

HAWTHORNE

2ND GENERATION CORNER RESTAURANT + RETAIL



FULLY LEASED > PORTLAND, OREGON

ADDRESS

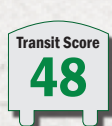
3500 & 3508 SE Hawthorne Blvd
Portland, OR 97214

AVAILABLE SPACE

- 100% Leased

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

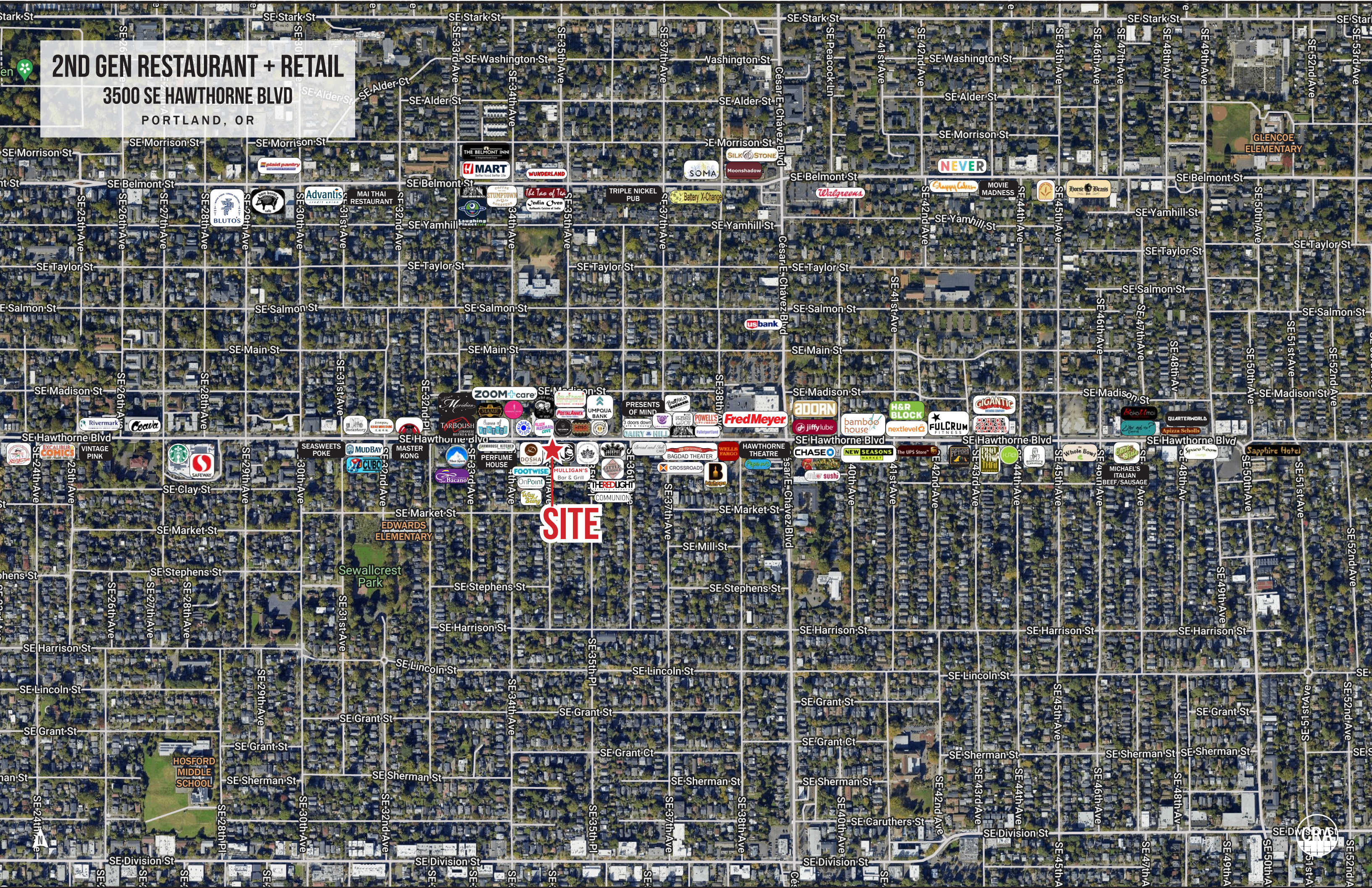
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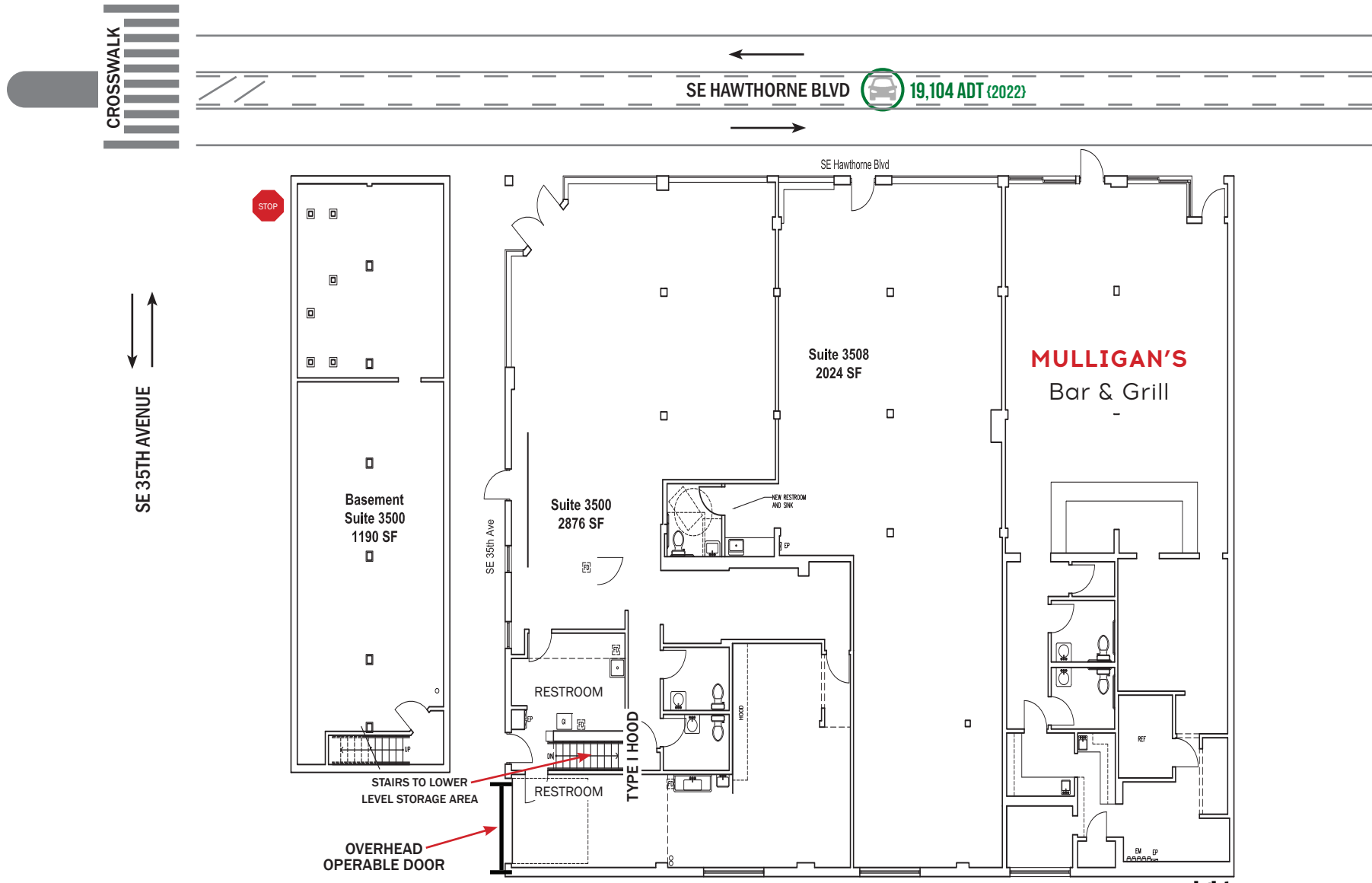
SITE

