

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*



Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com
Kathleen Healy 503.880.3033 | kathleen@cra-nw.com

503.274.0211
www.cra-nw.com

43RD & WOODSTOCK PORTLAND, OR

MOLLOUGHLIN INDUSTRIAL

SOUTHEAST PORTLAND

REED

MT. SCOTT - ARLETA

WOODSTOCK ELEMENTARY SCHOOL

REED COLLEGE
1,503 STUDENTS

SITE

BI-MART

15,540 ADT (22)

13,487 ADT (22)

LEWIS ELEMENTARY SCHOOL

LANE MIDDLE SCHOOL

DUNIWAY ELEMENTARY SCHOOL

12,364 ADT (22)
César E. Chávez Blvd

12,678 ADT (22)
SE 52nd Ave

12,947 ADT (22)
SE 52nd Ave

SE 28th Ave

SE 28th Ave

SE 28th Ave

SE 46th Ave

SE 45th Ave

SE 45th Ave

SE 52nd Ave

SE 52nd Ave

SE 72nd Ave

SE 72nd Ave

SE Holgate Blvd

SE Holgate Blvd

SE Holgate Blvd

SE Steele St

SE Steele St

SE Steele St

SE Woodstock Blvd

SE Woodstock Blvd

SE Woodstock Blvd

SE Duke St

SE Flavel St

SE Foster Rd

SE 72nd Ave

SE 72nd Ave

SE 72nd Ave

SE 72nd Ave

GIGANTIC

7 ELEVEN

