

PORTLAND, OR

FREMONT RETAIL/OFFICE



FOR LEASE > 1,071 SF

ADDRESS

4941 NE Fremont St, Portland, OR

AVAILABLE SPACE

1,071 SF

RENTAL RATE

\$28.00/SF/YR NNN (\$7.88/SF/YR)

TRAFFIC COUNTS

NE Fremont - 15,017 ADT ('18)

HIGHLIGHTS

- Prime location on the busy NE Fremont commercial corridor
- Second generation frozen yogurt shop with plumbing, lighting, and ADA bathroom in place
- Outdoor seating available
- Local ownership
- Co-tenants include Jim and Patty's Coffee and American Family Insurance
- Nearby tenants include Stanich's, Eclectic Kitchen, Hi-Top Tavern, Bikram Yoga, Pip's Doughnuts, Amalfi's Italian, Pizza Nostra, Bang Bang Thai, and many more!



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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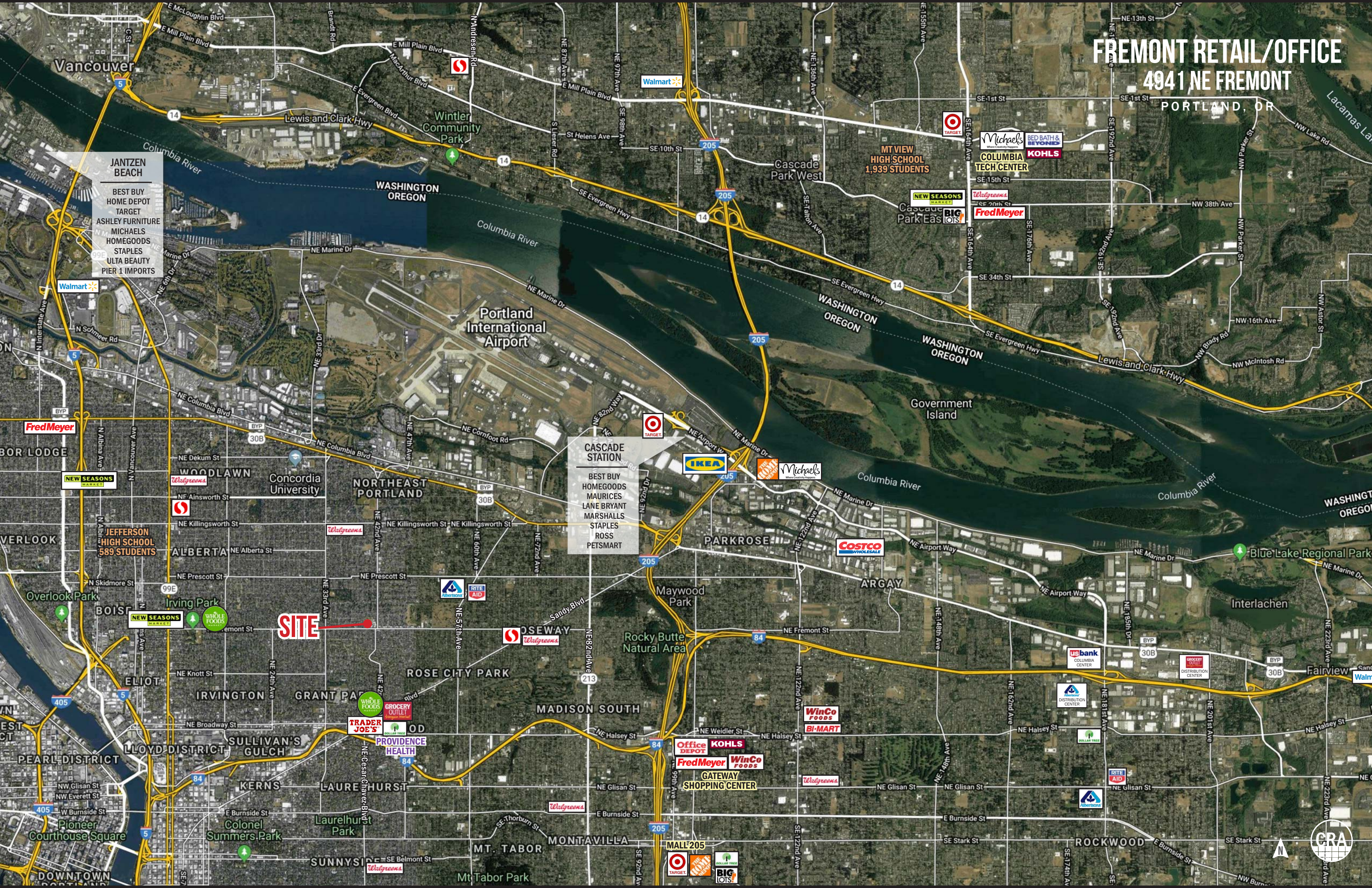


