

DO NOT DISTURB  
THE EXISTING TENANT

# 43RD & WOODSTOCK



## SECOND GENERATION CAFÉ/BAR/SHOP

### ADDRESS

43rd & Woodstock | Portland, OR 97206

### AVAILABLE SPACE

2,000 SF

### RENTAL RATE

\$28.00 PSF/YR plus NNN  
Available February 1, 2024

### TRAFFIC COUNTS

SE Woodstock – 15,540 ADT ('22)  
César E Chávez Blvd - 10,249 ADT ('22)

### HIGHLIGHTS

- Great neighborhood location in the heart of Woodstock business district.
- Options for parking or outdoor amenity space.
- Nearby tenants include Advantis Credit Union, New Seasons Market, Bi-Mart, Safeway, Otto's Sausage Kitchen & Meat Market, Laughing Planet Café, Grand Central Bakery, The UPS Store, Nudi, and many more.
- *PLEASE DO NOT DISTURB TENANT*



COMMERCIAL  
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# 43RD & WOODSTOCK PORTLAND, OR

MOLLOUGHLIN INDUSTRIAL

TRADER JOE'S

Walgreens

SE Holgate Blvd

SE Holgate Blvd

SE Holgate Blvd

SE Foster Rd

Dutch Bros

DOLLAR TREE

ARLETA ELEMENTARY SCHOOL

MT. SCOTT - ARLETA

WOODSTOCK ELEMENTARY SCHOOL

SITE

BI-MART

15,540 ADT (22)

SE Woodstock Blvd

SE Woodstock Blvd

13,487 ADT (22)

