

# NEIGHBORHOOD RETAIL

SECOND  
GENERATION



**AVAILABLE NOW! > PORTLAND, OR**

## ADDRESS

2815 SE Holgate Blvd, Portland, OR

## AVAILABLE SPACE

1,090 SF

## RENTAL RATE

\$28.00 PSF/YR/NNN, plus utilities

## TRAFFIC COUNTS

Holgate Blvd – 17,154 ADT ('18)

SE 28th Ave – 7,780 ADT ('18)

## HIGHLIGHTS

- Excellent location for a local neighborhood business.
- Second generation coffee/cafe space 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.
- Outdoor seating available.



**Ashley Heichelbech** | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)  
**Kathleen Healy** | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

# 2ND GEN NEIGHBORHOOD RETAIL

## 2815 SE HOLGATE BLVD

**CLEVELAND HIGH SCHOOL**  
1,586 STUDENTS

49,955 ADT (18)

57,876 ADT (18)

50,594 ADT (18)

**Fred Meyer**  
Corporate Offices

**SITE**

PORTLAND PICTURE FRAME

PDX Thai Training

18,397 ADT (18)

**TRIMET**

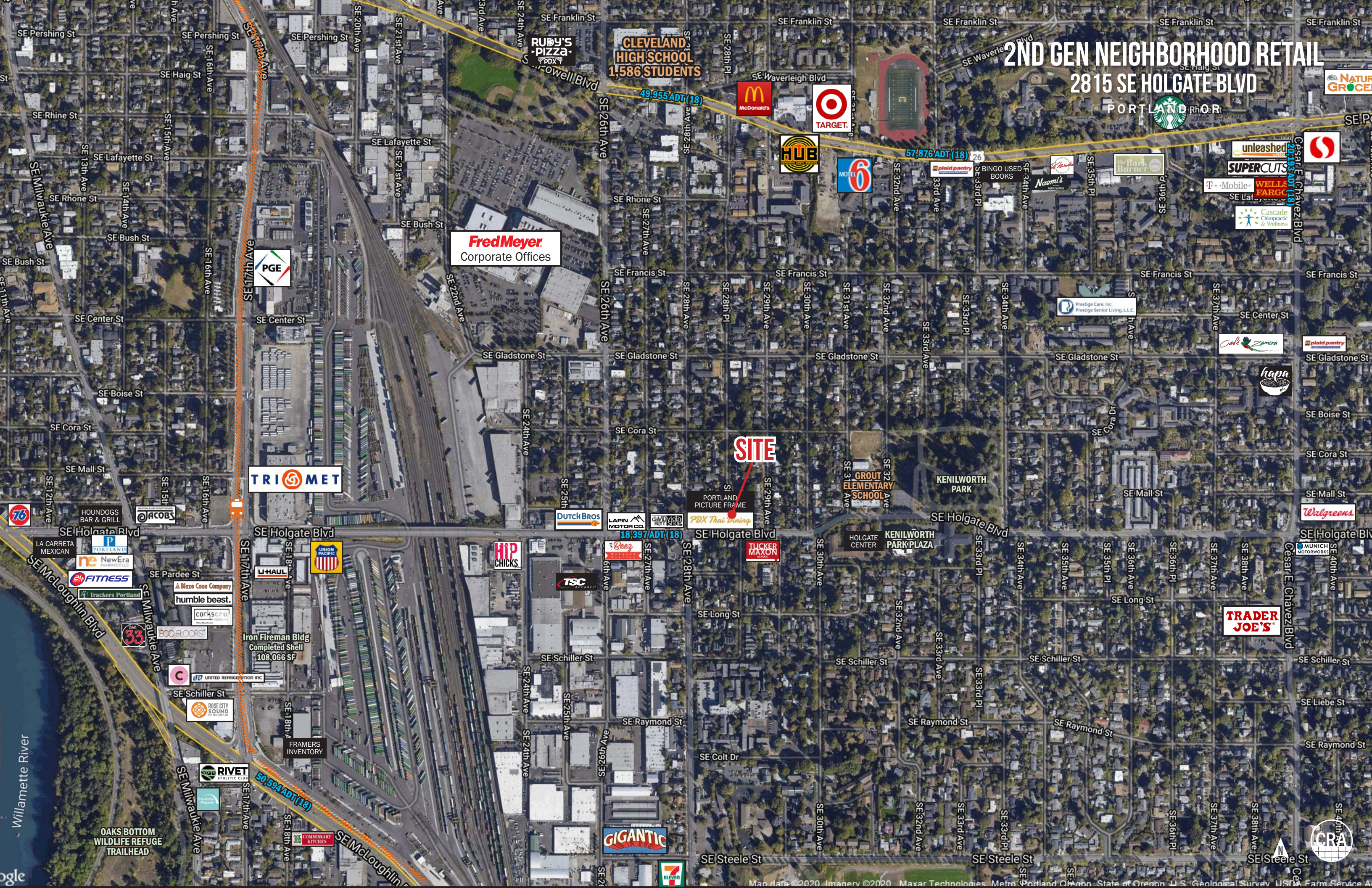
**TRADER JOE'S**

Iron Fireman Bldg  
Completed Shell  
108,066 SF

**GIGANTIC**

**7 ELEVEN**

**CRA**



# 2ND GEN NEIGHBORHOOD RETAIL

## 2815 SE HOLGATE BLVD

### SITE PLAN

PORTLAND, OR



MARKETING PLAN FOR ILLUSTRATIVE PURPOSES ONLY



# 2ND GEN NEIGHBORHOOD RETAIL

## 2815 SE HOLGATE BLVD

### DEMOGRAPHIC SUMMARY

PORTLAND, OR

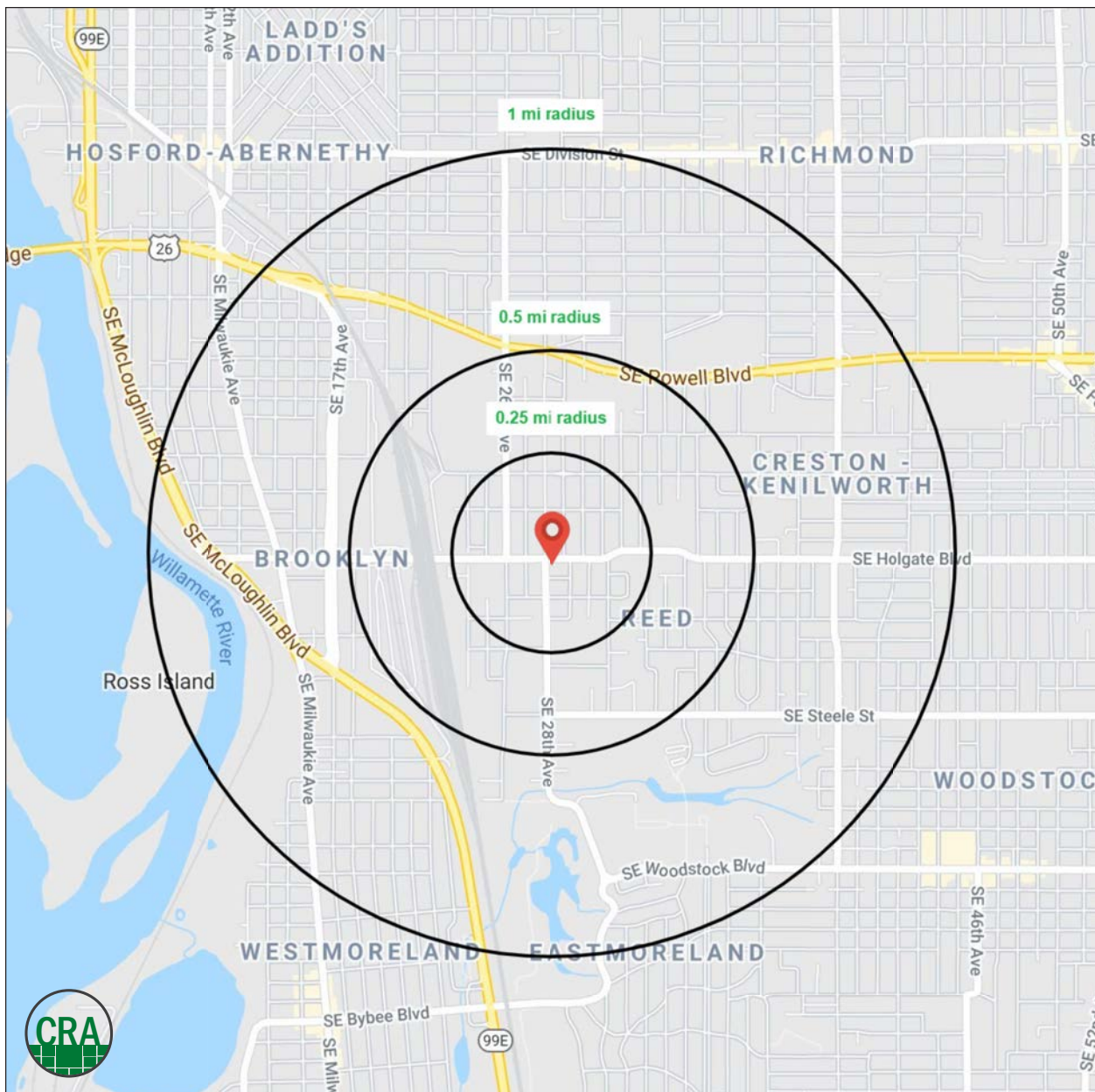
Source: Regis - SitesUSA (2020)	¼ MILE	½ MILE	1 MILE
Estimated Population 2020	2,302	5,650	23,386
Projected Population 2025	2,341	5,713	23,691
Average HH Income	\$82,262	\$85,128	\$97,578
Median Home Value	\$491,364	\$486,047	\$491,006
Daytime Demographics 16+	1,348	5,776	19,416
Some College or Higher	81.8%	80.3%	83.8%

