

CLOSE-IN SW NEIGHBORHOOD RETAIL!

4425 SW VERMONT STREET



LOCATION

4425 SW Vermont Street Portland, OR 97219

AVAILABLE

- 1,200 SF corner end-cap adjacent to common area patio.

RATE

\$28/PSF/YR/NNN

(\$15.86/SF/YR for 2026, includes water/sewer)

TRAFFIC COUNTS

SW Vermont St - 9,047 ADT ('25)

SW 45th Ave - 6,910 ADT ('25)



HIGHLIGHTS

- Corner end-cap with great natural light, and opportunity for outdoor seating. The space features one restroom, some existing plumbing infrastructure, rear prep area and egress.
- Large parking lot available for customer parking.
- Great close-in SW Portland location between Hillsdale and Multnomah Village, directly across from Gabriel Park and SW Community Center and adjacent to OHSU's Gabriel Park Clinic, Laughing Planet, Sunny's Frozen Yogurt, Gabriel Park Veterinary Clinic, and Abe Dental.
- Landlord is willing to make improvements to the space or contribute toward Tenant Improvements.
- Available now!



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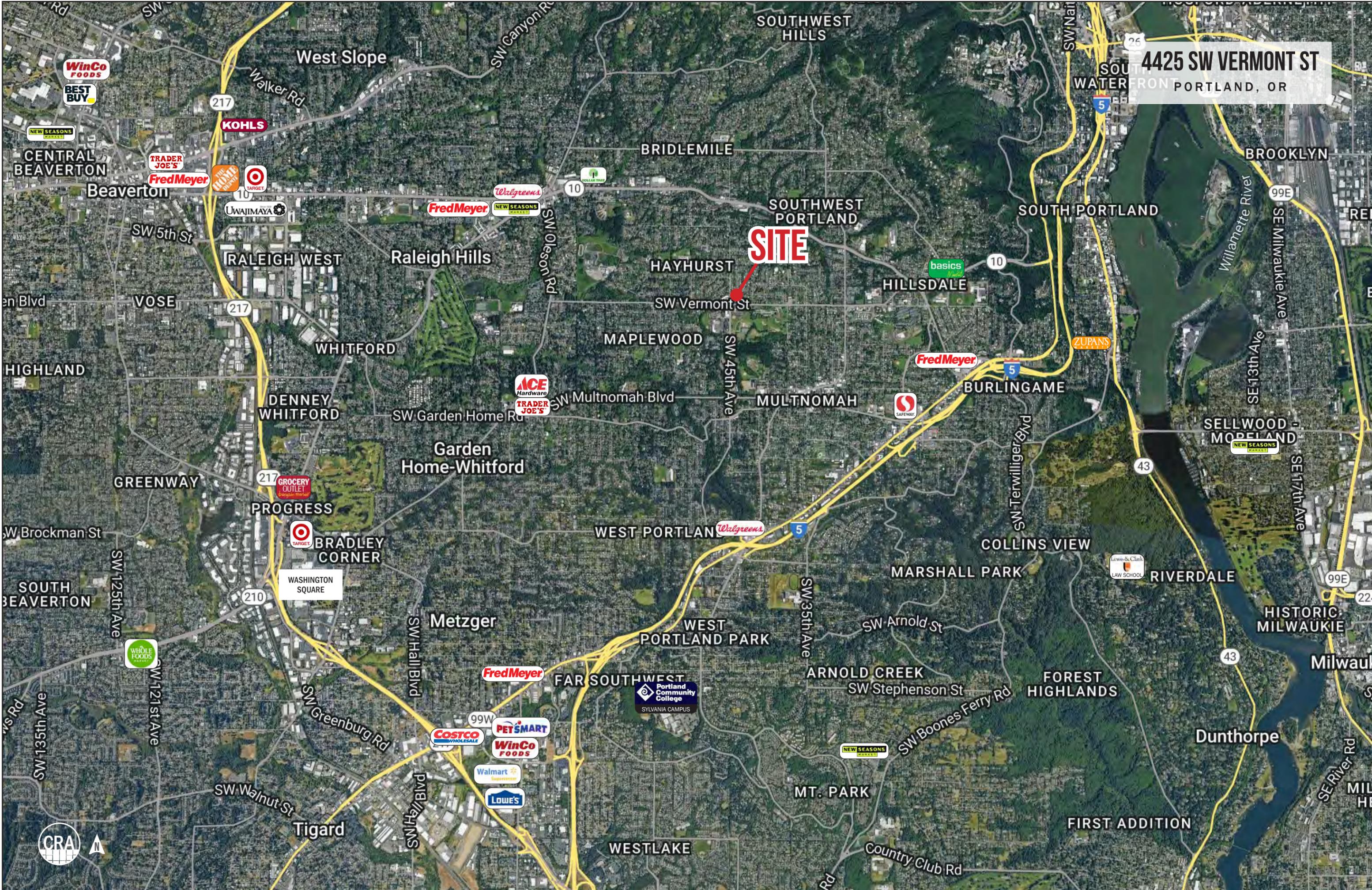
4425 SW VERMONT ST
PORTLAND, OR

