

FOR LEASE

FREMONT GROUND FLOOR OFFICE / RETAIL



4937 NE FREMONT ST | PORTLAND, OR

ADDRESS

4937 NE Fremont St, Portland, OR 97213

AVAILABLE SPACE

- 1,071 SF
- Buildout: Currently built out as office with three private offices, break room, bathroom, lobby and storage.

RENTAL RATE

\$32/SF/year NNN

TRAFFIC COUNTS

NE Fremont – 11,058 ADT ('25)



HIGHLIGHTS

- Ground floor space on NE Fremont
- Join Maven Beauty and Jim and Patty's
- Great location on the busy Fremont corridor with fantastic visibility!
- Nearby tenants include Hi-Top, The Mule, Settlemier's Jackets, Pizza Nostra, Pip's Original Doughnuts, and many more!



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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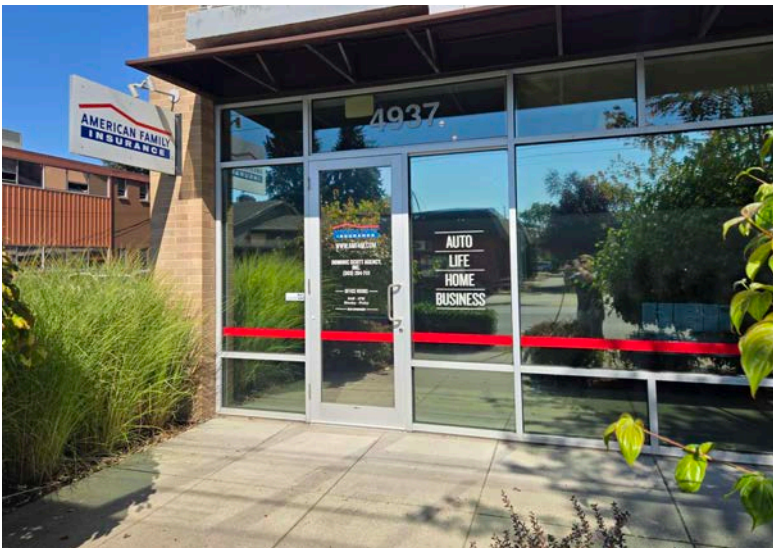
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FREMONT OFFICE / RETAIL

