

# FULLY LEASED ON HAWTHORNE RARE SECOND GENERATION PRIME RETAIL SPACE



## ADDRESS

3430 SE Hawthorne Blvd  
Portland, OR 97214

## AVAILABLE SPACE

Fully Leased

## RENTAL RATE

Please call for details

## HIGHLIGHTS

- Prime retail space in the heart of the Hawthorne shopping district. Unbeatable location for retail tenants seeking second generation, maximum visibility, excellent co-tenancy and prime exposure. Join Doshia, Footwise and Way of Being!
- Nearby retailers and restaurants include Farmhouse Kitchen Thai Cuisine, Hello India, Harlow, Moberi, The Waffle Window, Bread & Ink Café, McMenamins Bagdad Theater & Pub, The Perfume House and more.



## TRAFFIC COUNT

SE Hawthorne Blvd – 19,104 ADT ('22)



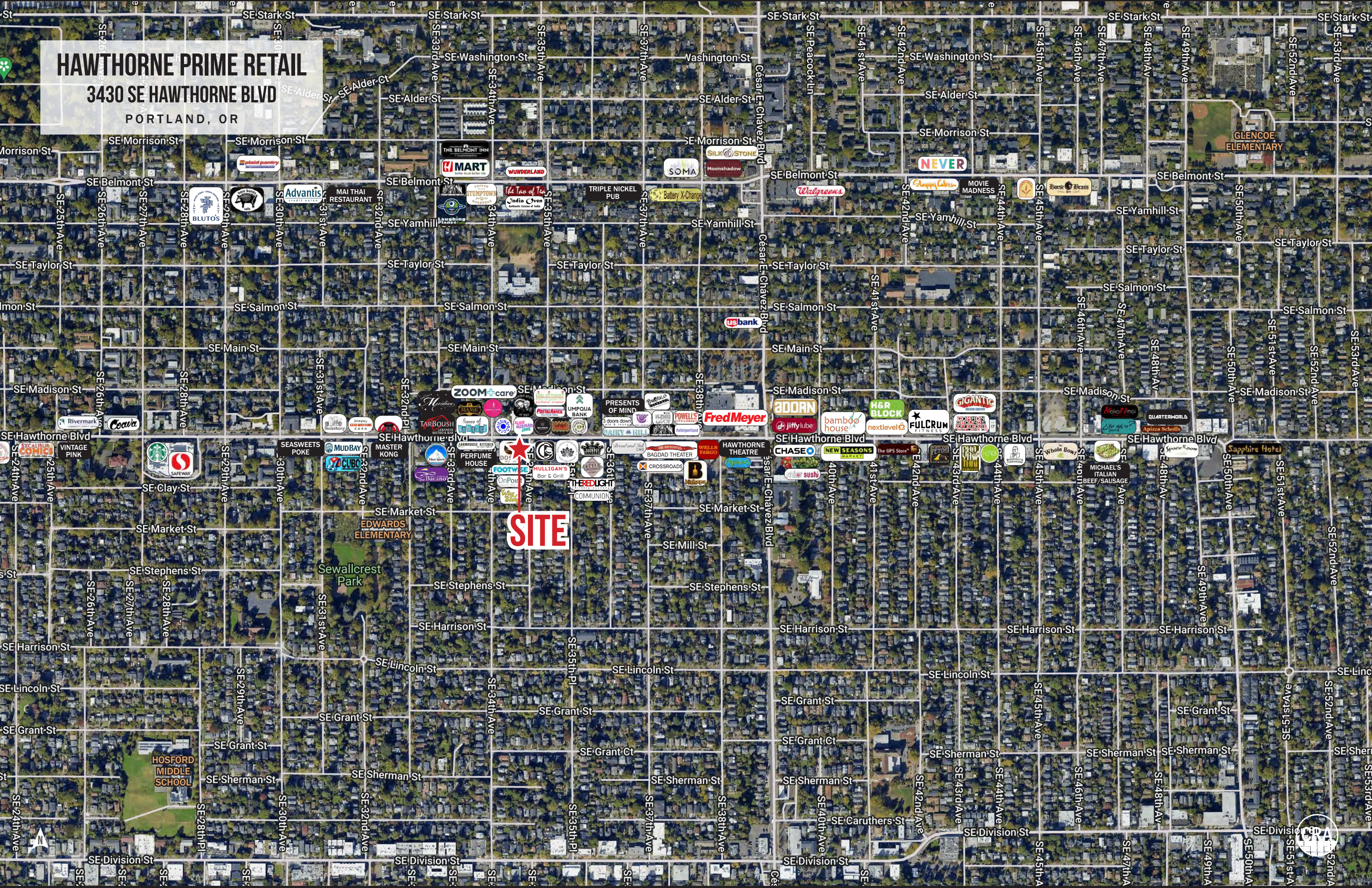
COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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**HAWTHORNE PRIME RETAIL**  
**3430 SE HAWTHORNE BLVD**  
PORTLAND, OR



