

FOR LEASE

FREE STANDING PRIME RETAIL WITH OFF-STREET PARKING!

1972 W BURNSIDE, PORTLAND, OR



LOCATION

1972 W Burnside | Portland, Oregon

AVAILABLE SPACES

1,160-7,591 SF

Can be combined to 7,591 SF

ASKING RATE

\$35/SF/YR, NNN

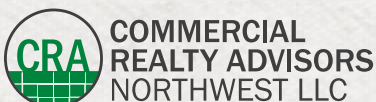
TRAFFIC COUNTS

W Burnside St - 23,976 ADT (25)

SW 20th Ave - 5,070 ADT (25)

HIGHLIGHTS

- Second generation restaurant space with operable “order window” and patio seating.
- 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!



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1972 W BURNSIDE ST

PORTLAND, OR



SITE

THE MORRISON
PUBLIC PARKING

PROVIDENCE PARK
160 EVENTS PER YEAR

MAX STATION

CANVAS

Sawback
182 UNITS

HOLLIS
138 UNITS

ART TOWER
314 UNITS

TIFFANY CENTER

SUPERJOY COFFEE

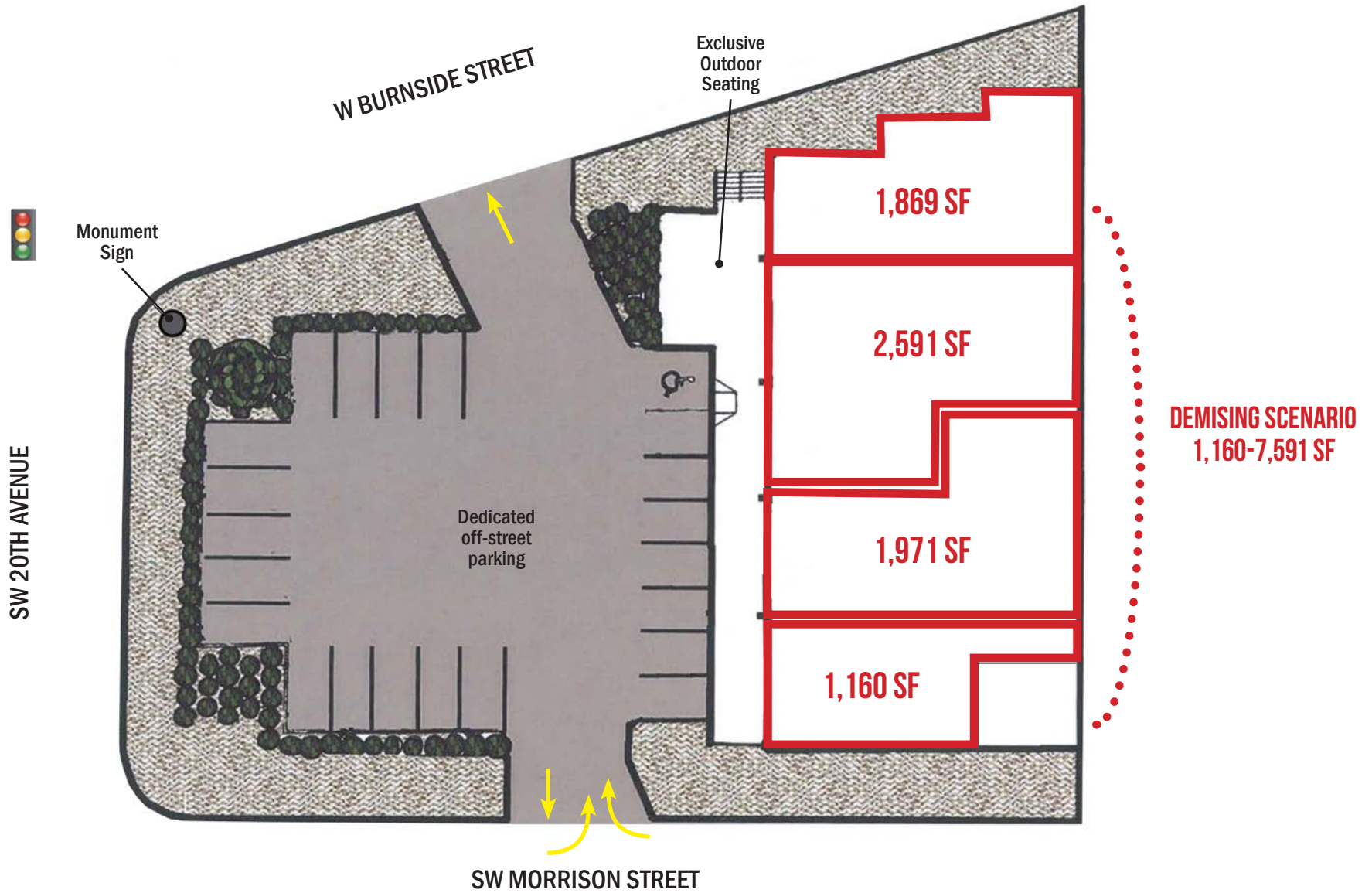
HOTEL de Luxe



SITE PLAN: DEMISING SCENARIO

1972 W BURNSIDE ST

PORTLAND, OR



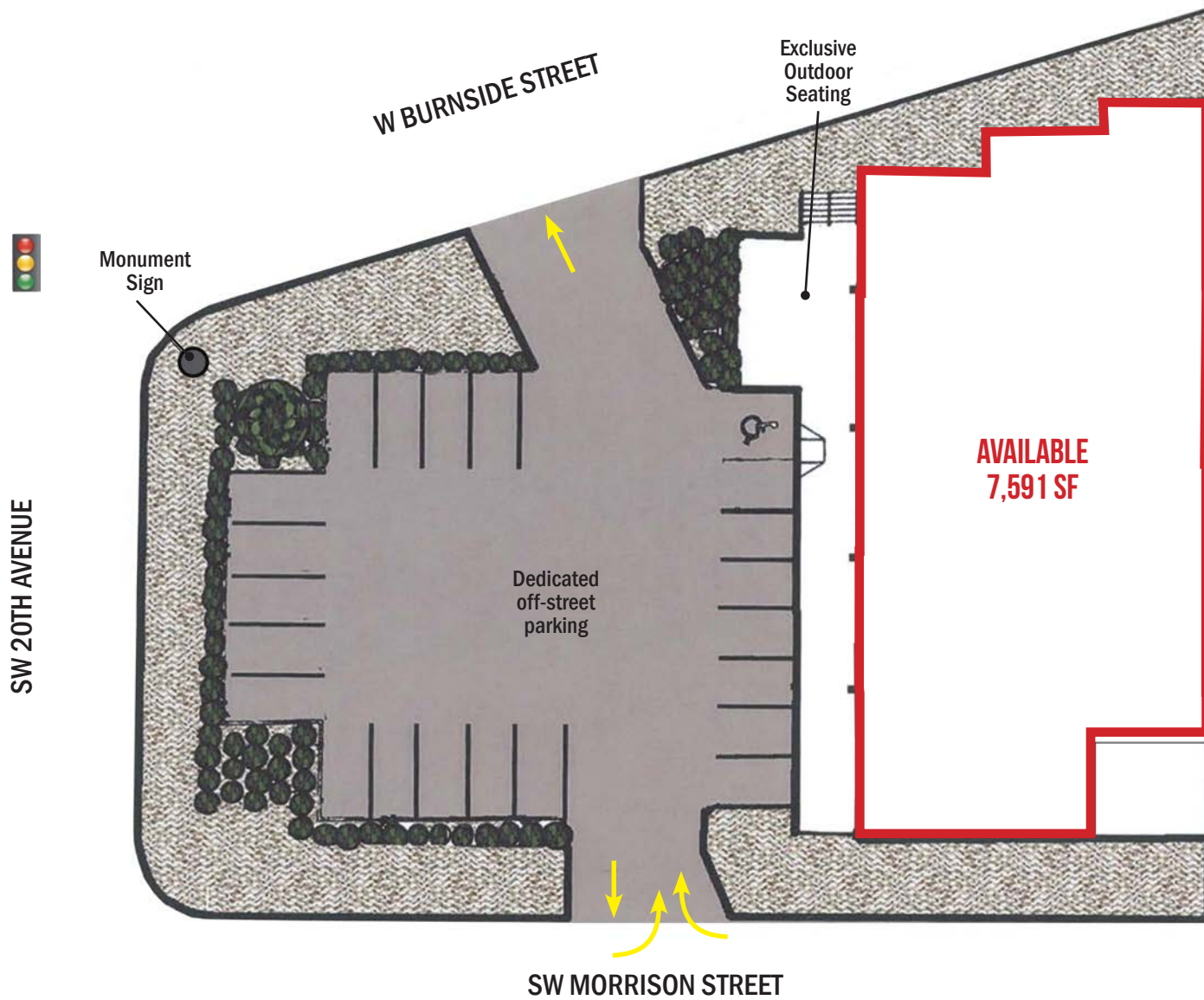
This historic stadium hosts about 150 events per year, including professional sports games, concerts, youth camps and business events.