IMAGES



4425 SW VERMONT ST
PORTLAND, OR

SITE



4425 SW VERMONT ST
PORTLAND, OR

SITE



THERAPEUTIC ASSOCIATES



ABE DENTAL



PARK VILLAGE APARTMENTS

SW 45th Ave

SW Vermont St

9,047 ADT (25)

SW Vermont St

SW Vermont St



DRIFTWOOD COFFEE

Vermont Hills Laundromat



SOUTHWEST COMMUNITY CENTER



THE GABE

6,910 ADT (25)

15th Ave

GABRIEL PARK

4425 SW VERMONT ST

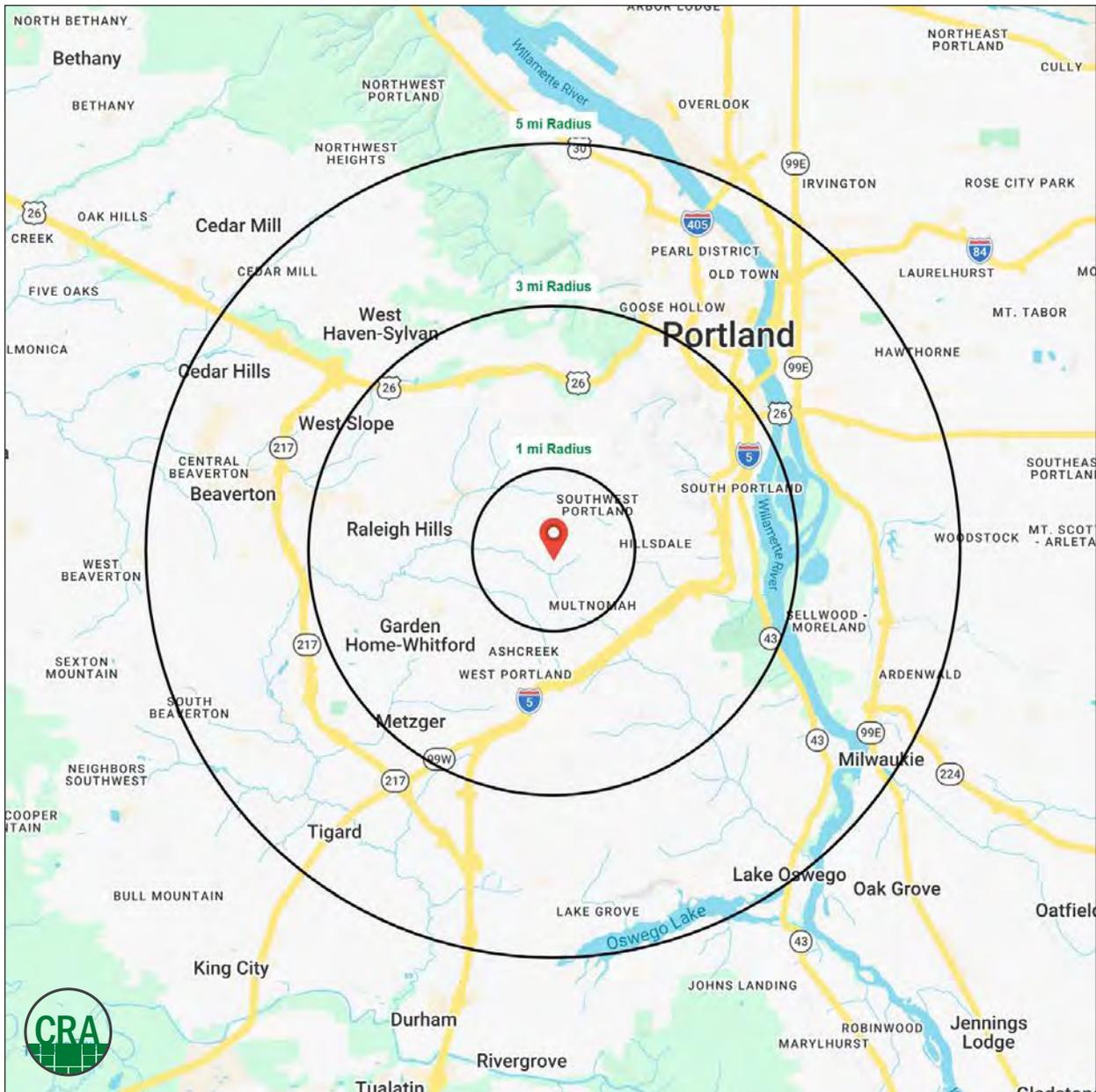
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	21,365	113,347	233,943
Estimated Households	11,188	57,291	118,340
Average HH Income	\$127,799	\$120,458	\$137,093
Median Home Value	\$707,042	\$659,529	\$702,126
Daytime Demographics 16+	25,804	180,430	281,603
Some College or Higher	86.6%	85.3%	86.3%

