

# SECOND GENERATION RESTAURANT OPPORTUNITY!



**CORNER OF SE 20TH & HAWTHORNE**

## ADDRESS

2028 SE Hawthorne Blvd | Portland, OR 97214

## AVAILABLE SPACE

1,946 SF

## ASKING RENT

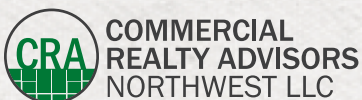
\$32/SF NNN (NNN \$13.72/SF/YR, includes water/sewer/trash)

## TRAFFIC COUNT

SE Hawthorne Blvd – 14,366 ADT ('21)  
SE 20th Street – 4,980 ADT ('22)

## HIGHLIGHTS

- 2nd generation restaurant space with type 1 hood, grease interceptor, sinks, etc.
- Located on the ground floor of The 20 on Hawthorne (51 apartments above ground floor retail) at the signalized intersection of SE 20th & Hawthorne Blvd.
- Neighboring tenants: Nimblefish and Dr. Warmflash Dental.
- Located directly across from Cinemagic and Magpie Vintage in the heart of SE Hawthorne Blvd.
- Available now!



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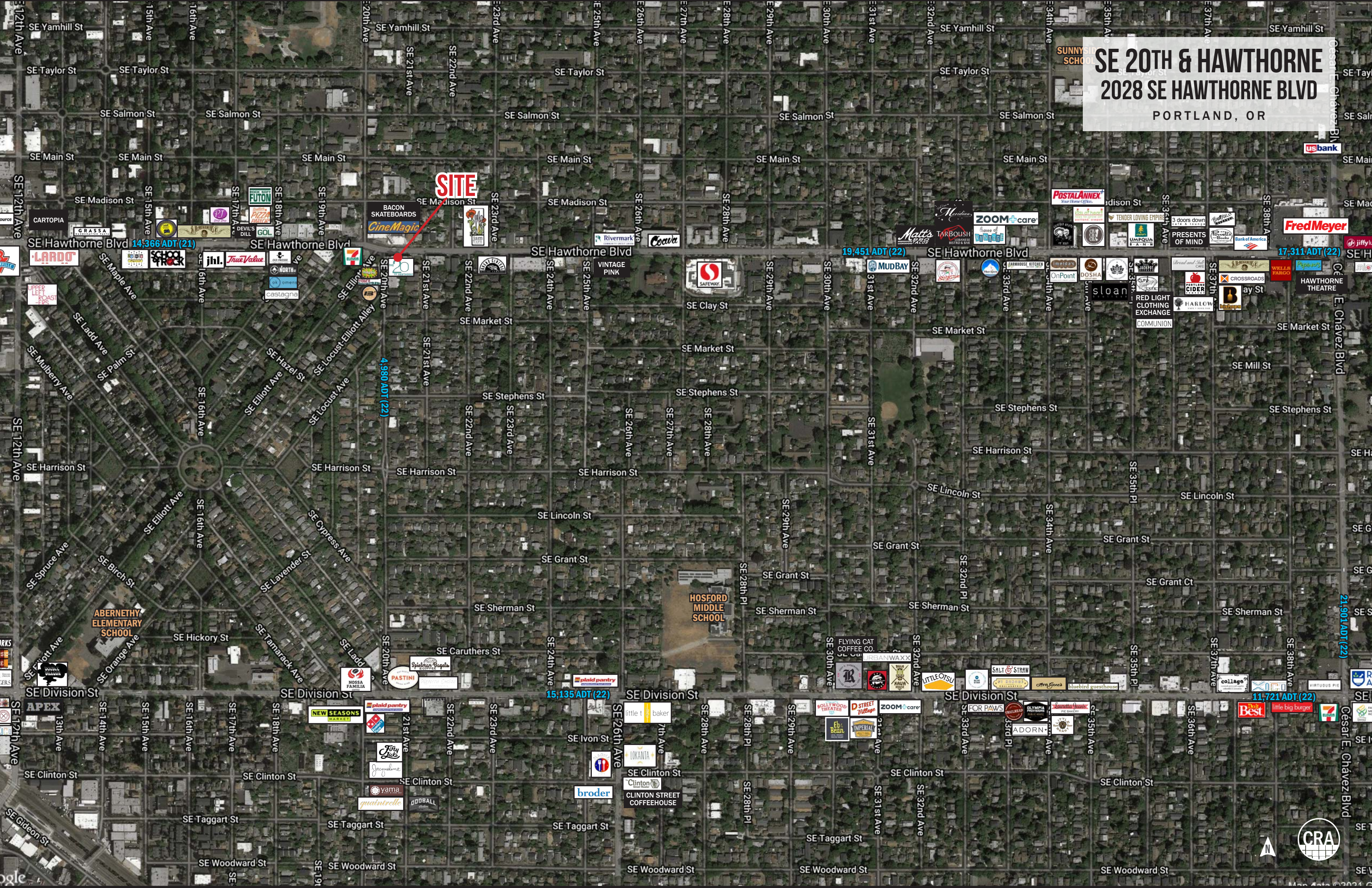
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# SE 20TH & HAWTHORNE 2028 SE HAWTHORNE BLVD PORTLAND, OR