**SITE**







**CROSSWALK**

## CROSSWALK



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## CROSSWALK

SE 34TH AVENUE



SE 35TH AVENUE



# HAWTHORNE PRIME RETAIL

3430 SE HAWTHORNE BLVD

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

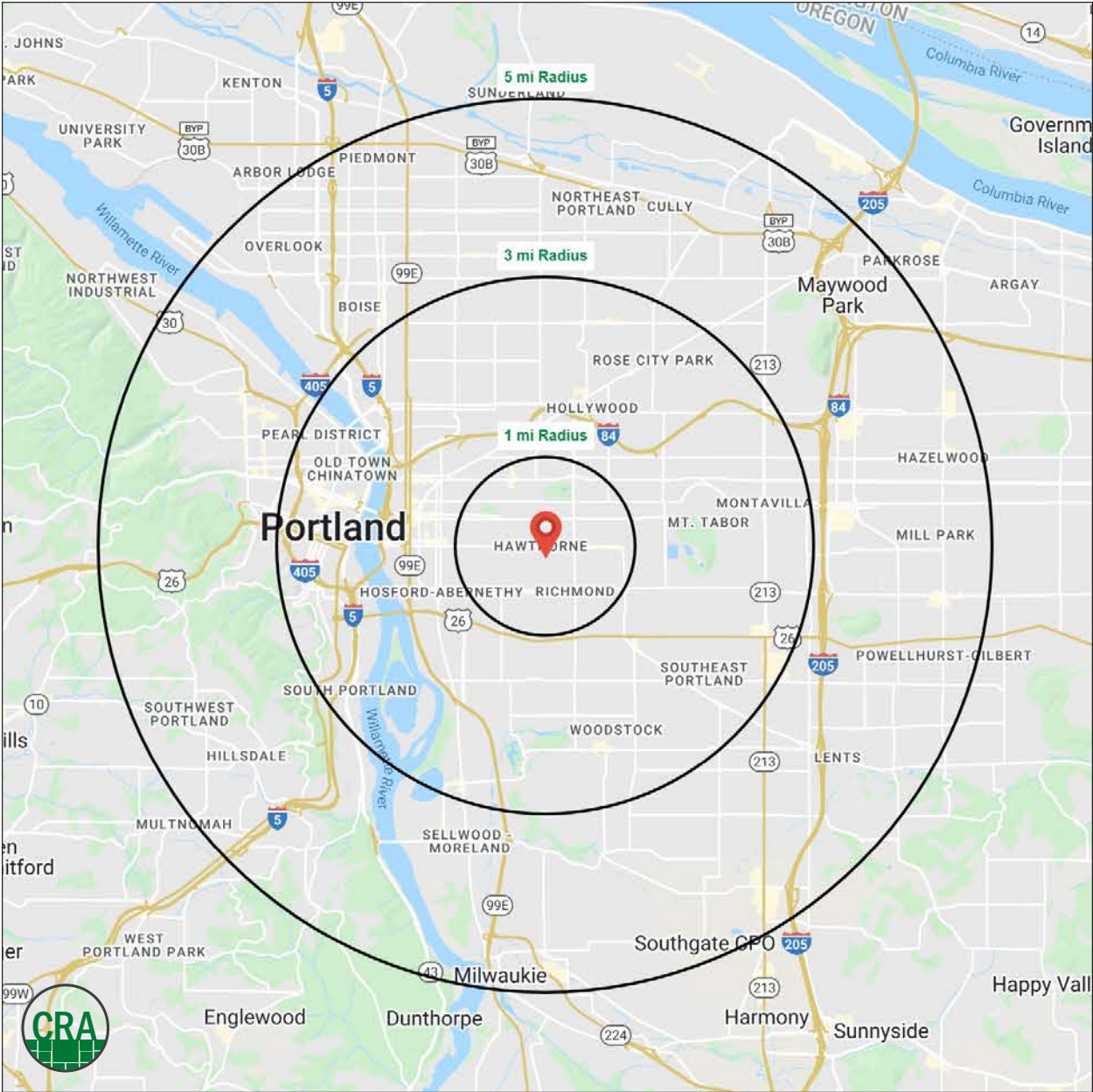
Source: Regis – SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	34,581	229,129	500,976
Estimated Households	16,972	113,633	233,216
Average HH Income	\$149,366	\$134,194	\$133,119
Median Home Value	\$686,255	\$643,789	\$606,977
Daytime Demographics 16+	18,329	261,824	465,618
Some College or Higher	88.9%	83.9%	79.0%

