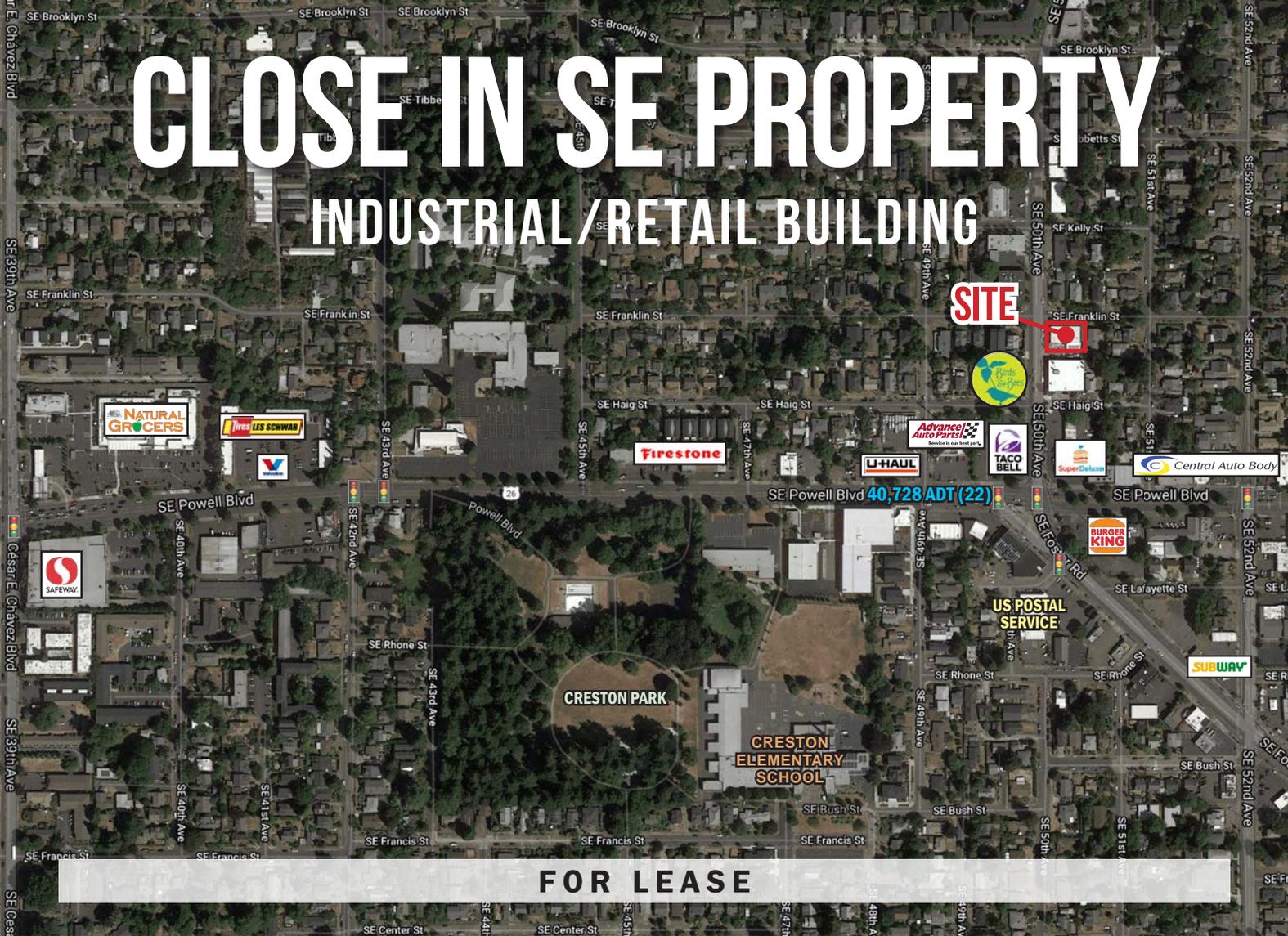


# CLOSE IN SE PROPERTY

## INDUSTRIAL/RETAIL BUILDING



**FOR LEASE**

### ADDRESS

3308 SE 50th Avenue | Portland, OR

### AVAILABLE SPACE

3,995 SF\*

### LOT SIZE

10,000 SF

### RENTAL RATE

Please call for details

### TRAFFIC COUNTS

SE Powell Blvd – 40,728 ADT ('22)

