

# COMMERCIAL KITCHEN



## ADDRESS

4839 NE 106th Ave | Portland, OR 97220

## AVAILABLE SPACE

2,744 SF

## RENTAL RATE

\$5,500/month + NNNs and Utilities

## TRAFFIC COUNTS

NE Sandy Blvd – 23,630 ADT ('22)

## HIGHLIGHTS

- Commercial kitchen with plenty of infrastructure, including a type 2 hood, walk ins, dish pits, storage, prep space, etc.
- Easy access to NE Sandy Blvd and I-205
- Close to PDX
- Available now!



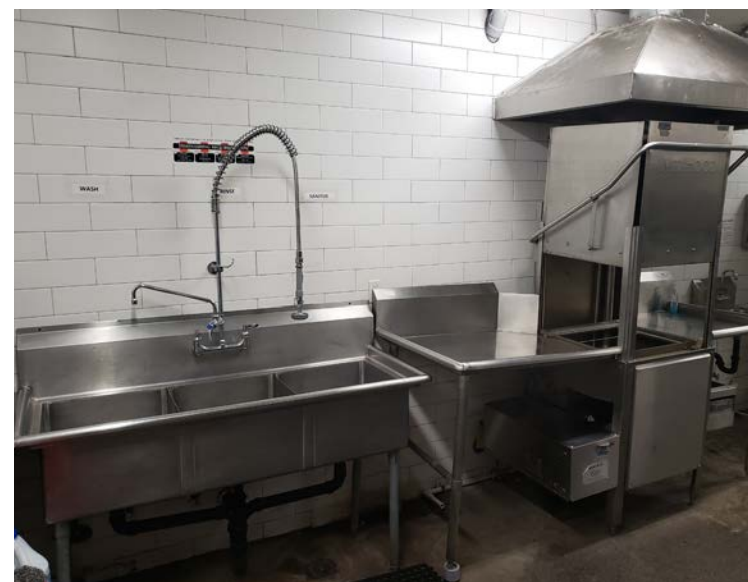
COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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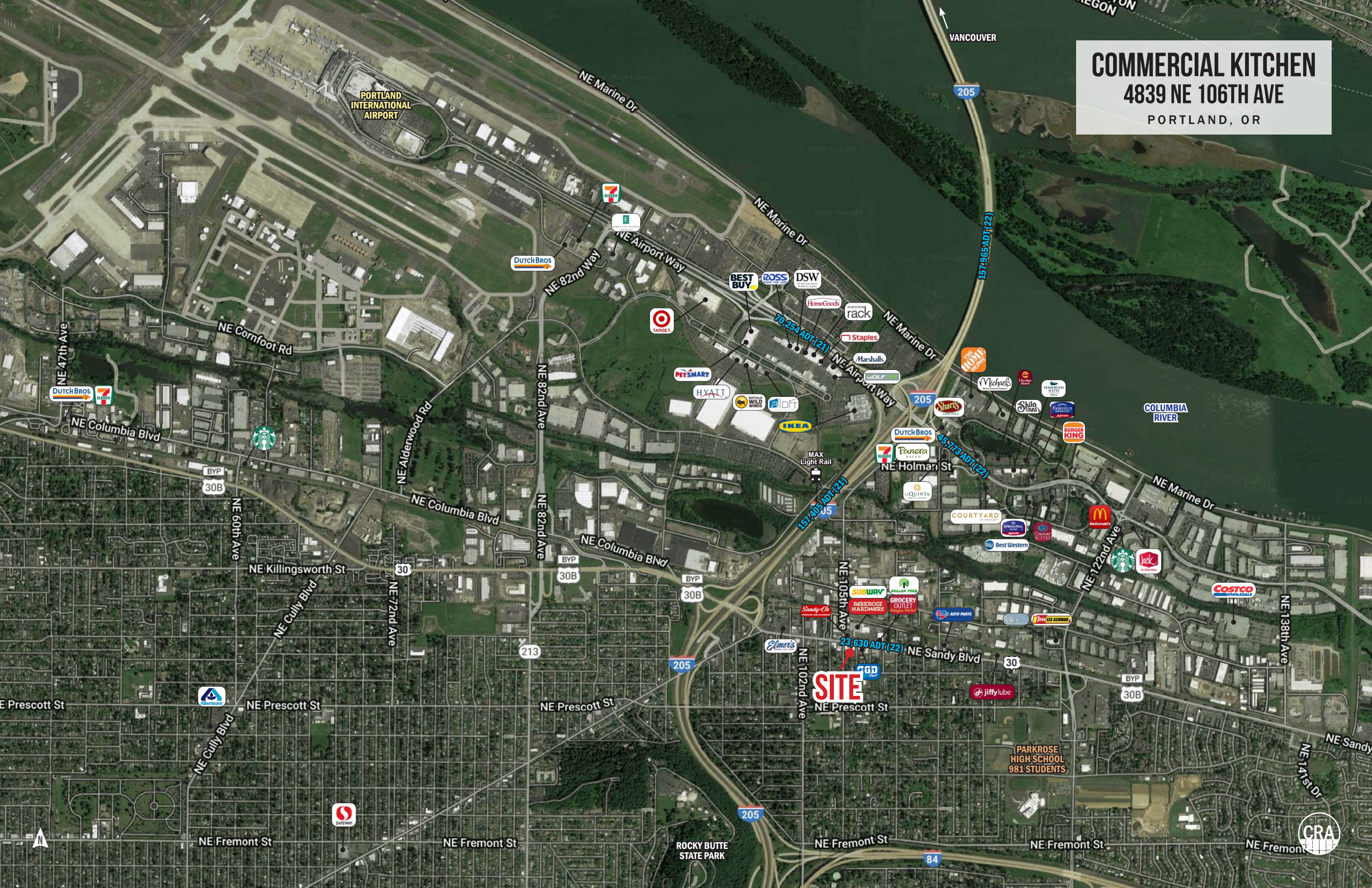
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www.cra-nw.com