Laurens Market

Otto's

Double Mountain

NEW SEASONS MARKET

Goodwill

BRIDGE CITY PIZZA

OUR LADY OF SORROWS CHURCH

PRIMA PASTA

PIZZA ROMA

DELTA

heart

proper pint

TOAST

gentle dental

PALETTE

Zoom

Zoom

Zoom

Zoom

Zoom

Zoom

EASTMORELAND GOLF COURSE

SE Bybee Blvd

LEWIS ELEMENTARY SCHOOL

LANE MIDDLE SCHOOL

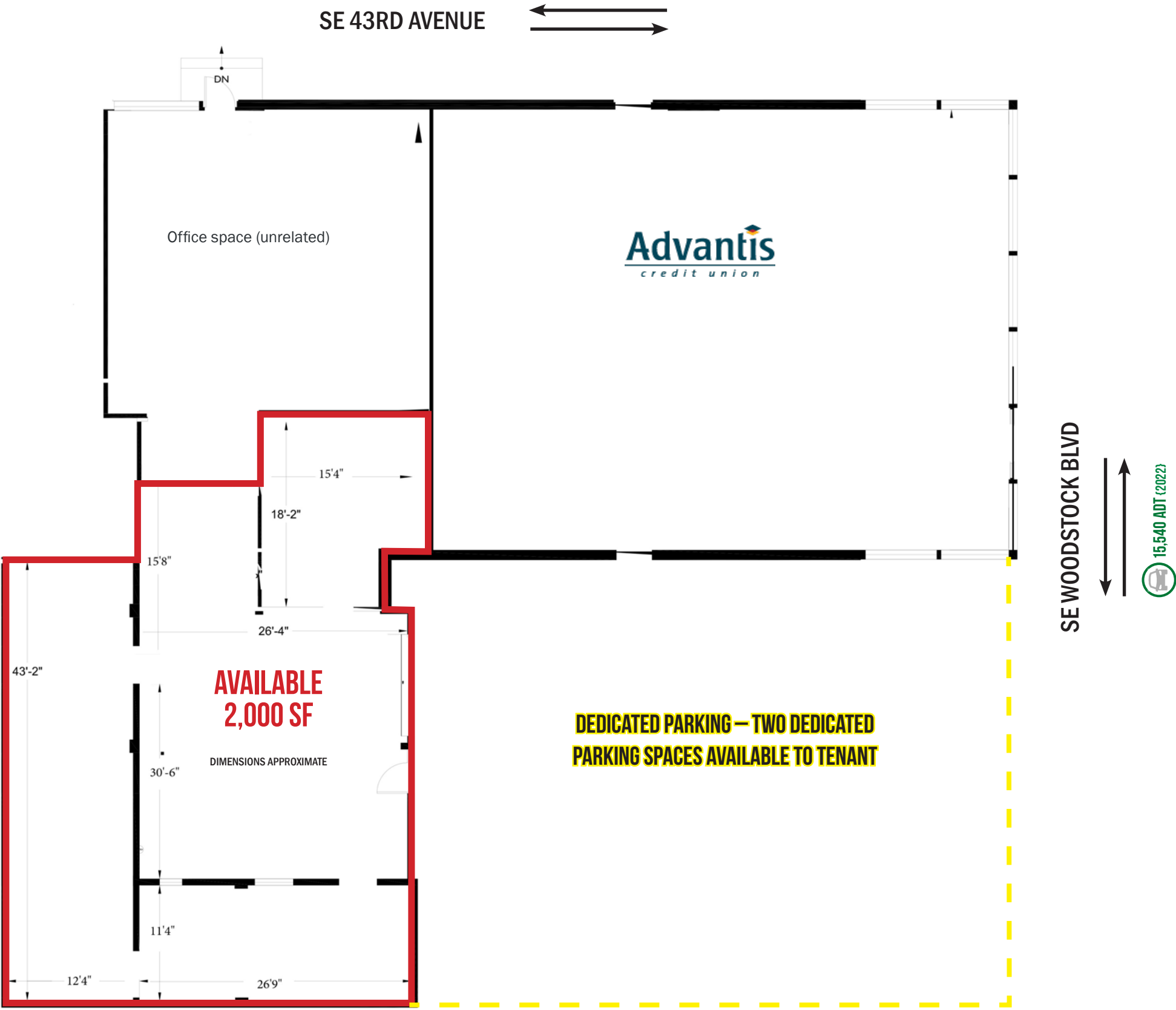
DUNIWAY ELEMENTARY SCHOOL

SE Flavel St

SE 52nd

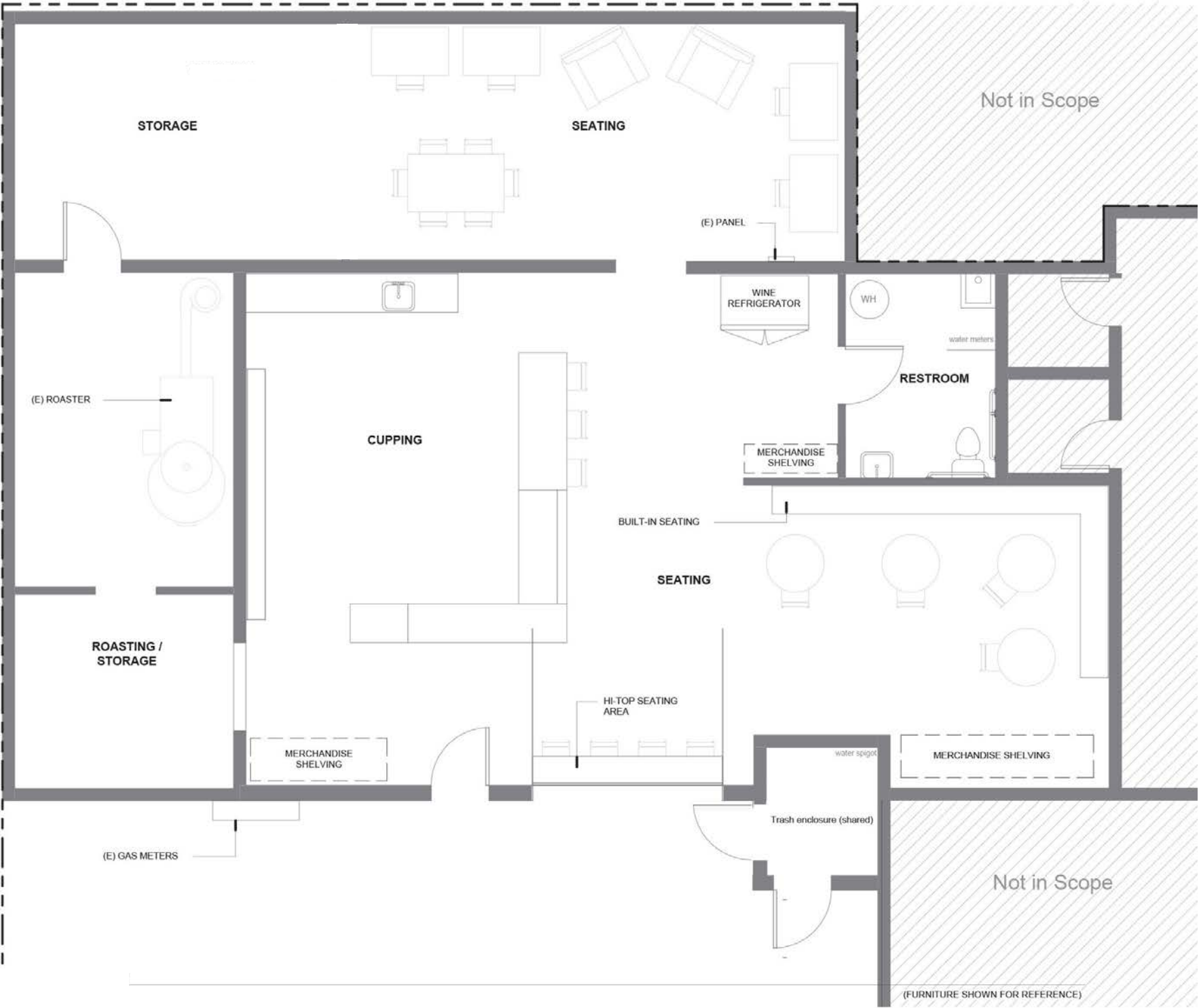
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EXISTING FLOOR PLAN