SE Foster Rd – 20,517 ADT ('22)

SE 50th Ave – 9,209 ADT ('22)

\*to be verified

### HIGHLIGHTS

- Rare opportunity in SE Portland for industrial/retail building conveniently located on SE 50th near Powell Blvd.
- Large shop area – approximately 3,000 SF
- Office / Reception / Showroom area – approximately 450 SF
- Second floor office area – approximately 640 SF
- Second floor break room – approximately 200 SF
- Three overhead doors
- Approximately 20' overhead in shop area.

### ZONING

CM2 – Commercial Mixed Use: Retail, Office, Residential  
Maximum height of 45'



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

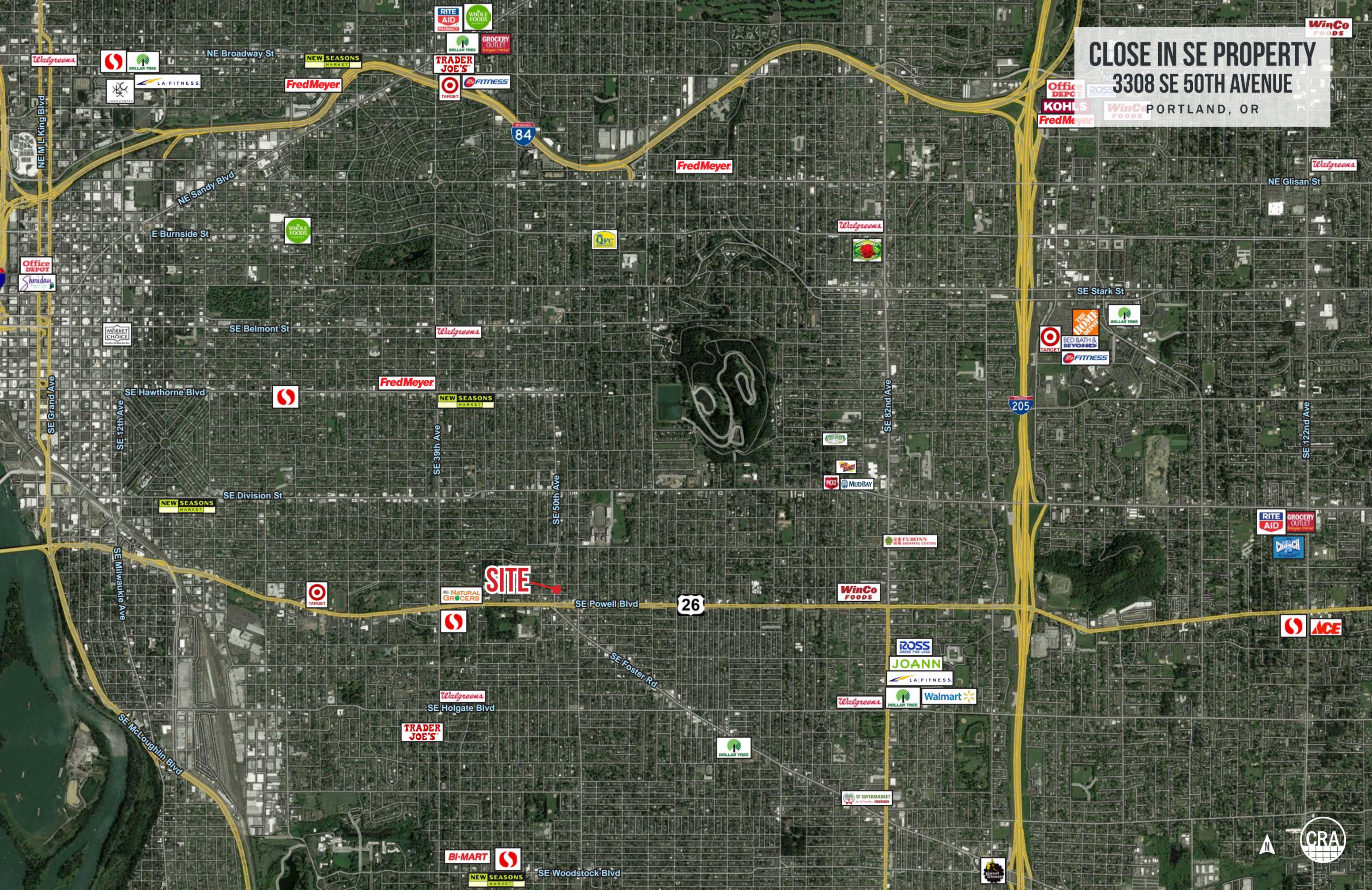
Gary Surgeon 503.936.1989  
gary@cra-nw.com