4937 NE FREMONT STEET

PORTLAND, OR

EXTERIOR PHOTOS

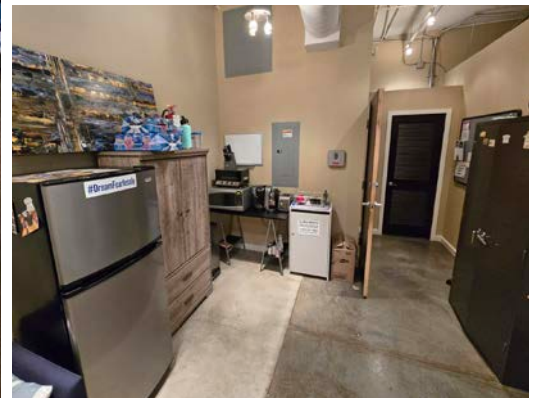
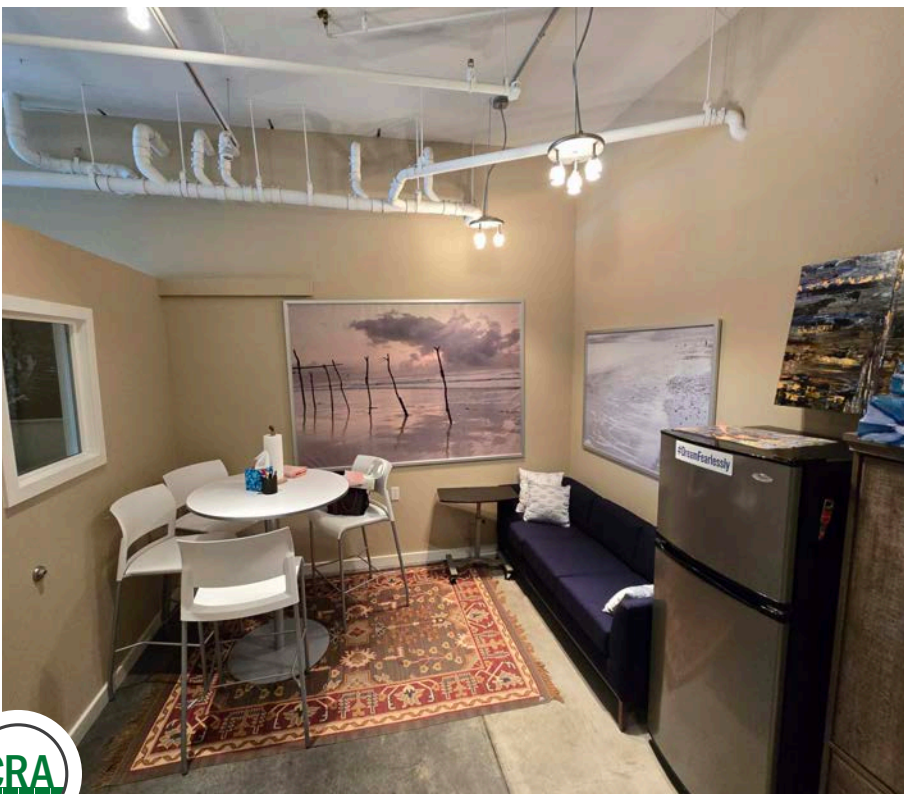
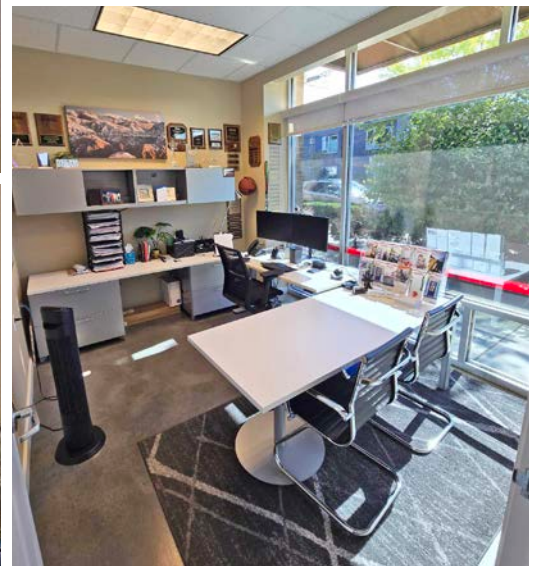
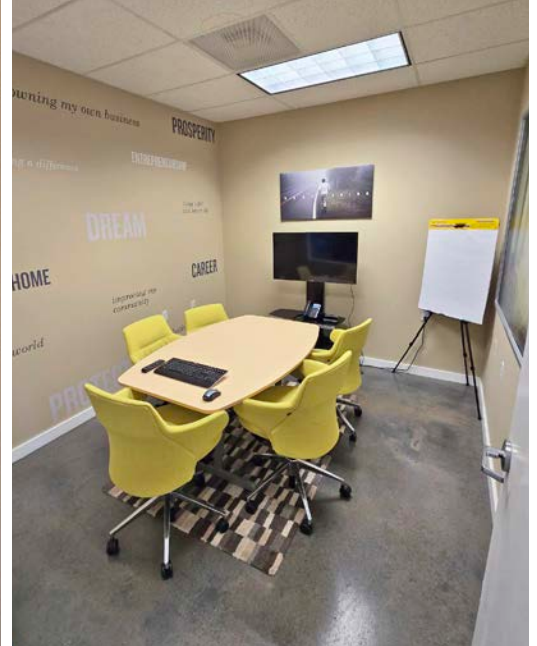


