

FREESTANDING BUILDING 45TH & HAWTHORNE FOR LEASE



► PRIME SE HAWTHORNE RETAIL WITH OFF-STREET PARKING ◀

LOCATION

4516 SE Hawthorne Blvd, Portland Oregon
Located at the corner of SE 45th & SE Hawthorne

AVAILABLE SPACE

± 2,500 SF

ASKING RATE

\$40/SF, NNN

TRAFFIC COUNTS

SE Hawthorne Blvd – 15,482 ADT ('20)

HIGHLIGHTS

- Rare opportunity for a freestanding building with off-street parking.
- Prominent signage opportunity.
- Excellent proximity to New Seasons and other nearby tenants including Por Que No, The Whole Bowl, Kure Juice, Ancestry Brewing, Common Grounds Coffeehouse, Fat Straw, Next Level Burger, and more!
- Available now!



45TH & HAWTHORNE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

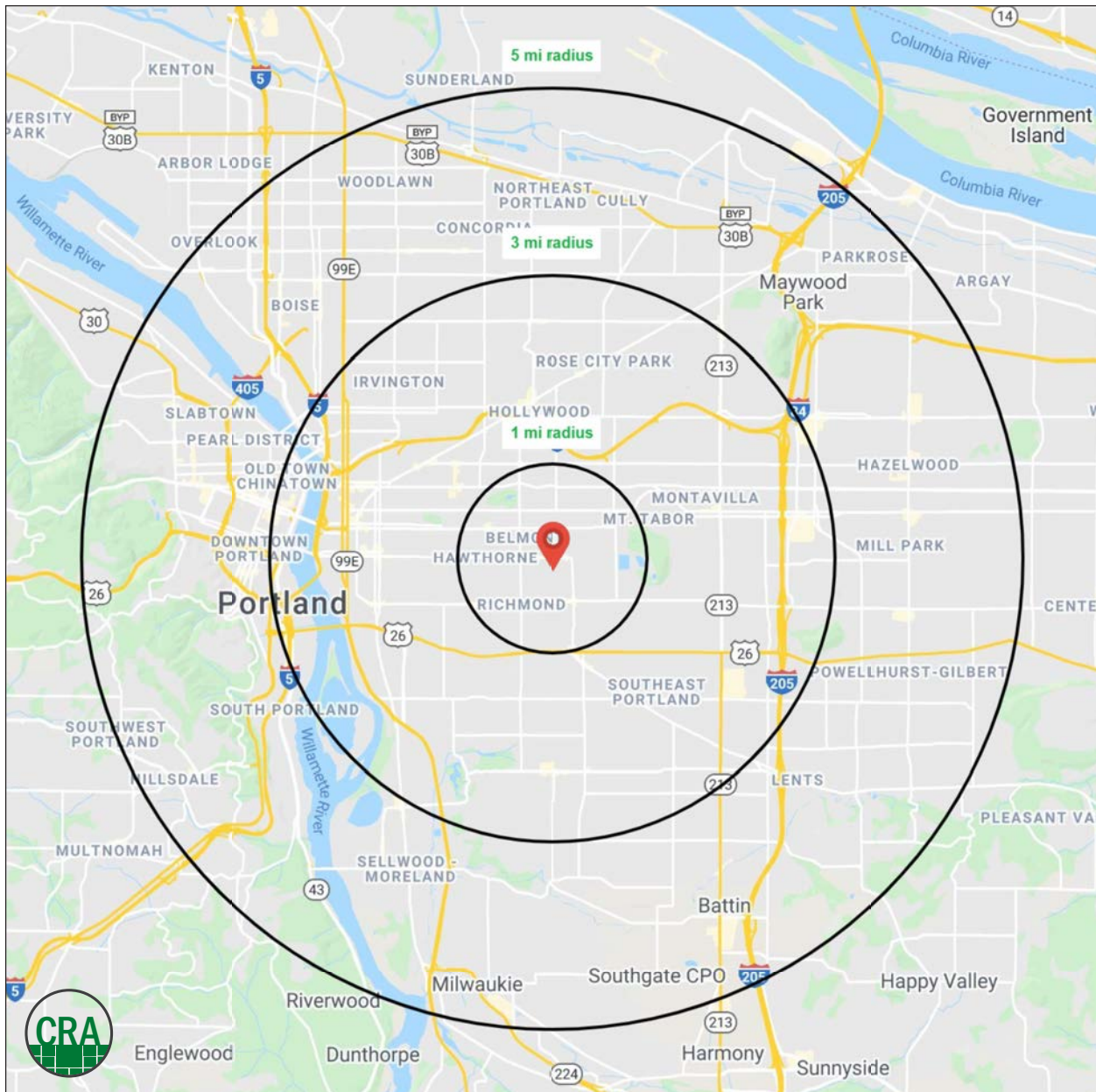
Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	31,286	221,344	524,136
Projected Population 2026	32,917	230,544	544,293
Average HH Income 2021	\$114,934	\$100,285	\$98,912
Projected Avg HH Income 2026	\$124,738	\$108,818	\$107,833
Median Age	36.7	37.7	37.4
Total Businesses	1,886	17,092	38,126

31,286

Estimated 2021 Population
1 MILE RADIUS

\$114,934

Average Household Income
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5117/-122.6157

RS1

4516 SE Hawthorne Blvd

1 mi radius 3 mi radius 5 mi radius

Portland, OR 97215

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	31,286	221,344	524,136
	2026 Projected Population	32,917	230,544	544,293
	2010 Census Population	27,037	193,598	458,096
	2000 Census Population	26,281	185,199	419,845
	Projected Annual Growth 2021 to 2026	1.0%	0.8%	0.8%
	Historical Annual Growth 2000 to 2021	0.9%	0.9%	1.2%
HOUSEHOLDS	2021 Median Age	36.7	37.7	37.4
	2021 Estimated Households	14,520	103,569	240,632
	2026 Projected Households	15,675	111,525	259,233
	2010 Census Households	12,152	86,355	200,045
	2000 Census Households	11,744	80,809	181,091
	Projected Annual Growth 2021 to 2026	1.6%	1.5%	1.5%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2021	1.1%	1.3%	1.6%
	2021 Estimated White	79.4%	76.9%	73.7%
	2021 Estimated Black or African American	4.7%	4.7%	6.6%
	2021 Estimated Asian or Pacific Islander	6.0%	9.3%	9.1%
	2021 Estimated American Indian or Native Alaskan	0.8%	0.9%	1.0%
	2021 Estimated Other Races	9.1%	8.2%	9.6%
INCOME	2021 Estimated Hispanic	12.3%	9.4%	10.7%
	2021 Estimated Average Household Income	\$114,934	\$100,285	\$98,912
	2021 Estimated Median Household Income	\$94,158	\$82,814	\$79,362
EDUCATION (AGE 25+)	2021 Estimated Per Capita Income	\$53,501	\$47,170	\$45,687
	2021 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.3%	3.0%
	2021 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.9%	3.9%
	2021 Estimated High School Graduate	8.4%	12.6%	15.2%
	2021 Estimated Some College	18.6%	19.4%	19.8%
	2021 Estimated Associates Degree Only	5.6%	6.2%	6.9%
	2021 Estimated Bachelors Degree Only	36.6%	33.3%	30.1%
BUSINESS	2021 Estimated Graduate Degree	27.7%	23.2%	21.1%
	2021 Estimated Total Businesses	1,886	17,092	38,126
	2021 Estimated Total Employees	9,682	153,946	343,086
	2021 Estimated Employee Population per Business	5.1	9.0	9.0
	2021 Estimated Residential Population per Business	16.6	13.0	13.7

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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