503.274.0211  
www.cra-nw.com

# CLOSE IN SE PROPERTY

## 3308 SE 50TH AVENUE

PORTLAND, OR



**SITE**



# CLOSE IN SE PROPERTY 3308 SE 50TH AVENUE

PORTLAND, OR

BIRD'S-EYE VIEW



SE Powell Blvd

26



SE Haig Street



SITE

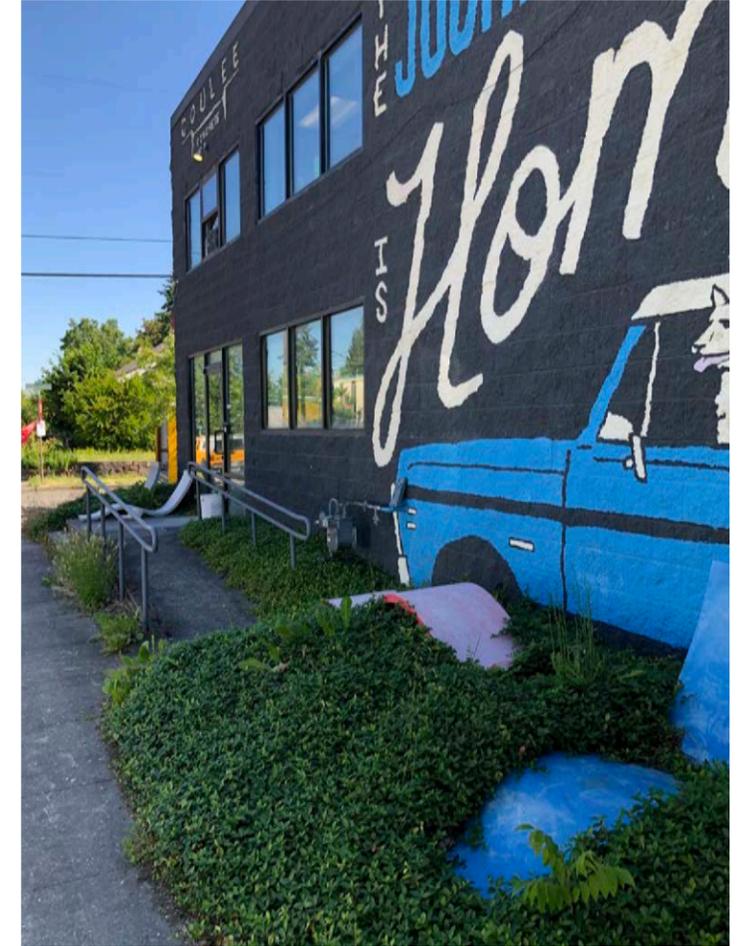
SE 50th Avenue

SE Franklin Street



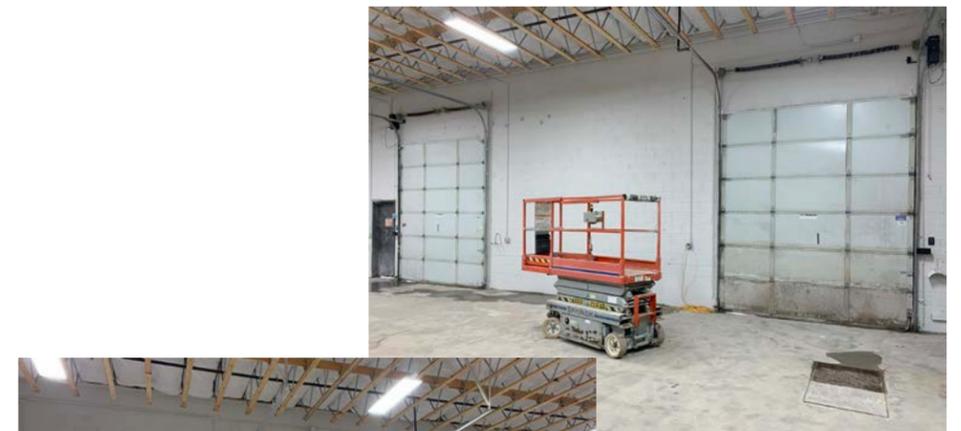
EXTERIOR IMAGES

CLOSE IN SE PROPERTY  
3308 SE 50TH AVENUE  
PORTLAND, OR



INTERIOR IMAGES