**COMMERCIAL KITCHEN**  
**4839 NE 106TH AVE**  
PORTLAND, OR



PORTLAND INTERNATIONAL AIRPORT

VANCOUVER

205

157,965 ADT (22)

70,254 ADT (21)

45,773 ADT (22)

157,405 ADT (21)

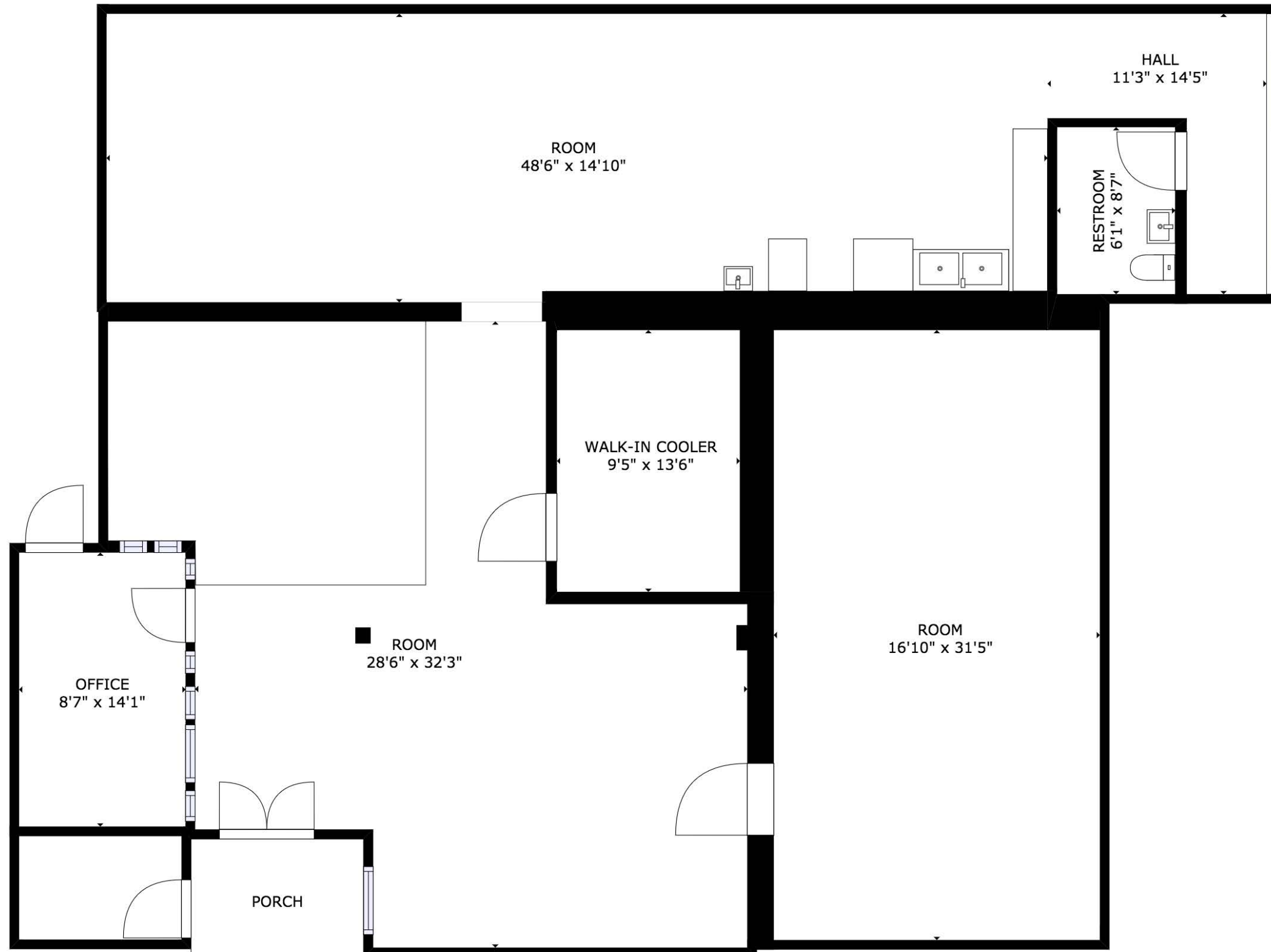
23,630 ADT (22)

