

**CONFIDENTIAL**  
DO NOT DISTURB  
THE EXISTING TENANT

# PREMIER CORNER COMMERCIAL OPPORTUNITY AVAILABLE NOW!



## LOCATION

4703 NE Fremont Street, Portland, OR 97213

## AVAILABLE SPACE

- Free Standing Building
- 5,000 SF ground floor commercial space, plus a private flex space.
- Adjacent 45 X 100 exterior lot can be utilized as an outdoor amenity/seating space or parking.

## PRICING

Call for details

## TRAFFIC COUNTS

NE Fremont St | 10,597 ADT ('24)

## HIGHLIGHTS

- Located in Portland's highly desirable Beaumont-Wilshire neighborhood, the property benefits from strong residential density, high household incomes, and a loyal neighborhood customer base.
- Freestanding building on the corner of NE 47th & Fremont: 5,000 SF plus mezzanine space and adjacent lot (approximately 45' x 100') that can be used for off-street parking and/or outdoor amenity space. The lot located to the west of the property (currently used as parking) can be potentially leased for additional parking, if needed (separate property owner).
- Landlord open to a variety of uses including: financial, medical, wellness, education, childcare, etc.
- Large pylon signage available.
- Tenant improvement funds available for the right use/Tenant.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

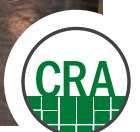
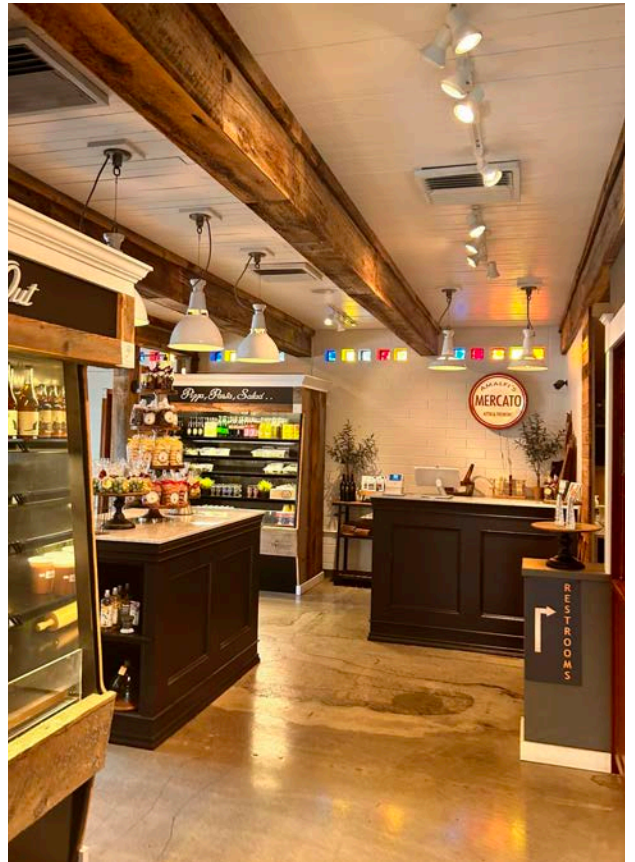
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**HIGH-VISIBILITY  
COMMERCIAL OPPORTUNITY  
4703 NE FREMONT ST  
PORTLAND, OR**

**IDEAL USES**

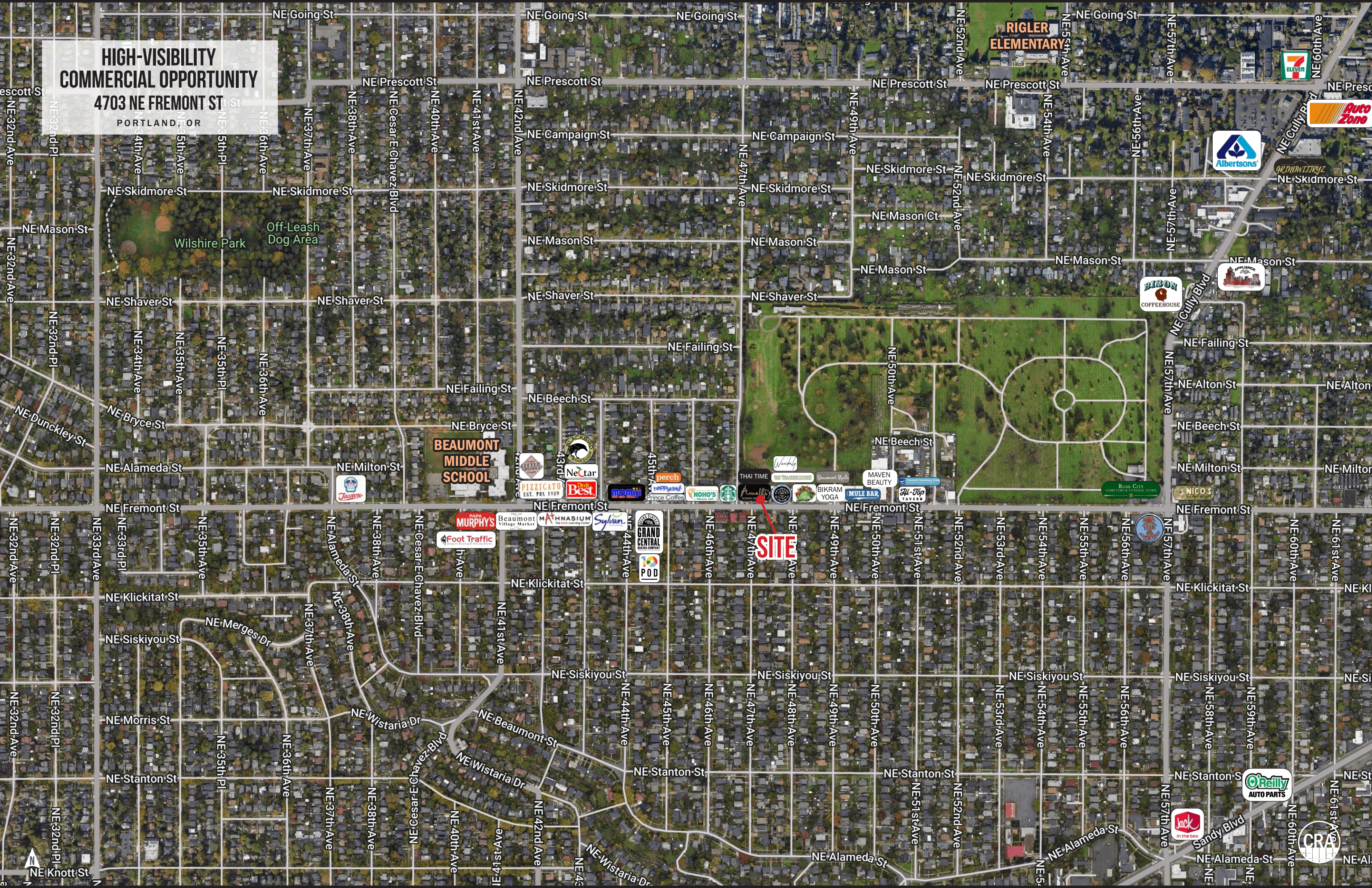
- Bank / Credit Union / Financial Services
- Medical / Dental / Vision
- Physical Therapy / Wellness
- Childcare / Early Education
- Boutique Fitness / Pilates
- Specialty Retail / Market
- Professional Office
- Community / Nonprofit Services



