

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

\$23/SF/year + NNNs of \$12.12/SF/year and utilities

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!



Sam LeFeber 503.866.1956 | sam@cra-nw.com
John Bausone 503.729.5608 | john@cra-nw.com

503.274.0211
www.cra-nw.com

FREMONT OFFICE / RETAIL

4937 NE FREMONT STEET

PORTLAND, OR

EXTERIOR PHOTOS

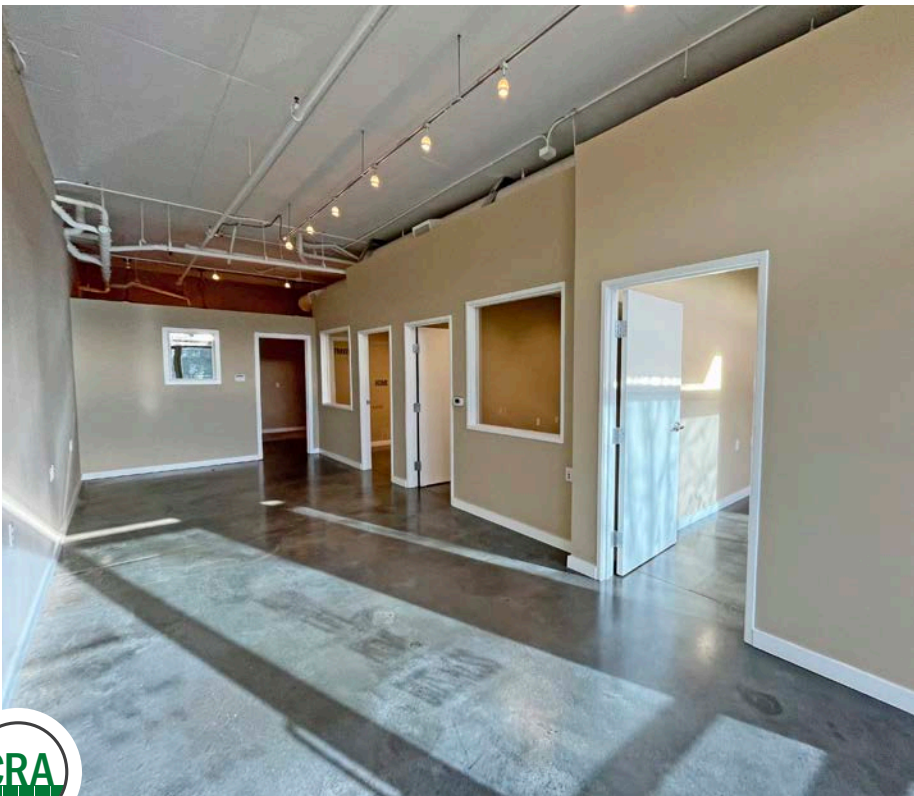


FREMONT OFFICE / RETAIL

4937 NE FREMONT STEET

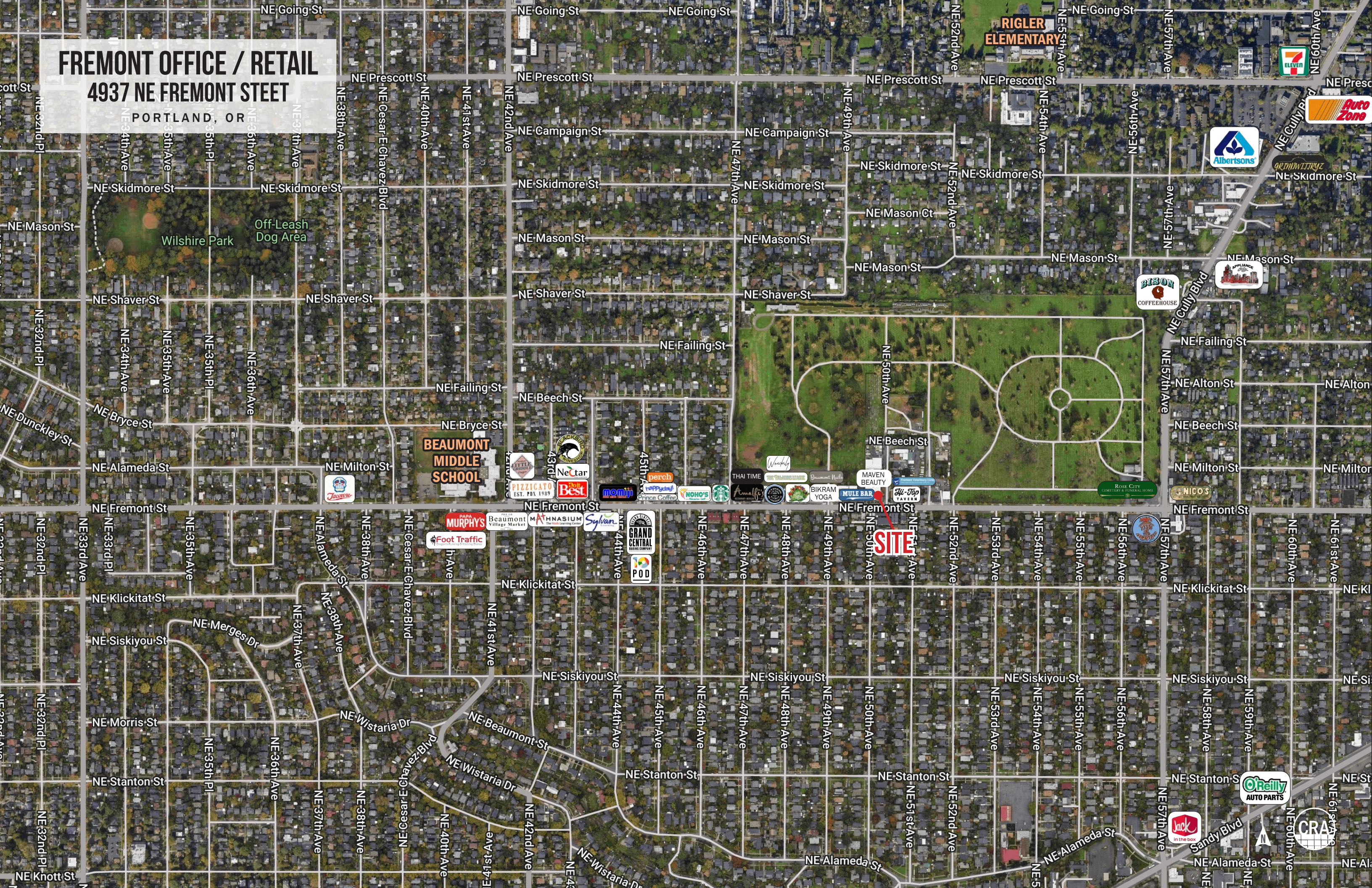
PORTLAND, OR

INTERIOR PHOTOS



FREMONT OFFICE / RETAIL
4937 NE FREMONT STREET

PORTLAND, OR



**RIGLER
ELEMENTARY**

**BEAUMONT
MIDDLE
SCHOOL**

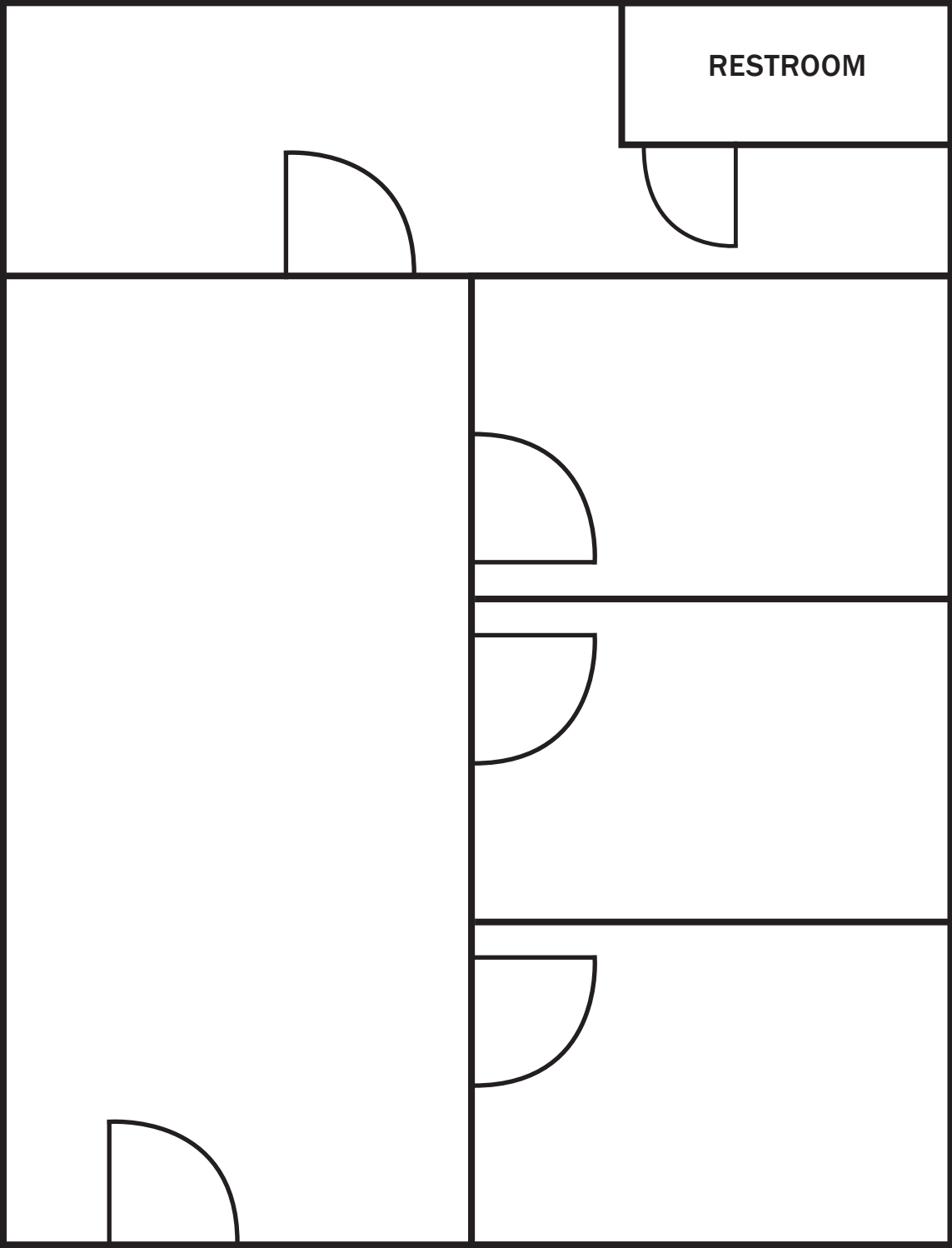
SITE



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