**36.2**

Median Age  
1 MILE RADIUS

**\$686,255**

Median Home Value  
1 MILE RADIUS





## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5119/-122.629

3430 SE Hawthorne Blvd Portland, OR 97214	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	34,581	229,129	500,976
2029 Projected Population	33,146	224,368	491,701
2020 Census Population	37,147	232,027	509,543
2010 Census Population	32,147	202,209	451,265
Projected Annual Growth 2024 to 2029	-0.8%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	0.5%	1.0%	0.8%
2024 Median Age	36.2	37.8	37.8
<b>Households</b>			
2024 Estimated Households	16,972	113,633	233,216
2029 Projected Households	16,430	112,983	232,004
2020 Census Households	17,543	111,684	228,840
2010 Census Households	15,222	94,823	199,202
Projected Annual Growth 2024 to 2029	-0.6%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2024	0.8%	1.4%	1.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	69.4%	70.8%	72.2%
2024 Estimated Black or African American	7.4%	6.6%	5.8%
2024 Estimated Asian or Pacific Islander	10.3%	9.6%	8.7%
2024 Estimated American Indian or Native Alaskan	0.4%	0.7%	0.8%
2024 Estimated Other Races	12.4%	12.3%	12.5%
2024 Estimated Hispanic	12.4%	12.0%	12.1%
<b>Income</b>			
2024 Estimated Average Household Income	\$149,366	\$134,194	\$133,119
2024 Estimated Median Household Income	\$111,351	\$99,648	\$96,623
2024 Estimated Per Capita Income	\$73,522	\$66,954	\$62,307
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.0%	2.9%
2024 Estimated Some High School (Grade Level 9 to 11)	1.0%	2.6%	3.3%
2024 Estimated High School Graduate	8.8%	11.5%	14.9%
2024 Estimated Some College	14.5%	16.7%	17.7%
2024 Estimated Associates Degree Only	5.3%	5.5%	6.4%
2024 Estimated Bachelors Degree Only	41.7%	35.3%	32.5%
2024 Estimated Graduate Degree	27.3%	26.5%	22.5%
<b>Business</b>			
2024 Estimated Total Businesses	2,367	22,919	39,718
2024 Estimated Total Employees	11,067	198,877	328,575
2024 Estimated Employee Population per Business	4.7	8.7	8.3
2024 Estimated Residential Population per Business	14.6	10.0	12.6

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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