

FOR LEASE

37,577 SF FLEX/RETAIL

PORTLAND, OR



ADDRESS

2100 North Hayden Island Dr.
Portland, OR 97217

AVAILABLE SPACE

37,577 SF | 1.70 Acres
(20,000 SF of Improved Showroom,
17,500 SF of Warehouse)

RENT RATE

\$15.00 PSF NNN

TRAFFIC COUNTS

N Hayden Island drive – 9,538 ADT ('25)
I-5 – 132,692 ADT ('24)

HIGHLIGHTS

- 40 Parking Stalls
- Ceiling Height: 28' .10" Under Roof Deck,
24' .6" Under Trusses
- Area retailers include Target, Home Depot, Petco,
Dick's Sporting Goods, Sierra, HomeGoods, Ross,
TJ Maxx, Burlington, Ulta, Floor and Décor, Duluth
Trading, West Marine and Best Buy.

ZONING

CE - City of Portland
Commercial Employment



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IMAGES

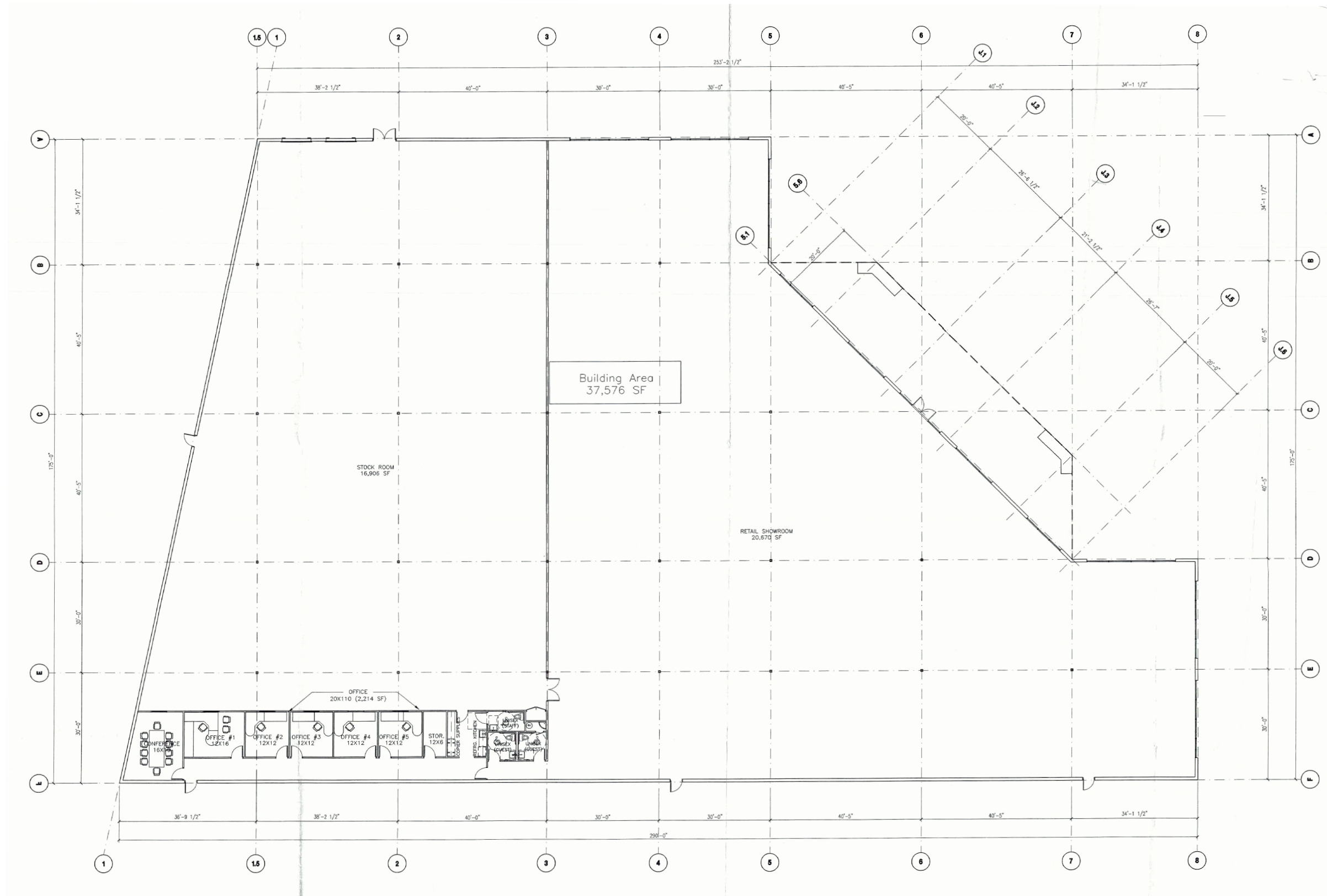
37,577 SF FLEX/RETAIL
2100 NORTH HAYDEN ISLAND DR
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FLOOR PLAN