TRADER JOE'S

Walgreens

ZOOM care
gentle dental

THE HEST

DELTA

PIZZA ROMA

PRIMAL

heart

Proper Plot

OUR LADY OF SORROWS CHURCH

BRIDGE CITY PIZZA

Goodwill

Laughing Markets

Otto's

DOUBLE MOUNTAIN

NEW SEASONS MARKET

SHERWIN-WILLIAMS

7 ELEVEN

EASTMORELAND GOLF COURSE

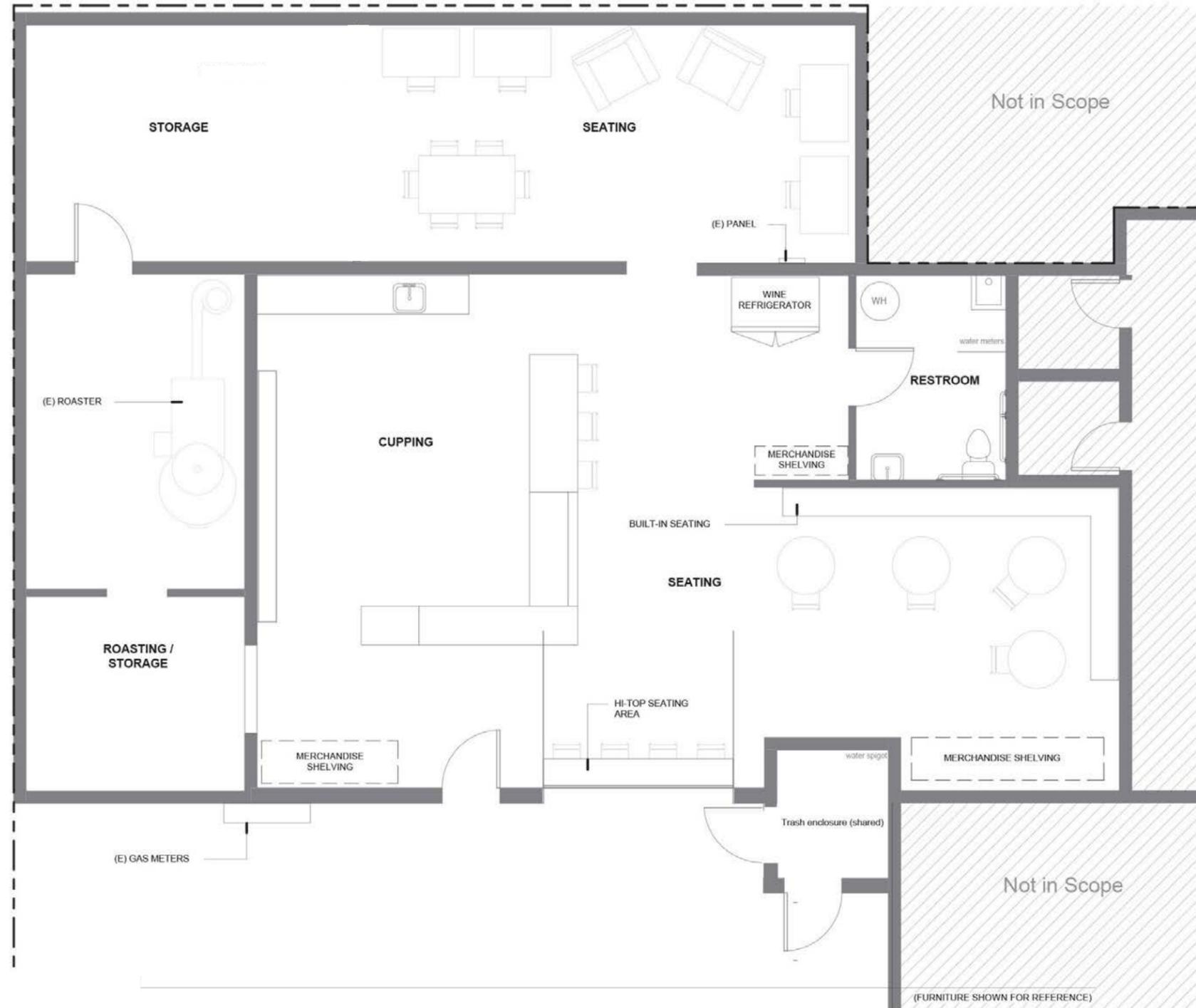
SE Bybee Blvd

99E

TRIMET ORANGE MAX LIGHT RAIL LINE
SE McLoughlin Blvd







SE WOODSTOCK BLVD

43RD & WOODSTOCK

PORTLAND, OR

DEMOGRAPHIC SUMMARY

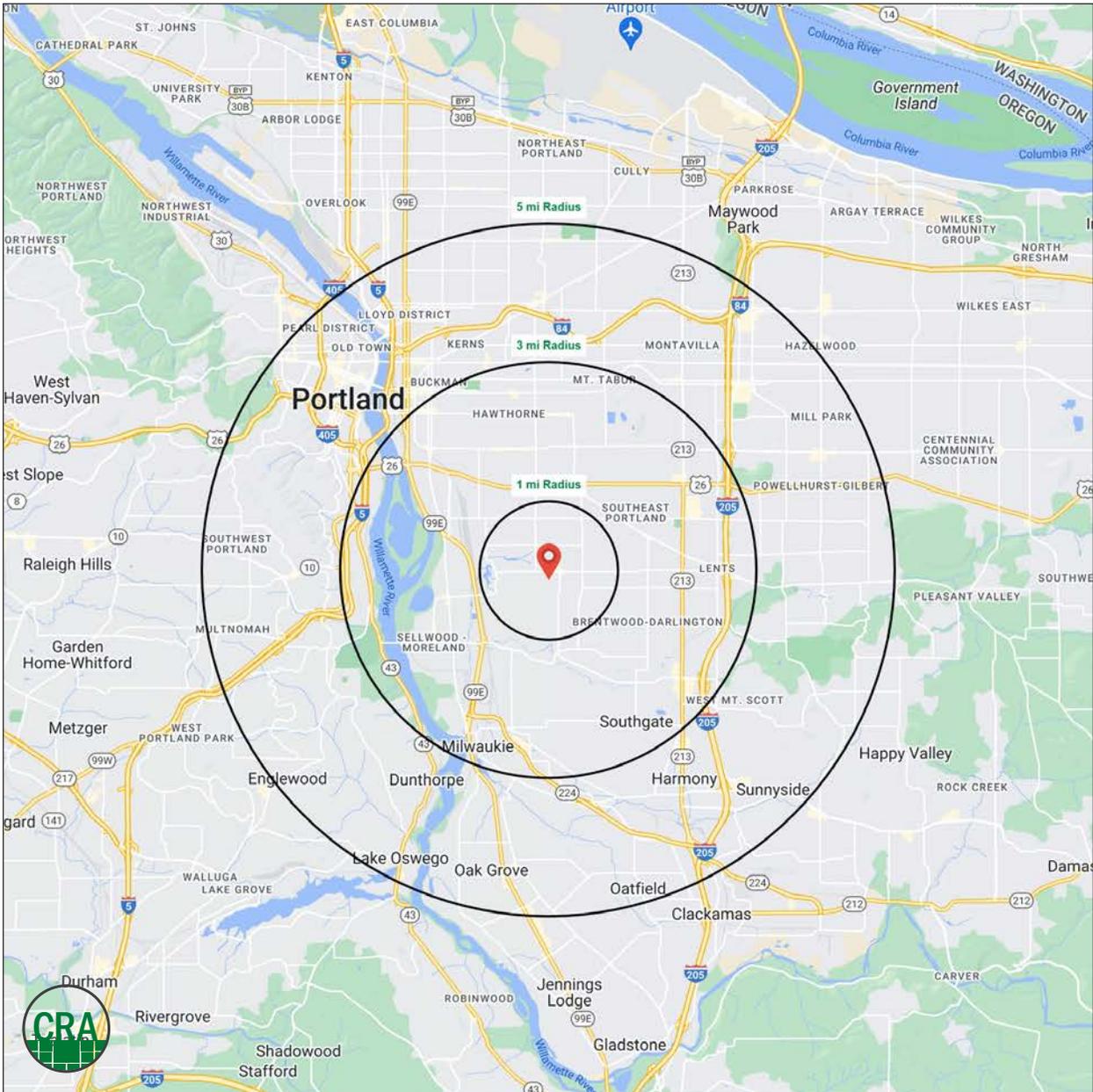
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	23,337	183,200	464,661
Projected Population 2028	23,598	185,117	471,145
Average HH Income	\$145,390	\$127,533	\$129,889
Median Home Value	\$564,838	\$528,036	\$550,470
Daytime Demographics 16+	11,446	116,807	424,916
Some College 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
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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