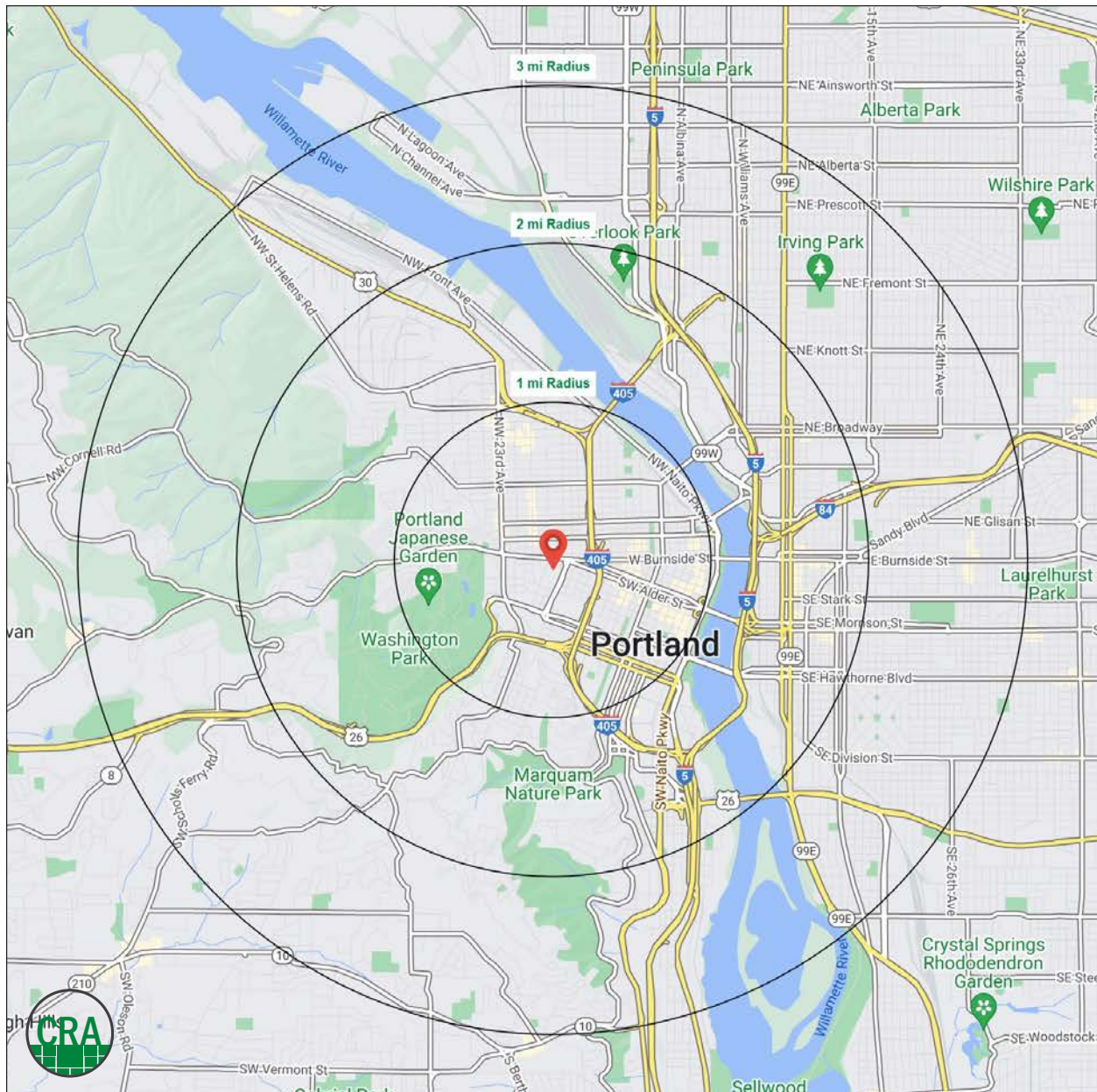
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	63,665	95,875	180,809
Projected Population 2030	63,815	97,111	181,791
Average HH Income	\$120,456	\$126,506	\$138,621
Median Home Value	\$698,836	\$747,869	\$745,006
Median Age	38.8	38.3	38.5
Total Businesses	8,852	14,427	21,450
Daytime Demographics 16+	118,255	193,797	261,490

