



FOR LEASE

3966 NORTH MISSISSIPPI AVENUE

PORTLAND, OREGON

➤➤ IN THE HEART OF NORTH MISSISSIPPI HISTORIC DISTRICT

LOCATION

3966 N Mississippi Ave, Portland, Oregon

AVAILABLE SPACE

978 SF



ASKING RATE

\$28.00/SF, NNN (\$5.00/SF est.)

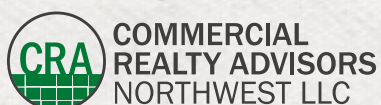


TRAFFIC COUNTS

N Mississippi Ave – 6,605 ADT ('22)

HIGHLIGHTS

- Strong nearby residential demographics with easy walkability.
- Perfect for retail or creative.
- Located in the heart of Mississippi Ave and closeby to N Willams Ave.



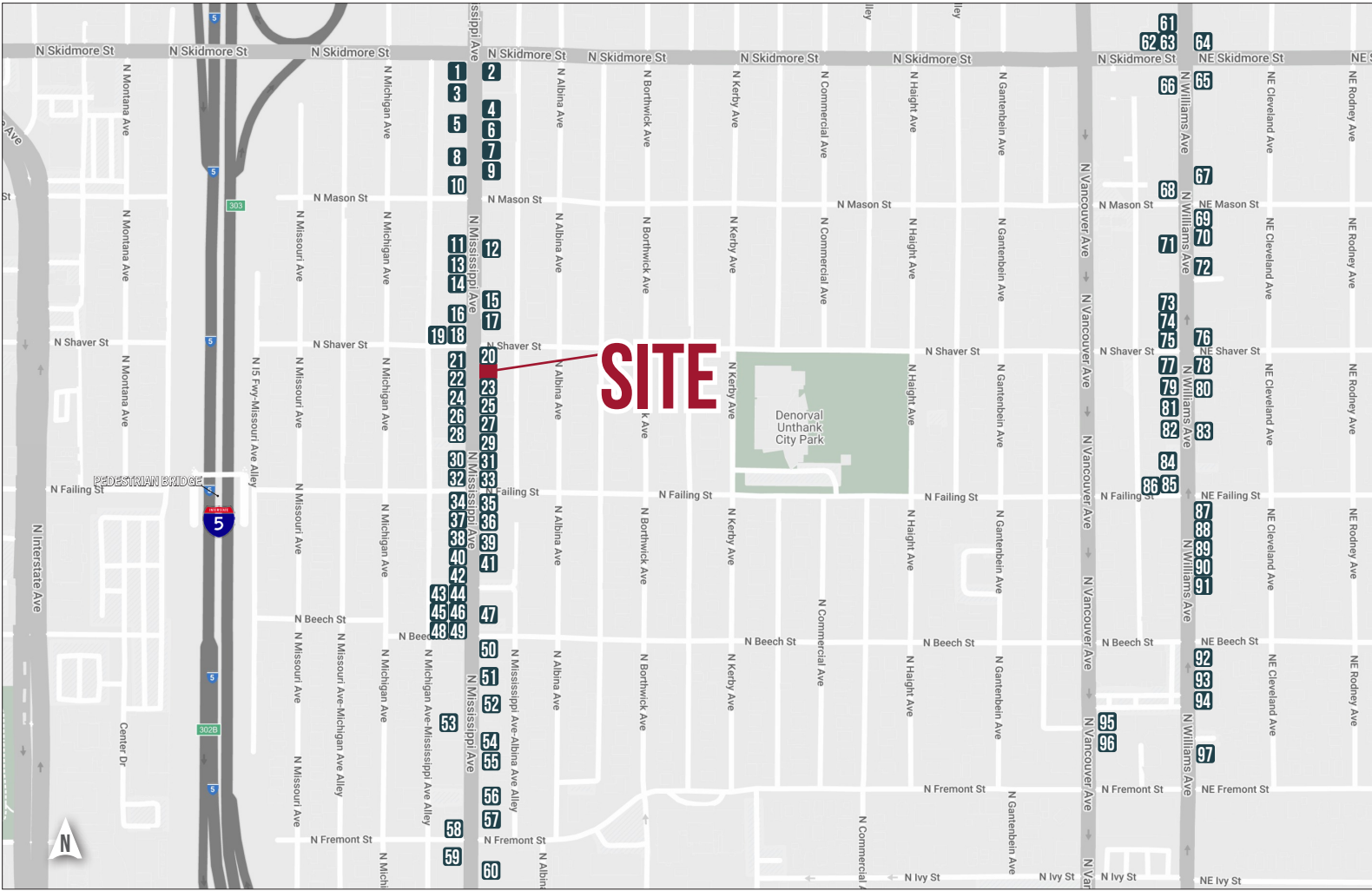
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3966 N MISSISSIPPI