37,577 SF FLEX/RETAIL
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SITE

BEDMART

MATTRESS WORLD
northwest.com

BELLAS BEAUTY SUPPLY

BEST BUY

Staples

HomeGoods

SIERRA TRADING POST

DSW

ROSS DRESS FOR LESS

TARGET

DULUTH TRADING CO.

NW RUGS
Rugs • Furniture • Accessories

JANTZEN BEACH CENTER

DICK'S
SPORTING GOODS

Michaels
Where Creativity Happens

Ashley HOMESTORE

THE HOME DEPOT

BOOT BARN

MATTRESS FIRM

petco

West Marine
We make boating more fun!

at&t

LANE BRYANT

DXL
BIG + TALL

Oregon Hot Tub
Fuel Better • Sleep Better • Live Better

ULTA BEAUTY

TJ-maxx

McDonald's

Denny's

Burlington

FLOOR DECOR

BURGER KING

OXFORD SUITES
PORTLAND

TACO BELL

T-Mobile

Starbucks

PORTLAND expo CENTER



37,577 SF FLEX/RETAILL
2100 NORTH HAYDEN ISLAND DR

Portland, OR

SITE

VANCOUVER

PORTLAND



37,577 SF FLEX/RETAIL 2100 NORTH HAYDEN ISLAND DR

DEMOGRAPHIC SUMMARY

Portland, OR

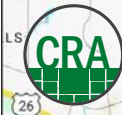
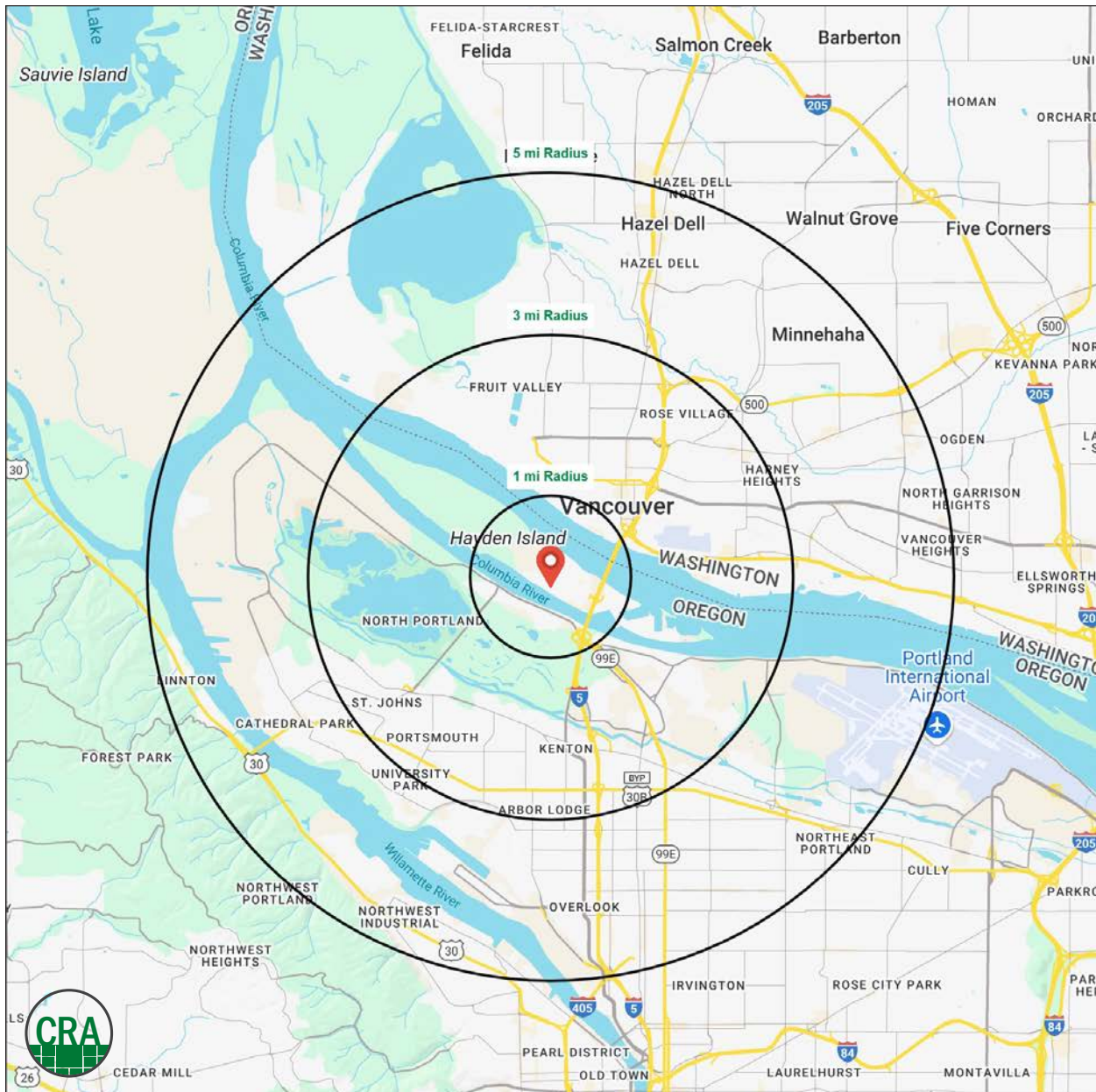
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	3,132	71,586	205,661
Projected Population 2031	3,798	73,506	208,738
Average HH Income	\$121,327	\$118,299	\$127,655
Median Home Value	\$390,919	\$512,616	\$549,628
Daytime Demographics 16+	5,725	70,010	172,019

