

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.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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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



TRIMET

SITE

15,042 ADT (22)

TRADER JOE'S

GIGANTIC



Willamette River

OAKS BOTTOM WILDLIFE REFUGE TRAILHEAD

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

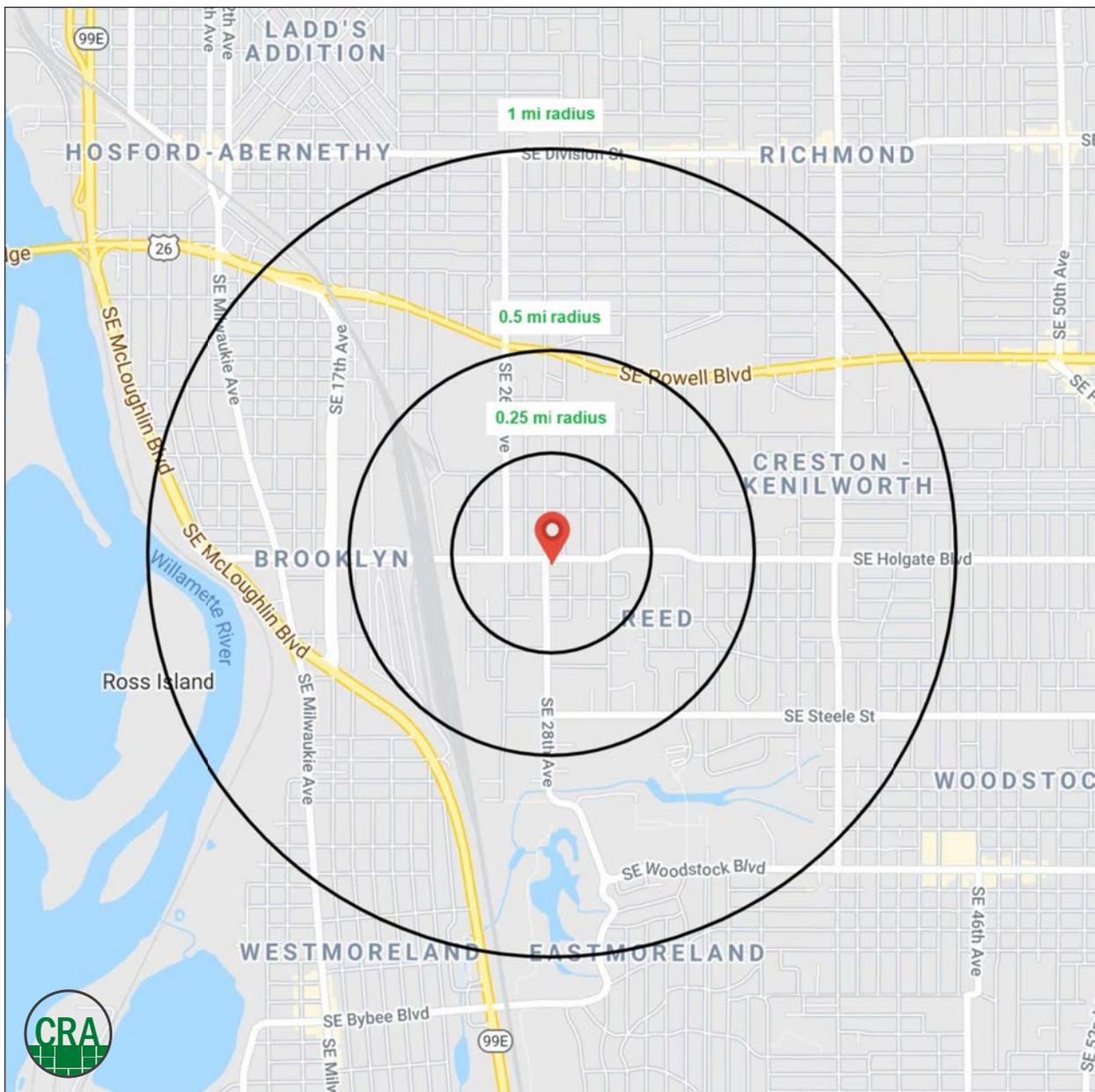
Source: Regis - SitesUSA (2023)	¼ MILE	½ MILE	1 MILE
Estimated Population 2023	2,106	5,588	22,926
Projected Population 2028	2,108	5,562	23,261
Average HH Income	\$98,439	\$103,261	\$118,490
Median Home Value	\$546,503	\$527,922	\$550,314
Daytime Demographics 16+	1,434	6,050	16,871
Some College or Higher	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	0.25 mi radius	0.5 mi radius	1 mi radius
Portland, OR 97202			
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.