CLOSE IN SE PROPERTY  
3308 SE 50TH AVENUE  
PORTLAND, OR



# CLOSE IN SE PROPERTY

## 3308 SE 50TH AVENUE

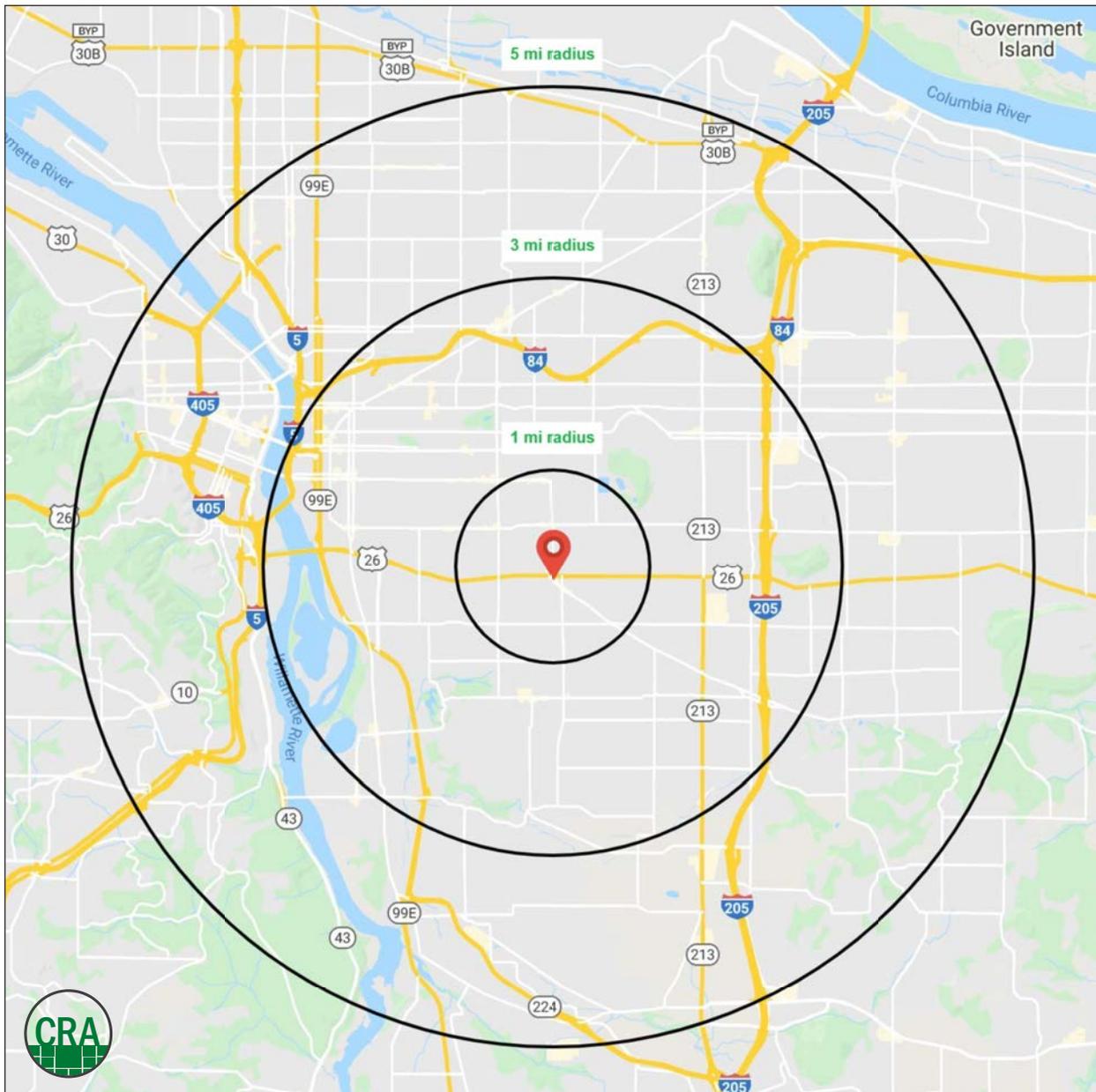
PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	30,683	211,484	514,511
Average HH Income	\$133,462	\$126,145	\$128,438
Median HH Income	\$98,663	\$95,188	\$94,222
Median Home Value	\$531,544	\$541,621	\$541,379
Daytime Demographics 16+	15,293	148,373	451,759
Some College or Higher	84.7%	80.4%	78.6%

