

# SECOND GENERATION RESTAURANT

**503.274.0211**  
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## PHOTOS

# 2ND GEN RESTAURANT

## 4630 NE SANDY BLVD

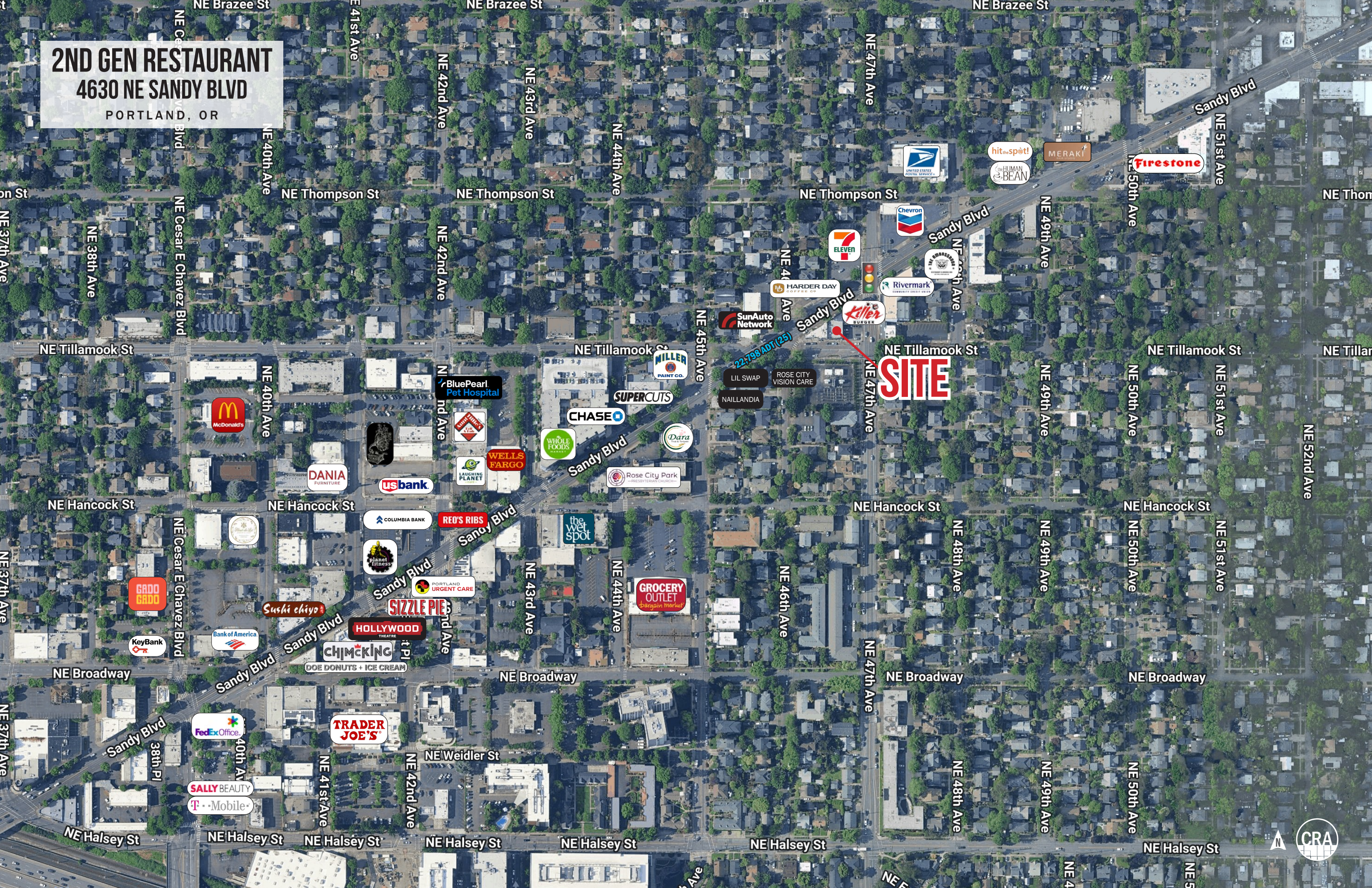
PORTLAND, OR



PHOTOS FOR REFERENCE ONLY. TENANT TO VERIFY ALL FF&E.



