

PRIME SECOND GENERATION RETAIL 47TH & HAWTHORNE



FOR LEASE > 955 SF

ADDRESS

4703 SE Hawthorne Blvd, Portland, OR

AVAILABLE SPACE

955 SF

TRAFFIC COUNTS

SE Hawthorne Blvd - 15,482 ADT ('20)

RENTAL RATE

\$28.00/SF/YR, NNN (NNN ~\$10/SF/YR)

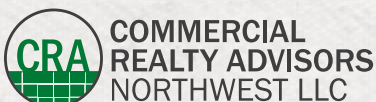
HIGHLIGHTS

- Second generation café/ideal food and beverage opportunity for a qualified operator, no type I hood.
- Exterior seating for customers, open-air operable garage door window line and more!
- Located in upper Hawthorne adjacent to notable Portland iconic neighborhood tenants including Por Que No?, Baka Umai, JaCiva's Bakery & Chocolatier, Apizza Scholls, and more.
- Available now!

Walk Score
93

Bike Score
100

Transit Score
53



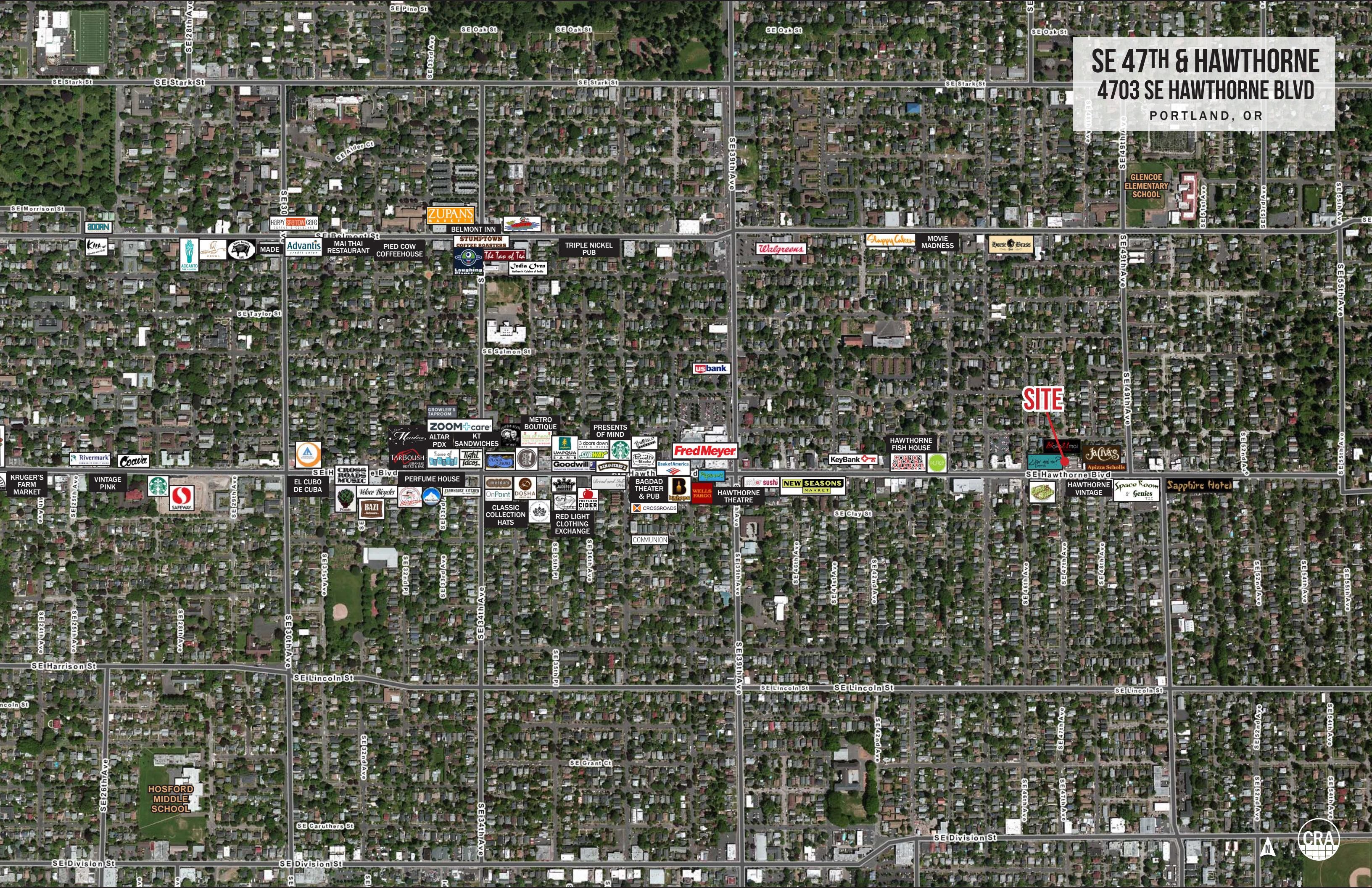
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SE 47TH & HAWTHORNE