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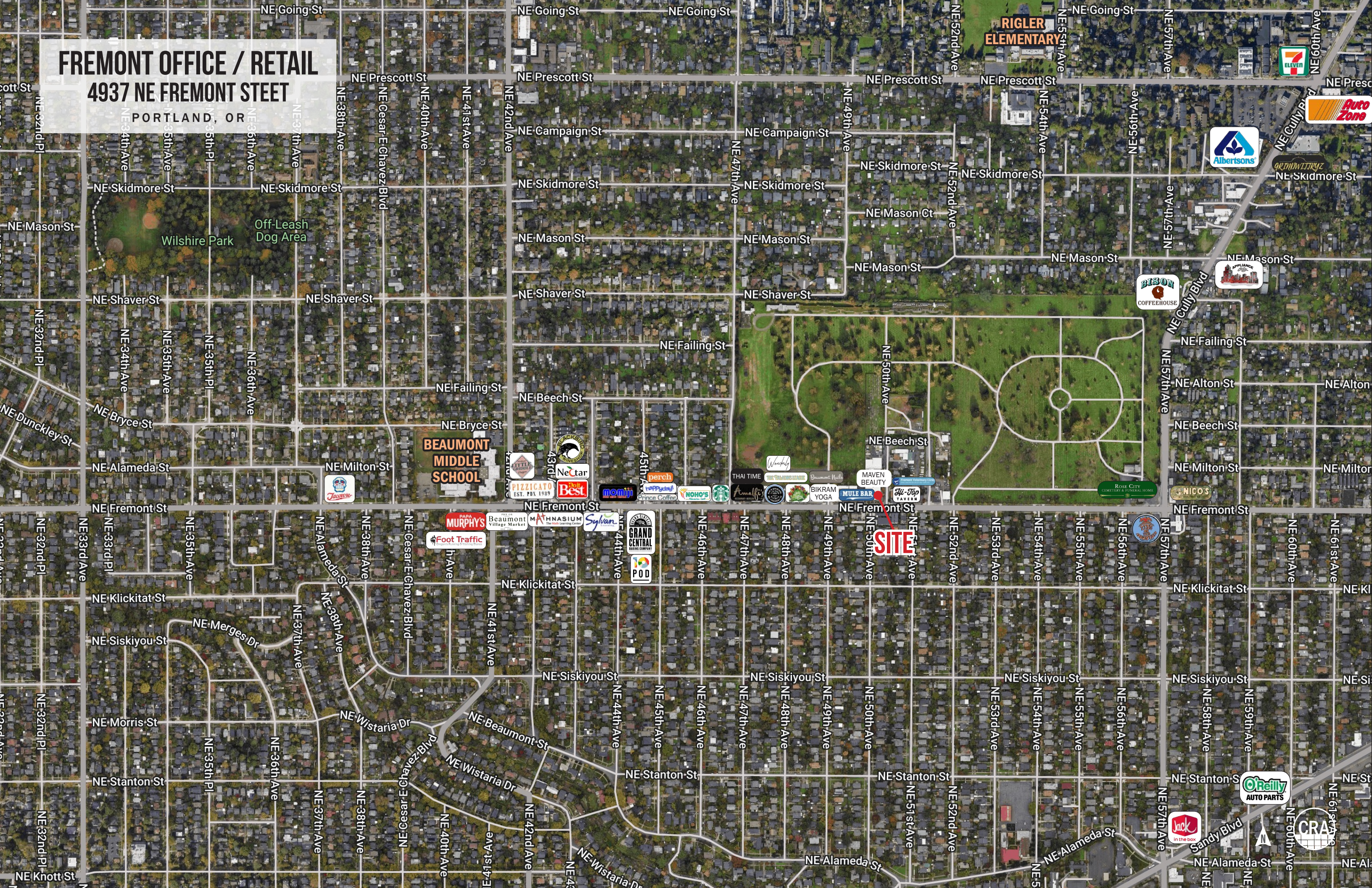
INTERIOR PHOTOS