**SITE**

PARKROSE HIGH SCHOOL  
981 STUDENTS

ROCKY BUTTE STATE PARK





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.



# COMMERCIAL KITCHEN

## 4839 NE 106TH AVE

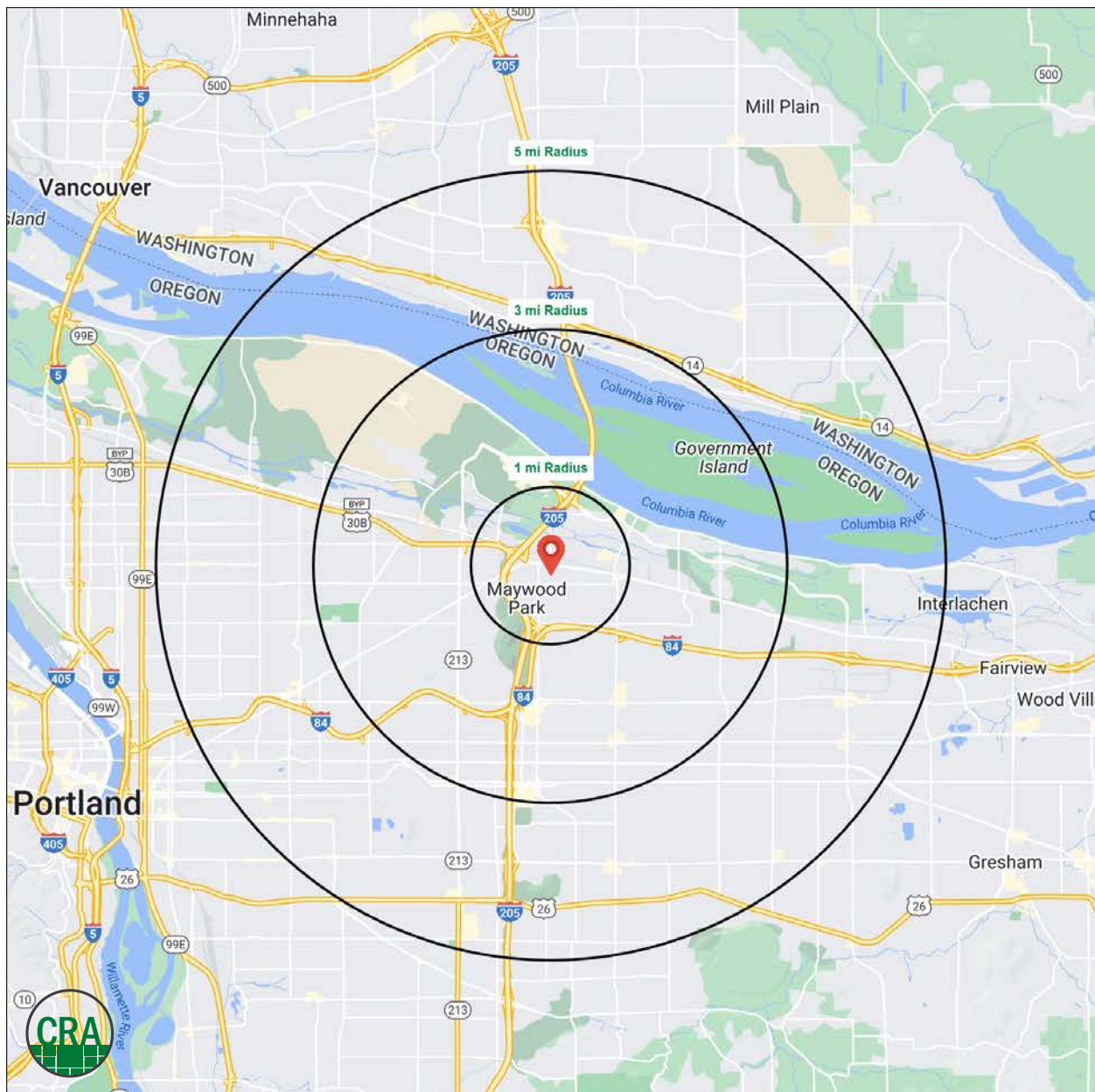
PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	9,256	90,925	357,743
Estimated Households	3,431	36,232	144,715
Average HH Income	\$107,043	\$117,585	\$126,224
Median Home Value	\$425,829	\$448,452	\$489,343
Median Age	38.7	40.3	39.0
Daytime Demographics 16+	11,394	84,845	257,650