PORTLAND, OR

AREA MAP



1	PROST!	21	MOLOKO	41	BLACK SEED BURGER CULT	61	ROVENTE PIZZERIA	81	GRIZZLY TATTOO
2	MONSOON THAI	22	GRAVY	42	LITTLE BIG BURGER	62	COCO DONUTS	82	MIGRATION BREWING
3	FOOD CARTS	23	BLACK WAGON	43	THE MEADOW	63	OPEN TANDOOR INDIAN	83	CHOCOLATE CRAFT STUDIO
4	MOBERI	24	TARTUCA	44	ROSE CITY COMICS	64	VENDETTA	84	GRAINS OF WRATH PDX
5	THE RAMBLER	25	SOCK DREAMS	45	BRIDGE CITY COMICS	65	SHINE DISTILLERY & GRILL	85	CRISP SALADS
6	PILOT HOUSE DISTILLING	26	BAR BAR	46	GIFTY KITTY	66	DING TEA WILLIAMS	86	LA COCINA
7	SCOUT REALTY CO	27	MISS DELTA RESTAURANT	47	AIRWAY SCIENCE FOR KIDS	67	DICK'S PRIMAL BURGER	87	EEM - THAI BBQ & COCKTAILS
8	NECTAR	28	MISSISSIPPI STUDIOS	48	KATE'S ICE CREAM	68	THE MATADOR	88	RECLAMATION
9	PAXTON GATE	29	UCHU SUSHI	49	FLY AWAKE TEA HOUSE	69	XLB	89	EAT: AN OYSTER BAR
10	Q CENTER	30	TEA CHAI TE	50	STORMBREAKER BREWING	70	DOS HERMANOS	90	MAKE+TAKE STUDIO
11	INTERTURBAN	31	MEE-SEN THAI EATERY	51	HARD CASE TATTOO	71	JINJU PATISSERIE	91	SUSHI HADA
12	TRAVELING TAPHOUSE	32	SUNLAN LIGHTING	52	BLACK BOOK GUITARS	72	BIRRIERIA PEPE CHILE	92	LIFE OF PIE PIZZA
13	LOVELY'S FIFTY FIFTY	33	MISSISSIPPI NAILS & SPA	53	REBUILDING CENTER	73	POA CAFE	93	WHAT'S THE SCOOP?
14	SALTY'S PET SUPPLY	34	BOISE NAIL & SPA	54	PSYCHIC BAR	74	WORKSHOP VINTAGE	94	ALEFIRE
15	JENNYFER'S BOUTIQUE	35	ZOOMCARE	55	ATLANTIS LOUNGE	75	EITHER/OR	95	THE WHOLE BOWL
16	THE WORN PATH	36	TUPELO ALLEY	56	POR QUE NO?	76	THE CELERY	96	BREAD & HONEY CAFE
17	PURE SALON SPA	37	PISTILS NURSERY	57	ALTURA FURNITURE	77	THE BOX SOCIAL	97	MAUI'S
18	THE FRESH POT	38	BLUE STAR DONUTS	58	SOUTHERN KITCHEN PDX	78	EVOLVED ARTS TATTOO STUDIO		
19	BRIDGETOWN BEERHOUSE	39	SLOAN BOUTIQUE	59	THE SUDRA	79	LUA		
20	THE 1905	40	SAMURI BLUE SUSHI & RAMEN	60	ECLIPTIC BREWING	80	QUESABROSA		