SITE PLAN

1972 W BURNSIDE ST

PORTLAND, OR

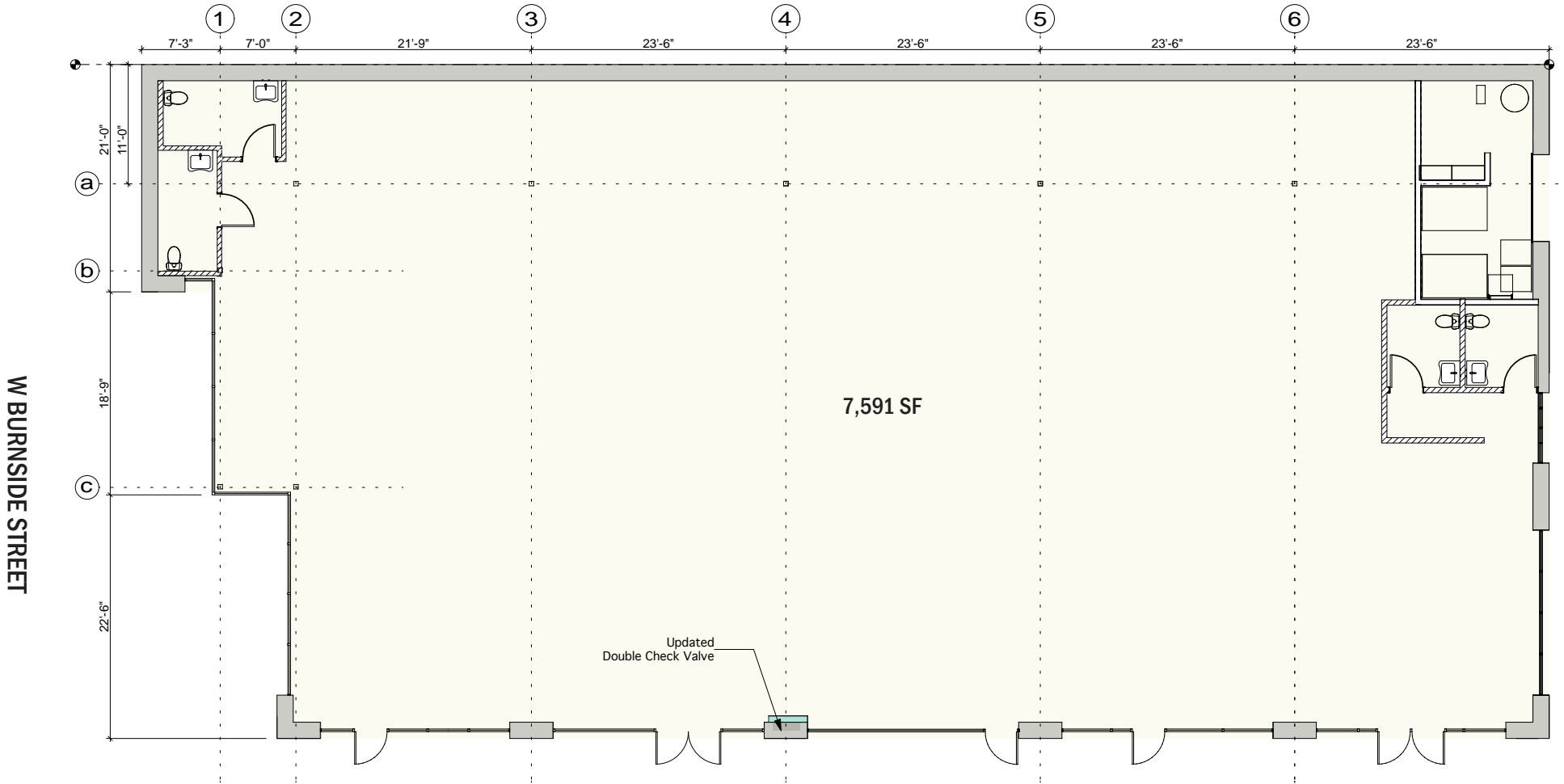


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FLOOR PLAN

1972 W BURNSIDE ST PORTLAND, OR



Dedicated off-street parking



DEMOGRAPHIC SUMMARY

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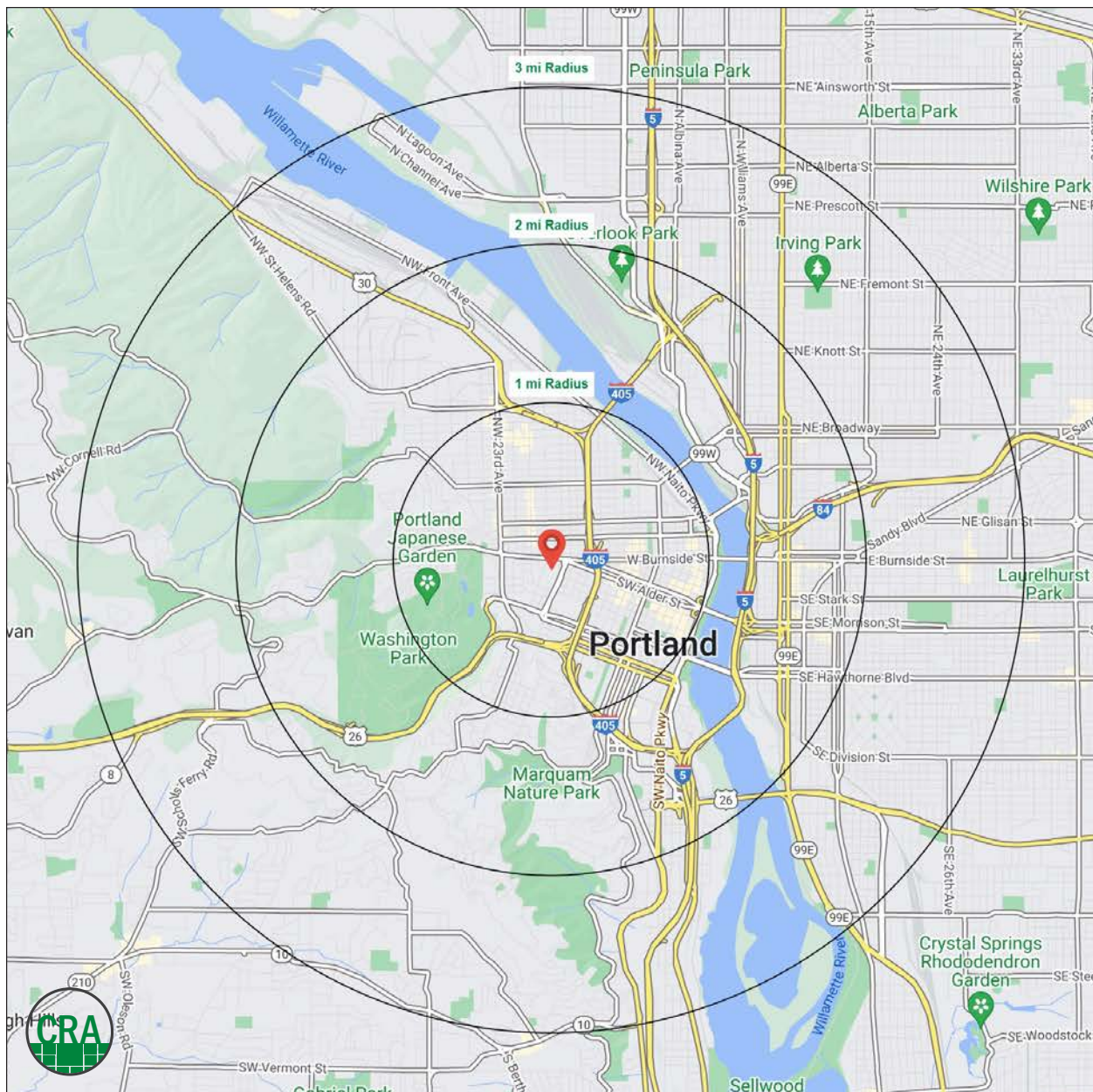
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	63,665	95,875	180,809
Projected Population 2030	63,815	97,111	181,791
Average HH Income	\$120,456	\$126,506	\$138,621
Median Home Value	\$698,836	\$747,869	\$745,006
Median Age	38.8	38.3	38.5
Total Businesses	8,852	14,427	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 Portland, OR 97209	1 mi radius		2 mi radius		3 mi radius	
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 <i>psm</i>		7,633 <i>psm</i>		6,396 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		12.6 <i>sq mi</i>		28.3 <i>sq mi</i>	
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	

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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