\$127,799
Average Household Income
1 MILE RADIUS

36.7
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4767/-122.7228

4425 SW Vermont St Portland, OR 97219	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	14,640	110,320	372,067
2030 Projected Population	13,995	107,398	368,183
2020 Census Population	14,732	109,145	351,820
2010 Census Population	14,335	102,068	312,151
Projected Annual Growth 2025 to 2030	-0.9%	-0.5%	-0.2%
Historical Annual Growth 2010 to 2025	0.1%	0.5%	1.3%
2025 Median Age	40.5	42.0	40.0
Households			
2025 Estimated Households	6,410	50,944	175,182
2030 Projected Households	6,161	50,337	177,077
2020 Census Households	6,642	49,607	165,613
2010 Census Households	6,400	46,380	144,663
Projected Annual Growth 2025 to 2030	-0.8%	-0.2%	0.2%
Historical Annual Growth 2010 to 2025	-	0.7%	1.4%
Race and Ethnicity			
2025 Estimated White	77.5%	76.9%	73.5%
2025 Estimated Black or African American	3.0%	3.2%	3.6%
2025 Estimated Asian or Pacific Islander	8.1%	7.8%	8.7%
2025 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.8%
2025 Estimated Other Races	11.0%	11.4%	13.4%
2025 Estimated Hispanic	9.2%	10.4%	12.9%
Income			
2025 Estimated Average Household Income	\$163,396	\$172,195	\$149,155
2025 Estimated Median Household Income	\$120,632	\$123,141	\$109,122
2025 Estimated Per Capita Income	\$71,710	\$79,704	\$70,520
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.2%	1.7%
2025 Estimated Some High School (Grade Level 9 to 11)	1.0%	1.3%	2.3%
2025 Estimated High School Graduate	8.2%	8.7%	11.1%
2025 Estimated Some College	15.9%	16.0%	17.1%
2025 Estimated Associates Degree Only	5.2%	6.0%	6.3%
2025 Estimated Bachelors Degree Only	41.1%	38.5%	35.9%
2025 Estimated Graduate Degree	27.3%	28.2%	25.6%
Business			
2025 Estimated Total Businesses	720	7,862	36,283
2025 Estimated Total Employees	3,408	49,400	313,114
2025 Estimated Employee Population per Business	4.7	6.3	8.6
2025 Estimated Residential Population per Business	20.3	14.0	10.3

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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