63,665

Estimated 2024 Population
1 MILE RADIUS

118,255

Adjusted Daytime Demographics 16+
1 MILE RADIUS



Complete Profile

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



Lat/Lon: 45.5228/-122.6916

1972 W Burnside St		1 mi radius		2 mi radius		3 mi radius	
Portland, OR 97209							
Population							
Estimated Population (2025)	63,665		95,875		180,809		
Projected Population (2030)	63,815		97,111		181,791		
Census Population (2020)	47,034		77,547		164,108		
Census Population (2010)	38,182		59,704		132,003		
Projected Annual Growth (2025-2030)	150	-	1,236	0.3%	982	0.1%	
Historical Annual Growth (2020-2025)	16,631	-	18,328	4.7%	16,701	2.0%	
Historical Annual Growth (2010-2020)	8,852	2.3%	17,844	3.0%	32,105	2.4%	
Estimated Population Density (2025)	20,275	psm	7,633	psm	6,396	psm	
Trade Area Size	3.1	sq mi	12.6	sq mi	28.3	sq mi	
Households							
Estimated Households (2025)	33,973		51,957		94,660		
Projected Households (2030)	34,988		53,881		96,847		
Census Households (2020)	30,532		46,933		88,284		
Census Households (2010)	23,519		34,815		69,174		
Projected Annual Growth (2025-2030)	1,015	0.6%	1,924	0.7%	2,187	0.5%	
Historical Annual Change (2010-2025)	10,453	3.0%	17,142	3.3%	25,486	2.5%	
Average Household Income							
Estimated Average Household Income (2025)	\$120,456		\$126,506		\$138,621		
Projected Average Household Income (2030)	\$119,216		\$124,639		\$136,460		
Census Average Household Income (2010)	\$56,954		\$65,681		\$69,328		
Census Average Household Income (2000)	\$41,314		\$51,718		\$55,005		
Projected Annual Change (2025-2030)	-\$1,240	-0.2%	-\$1,867	-0.3%	-\$2,161	-0.3%	
Historical Annual Change (2000-2025)	\$79,143	7.7%	\$74,789	5.8%	\$83,616	6.1%	
Median Household Income							
Estimated Median Household Income (2025)	\$82,271		\$87,338		\$98,926		
Projected Median Household Income (2030)	\$82,526		\$87,058		\$98,182		
Census Median Household Income (2010)	\$36,432		\$42,628		\$48,383		
Census Median Household Income (2000)	\$28,378		\$35,655		\$40,683		
Projected Annual Change (2025-2030)	\$255	-	-\$280	-	-\$744	-0.2%	
Historical Annual Change (2000-2025)	\$53,893	7.6%	\$51,683	5.8%	\$58,243	5.7%	
Per Capita Income							
Estimated Per Capita Income (2025)	\$64,854		\$69,158		\$72,978		
Projected Per Capita Income (2030)	\$65,937		\$69,748		\$73,100		
Census Per Capita Income (2010)	\$35,085		\$38,308		\$36,333		
Census Per Capita Income (2000)	\$26,263		\$30,783		\$28,376		
Projected Annual Change (2025-2030)	\$1,083	0.3%	\$590	0.2%	\$122	-	
Historical Annual Change (2000-2025)	\$38,591	5.9%	\$38,376	5.0%	\$44,602	6.3%	
Estimated Average Household Net Worth (2025)	\$883,345		\$934,421		\$1.09 M		

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For more information, please contact:

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com
ASHLEY HEICHELBECH 503.490.7212 | ashley@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



503.274.0211

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