

FOR LEASE » PORTLAND, OR

SE 41ST @ HAWTHORNE



NEW, COMMON OUTDOOR SEATING SPACE

ADDRESS

4115 SE Hawthorne Boulevard in Portland, OR

AVAILABLE SPACE

- 1,149 SF

RENTAL RATE

\$32.00 PSF/YR/NNN

TRAFFIC COUNTS

SE Hawthorne Blvd @ 40th Ave | 19,606 ADT (18)

HIGHLIGHTS

- Prime office/retail space.
- Located in the heart of the Hawthorne District, across the street from New Seasons.
- Rare off-street drive-up parking and pylon signage available.
- Available Now!

Walk Score

91

Bike Score

100



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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503.274.0211
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4115 SE HAWTHORNE BLVD
PORTLAND, OR

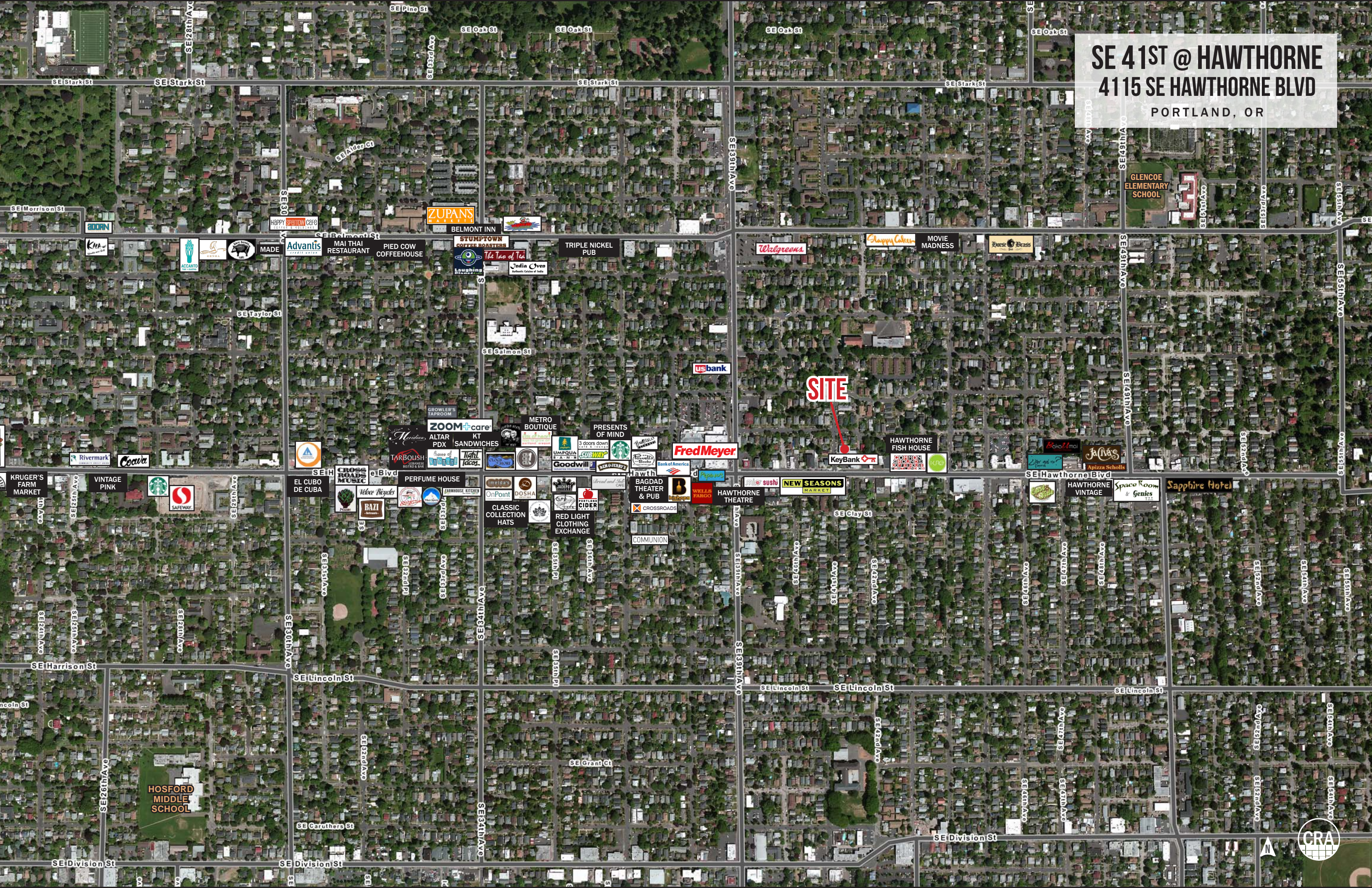
IMAGES OF 1,149 SF SPACE



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SITE

GLENCOE
ELEMENTARY
SCHOOL

HOSFORD
MIDDLE
SCHOOL

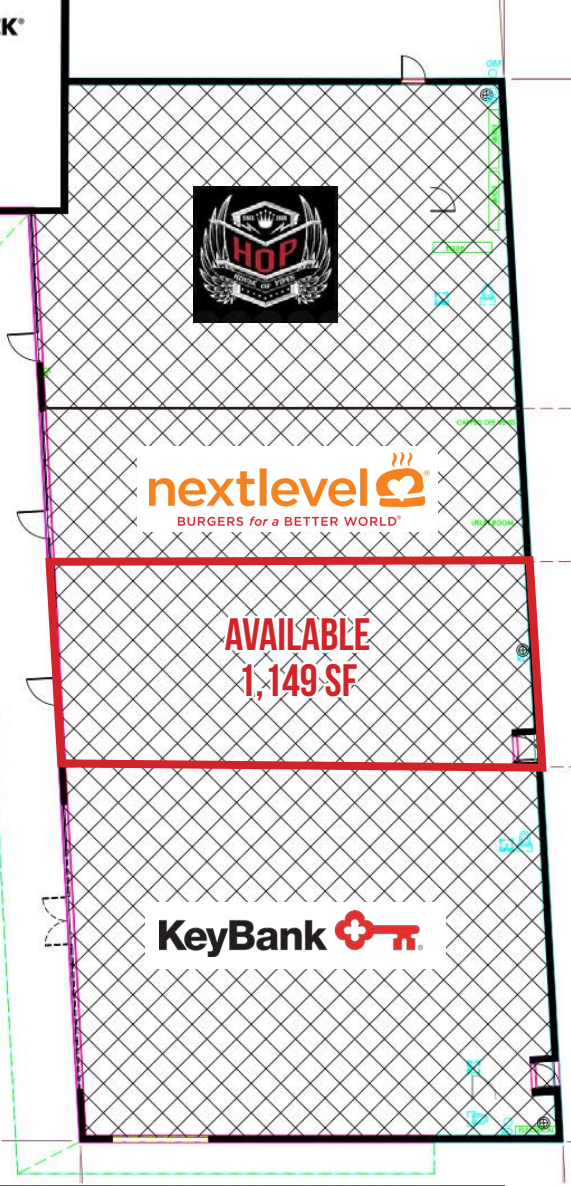


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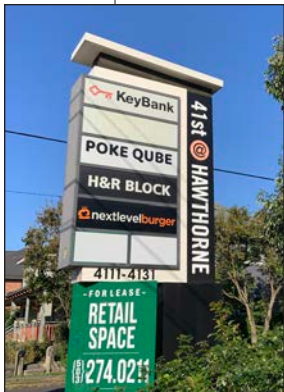
SITE PLAN



SE 41ST AVE

SE 42ND AVE

RARE OFF-STREET PARKING



PYLON SIGNAGE OPPORTUNITY



SE HAWTHORNE BLVD



FOR MARKETING PURPOSES ONLY
 The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