FREMONT RETAIL/OFFICE 4941 NE FREMONT

- JANTZEN BEACH
- BEST BUY
- HOME DEPOT
- TARGET
- ASHLEY FURNITURE
- MICHAELS
- HOMEGOODS
- STAPLES
- ULTA BEAUTY
- PIER 1 IMPORTS

- CASCADE STATION
- BEST BUY
- HOMEGOODS
- MAURICES
- LANE BRYANT
- MARSHALLS
- STAPLES
- ROSS
- PETSMART

SITE



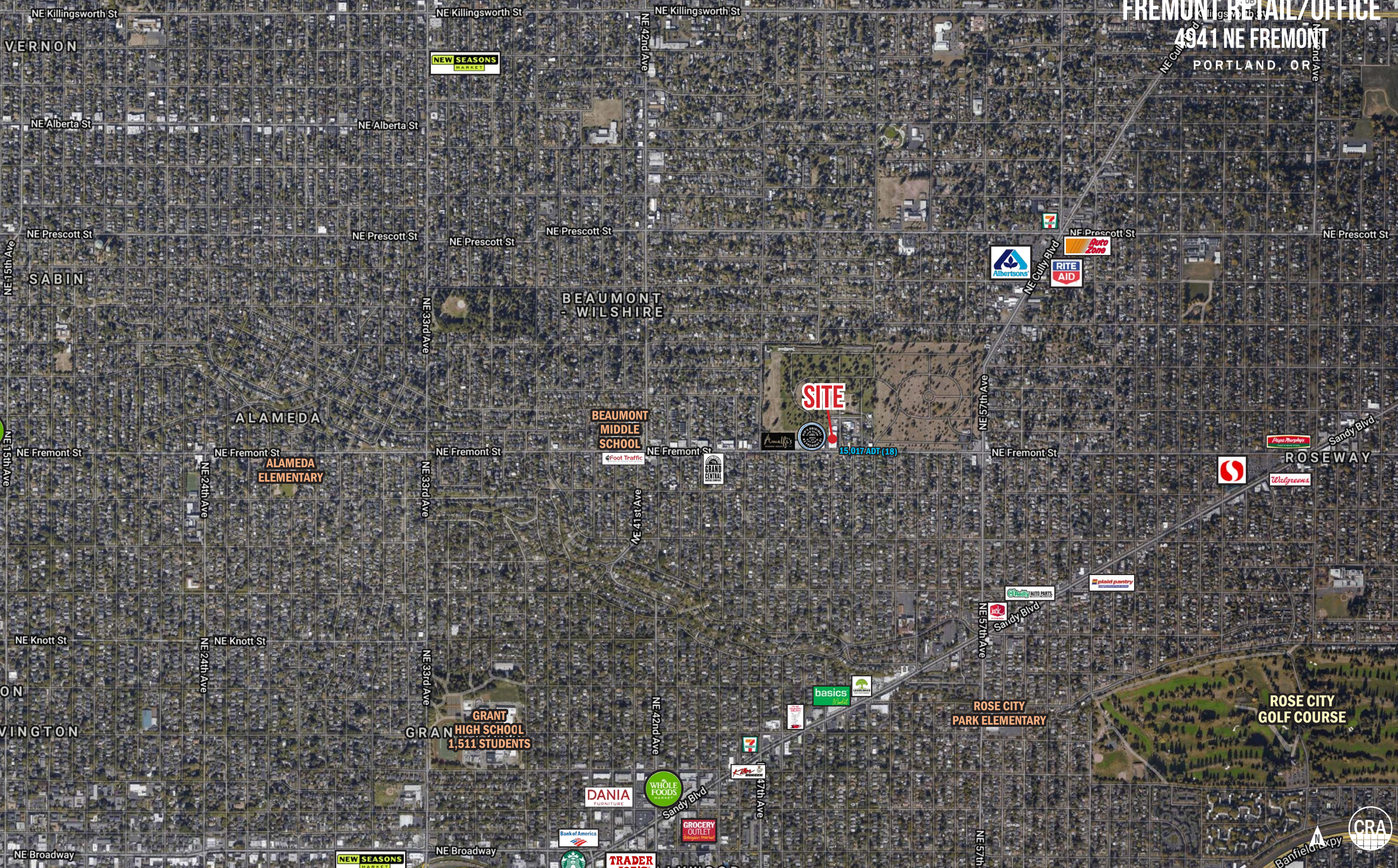
FREMONT RETAIL/OFFICE

4941 NE FREMONT

PORTLAND, OR

SITE

15,017 ADT (18)