**\$133,462**  
Average Household Income  
1 MILE RADIUS

**37.2**  
Median Age  
1 MILE RADIUS



# Full Profile

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



Lat/Lon: 45.4988/-122.611

3308 SE 50th Ave Portland, OR 97206	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	30,696	211,484	514,511
2028 Projected Population	30,650	216,257	522,726
2020 Census Population	31,024	212,984	519,322
2010 Census Population	27,455	189,329	461,660
Projected Annual Growth 2023 to 2028	-	0.5%	0.3%
Historical Annual Growth 2010 to 2023	0.9%	0.9%	0.9%
<b>Households</b>			
2023 Estimated Households	13,659	94,119	230,306
2028 Projected Households	13,779	97,719	237,906
2020 Census Households	13,615	93,447	229,554
2010 Census Households	12,018	82,350	200,574
Projected Annual Growth 2023 to 2028	0.2%	0.8%	0.7%
Historical Annual Growth 2010 to 2023	1.1%	1.1%	1.1%
<b>Age</b>			
2023 Est. Population Under 10 Years	8.8%	8.8%	9.1%
2023 Est. Population 10 to 19 Years	7.4%	8.5%	9.1%
2023 Est. Population 20 to 29 Years	14.4%	14.8%	15.2%
2023 Est. Population 30 to 44 Years	33.4%	30.1%	28.0%
2023 Est. Population 45 to 59 Years	18.6%	19.0%	18.8%
2023 Est. Population 60 to 74 Years	12.7%	13.6%	14.5%
2023 Est. Population 75 Years or Over	4.7%	5.1%	5.4%
2023 Est. Median Age	37.2	37.5	37.7
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	49.4%	49.5%	49.8%
2023 Est. Female Population	50.6%	50.5%	50.2%
2023 Est. Never Married	42.4%	43.1%	42.9%
2023 Est. Now Married	39.4%	39.0%	37.9%
2023 Est. Separated or Divorced	15.4%	14.8%	15.8%
2023 Est. Widowed	2.8%	3.1%	3.3%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	16.7%	15.5%	16.1%
2023 Est. HH Income \$150,000 to \$199,999	12.7%	11.2%	10.3%
2023 Est. HH Income \$100,000 to \$149,999	17.7%	18.0%	17.3%
2023 Est. HH Income \$75,000 to \$99,999	12.9%	12.5%	11.8%
2023 Est. HH Income \$50,000 to \$74,999	15.0%	15.1%	14.6%
2023 Est. HH Income \$35,000 to \$49,999	9.5%	9.3%	8.9%
2023 Est. HH Income \$25,000 to \$34,999	4.4%	5.8%	6.2%
2023 Est. HH Income \$15,000 to \$24,999	4.4%	4.6%	5.3%
2023 Est. HH Income Under \$15,000	6.5%	8.1%	9.4%
2023 Est. Average Household Income	\$133,462	\$126,145	\$128,438
2023 Est. Median Household Income	\$98,663	\$95,188	\$94,222
2023 Est. Per Capita Income	\$59,525	\$56,438	\$57,858
2023 Est. Total Businesses	1,672	14,416	38,327
2023 Est. Total Employees	8,072	94,257	312,167

