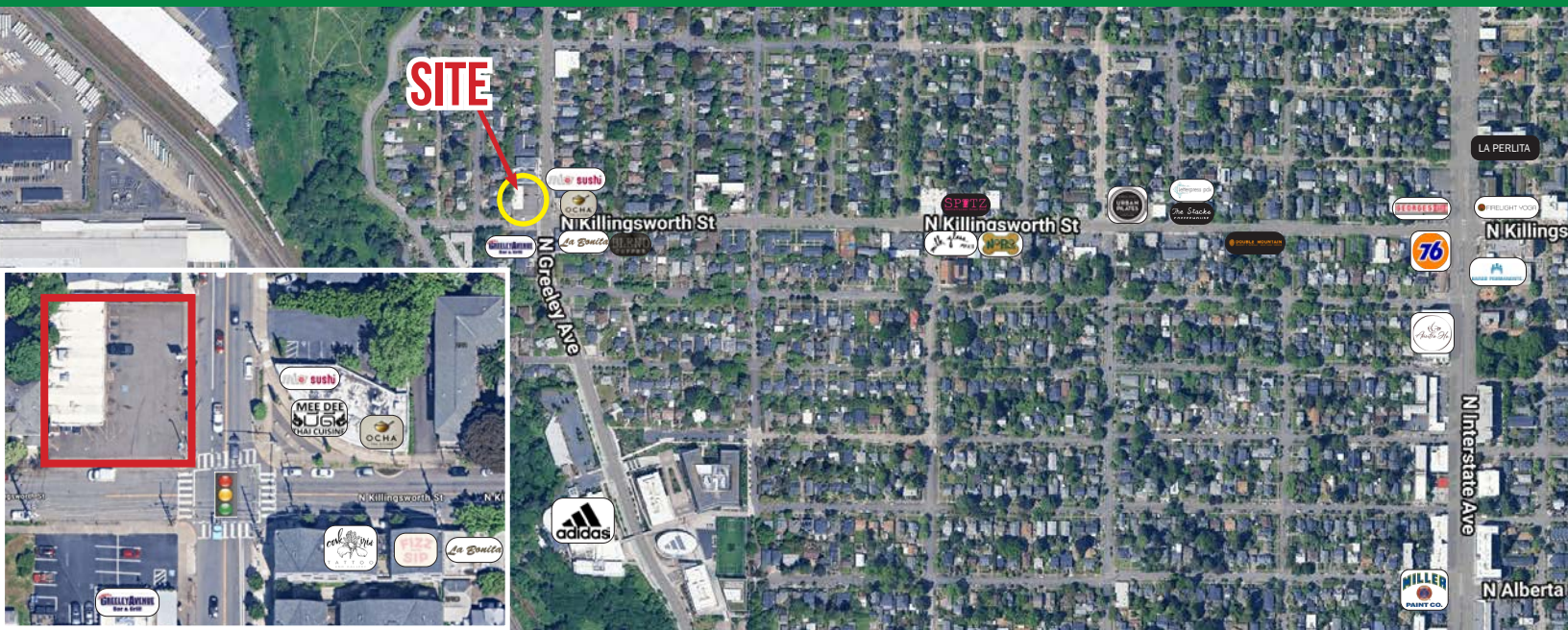


# FORMER 7-ELEVEN N. GREELEY & KILLINGSWORTH

2815 N KILLINGSWORTH ST | PORTLAND

FOR SALE OR LEASE



## ADDRESS

2815 N Killingsworth Street,  
Portland, OR 97217

## AVAILABLE

2,916 SF building area and .26 acre/11,270 SF  
land area. Zoned CM-1.