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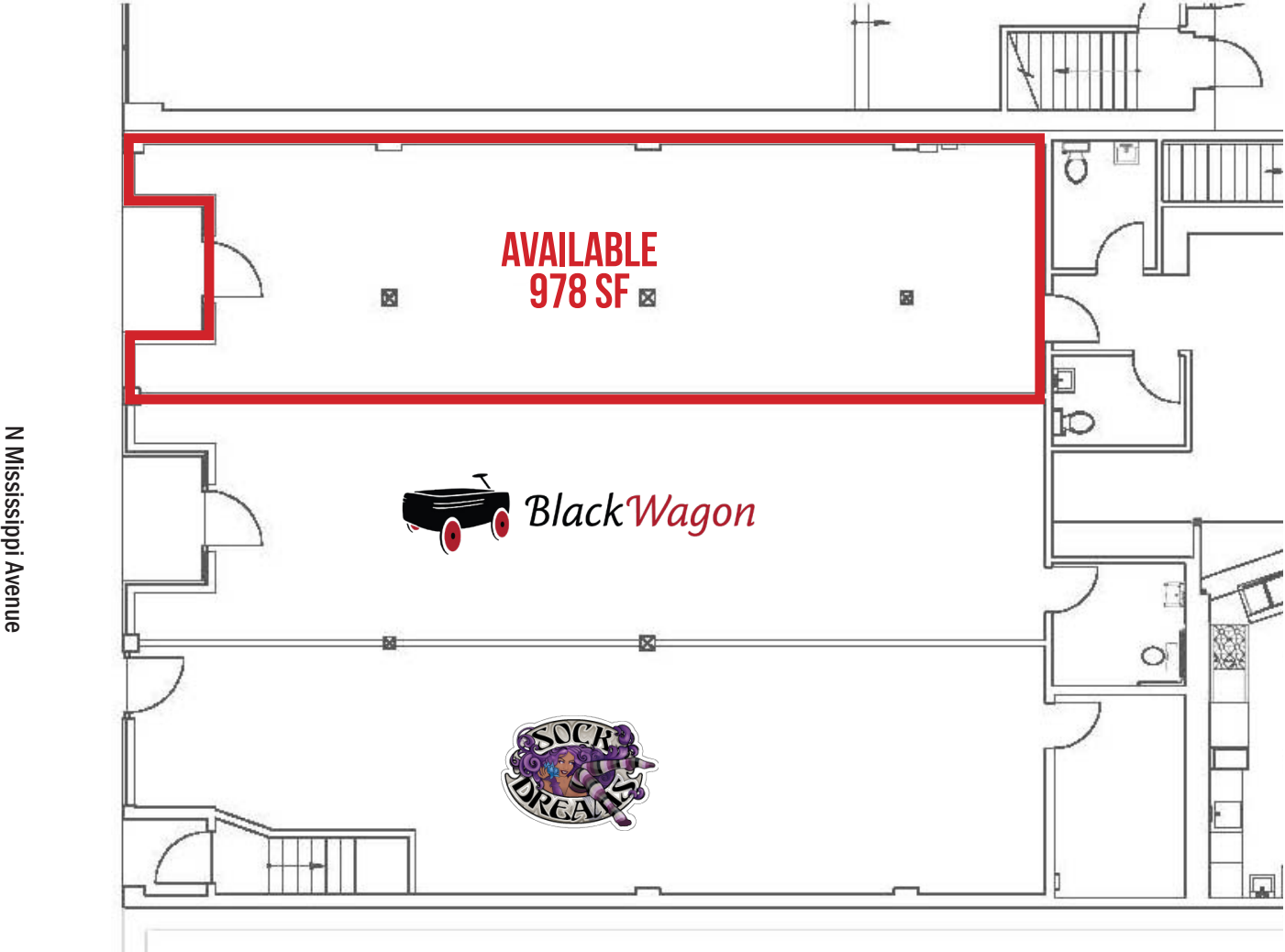
INTERIOR IMAGES