# Full Profile

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



Lat/Lon: 45.4988/-122.611

3308 SE 50th Ave Portland, OR 97206	1 mi radius	3 mi radius	5 mi radius
<b>Race</b>			
2023 Est. White	79.6%	74.3%	71.7%
2023 Est. Black	2.0%	3.5%	5.3%
2023 Est. Asian or Pacific Islander	7.5%	9.7%	9.7%
2023 Est. American Indian or Alaska Native	0.5%	0.7%	0.8%
2023 Est. Other Races	10.4%	11.8%	12.5%
<b>Hispanic</b>			
2023 Est. Hispanic Population	2,614	22,446	61,341
2023 Est. Hispanic Population	8.5%	10.6%	11.9%
2028 Proj. Hispanic Population	8.6%	10.6%	11.9%
2020 Hispanic Population	8.9%	10.5%	12.0%
<b>Education (Adults 25 &amp; Older)</b>			
2023 Est. Adult Population (25 Years or Over)	24,144	163,493	390,290
2023 Est. Elementary (Grade Level 0 to 8)	2.2%	2.9%	3.0%
2023 Est. Some High School (Grade Level 9 to 11)	2.3%	3.3%	3.4%
2023 Est. High School Graduate	10.8%	13.4%	15.0%
2023 Est. Some College	19.8%	19.1%	19.0%
2023 Est. Associate Degree Only	6.9%	6.1%	6.8%
2023 Est. Bachelor Degree Only	35.7%	33.3%	31.5%
2023 Est. Graduate Degree	22.2%	21.8%	21.1%
<b>Housing</b>			
2023 Est. Total Housing Units	14,263	100,450	248,383
2023 Est. Owner-Occupied	60.3%	52.4%	48.2%
2023 Est. Renter-Occupied	35.5%	41.3%	44.5%
2023 Est. Vacant Housing	4.2%	6.3%	7.3%
<b>Homes Built by Year</b>			
2023 Homes Built 2010 or later	10.7%	11.1%	11.3%
2023 Homes Built 2000 to 2009	3.5%	6.7%	8.7%
2023 Homes Built 1990 to 1999	4.3%	3.9%	6.2%
2023 Homes Built 1980 to 1989	4.8%	4.3%	6.0%
2023 Homes Built 1970 to 1979	9.6%	9.0%	9.8%
2023 Homes Built 1960 to 1969	8.0%	7.4%	7.6%
2023 Homes Built 1950 to 1959	10.5%	10.7%	10.5%
2023 Homes Built Before 1949	44.2%	40.6%	32.5%
<b>Home Values</b>			
2023 Home Value \$1,000,000 or More	1.6%	4.1%	5.7%
2023 Home Value \$500,000 to \$999,999	52.4%	50.4%	46.7%
2023 Home Value \$400,000 to \$499,999	29.9%	23.2%	23.5%
2023 Home Value \$300,000 to \$399,999	11.8%	15.2%	15.3%
2023 Home Value \$200,000 to \$299,999	2.7%	3.9%	4.5%
2023 Home Value \$150,000 to \$199,999	0.2%	0.5%	0.7%
2023 Home Value \$100,000 to \$149,999	0.3%	0.3%	0.5%
2023 Home Value \$50,000 to \$99,999	0.6%	0.8%	1.3%
2023 Home Value \$25,000 to \$49,999	0.3%	0.7%	0.9%
2023 Home Value Under \$25,000	0.2%	0.9%	1.0%
2023 Median Home Value	\$531,544	\$541,621	\$541,379
2023 Median Rent	\$1,328	\$1,316	\$1,311