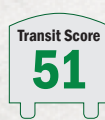
## PRICING

Call for details

## TRAFFIC COUNTS

N Greeley Ave– 16,597 ADT ('25)

N Killingsworth St – 2,310 ADT ('24)



## HIGHLIGHTS

- The building is located in the thriving Overlook neighborhood at the hard corner signalized intersection of N Greeley and N Killingsworth, which has a combined traffic count exceeding 18,907 VPD. The subject property is surrounded by restaurants, retailers and single family and mixed-use multi-family buildings along with a stable daytime employment base. Located just three blocks south is the Adidas North American Campus (home to 2000 employees), Kaiser Permanente Portland Campus, University of Portland (1,000 faculty members and 4,123 students), and easy access to the 430-acre Swan Island Industrial Park, Portland's hub for distribution, warehousing and manufacturing activities. daytime population on Swan Island (Daimler Truck North America, UPS, Fed Ex, Vigor Marine, Southland Industries, etc.)
- Great signalized corner location on N Killingsworth & Greeley in the Overlook neighborhood
- Rare opportunity to lease or purchase freestanding building
- Opportunity for adaptive re-use or potential future development
- Nearby retailers include O'Cha Thai, Bonita, Oak Iris Tattoo, Fizz & Sip, Mee Dee Thai, Greeley Avenue Bar & Grill, Spitz, among others.
- Opportunity includes dedicated off-street parking



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503.274.0211  
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## EXTERIOR