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4937 NE FREMONT STREET

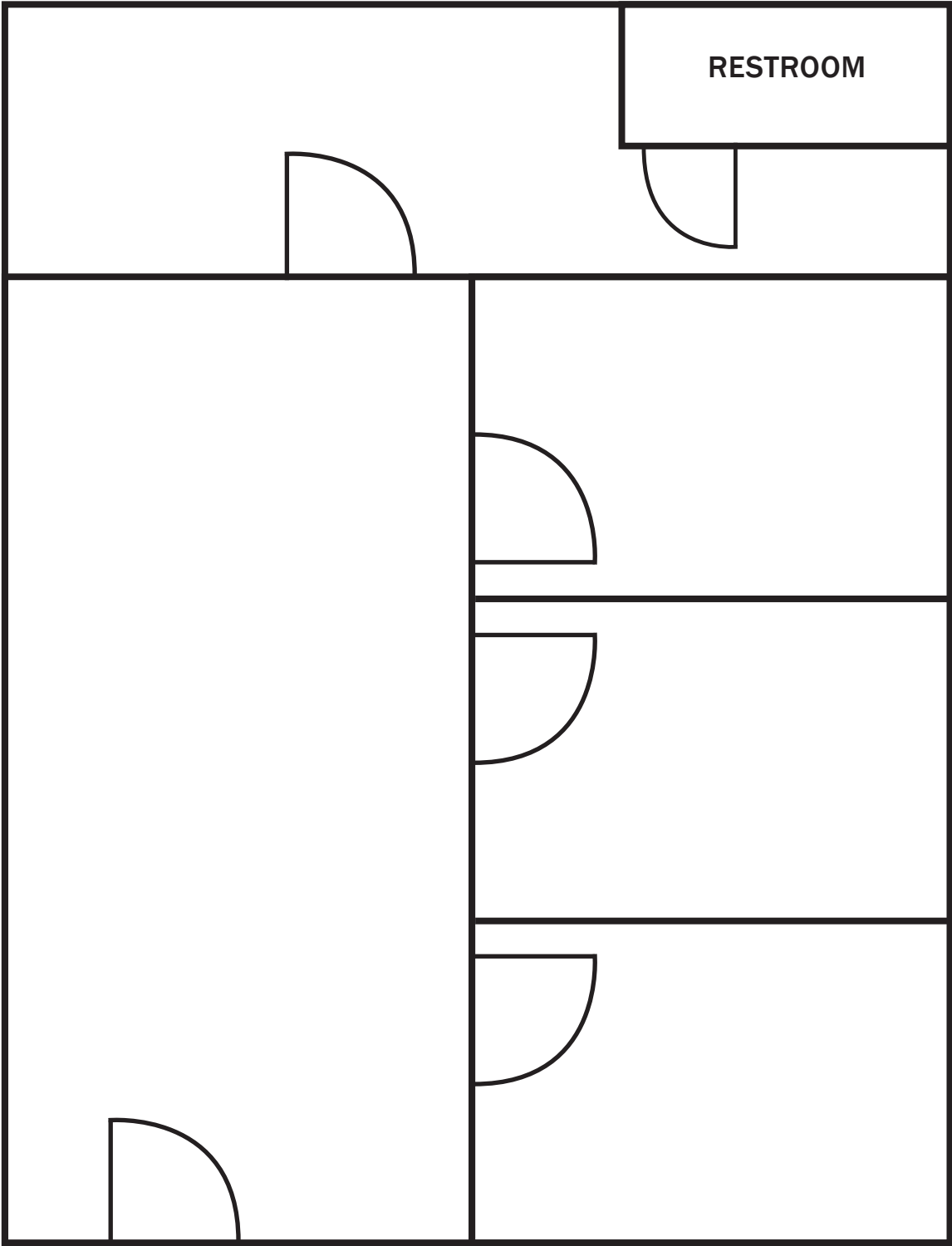
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FREMONT OFFICE / RETAIL
4937 NE FREMONT STEET