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# Full Profile

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



Lat/Lon: 45.4988/-122.611

3308 SE 50th Ave Portland, OR 97206	1 mi radius	3 mi radius	5 mi radius
<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	26,539	181,733	439,409
2023 Est. Civilian Employed	72.8%	70.2%	68.2%
2023 Est. Civilian Unemployed	3.3%	3.6%	3.5%
2023 Est. in Armed Forces	-	-	-
2023 Est. not in Labor Force	23.9%	26.2%	28.2%
2023 Labor Force Males	49.1%	49.3%	49.6%
2023 Labor Force Females	50.9%	50.7%	50.4%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	19,318	127,583	299,652
2023 Mgmt, Business, & Financial Operations	20.8%	19.6%	19.9%
2023 Professional, Related	37.5%	35.4%	32.9%
2023 Service	11.6%	12.3%	13.3%
2023 Sales, Office	17.7%	18.0%	18.2%
2023 Farming, Fishing, Forestry	0.2%	0.3%	0.3%
2023 Construction, Extraction, Maintenance	3.9%	5.0%	5.1%
2023 Production, Transport, Material Moving	8.3%	9.5%	10.3%
2023 White Collar Workers	76.0%	72.9%	71.0%
2023 Blue Collar Workers	24.0%	27.1%	29.0%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	44.4%	45.2%	46.3%
2023 Drive to Work in Carpool	5.5%	6.0%	6.2%
2023 Travel to Work by Public Transportation	5.4%	4.5%	4.2%
2023 Drive to Work on Motorcycle	-	0.1%	0.1%
2023 Walk or Bicycle to Work	7.0%	6.1%	5.9%
2023 Other Means	0.6%	0.9%	0.9%
2023 Work at Home	37.0%	37.1%	36.3%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	17.2%	21.5%	22.7%
2023 Travel to Work in 15 to 29 Minutes	46.9%	46.4%	46.1%
2023 Travel to Work in 30 to 59 Minutes	30.8%	27.3%	26.5%
2023 Travel to Work in 60 Minutes or More	5.1%	4.9%	4.7%
2023 Average Travel Time to Work	23.6	22.0	21.5
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$1.19 B	\$7.85 B	\$19.42 B
2023 Est. Apparel	\$42.94 M	\$281.99 M	\$698.24 M
2023 Est. Contributions, Gifts	\$73.1 M	\$478.02 M	\$1.19 B
2023 Est. Education, Reading	\$43.1 M	\$280.69 M	\$702.91 M
2023 Est. Entertainment	\$69.1 M	\$452.38 M	\$1.12 B
2023 Est. Food, Beverages, Tobacco	\$179.29 M	\$1.18 B	\$2.92 B
2023 Est. Furnishings, Equipment	\$42.81 M	\$280.33 M	\$692.74 M
2023 Est. Health Care, Insurance	\$106.06 M	\$698.75 M	\$1.72 B
2023 Est. Household Operations, Shelter, Utilities	\$382.93 M	\$2.53 B	\$6.26 B
2023 Est. Miscellaneous Expenses	\$22.78 M	\$149.7 M	\$370.64 M
2023 Est. Personal Care	\$16.02 M	\$105.49 M	\$260.81 M
2023 Est. Transportation	\$214.53 M	\$1.41 B	\$3.47 B

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*For more information, please contact:*

**GARY SURGEON** 503.936.1989 | [gary@cra-nw.com](mailto:gary@cra-nw.com)



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RELATIONSHIPS

EXPERIENCE



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NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

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