\$121,327

Average Household Income
1 MILE RADIUS

37.7

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.615/-122.6902

2100 N Hayden Island Dr Portland, OR 97217	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	3,132	71,586	205,661
2031 Projected Population	3,798	73,506	208,738
2020 Census Population	2,188	70,093	203,478
2010 Census Population	1,794	63,060	176,928
Projected Annual Growth 2026 to 2031	4.3%	0.5%	0.3%
Historical Annual Growth 2010 to 2026	4.7%	0.8%	1.0%
2026 Median Age	46.6	38.0	37.2
Households			
2026 Estimated Households	2,009	33,749	91,367
2031 Projected Households	2,503	35,271	93,465
2020 Census Households	1,151	29,517	83,670
2010 Census Households	990	26,252	72,391
Projected Annual Growth 2026 to 2031	4.9%	0.9%	0.5%
Historical Annual Growth 2010 to 2026	6.4%	1.8%	1.6%
Race and Ethnicity			
2026 Estimated White	70.3%	69.4%	69.9%
2026 Estimated Black or African American	4.3%	7.3%	7.8%
2026 Estimated Asian or Pacific Islander	6.0%	5.6%	5.7%
2026 Estimated American Indian or Native Alaskan	1.5%	1.3%	1.1%
2026 Estimated Other Races	17.9%	16.5%	15.5%
2026 Estimated Hispanic	17.4%	16.1%	14.8%
Income			
2026 Estimated Average Household Income	\$121,327	\$118,299	\$127,655
2026 Estimated Median Household Income	\$72,450	\$86,877	\$96,824
2026 Estimated Per Capita Income	\$78,506	\$56,059	\$56,972
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	4.3%	3.6%	2.8%
2026 Estimated Some High School (Grade Level 9 to 11)	5.4%	5.4%	4.6%
2026 Estimated High School Graduate	24.1%	18.9%	18.4%
2026 Estimated Some College	17.2%	21.0%	19.6%
2026 Estimated Associates Degree Only	8.1%	8.1%	8.3%
2026 Estimated Bachelors Degree Only	23.0%	26.2%	28.8%
2026 Estimated Graduate Degree	18.1%	16.8%	17.7%
Business			
2026 Estimated Total Businesses	434	5,123	12,599
2026 Estimated Total Employees	4,626	49,369	114,682
2026 Estimated Employee Population per Business	10.7	9.6	9.1
2026 Estimated Residential Population per Business	7.2	14.0	16.3

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE




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