43RD & WOODSTOCK  
PORTLAND, OR



SE WOODSTOCK BLVD



## DEMOGRAPHIC SUMMARY

# 43RD & WOODSTOCK

PORTLAND, OR

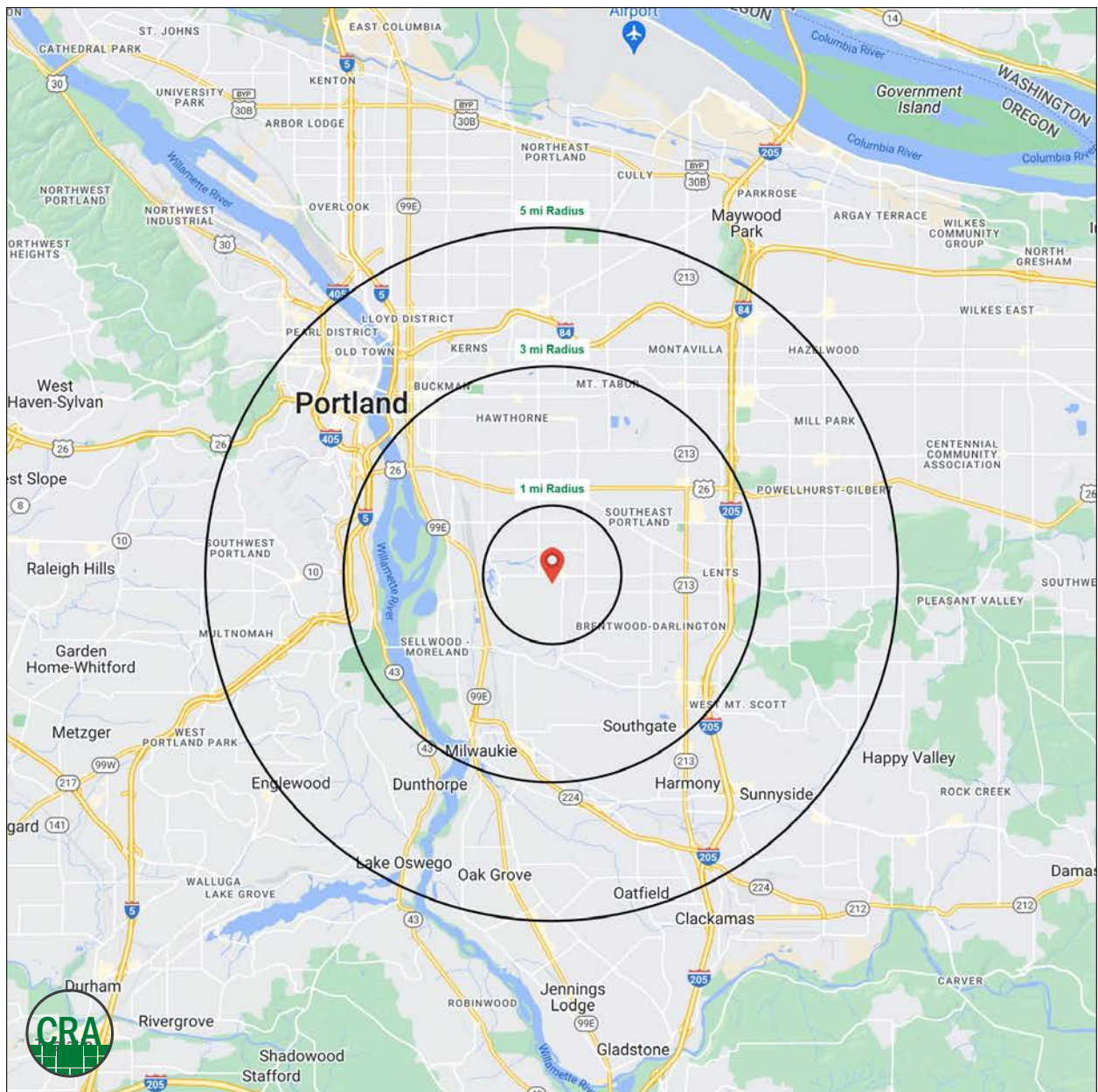
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	23,337	183,200	464,661
Projected Population 2028	23,598	185,117	471,145
Average HH Income	\$145,390	\$127,533	\$129,889
Median Home Value	\$564,838	\$528,036	\$550,470
Daytime Demographics 16+	11,446	116,807	424,916
Some College or Higher	82.9%	79.5%	78.9%