4703 SE HAWTHORNE BLVD

PORTLAND, OR

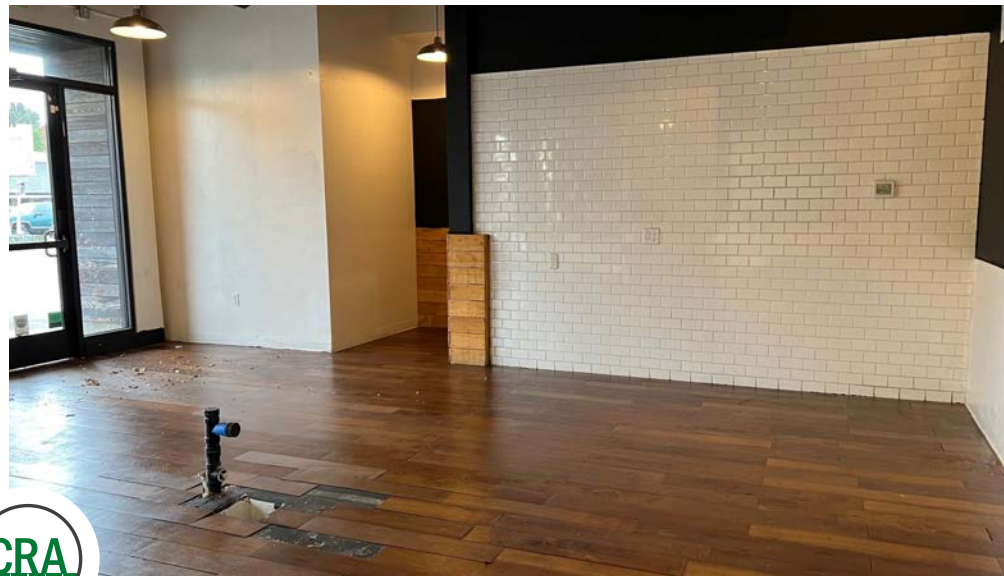


SITE

GLENCOE
ELEMENTARY
SCHOOL

HOSFORD
MIDDLE
SCHOOL





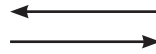
SE 47TH & HAWTHORNE 4703 SE HAWTHORNE BLVD