# \$107,043

Average Household Income  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5585/-122.5543

4839 NE 106th Ave Portland, OR 97220	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	9,256	90,925	357,743
2028 Projected Population	8,200	84,298	339,719
2020 Census Population	9,756	93,719	366,248
2010 Census Population	9,500	89,291	339,301
Projected Annual Growth 2023 to 2028	-2.3%	-1.5%	-1.0%
Historical Annual Growth 2010 to 2023	-0.2%	0.1%	0.4%
2023 Median Age	38.7	40.3	39.0
<b>Households</b>			
2023 Estimated Households	3,431	36,232	144,715
2028 Projected Households	3,133	34,723	141,610
2020 Census Households	3,632	37,195	146,475
2010 Census Households	3,532	35,642	135,794
Projected Annual Growth 2023 to 2028	-1.7%	-0.8%	-0.4%
Historical Annual Growth 2010 to 2023	-0.2%	0.1%	0.5%
<b>Race and Ethnicity</b>			
2023 Estimated White	57.9%	63.1%	66.6%
2023 Estimated Black or African American	13.1%	9.5%	7.2%
2023 Estimated Asian or Pacific Islander	11.6%	11.8%	10.6%
2023 Estimated American Indian or Native Alaskan	1.2%	1.1%	0.9%
2023 Estimated Other Races	16.2%	14.5%	14.7%
2023 Estimated Hispanic	17.4%	14.8%	14.7%
<b>Income</b>			
2023 Estimated Average Household Income	\$107,043	\$117,585	\$126,224
2023 Estimated Median Household Income	\$75,481	\$86,751	\$91,910
2023 Estimated Per Capita Income	\$40,743	\$47,358	\$51,381
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	6.0%	4.4%	4.3%
2023 Estimated Some High School (Grade Level 9 to 11)	6.9%	4.9%	4.4%
2023 Estimated High School Graduate	24.1%	20.1%	18.1%
2023 Estimated Some College	24.2%	21.1%	21.0%
2023 Estimated Associates Degree Only	8.4%	8.4%	8.2%
2023 Estimated Bachelors Degree Only	20.5%	27.0%	27.3%
2023 Estimated Graduate Degree	9.8%	14.1%	16.7%
<b>Business</b>			
2023 Estimated Total Businesses	852	5,938	19,941
2023 Estimated Total Employees	8,419	57,876	154,429
2023 Estimated Employee Population per Business	9.9	9.7	7.7
2023 Estimated Residential Population per Business	10.9	15.3	17.9

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.