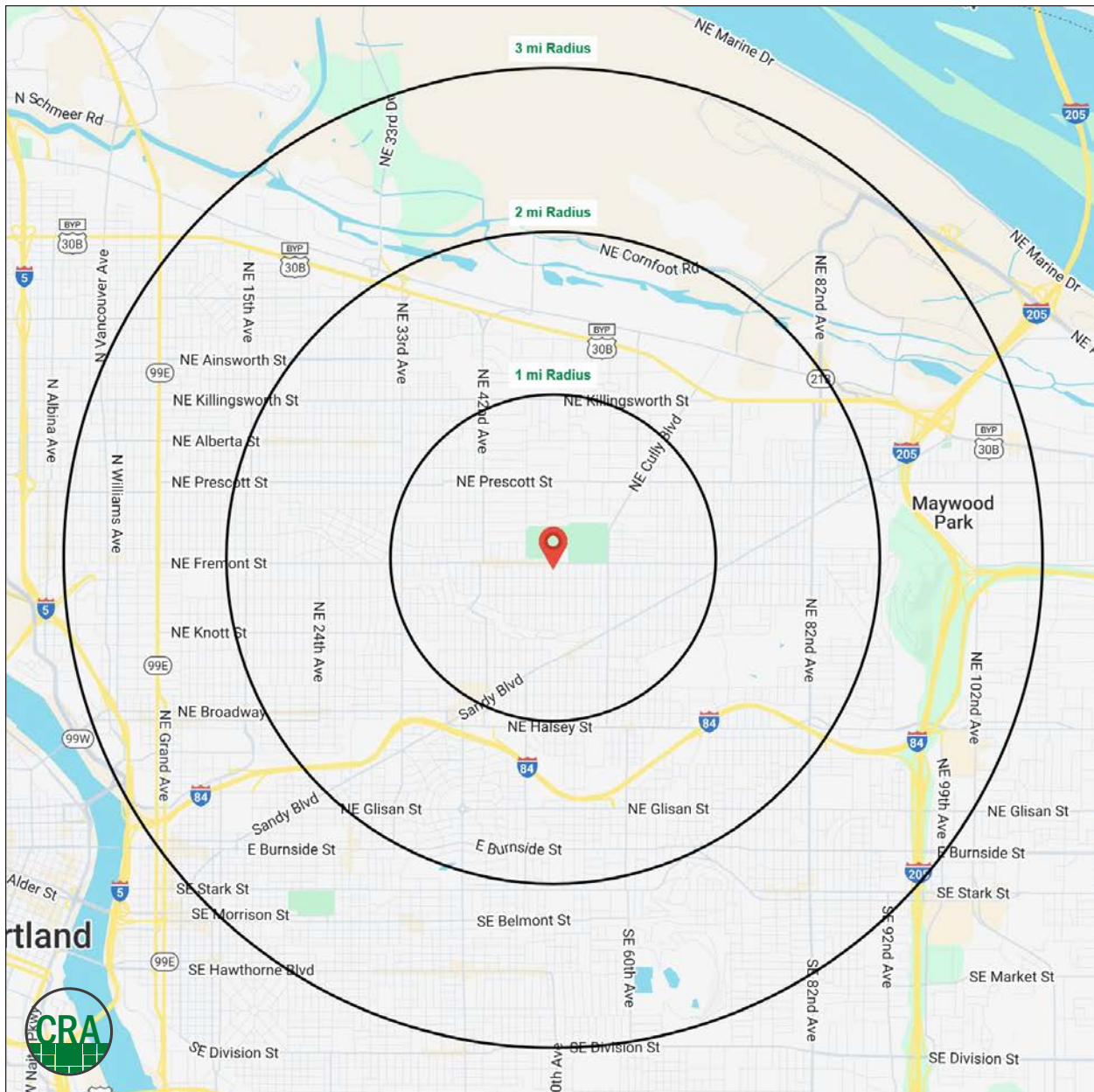
PORTLAND, OR

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 |

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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:

SAM LEFEBER 503.866.1956 | sam@cra-nw.com
JOHN BAUSONE 503.729.5608 | john@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.