# HIGH-VISIBILITY COMMERCIAL OPPORTUNITY

4703 NE FREMONT ST

PORTLAND, OR



**SITE**

**RIGLER  
ELEMENTARY**

**BEAUMONT  
MIDDLE  
SCHOOL**

**O'Reilly  
AUTO PARTS**

**CRA**

# HIGH-VISIBILITY COMMERCIAL OPPORTUNITY 4703 NE FREMONT ST PORTLAND, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2026	23,332	87,829	179,631
Estimated Households	10,097	39,542	85,047
Average HH Income	\$168,838	\$158,349	\$142,248
Median Home Value	\$701,370	\$698,036	\$666,083
Daytime Demographics 16+	13,845	57,388	153,624
Some College or Higher	86%	85.4%	84.1%

**\$168,838**

Average Household Income  
1 MILE RADIUS

**42.2**

Median Age  
1 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.5487/-122.6146

4703 NE Fremont St Portland, OR 97213	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2026 Estimated Population	23,332	87,829	179,631
2031 Projected Population	22,643	85,176	177,212
2020 Census Population	24,464	92,901	188,054
2010 Census Population	22,893	86,517	164,469
Projected Annual Growth 2026 to 2031	-0.6%	-0.6%	-0.3%
Historical Annual Growth 2010 to 2026	0.1%	-	0.6%
2026 Median Age	42.2	40.4	38.8
<b>Households</b>			
2026 Estimated Households	10,097	39,542	85,047
2031 Projected Households	9,763	38,247	83,869
2020 Census Households	10,184	39,771	83,477
2010 Census Households	9,473	36,723	71,833
Projected Annual Growth 2026 to 2031	-0.7%	-0.7%	-0.3%
Historical Annual Growth 2010 to 2026	0.4%	0.5%	1.1%
<b>Race and Ethnicity</b>			
2026 Estimated White	78.2%	74.8%	72.8%
2026 Estimated Black or African American	4.5%	6.1%	7.4%
2026 Estimated Asian or Pacific Islander	6.2%	6.3%	6.6%
2026 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
2026 Estimated Other Races	10.4%	12.0%	12.4%
2026 Estimated Hispanic	9.2%	10.9%	11.3%
<b>Income</b>			
2026 Estimated Average Household Income	\$168,838	\$158,349	\$142,248
2026 Estimated Median Household Income	\$128,887	\$122,800	\$107,444
2026 Estimated Per Capita Income	\$73,141	\$71,428	\$67,623
<b>Education (Age 25+)</b>			
2026 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.5%	1.6%
2026 Estimated Some High School (Grade Level 9 to 11)	2.8%	2.6%	2.8%
2026 Estimated High School Graduate	10.3%	10.5%	11.6%
2026 Estimated Some College	15.3%	15.6%	15.9%
2026 Estimated Associates Degree Only	6.1%	6.4%	6.1%
2026 Estimated Bachelors Degree Only	36.6%	36.6%	36.8%
2026 Estimated Graduate Degree	28.0%	26.9%	25.3%
<b>Business</b>			
2026 Estimated Total Businesses	1,666	5,802	13,931
2026 Estimated Total Employees	7,046	34,368	107,712
2026 Estimated Employee Population per Business	4.2	5.9	7.7
2026 Estimated Residential Population per Business	14.0	15.1	12.9

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*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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