3966 N MISSISSIPPI

PORTLAND, OR

SITE PLAN



3966 N MISSISSIPPI

PORTLAND, OR

DEMOGRAPHIC SUMMARY

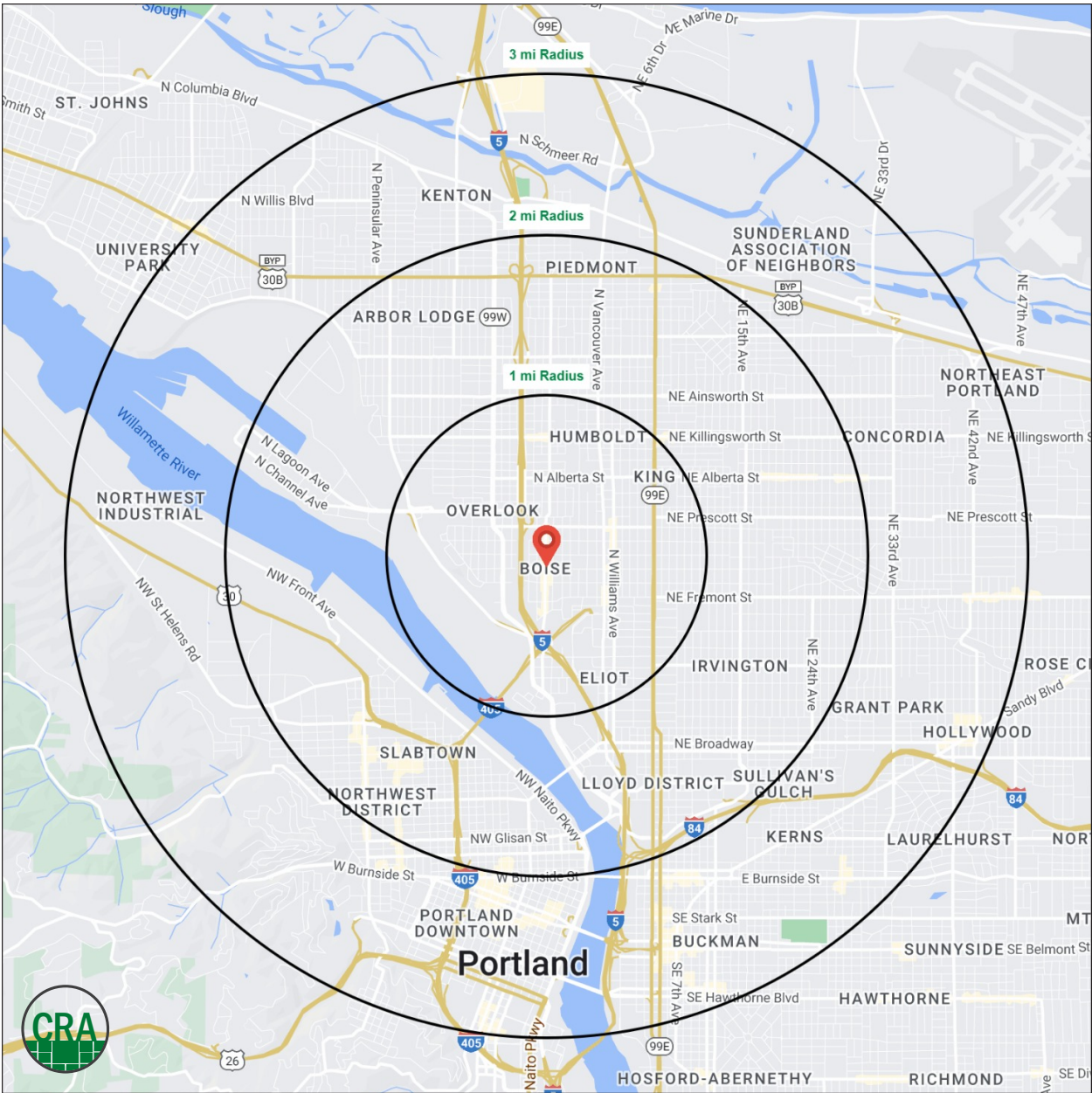
Source: Regis - SitesUSA (2022)	1 MILE	2 MILE	3 MILE
Estimated Population 2021	26,713	105,098	192,618
Projected Population 2026	29,779	113,344	206,121
Average HH Income	\$98,269	\$106,459	\$102,861
Median Age	34.5	36.7	36.8
Total Businesses	1,838	9,009	21,277
Some College+	83.5%	85.5%	85.6%

105,098

Estimated 2021 Population
2 MILE RADIUS

\$106,459

Average Household Income
2 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5519/-122.6752

3966 N Mississippi Ave Portland, OR 97227	1 mi radius	2 mi radius	3 mi radius
Population			
2021 Estimated Population	26,713	105,098	192,618
2026 Projected Population	29,779	113,344	206,121
2020 Census Population	26,782	104,437	191,628
2010 Census Population	19,026	81,683	156,775
Projected Annual Growth 2021 to 2026	2.3%	1.6%	1.4%
Historical Annual Growth 2010 to 2021	3.7%	2.6%	2.1%
2021 Median Age	34.5	36.7	36.8
Households			
2021 Estimated Households	11,569	51,481	96,127
2026 Projected Households	13,290	57,681	106,614
2020 Census Households	11,530	50,902	95,522
2010 Census Households	8,218	38,937	75,864
Projected Annual Growth 2021 to 2026	3.0%	2.4%	2.2%
Historical Annual Growth 2010 to 2021	3.7%	2.9%	2.4%
Race and Ethnicity			
2021 Estimated White	59.9%	67.2%	69.4%
2021 Estimated Black or African American	19.5%	12.4%	9.5%
2021 Estimated Asian or Pacific Islander	3.5%	4.6%	6.1%
2021 Estimated American Indian or Native Alaskan	1.0%	1.0%	1.0%
2021 Estimated Other Races	16.1%	14.7%	14.1%
2021 Estimated Hispanic	11.3%	10.9%	10.2%
Income			
2021 Estimated Average Household Income	\$98,269	\$106,459	\$102,861
2021 Estimated Median Household Income	\$85,578	\$87,570	\$83,651
2021 Estimated Per Capita Income	\$42,863	\$52,605	\$51,837
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.4%	1.5%
2021 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.1%	2.2%
2021 Estimated High School Graduate	12.1%	10.9%	10.8%
2021 Estimated Some College	16.3%	16.6%	17.6%
2021 Estimated Associates Degree Only	6.0%	5.3%	5.5%
2021 Estimated Bachelors Degree Only	36.4%	37.5%	36.9%
2021 Estimated Graduate Degree	24.8%	26.1%	25.7%
Business			
2021 Estimated Total Businesses	1,838	9,009	21,277
2021 Estimated Total Employees	15,603	94,218	228,208
2021 Estimated Employee Population per Business	8.5	10.5	10.7
2021 Estimated Residential Population per Business	14.5	11.7	9.1

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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