**\$491,006**

Median Home Value  
1 MILE RADIUS

**36**

Median Age  
1 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4906/-122.6372

RS1

2815 SE Holgate Blvd		0.25 mi radius	0.5 mi radius	1 mi radius
Portland, OR 97202				
POPULATION	2020 Estimated Population	2,302	5,650	23,386
	2025 Projected Population	2,341	5,713	23,691
	2010 Census Population	2,168	5,328	21,570
	2000 Census Population	2,044	5,134	20,974
	Projected Annual Growth 2020 to 2025	0.3%	0.2%	0.3%
	Historical Annual Growth 2000 to 2020	0.6%	0.5%	0.6%
	2020 Median Age	36.1	37.2	36.0
HOUSEHOLDS	2020 Estimated Households	1,184	2,799	10,943
	2025 Projected Households	1,241	2,930	11,470
	2010 Census Households	1,097	2,591	9,858
	2000 Census Households	943	2,326	9,479
	Projected Annual Growth 2020 to 2025	1.0%	0.9%	1.0%
	Historical Annual Growth 2000 to 2020	1.3%	1.0%	0.8%
	2020 Median Age	36.1	37.2	36.0
RACE AND ETHNICITY	2020 Estimated White	75.7%	75.6%	81.2%
	2020 Estimated Black or African American	8.1%	7.2%	3.8%
	2020 Estimated Asian or Pacific Islander	8.2%	9.4%	7.4%
	2020 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.7%
	2020 Estimated Other Races	7.2%	7.0%	7.0%
	2020 Estimated Hispanic	6.3%	6.7%	7.1%
INCOME	2020 Estimated Average Household Income	\$82,262	\$85,128	\$97,578
	2020 Estimated Median Household Income	\$63,467	\$65,737	\$76,596
	2020 Estimated Per Capita Income	\$42,542	\$42,387	\$46,065
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.8%	1.9%
	2020 Estimated Some High School (Grade Level 9 to 11)	4.7%	5.6%	3.3%
	2020 Estimated High School Graduate	12.0%	12.2%	10.9%
	2020 Estimated Some College	19.0%	20.7%	19.9%
	2020 Estimated Associates Degree Only	7.7%	6.3%	7.2%
	2020 Estimated Bachelors Degree Only	32.8%	31.9%	34.4%
	2020 Estimated Graduate Degree	22.3%	21.3%	22.5%
BUSINESS	2020 Estimated Total Businesses	100	337	1,132
	2020 Estimated Total Employees	872	4,663	13,980
	2020 Estimated Employee Population per Business	8.8	13.8	12.4
	2020 Estimated Residential Population per Business	23.1	16.7	20.7

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

**ASHLEY HEICHELBECH** 503.490.7212 | ashley@cra-nw.com

**KATHLEEN HEALY** 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 733 SW Second Avenue, Suite 200 • Portland, Oregon 97204



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

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