

# NEIGHBORHOOD RETAIL

SECOND  
GENERATION



FOR LEASE ► PORTLAND, OR

## ADDRESS

2805 SE Holgate Blvd | Portland, OR

## AVAILABLE SPACE

1,200 SF

## RENTAL RATE

\$28.00 PSF/YR/NNN, plus utilities

## TRAFFIC COUNTS

Holgate Blvd – 15,042 ADT ('22)

SE 28th Ave – 7,519 ADT ('22)

## HIGHLIGHTS

- Excellent location for a local neighborhood retail business.
- Second generation retail with drive-up parking opportunities at a busy signalized corner in the heart of the Creston Kenilworth neighborhood.
- Proximal to the high income Reed College and Eastmoreland neighborhoods.



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# 2ND GEN NEIGHBORHOOD RETAIL

## 2815 SE HOLGATE BLVD

PORTLAND, OR

**CLEVELAND HIGH SCHOOL**  
1,625 STUDENTS

42,079 ADT (22)

40,491 ADT (22)

33,184 ADT (21)

3,500 employees

31,000 employees

**Fred Meyer**  
Corporate Offices

**TRIOMET**

**SITE**

15,042 ADT (22)

**TRADER JOE'S**

Iron Fireman  
Collective  
Completed Shell  
108,066 SF

**GIGANTIC**

**7 ELEVEN**

**CRA**



# 2ND GEN NEIGHBORHOOD RETAIL

## 2805 SE HOLGATE BLVD

PORTLAND, OR

ILLUSTRATIVE  
RENDERING



MARKETING PLAN FOR ILLUSTRATIVE PURPOSES ONLY



# 2ND GEN NEIGHBORHOOD RETAIL

## 2805 SE HOLGATE BLVD

### DEMOGRAPHIC SUMMARY

PORTLAND, OR

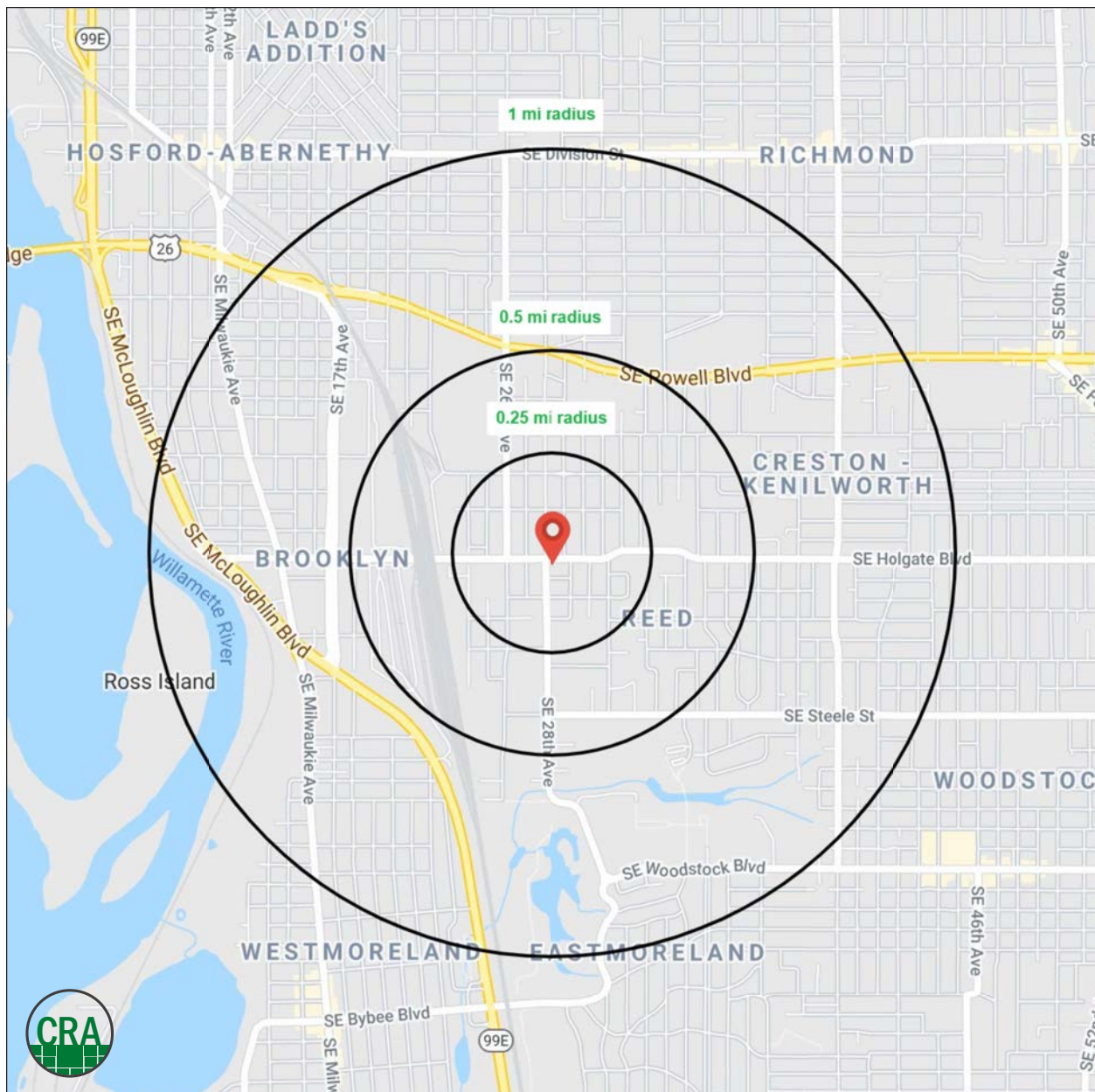
Source: Regis - SitesUSA (2023)	¼ MILE	½ MILE	1 MILE
Estimated Population 2023	2,106	5,588	22,926
Projected Population 2028	2,108	5,562	23,261
Average HH Income	\$98,439	\$103,261	\$118,490
Median Home Value	\$546,503	\$527,922	\$550,314
Daytime Demographics 16+	1,434	6,050	16,871
Some College or Higher	79.9%	78.7%	87.3%