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DEMOGRAPHIC SUMMARY

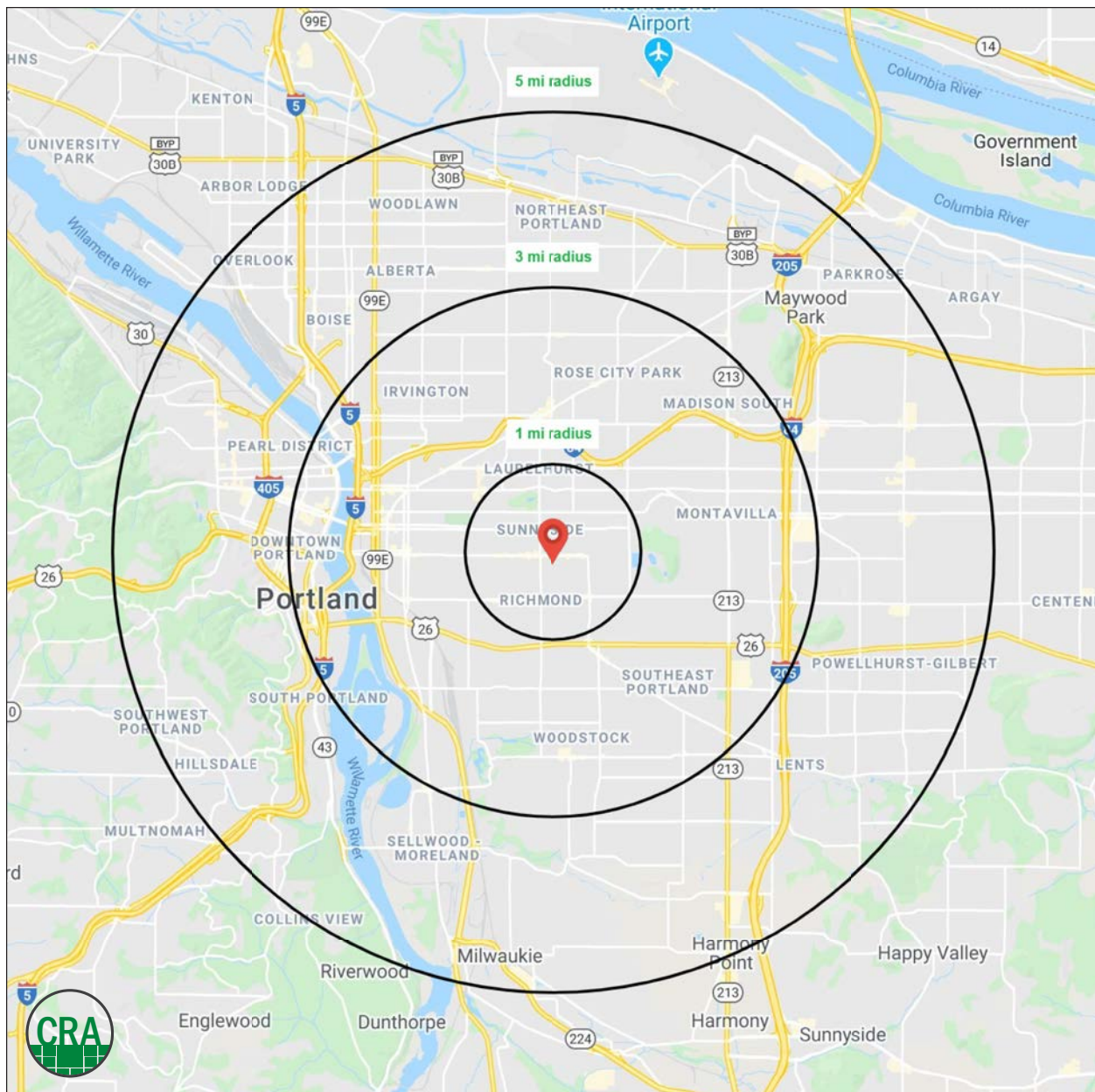
Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	33,565	224,626	518,079
Projected Population 2026	35,379	234,807	538,283
Average HH Income	\$114,179	\$100,700	\$99,621
Median Home Value	\$559,664	\$511,075	\$481,053
Daytime Demographics 16+	17,884	251,986	494,176
Some College or Higher	89.5%	83.0%	78.4%

\$559,664

Median Home Value
1 MILE RADIUS

36.2

Median Age
1 MILE RADIUS



Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5125/-122.6199

4115 SE Hawthorne Blvd	1 mi radius	3 mi radius	5 mi radius
Portland, OR 97214			
Population			
2021 Estimated Population	33,565	224,626	518,079
2026 Projected Population	35,379	234,807	538,283
2010 Census Population	28,887	196,127	453,745
2000 Census Population	28,017	186,068	417,059
Projected Annual Growth 2021 to 2026	1.1%	0.9%	0.8%
Historical Annual Growth 2000 to 2021	0.9%	1.0%	1.2%
2021 Median Age	36.2	37.7	37.4
Households			
2021 Estimated Households	15,908	106,857	238,929
2026 Projected Households	17,192	115,546	257,463
2010 Census Households	13,258	88,920	199,021
2000 Census Households	12,840	82,571	180,330
Projected Annual Growth 2021 to 2026	1.6%	1.6%	1.6%
Historical Annual Growth 2000 to 2021	1.1%	1.4%	1.5%
Race and Ethnicity			
2021 Estimated White	80.3%	77.2%	74.0%
2021 Estimated Black or African American	4.5%	4.9%	6.6%
2021 Estimated Asian or Pacific Islander	5.4%	9.0%	9.0%
2021 Estimated American Indian or Native Alaskan	0.8%	0.9%	1.0%
2021 Estimated Other Races	9.0%	8.1%	9.5%
2021 Estimated Hispanic	12.5%	9.1%	10.5%
Income			
2021 Estimated Average Household Income	\$114,179	\$100,700	\$99,621
2021 Estimated Median Household Income	\$95,004	\$82,537	\$79,918
2021 Estimated Per Capita Income	\$54,250	\$48,206	\$46,219
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.1%	2.9%
2021 Estimated Some High School (Grade Level 9 to 11)	1.6%	2.7%	3.8%
2021 Estimated High School Graduate	7.8%	12.2%	14.9%
2021 Estimated Some College	18.3%	19.2%	19.6%
2021 Estimated Associates Degree Only	5.5%	6.1%	6.8%
2021 Estimated Bachelors Degree Only	37.6%	33.7%	30.5%
2021 Estimated Graduate Degree	28.2%	24.0%	21.5%
Business			
2021 Estimated Total Businesses	2,023	19,899	38,103
2021 Estimated Total Employees	10,231	188,144	344,079
2021 Estimated Employee Population per Business	5.1	9.5	9.0
2021 Estimated Residential Population per Business	16.6	11.3	13.6

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.