## \$145,390

Average Household Income  
1 MILE RADIUS

## \$564,838

Median Home Value  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4792/-122.6185

43rd & Woodstock Portland, OR 97206	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	23,337	183,200	464,661
2028 Projected Population	23,598	185,117	471,145
2020 Census Population	23,637	184,998	468,291
2010 Census Population	22,095	166,548	420,574
Projected Annual Growth 2023 to 2028	0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2023	0.4%	0.8%	0.8%
2023 Median Age	38.4	37.6	38.4
<b>Households</b>			
2023 Estimated Households	9,675	80,116	209,101
2028 Projected Households	9,882	82,345	215,945
2020 Census Households	9,653	79,818	208,240
2010 Census Households	9,037	71,752	184,513
Projected Annual Growth 2023 to 2028	0.4%	0.6%	0.7%
Historical Annual Growth 2010 to 2023	0.5%	0.9%	1.0%
<b>Race and Ethnicity</b>			
2023 Estimated White	78.4%	75.6%	73.8%
2023 Estimated Black or African American	1.5%	2.9%	4.0%
2023 Estimated Asian or Pacific Islander	9.9%	9.1%	9.5%
2023 Estimated American Indian or Native Alaskan	0.4%	0.7%	0.8%
2023 Estimated Other Races	9.9%	11.7%	11.9%
2023 Estimated Hispanic	8.0%	10.5%	11.3%
<b>Income</b>			
2023 Estimated Average Household Income	\$145,390	\$127,533	\$129,889
2023 Estimated Median Household Income	\$114,914	\$96,252	\$95,215
2023 Estimated Per Capita Income	\$60,734	\$56,021	\$58,818
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.7%	2.8%	2.8%
2023 Estimated Some High School (Grade Level 9 to 11)	2.3%	3.1%	3.4%
2023 Estimated High School Graduate	13.1%	14.6%	15.0%
2023 Estimated Some College	18.8%	20.1%	19.4%
2023 Estimated Associates Degree Only	6.1%	6.7%	6.8%
2023 Estimated Bachelors Degree Only	32.2%	31.6%	31.2%
2023 Estimated Graduate Degree	25.8%	21.1%	21.5%
<b>Business</b>			
2023 Estimated Total Businesses	912	11,116	35,910
2023 Estimated Total Employees	4,802	68,636	294,096
2023 Estimated Employee Population per Business	5.3	6.2	8.2
2023 Estimated Residential Population per Business	25.6	16.5	12.9



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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