**2ND GEN RESTAURANT**  
**4630 NE SANDY BLVD**  
PORTLAND, OR



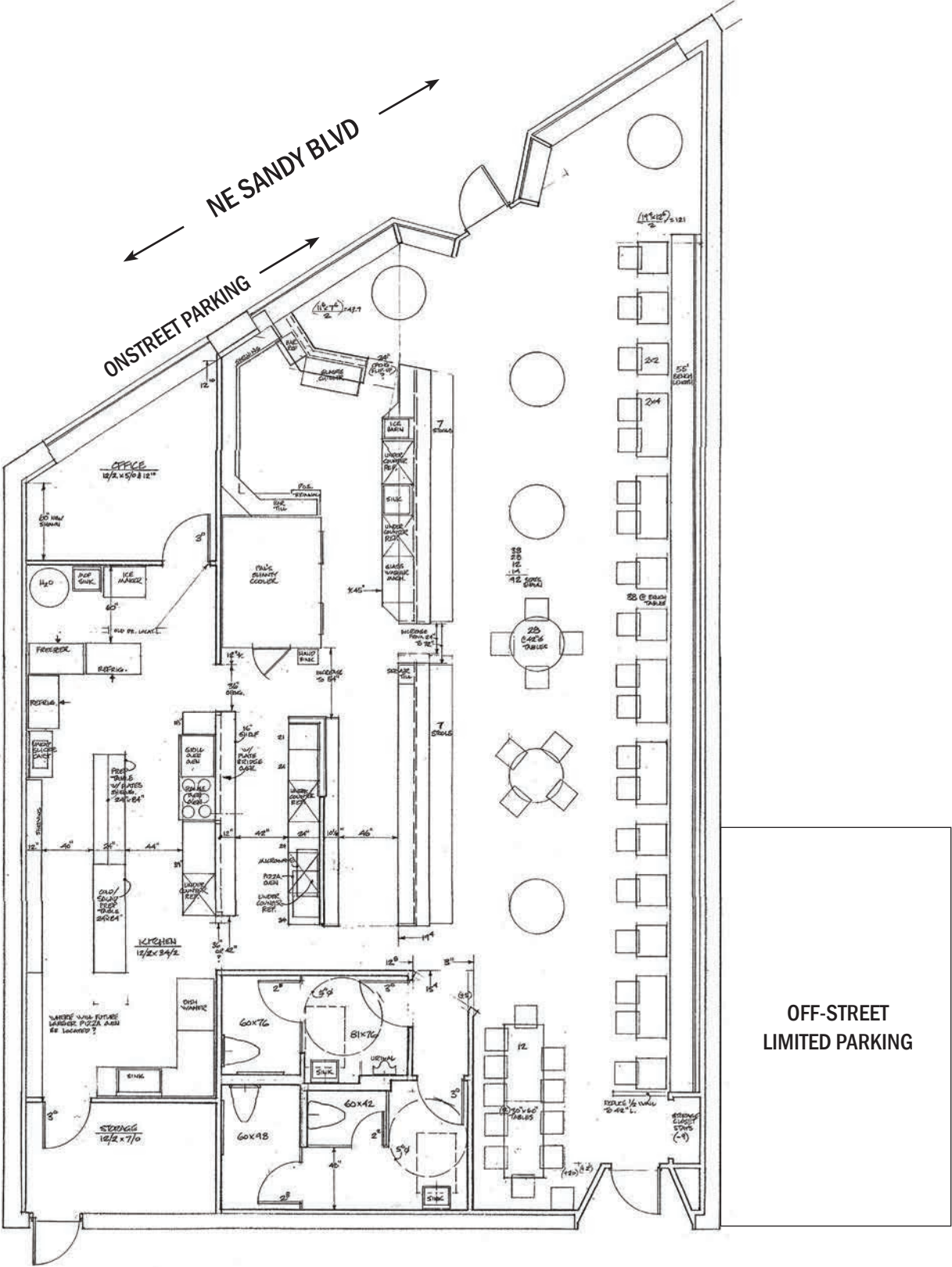


# 2ND GEN RESTAURANT

## 4630 NE SANDY BLVD

### FLOOR PLAN

PORTLAND, OR



# 2ND GEN RESTAURANT

## 4630 NE SANDY BLVD

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

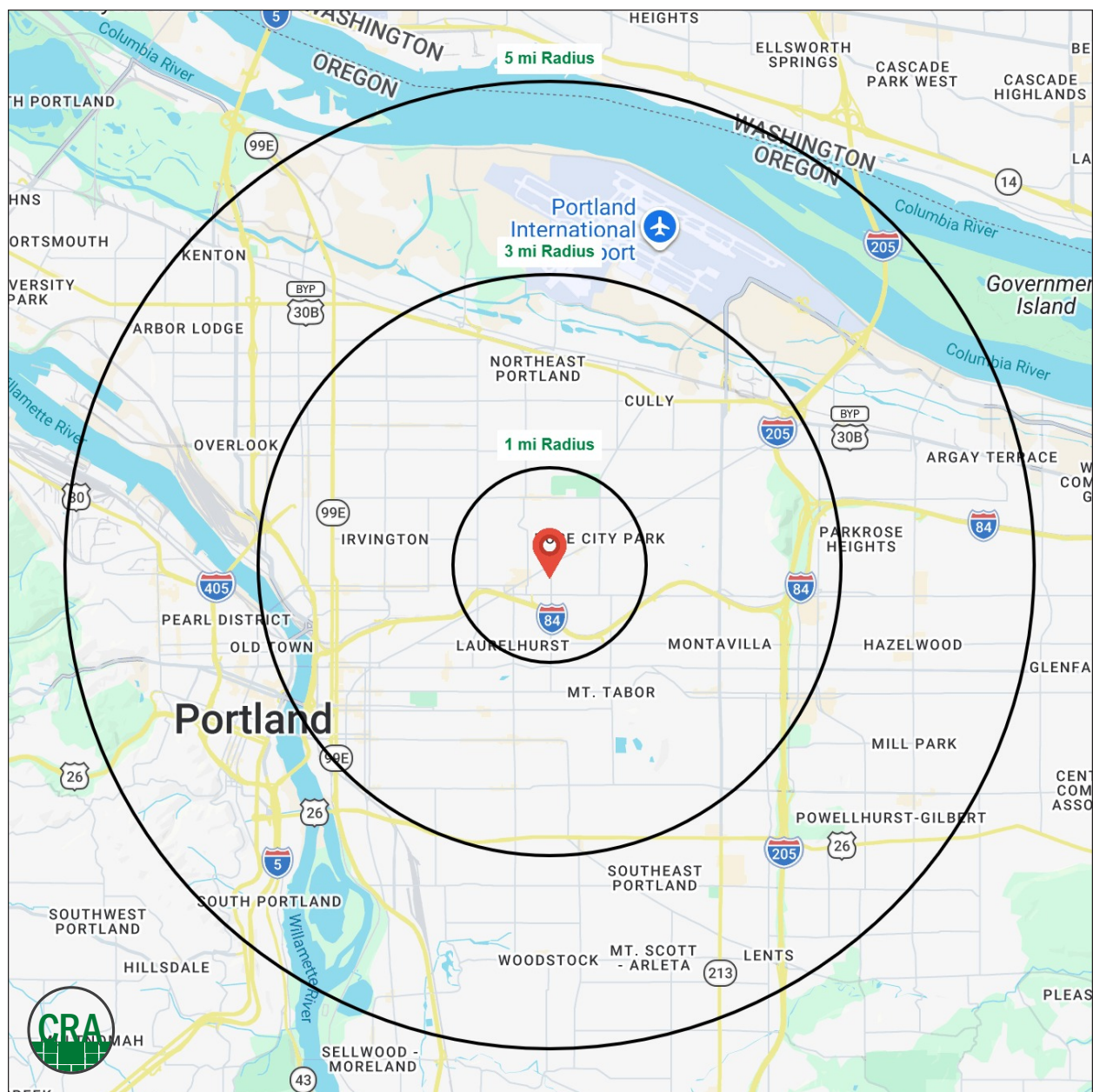
| Source: Regis - SitesUSA (2026) | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2026       | 24,691    | 206,231   | 462,022   |
| Average HH Income               | \$172,648 | \$141,654 | \$132,611 |
| Median Home Value               | \$750,771 | \$665,540 | \$629,779 |
| Daytime Demographics 16+        | 19,498    | 176,175   | 471,698   |
| Some College or Higher          | 86.7%     | 83.5%     | 80.4%     |
| Median Age                      | 42.4      | 38.9      | 38.6      |