# SE 20TH & HAWTHORNE 2028 SE HAWTHORNE BLVD

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	2 MILE	3 MILE
Estimated Population 2021	33,278	112,411	234,353
Projected Population 2026	36,087	121,352	248,915
Average HH Income	\$93,880	\$95,017	\$106,020
Median Home Value	\$570,349	\$553,277	\$562,332
Daytime Demographics 16+	31,874	196,048	303,594
Some College or Higher	89.0%	86.9%	86.9%

**35.0**

Median Age  
1 MILE RADIUS

**\$570,349**

Median Home Value  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5117/-122.6449

<b>2028 SE Hawthorne Blvd</b>	<b>1 mi</b>	<b>2 mi</b>	<b>3 mi</b>
<b>Portland, OR 97214</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2021 Estimated Population	33,278	112,411	234,353
2026 Projected Population	36,087	121,352	248,915
2020 Census Population	33,582	112,237	233,693
2010 Census Population	27,043	92,700	196,464
Projected Annual Growth 2021 to 2026	1.7%	1.6%	1.2%
Historical Annual Growth 2010 to 2021	2.1%	1.9%	1.8%
2021 Median Age	35.0	37.3	37.9
<b>Households</b>			
2021 Estimated Households	17,102	58,240	119,214
2026 Projected Households	18,927	64,699	130,835
2020 Census Households	17,114	58,076	118,150
2010 Census Households	13,601	46,405	97,074
Projected Annual Growth 2021 to 2026	2.1%	2.2%	1.9%
Historical Annual Growth 2010 to 2021	2.3%	2.3%	2.1%
<b>Race and Ethnicity</b>			
2021 Estimated White	81.1%	77.5%	76.4%
2021 Estimated Black or African American	1.6%	3.2%	3.8%
2021 Estimated Asian or Pacific Islander	4.5%	6.4%	7.1%
2021 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.7%
2021 Estimated Other Races	12.2%	12.2%	12.0%
2021 Estimated Hispanic	8.2%	8.8%	8.3%
<b>Income</b>			
2021 Estimated Average Household Income	\$93,880	\$95,017	\$106,020
2021 Estimated Median Household Income	\$79,216	\$77,430	\$84,359
2021 Estimated Per Capita Income	\$48,610	\$49,773	\$54,371
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.3%	1.3%
2021 Estimated Some High School (Grade Level 9 to 11)	1.2%	2.1%	2.0%
2021 Estimated High School Graduate	9.0%	9.7%	9.8%
2021 Estimated Some College	18.6%	18.8%	17.6%
2021 Estimated Associates Degree Only	4.6%	5.7%	5.5%
2021 Estimated Bachelors Degree Only	40.0%	36.4%	36.3%
2021 Estimated Graduate Degree	25.8%	25.9%	27.5%
<b>Business</b>			
2021 Estimated Total Businesses	3,504	14,854	24,081
2021 Estimated Total Employees	24,119	163,612	234,690
2021 Estimated Employee Population per Business	6.9	11.0	9.7
2021 Estimated Residential Population per Business	9.5	7.6	9.7

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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