

HAWTHORNE

2ND GENERATION CORNER RESTAURANT + RETAIL



FOR LEASE ► PORTLAND, OREGON

ADDRESS

3500 & 3508 SE Hawthorne Blvd
Portland, OR 97214

AVAILABLE SPACE

- 3500 SE Hawthorne: 2,876 SF 2nd Generation Corner Restaurant (with 1,190 SF basement)
- 3508 SE Hawthorne: 2,024 SF Retail Space

RENTAL RATE

\$30 PSF/YR/NNN



HIGHLIGHTS

- Prime second generation corner restaurant and inline retail space located on bustling SE Hawthorne.
- Restaurant space has type 1 hood, two updated restrooms, reusable plumbing, and roll-up overhead door.
- Area tenants include Mulligan's Bar & Grill, Sloan, Dosha Salon Spa, Footwise, Fried Egg I'm in Love, Farmhouse Kitchen Thai Cuisine and more.
- Available Summer 2025!

TRAFFIC COUNT

SE Hawthorne Blvd – 19,104 ADT ('22)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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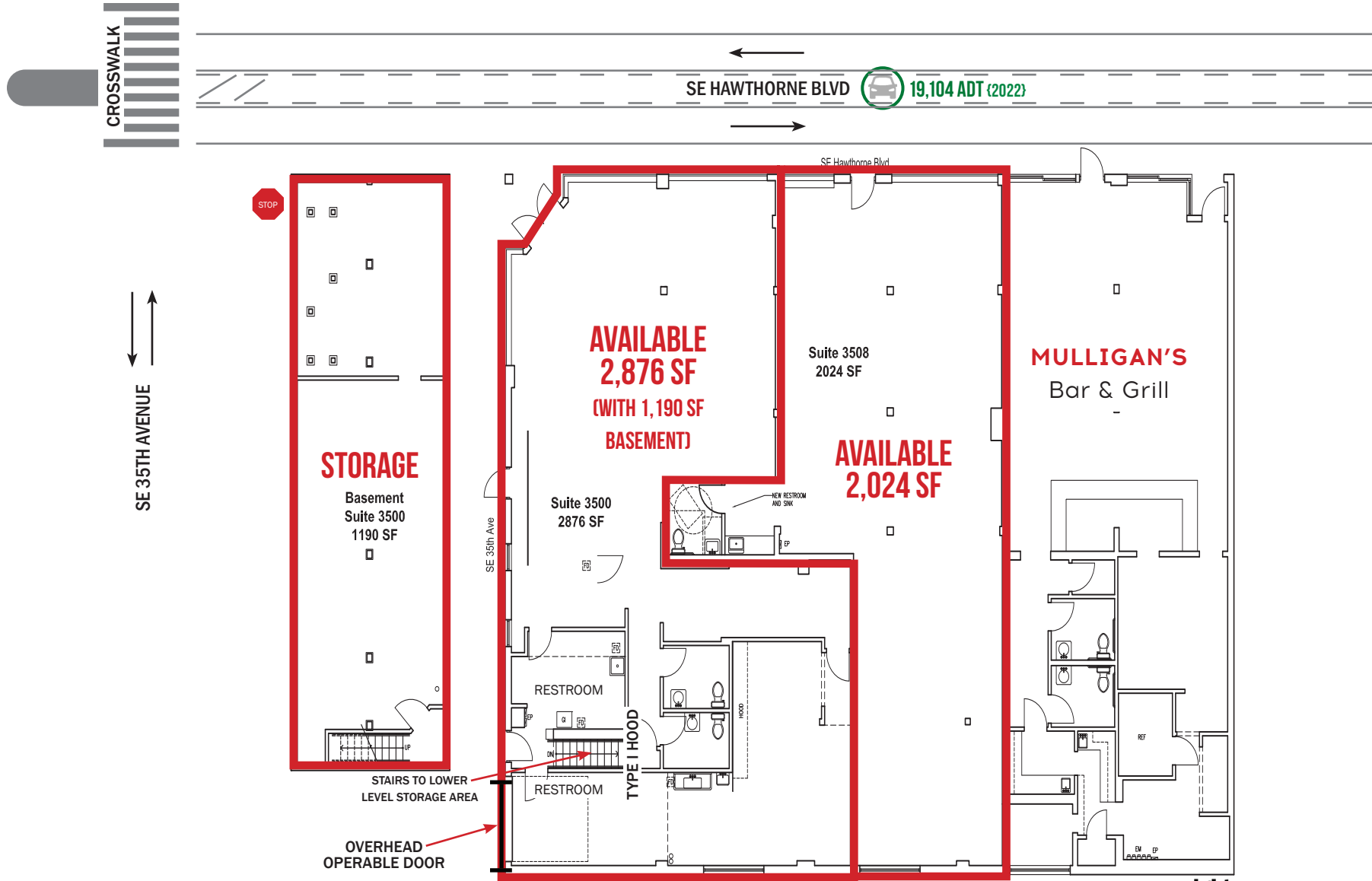
2ND GEN RESTAURANT + RETAIL
3500 SE HAWTHORNE BLVD
PORTLAND, OR