## \$550,314

Median Home Value  
1 MILE RADIUS

## 36

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4905/-122.6374

2805 SE Holgate Blvd Portland, OR 97202	0.25 mi radius	0.5 mi radius	1 mi radius
<b>Population</b>			
2023 Estimated Population	2,106	5,588	22,926
2028 Projected Population	2,108	5,562	23,261
2020 Census Population	2,162	5,642	23,119
2010 Census Population	2,078	5,309	21,237
Projected Annual Growth 2023 to 2028	-	-	0.3%
Historical Annual Growth 2010 to 2023	0.1%	0.4%	0.6%
2023 Median Age	36.1	36.3	36.1
<b>Households</b>			
2023 Estimated Households	1,084	2,686	10,580
2028 Projected Households	1,102	2,712	10,876
2020 Census Households	1,095	2,679	10,527
2010 Census Households	1,058	2,535	9,691
Projected Annual Growth 2023 to 2028	0.3%	0.2%	0.6%
Historical Annual Growth 2010 to 2023	0.2%	0.5%	0.7%
<b>Race and Ethnicity</b>			
2023 Estimated White	74.3%	73.5%	76.2%
2023 Estimated Black or African American	5.3%	4.9%	3.0%
2023 Estimated Asian or Pacific Islander	9.7%	10.8%	10.1%
2023 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.5%
2023 Estimated Other Races	10.1%	10.2%	10.2%
2023 Estimated Hispanic	8.7%	8.7%	8.7%
<b>Income</b>			
2023 Estimated Average Household Income	\$98,439	\$103,261	\$118,490
2023 Estimated Median Household Income	\$78,135	\$80,837	\$90,815
2023 Estimated Per Capita Income	\$50,974	\$50,069	\$55,175
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.9%	3.0%	2.5%
2023 Estimated Some High School (Grade Level 9 to 11)	4.6%	4.8%	3.0%
2023 Estimated High School Graduate	13.5%	13.5%	10.2%
2023 Estimated Some College	21.8%	23.2%	21.8%
2023 Estimated Associates Degree Only	10.8%	7.6%	5.9%
2023 Estimated Bachelors Degree Only	26.2%	27.1%	33.1%
2023 Estimated Graduate Degree	21.1%	20.8%	23.5%
<b>Business</b>			
2023 Estimated Total Businesses	112	402	1,322
2023 Estimated Total Employees	976	4,634	10,726
2023 Estimated Employee Population per Business	8.7	11.5	8.1
2023 Estimated Residential Population per Business	18.9	13.9	17.3

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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