FLOOR PLAN

PORTLAND, OR



***NOT TO SCALE. PLAN ONLY & NOT FOR LAYOUT PURPOSES**



FREMONT OFFICE / RETAIL

4937 NE FREMONT STEET

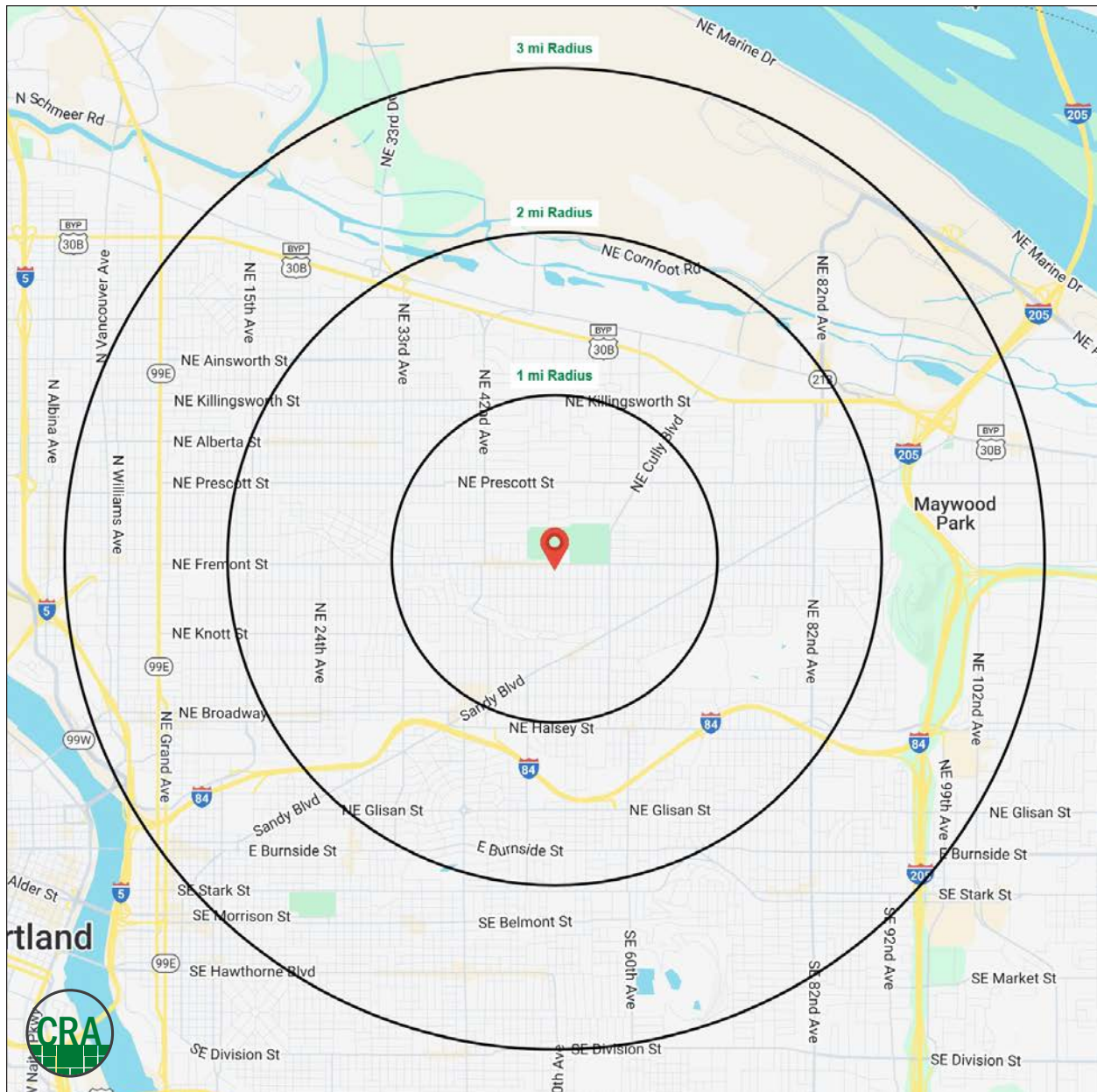
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	23,083	84,532	176,362
Estimated Households	9,932	37,274	81,872
Average HH Income	\$161,673	\$150,957	\$137,643
Median Home Value	\$670,341	\$672,666	\$645,375
Daytime Demographics 16+	12,947	53,684	146,716
Some College or Higher	86.4%	84.9%	83.6%

\$161,673
Average Household Income
1 MILE RADIUS

41.8
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5486/-122.6115

4937 NE Fremont St Portland, OR 97213	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	23,083	84,532	176,362
2030 Projected Population	22,492	81,848	172,158
2020 Census Population	24,094	89,866	186,838
2010 Census Population	22,593	84,049	164,282
Projected Annual Growth 2025 to 2030	-0.5%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2025	0.1%	-	0.5%
2025 Median Age	41.8	40.4	38.9
Households			
2025 Estimated Households	9,932	37,274	81,872
2030 Projected Households	9,711	36,316	80,628
2020 Census Households	10,049	38,085	82,580
2010 Census Households	9,365	35,380	71,514
Projected Annual Growth 2025 to 2030	-0.4%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2025	0.4%	0.4%	1.0%
Race and Ethnicity			
2025 Estimated White	78.4%	75.4%	73.5%
2025 Estimated Black or African American	4.4%	5.9%	7.3%
2025 Estimated Asian or Pacific Islander	6.2%	6.3%	6.5%
2025 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
2025 Estimated Other Races	10.3%	11.6%	12.0%
2025 Estimated Hispanic	9.1%	10.5%	10.7%
Income			
2025 Estimated Average Household Income	\$161,673	\$150,957	\$137,643
2025 Estimated Median Household Income	\$121,491	\$119,251	\$105,818
2025 Estimated Per Capita Income	\$69,631	\$66,684	\$64,130
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.8%	1.8%
2025 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.8%	3.1%
2025 Estimated High School Graduate	10.2%	10.5%	11.5%
2025 Estimated Some College	15.8%	15.8%	16.2%
2025 Estimated Associates Degree Only	6.4%	6.7%	6.3%
2025 Estimated Bachelors Degree Only	38.4%	37.5%	37.9%
2025 Estimated Graduate Degree	25.7%	24.9%	23.2%
Business			
2025 Estimated Total Businesses	1,578	5,529	13,513
2025 Estimated Total Employees	6,329	31,059	100,793
2025 Estimated Employee Population per Business	4.0	5.6	7.5
2025 Estimated Residential Population per Business	14.6	15.3	13.1

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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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