SITE PLAN

2ND GEN RESTAURANT + RETAIL

3500 & 3508 SE HAWTHORNE BLVD

PORTLAND, OR



2ND GEN RESTAURANT + RETAIL

3500 & 3508 SE HAWTHORNE BLVD

DEMOGRAPHIC SUMMARY

PORTLAND, OR

| Source: Regis - SitesUSA (2024) | 1 MILE | 2 MILE | 3 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2024 | 34,494 | 105,947 | 229,096 |
| Estimated Households | 16,898 | 52,562 | 113,421 |
| Average HH Income | \$149,704 | \$132,482 | \$133,642 |
| Median Home Value | \$686,178 | \$660,878 | \$642,864 |
| Daytime Demographics 16+ | 18,153 | 92,494 | 261,009 |
| Some College or Higher | 89.0% | 85.8% | 83.8% |

36.2

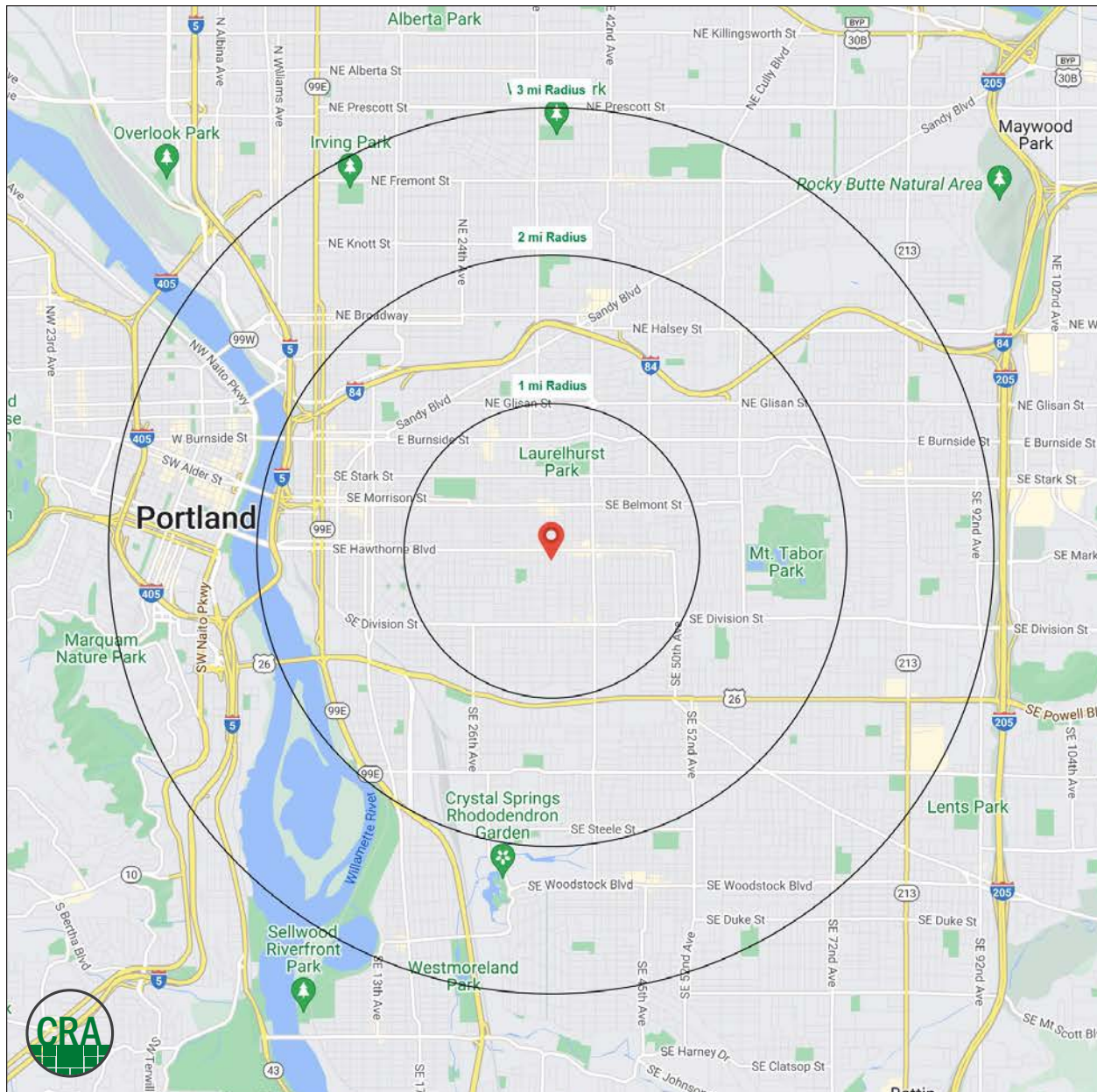
Median Age

1 MILE RADIUS

\$686,178

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/-122.6285

| 3500 SE Hawthorne Blvd Portland, OR 97214 | 1 mi radius | 2 mi radius | 3 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2024 Estimated Population | 34,494 | 105,947 | 229,096 |
| 2029 Projected Population | 33,046 | 103,616 | 224,218 |
| 2020 Census Population | 37,081 | 109,080 | 232,180 |
| 2010 Census Population | 32,037 | 93,928 | 202,882 |
| Projected Annual Growth 2024 to 2029 | -0.8% | -0.4% | -0.4% |
| Historical Annual Growth 2010 to 2024 | 0.5% | 0.9% | 0.9% |
| 2024 Median Age | 36.2 | 36.7 | 37.9 |
| Households | | | |
| 2024 Estimated Households | 16,898 | 52,562 | 113,421 |
| 2029 Projected Households | 16,347 | 52,139 | 112,706 |
| 2020 Census Households | 17,472 | 52,699 | 111,520 |
| 2010 Census Households | 15,140 | 44,531 | 95,026 |
| Projected Annual Growth 2024 to 2029 | -0.7% | -0.2% | -0.1% |