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PORTLAND, OR

DEMOGRAPHIC SUMMARY

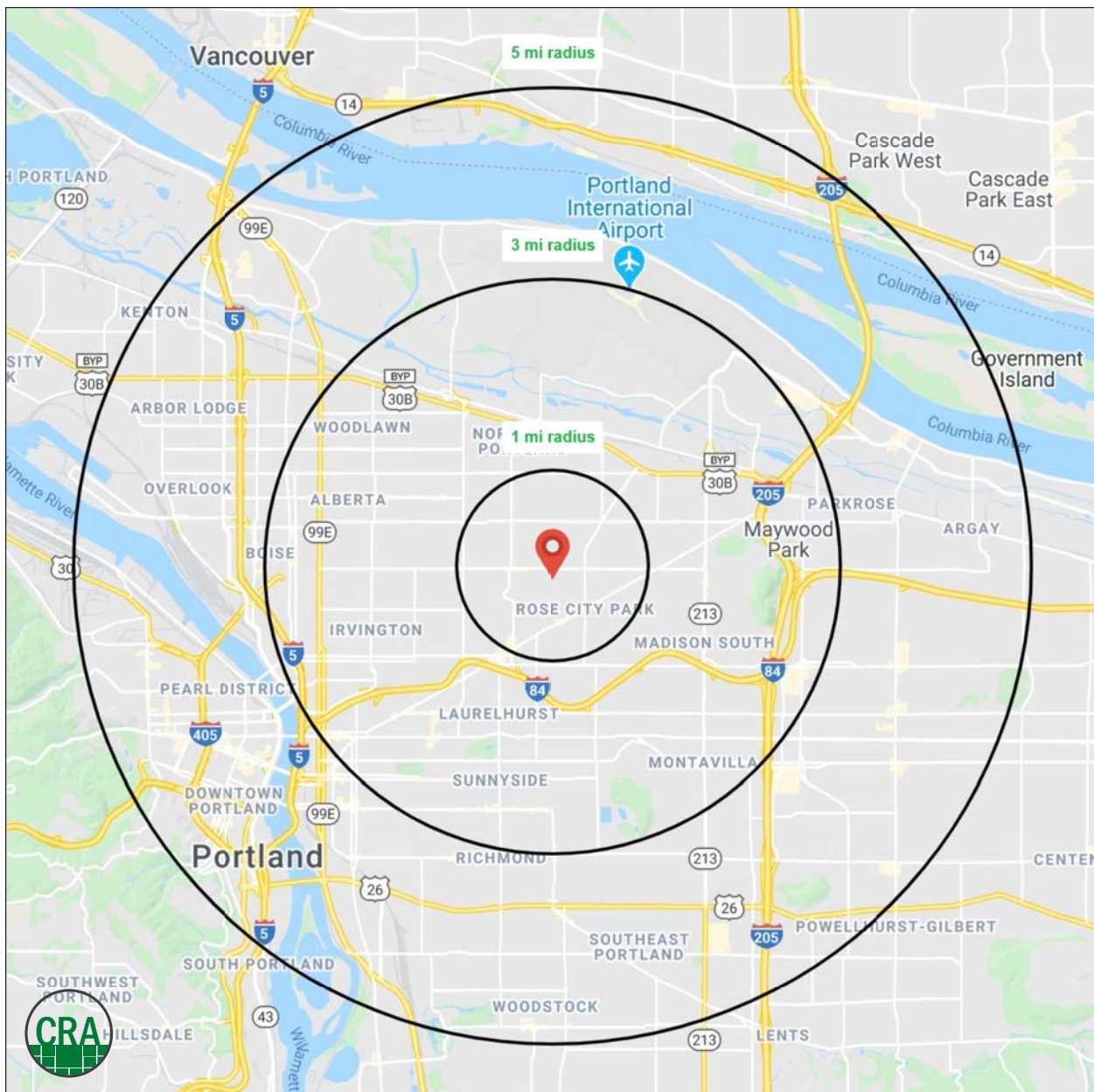
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	24,669	188,096	434,652
Projected Population 2025	24,913	190,944	441,517
Average HH Income	\$122,363	\$104,321	\$95,832
Median Home Value	\$501,669	\$494,491	\$466,642
Daytime Demographics 16+	11,985	154,521	463,929
Some College or Higher	85.2%	82.6%	79.1%