PORTLAND, OR

SITE PLAN



SE HAWTHORNE BLVD



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



SE 47TH & HAWTHORNE

4703 SE HAWTHORNE BLVD

PORTLAND, OR

DEMOGRAPHIC SUMMARY

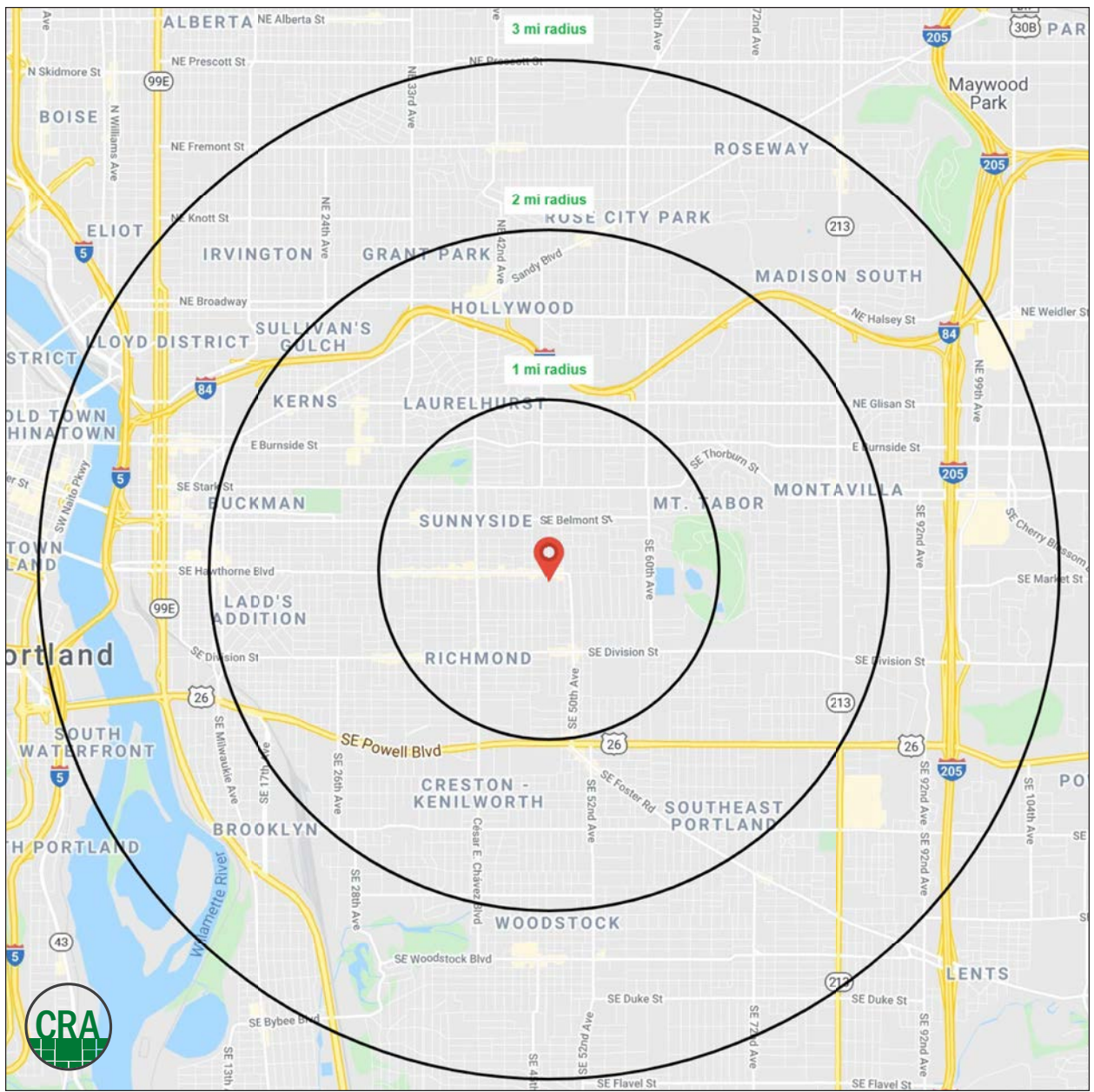
Source: Regis - SitesUSA (2021)	1 MILE	2 MILE	3 MILE
Estimated Population 2021	30,432	116,877	221,253
Projected Population 2026	31,981	121,819	230,138
Average HH Income	\$114,695	\$99,843	\$99,856
Median Home Value	\$546,423	\$509,282	\$502,358
Daytime Demographics 16+	16,631	74,979	204,523
Some College or Higher	87.9%	84.8%	82.0%

\$114,695
Average Household Income

1 MILE RADIUS

36.9
Median Age

1 MILE RADIUS



Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5122/-122.6141

4703 SE Hawthorne Blvd	1 mi radius	2 mi radius	3 mi radius
Portland, OR 97215			
Population			
2021 Estimated Population	30,432	116,877	221,253
2026 Projected Population	31,981	121,819	230,138
2010 Census Population	26,266	104,137	194,708
2000 Census Population	25,552	102,066	186,287
Projected Annual Growth 2021 to 2026	1.0%	0.8%	0.8%
Historical Annual Growth 2000 to 2021	0.9%	0.7%	0.9%
2021 Median Age	36.9	37.1	37.7
Households			
2021 Estimated Households	14,057	55,765	103,124
2026 Projected Households	15,159	59,763	110,864
2010 Census Households	11,744	47,881	86,685
2000 Census Households	11,374	45,784	81,181
Projected Annual Growth 2021 to 2026	1.6%	1.4%	1.5%
Historical Annual Growth 2000 to 2021	1.1%	1.0%	1.3%
Race and Ethnicity			
2021 Estimated White	79.3%	78.4%	76.7%
2021 Estimated Black or African American	4.8%	4.1%	4.6%
2021 Estimated Asian or Pacific Islander	6.1%	8.4%	9.5%
2021 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.9%
2021 Estimated Other Races	9.0%	8.2%	8.3%
2021 Estimated Hispanic	12.1%	10.0%	9.5%
Income			
2021 Estimated Average Household Income	\$114,695	\$99,843	\$99,856
2021 Estimated Median Household Income	\$93,929	\$81,293	\$82,504
2021 Estimated Per Capita Income	\$53,136	\$47,791	\$46,767
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.7%	2.3%
2021 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.3%	2.9%
2021 Estimated High School Graduate	8.8%	11.2%	12.8%
2021 Estimated Some College	18.8%	19.8%	19.5%
2021 Estimated Associates Degree Only	5.6%	5.9%	6.3%
2021 Estimated Bachelors Degree Only	36.1%	35.2%	33.2%
2021 Estimated Graduate Degree	27.3%	23.9%	23.0%
Business			
2021 Estimated Total Businesses	1,822	7,488	16,471
2021 Estimated Total Employees	9,292	44,937	142,613
2021 Estimated Employee Population per Business	5.1	6.0	8.7
2021 Estimated Residential Population per Business	16.7	15.6	13.4

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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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