**\$172,648**

Average HH Income  
1 MILE RADIUS

**\$750,771**

Median Home Value  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5379/-122.6153

| 4630 NE Sandy Blvd<br>Portland, OR 97213              | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|-------------------------------------------------------|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2026 Estimated Population                             | 24,691         | 206,231        | 462,022        |
| 2031 Projected Population                             | 23,882         | 202,704        | 458,336        |
| 2020 Census Population                                | 25,374         | 213,791        | 460,745        |
| 2010 Census Population                                | 23,429         | 187,047        | 404,580        |
| Projected Annual Growth 2026 to 2031                  | -0.7%          | -0.3%          | -0.2%          |
| Historical Annual Growth 2010 to 2026                 | 0.3%           | 0.6%           | 0.9%           |
| 2026 Median Age                                       | 42.4           | 38.9           | 38.6           |
| <b>Households</b>                                     |                |                |                |
| 2026 Estimated Households                             | 11,301         | 96,669         | 216,454        |
| 2031 Projected Households                             | 10,929         | 95,132         | 215,179        |
| 2020 Census Households                                | 11,139         | 95,625         | 207,592        |
| 2010 Census Households                                | 10,191         | 82,373         | 178,965        |
| Projected Annual Growth 2026 to 2031                  | -0.7%          | -0.3%          | -0.1%          |
| Historical Annual Growth 2010 to 2026                 | 0.7%           | 1.1%           | 1.3%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2026 Estimated White                                  | 80.3%          | 73.3%          | 70.6%          |
| 2026 Estimated Black or African American              | 3.0%           | 6.5%           | 6.7%           |
| 2026 Estimated Asian or Pacific Islander              | 6.2%           | 7.0%           | 9.0%           |
| 2026 Estimated American Indian or Native Alaskan      | 0.5%           | 0.8%           | 0.9%           |
| 2026 Estimated Other Races                            | 9.9%           | 12.4%          | 12.8%          |
| 2026 Estimated Hispanic                               | 8.5%           | 11.2%          | 12.0%          |
| <b>Income</b>                                         |                |                |                |
| 2026 Estimated Average Household Income               | \$172,648      | \$141,654      | \$132,611      |
| 2026 Estimated Median Household Income                | \$129,845      | \$106,559      | \$100,459      |
| 2026 Estimated Per Capita Income                      | \$79,105       | \$66,730       | \$62,512       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2026 Estimated Elementary (Grade Level 0 to 8)        | 0.8%           | 1.6%           | 2.5%           |
| 2026 Estimated Some High School (Grade Level 9 to 11) | 2.4%           | 2.8%           | 3.3%           |
| 2026 Estimated High School Graduate                   | 10.0%          | 12.1%          | 13.9%          |
| 2026 Estimated Some College                           | 14.0%          | 16.4%          | 17.4%          |
| 2026 Estimated Associates Degree Only                 | 5.5%           | 6.1%           | 6.6%           |
| 2026 Estimated Bachelors Degree Only                  | 38.1%          | 35.7%          | 33.1%          |
| 2026 Estimated Graduate Degree                        | 29.1%          | 25.2%          | 23.3%          |
| <b>Business</b>                                       |                |                |                |
| 2026 Estimated Total Businesses                       | 2,076          | 16,036         | 38,167         |
| 2026 Estimated Total Employees                        | 12,372         | 122,353        | 343,943        |
| 2026 Estimated Employee Population per Business       | 6.0            | 7.6            | 9.0            |
| 2026 Estimated Residential Population per Business    | 11.9           | 12.9           | 12.1           |

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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