\$160,634

Average Family Income
1 MILE RADIUS

36.8

Median Age
3 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5485/-122.6116

RS1

4941 NE Fremont St		1 mi radius	3 mi radius	5 mi radius
Portland, OR 97213				
POPULATION	2020 Estimated Population	24,669	188,096	434,652
	2025 Projected Population	24,913	190,944	441,517
	2010 Census Population	22,771	164,510	374,243
	2000 Census Population	22,333	160,292	346,228
	Projected Annual Growth 2020 to 2025	0.2%	0.3%	0.3%
	Historical Annual Growth 2000 to 2020	0.5%	0.9%	1.3%
	2020 Median Age	39.3	36.8	37.2
HOUSEHOLDS	2020 Estimated Households	10,500	84,603	202,771
	2025 Projected Households	11,045	89,238	214,027
	2010 Census Households	9,436	71,445	167,097
	2000 Census Households	9,216	67,715	151,373
	Projected Annual Growth 2020 to 2025	1.0%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	0.7%	1.2%	1.7%
RACE AND ETHNICITY	2020 Estimated White	78.0%	73.5%	72.7%
	2020 Estimated Black or African American	6.4%	9.0%	7.8%
	2020 Estimated Asian or Pacific Islander	7.4%	6.8%	9.0%
	2020 Estimated American Indian or Native Alaskan	0.6%	1.0%	1.0%
	2020 Estimated Other Races	7.5%	9.6%	9.5%
	2020 Estimated Hispanic	7.7%	11.3%	10.5%
INCOME	2020 Estimated Average Household Income	\$122,363	\$104,321	\$95,832
	2020 Estimated Median Household Income	\$102,059	\$81,742	\$73,923
	2020 Estimated Per Capita Income	\$52,158	\$47,154	\$45,068
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.2%	3.0%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.8%	3.8%
	2020 Estimated High School Graduate	10.2%	12.4%	14.0%
	2020 Estimated Some College	20.0%	19.5%	20.3%
	2020 Estimated Associates Degree Only	6.9%	6.9%	7.1%
	2020 Estimated Bachelors Degree Only	33.3%	33.6%	31.5%
	2020 Estimated Graduate Degree	25.1%	22.5%	20.2%
BUSINESS	2020 Estimated Total Businesses	1,124	11,977	33,483
	2020 Estimated Total Employees	5,945	110,790	350,275
	2020 Estimated Employee Population per Business	5.3	9.3	10.5
	2020 Estimated Residential Population per Business	21.9	15.7	13.0

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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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.