SITE PLAN

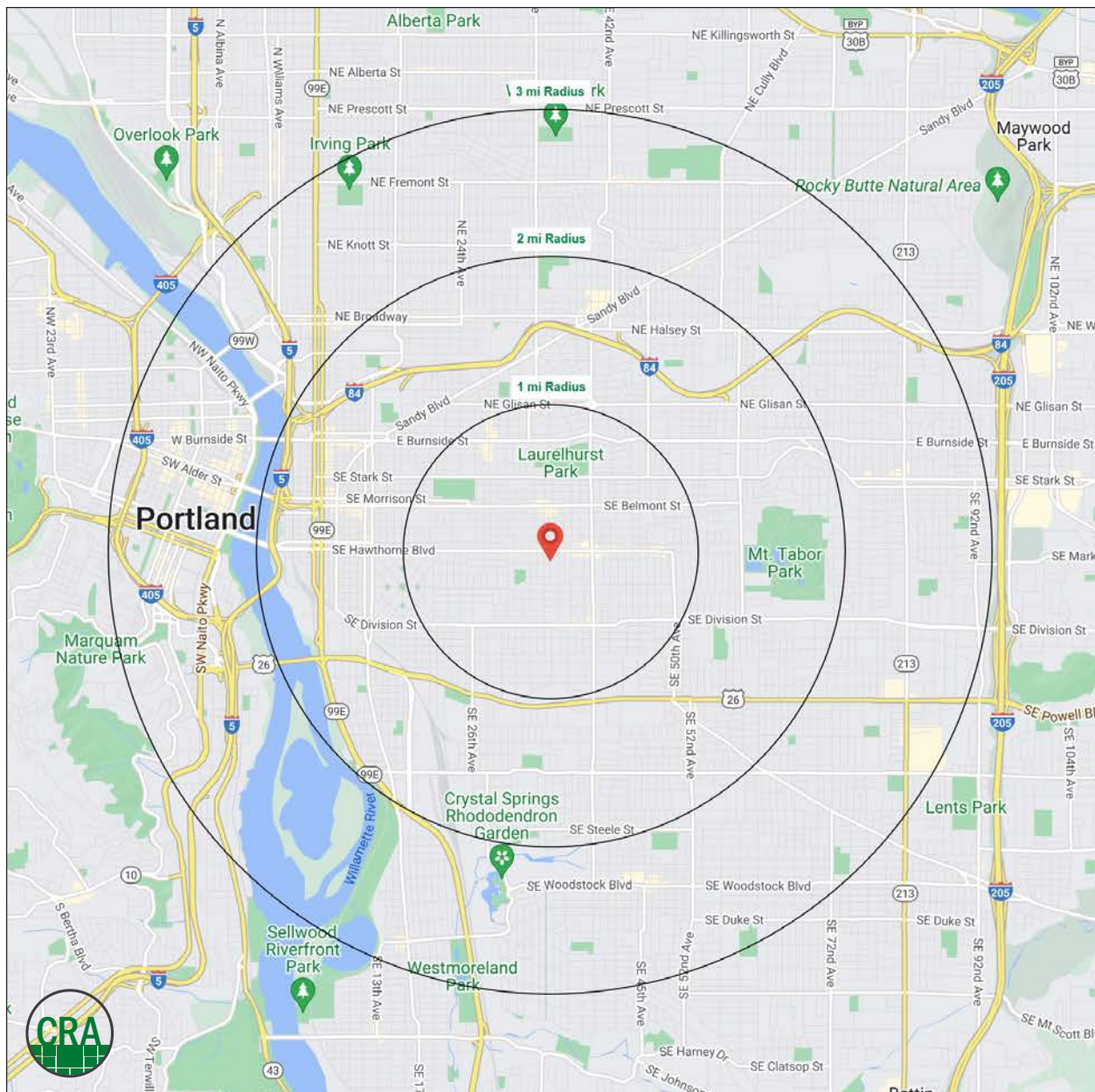
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Summary Profile

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



**COMMERCIAL
REALTY ADVISORS
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