PREVIOUS PHOTO OF 7-ELEVEN



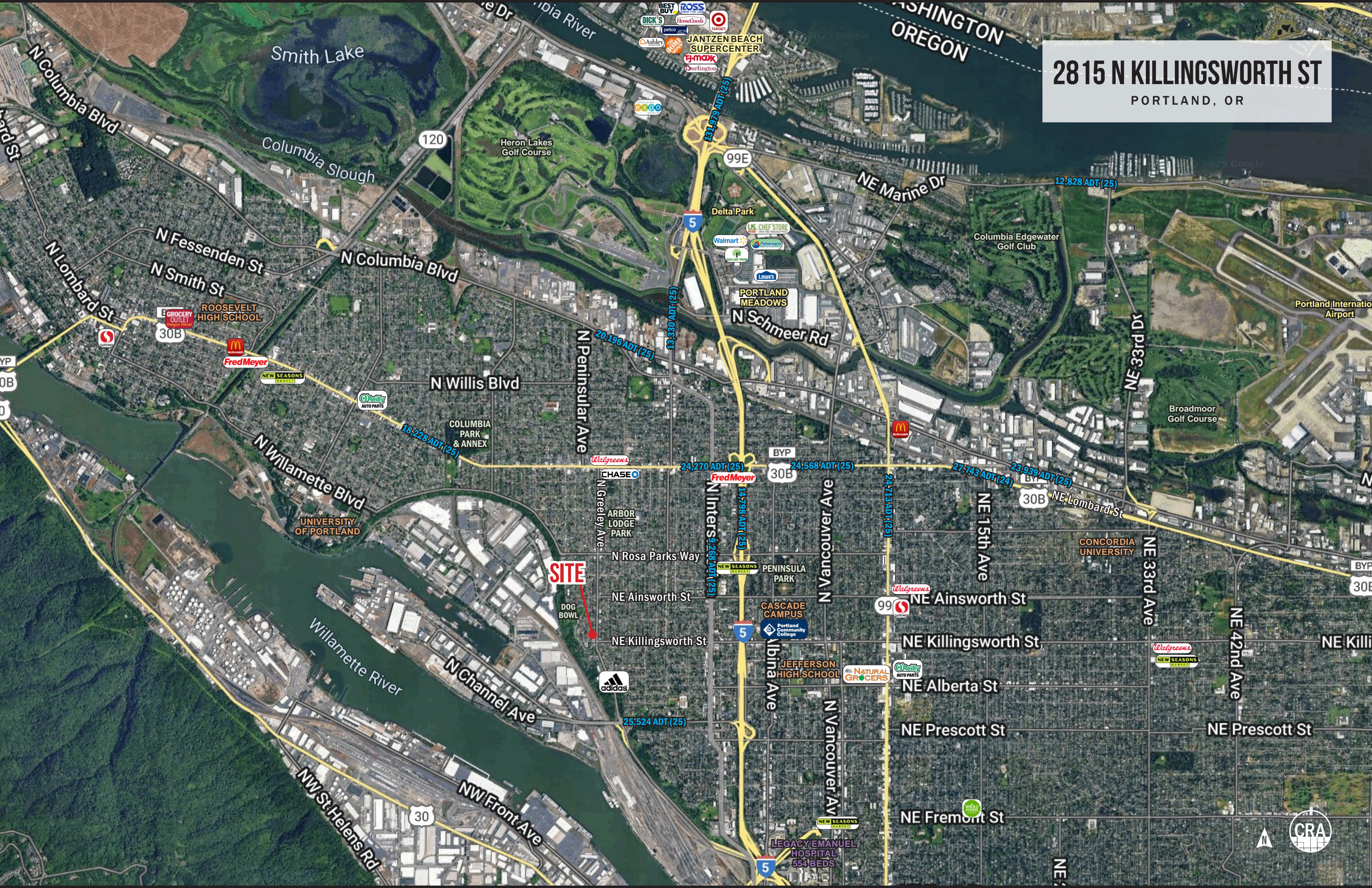
CURRENT PHOTO OF BUILDING

## AREA RETAIL + FOOD & BEVERAGE





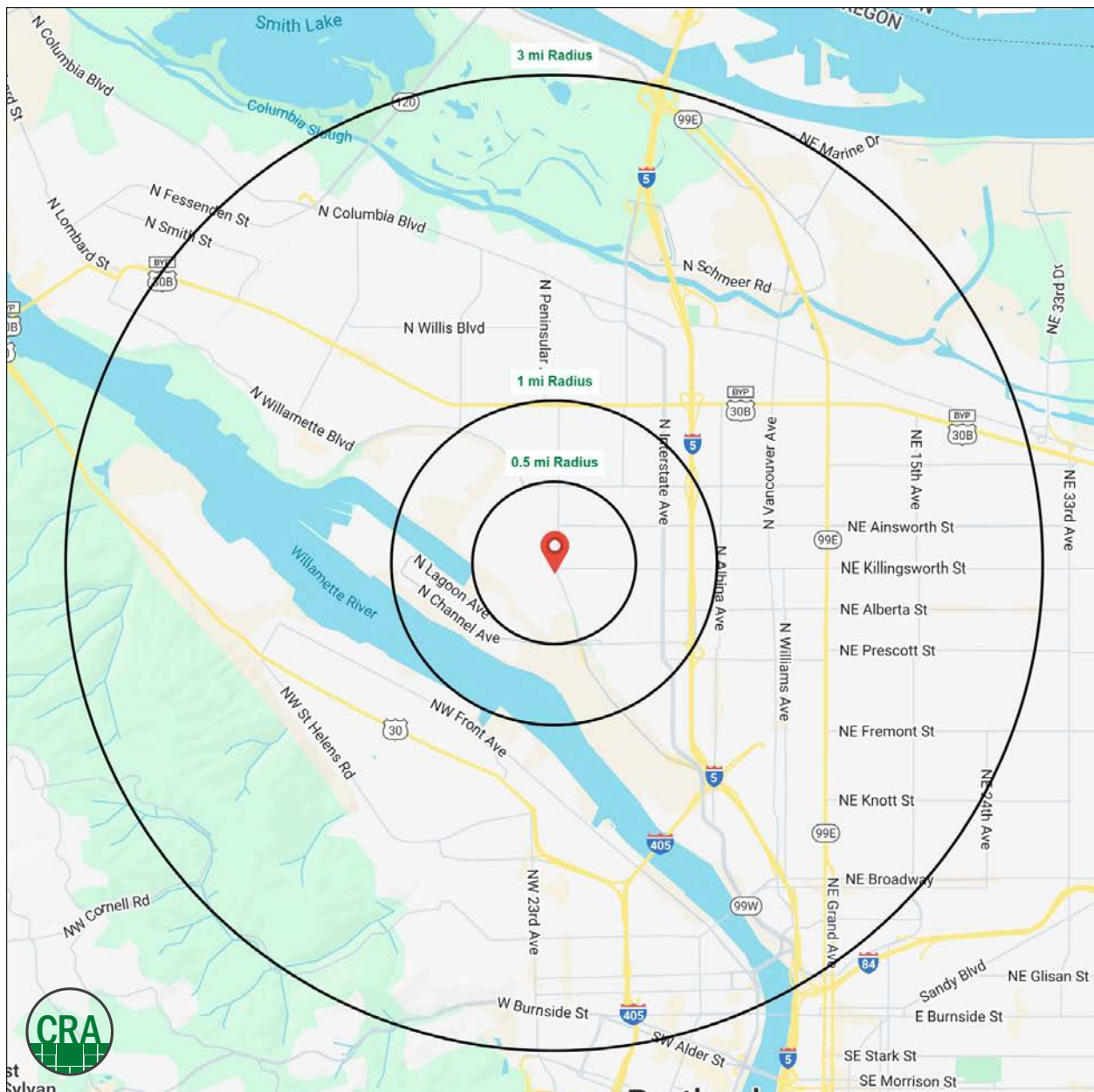
2815 N KILLINGSWORTH ST  
PORTLAND, OR





PORTLAND, OR

1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.563/-122.6961

2815 N Killingsworth St Portland, OR 97217	0.5 mi radius	1 mi radius	3 mi radius
<b>Population</b>			
2025 Estimated Population	3,604	14,673	155,739
2030 Projected Population	3,701	15,207	156,786
2020 Census Population	4,029	14,974	148,094
2010 Census Population	3,482	12,415	121,897
Projected Annual Growth 2025 to 2030	0.5%	0.7%	0.1%
Historical Annual Growth 2010 to 2025	0.2%	1.2%	1.9%
2025 Median Age	39.0	37.8	37.1
<b>Households</b>			
2025 Estimated Households	1,666	6,761	73,722
2030 Projected Households	1,728	7,056	75,164
2020 Census Households	1,741	6,424	69,516
2010 Census Households	1,491	5,332	56,197
Projected Annual Growth 2025 to 2030	0.8%	0.9%	0.4%
Historical Annual Growth 2010 to 2025	0.8%	1.8%	2.1%
<b>Race and Ethnicity</b>			
2025 Estimated White	78.3%	74.8%	71.1%
2025 Estimated Black or African American	4.6%	6.9%	9.0%
2025 Estimated Asian or Pacific Islander	5.1%	5.4%	6.2%
2025 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.9%
2025 Estimated Other Races	11.3%	12.2%	12.8%
2025 Estimated Hispanic	9.5%	10.3%	11.7%
<b>Income</b>			
2025 Estimated Average Household Income	\$149,673	\$143,837	\$135,566
2025 Estimated Median Household Income	\$129,779	\$123,348	\$100,649
2025 Estimated Per Capita Income	\$69,230	\$66,411	\$64,601
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.7%	2.1%
2025 Estimated Some High School (Grade Level 9 to 11)	1.2%	1.6%	3.2%
2025 Estimated High School Graduate	10.4%	11.8%	12.2%
2025 Estimated Some College	13.7%	15.3%	16.2%
2025 Estimated Associates Degree Only	2.6%	5.0%	5.5%
2025 Estimated Bachelors Degree Only	46.2%	44.3%	36.5%
2025 Estimated Graduate Degree	24.6%	20.3%	24.3%
<b>Business</b>			
2025 Estimated Total Businesses	211	827	12,839
2025 Estimated Total Employees	1,975	8,731	124,281
2025 Estimated Employee Population per Business	9.3	10.6	9.7
2025 Estimated Residential Population per Business	17.0	17.7	12.1

*For more information, please contact:*

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KNOWLEDGE

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