| Historical Annual Growth 2010 to 2024 | 0.8% | 1.3% | 1.4% |
| Race and Ethnicity | | | |
| 2024 Estimated White | 69.4% | 70.5% | 70.8% |
| 2024 Estimated Black or African American | 7.5% | 7.0% | 6.6% |
| 2024 Estimated Asian or Pacific Islander | 10.3% | 9.8% | 9.6% |
| 2024 Estimated American Indian or Native Alaskan | 0.4% | 0.6% | 0.7% |
| 2024 Estimated Other Races | 12.4% | 12.2% | 12.3% |
| 2024 Estimated Hispanic | 12.4% | 12.0% | 12.0% |
| Income | | | |
| 2024 Estimated Average Household Income | \$149,704 | \$132,482 | \$133,642 |
| 2024 Estimated Median Household Income | \$111,703 | \$98,199 | \$99,503 |
| 2024 Estimated Per Capita Income | \$73,551 | \$66,036 | \$66,567 |
| Education (Age 25+) | | | |
| 2024 Estimated Elementary (Grade Level 0 to 8) | 1.3% | 1.5% | 2.0% |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 1.0% | 2.3% | 2.6% |
| 2024 Estimated High School Graduate | 8.7% | 10.4% | 11.5% |
| 2024 Estimated Some College | 14.5% | 17.2% | 16.8% |
| 2024 Estimated Associates Degree Only | 5.3% | 5.5% | 5.5% |
| 2024 Estimated Bachelors Degree Only | 41.8% | 38.0% | 35.2% |
| 2024 Estimated Graduate Degree | 27.4% | 25.1% | 26.3% |
| Business | | | |
| 2024 Estimated Total Businesses | 2,336 | 9,867 | 22,861 |
| 2024 Estimated Total Employees | 10,898 | 67,328 | 197,955 |
| 2024 Estimated Employee Population per Business | 4.7 | 6.8 | 8.7 |
| 2024 Estimated Residential Population per Business | 14.8 | 10.7 | 10.0 |

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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