

FOSTER-POWELL RETAIL

FOR LEASE ► FOSTER-POWELL NEIGHBORHOOD

ADDRESS

6144 SE Foster Rd, Portland, OR 97206

AVAILABLE

13,390 SF

Retail/Service/ Restaurant Space

LEASE RATE

\$18/SF NNN

TRAFFIC COUNTS

SE Foster Rd – 17,793 ADT ('24)

SE 72nd Ave – 6,343 ADT ('25)

Walk Score

89

Bike Score

99

Transit Score

48

HIGHLIGHTS

- Commercial kitchen infrastructure including Type I hood and Grease Interceptor
- Demising options
- 12' ceilings, exposed wood beams
- Large windows
- Demising options

POTENTIAL USES:

- Fitness Center
- Indoor Recreation
- Children's Education
- Daycare
- Medical Office
- Dental Clinic
- Physical Therapy
- Veterinary Clinic
- Furniture Retailers
- Home Improvement Showroom
- Mattress Retailer
- Pet Store
- Government Agencies
- Non-profit Organizations
- Community Services
- Specialty Retail
- Taproom
- Food Hall
- Antique Mall
- Commissary Kitchen
- Restaurant
- Bar



**COMMERCIAL
REALTY ADVISORS
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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. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.



NEIGHBORHOOD HIGHLIGHTS

Located in the heart of Portland's Foster-Powell (FoPo) neighborhood, this property sits along one of Southeast Portland's most vibrant and walkable commercial corridors. Foster Road has become a destination for independent local business, offering a lively mix of dining, coffee, and retail- from neighborhood favorites like Off The Griddle, Bar Carlo, and Bodega PDX to specialty shops like Bread & Roses Market and Foster Outdoor. The area draws a strong, loyal local following with steady foot traffic throughout the day and into the evening. Nearby parks, including Kern Park and Creston Park, add to the neighborhood's appeal, while easy access to I-205 and TriMet bus lines keeps the corridor well-connected to the rest of the city. It's a dynamic, community-driven setting that continues to attract new investment and energy.



NEARBY RETAILERS & AMENITIES

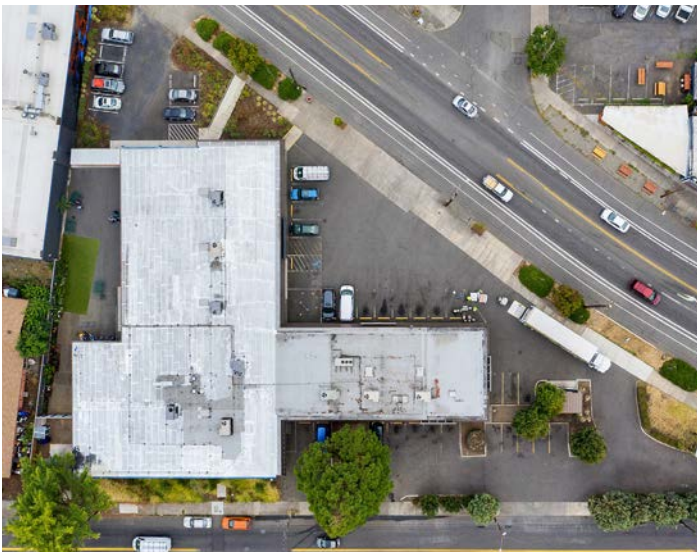
- Bar Carlo
- Bar Maven
- Bodega PDX
- Bread & Roses Market
- Carnelian Coffee
- Creston Park
- Da' Hui Hawaiian Bar & Grill
- Dutch Bros
- Foster Outdoor
- Larkspur Portland
- Lents Park
- Mt. Scott Community Center
- Mumbo Gumbo PDX
- Off The Griddle
- Pieper Cafe
- Pizzeria Otto
- Speedboat Coffee
- Starday Tavern
- Street Disco
- Vortex Vintage



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6144 SE FOSTER RD
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EXTERIOR PHOTOS



FOSTER-POWELL RETAIL

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INTERIOR PHOTOS

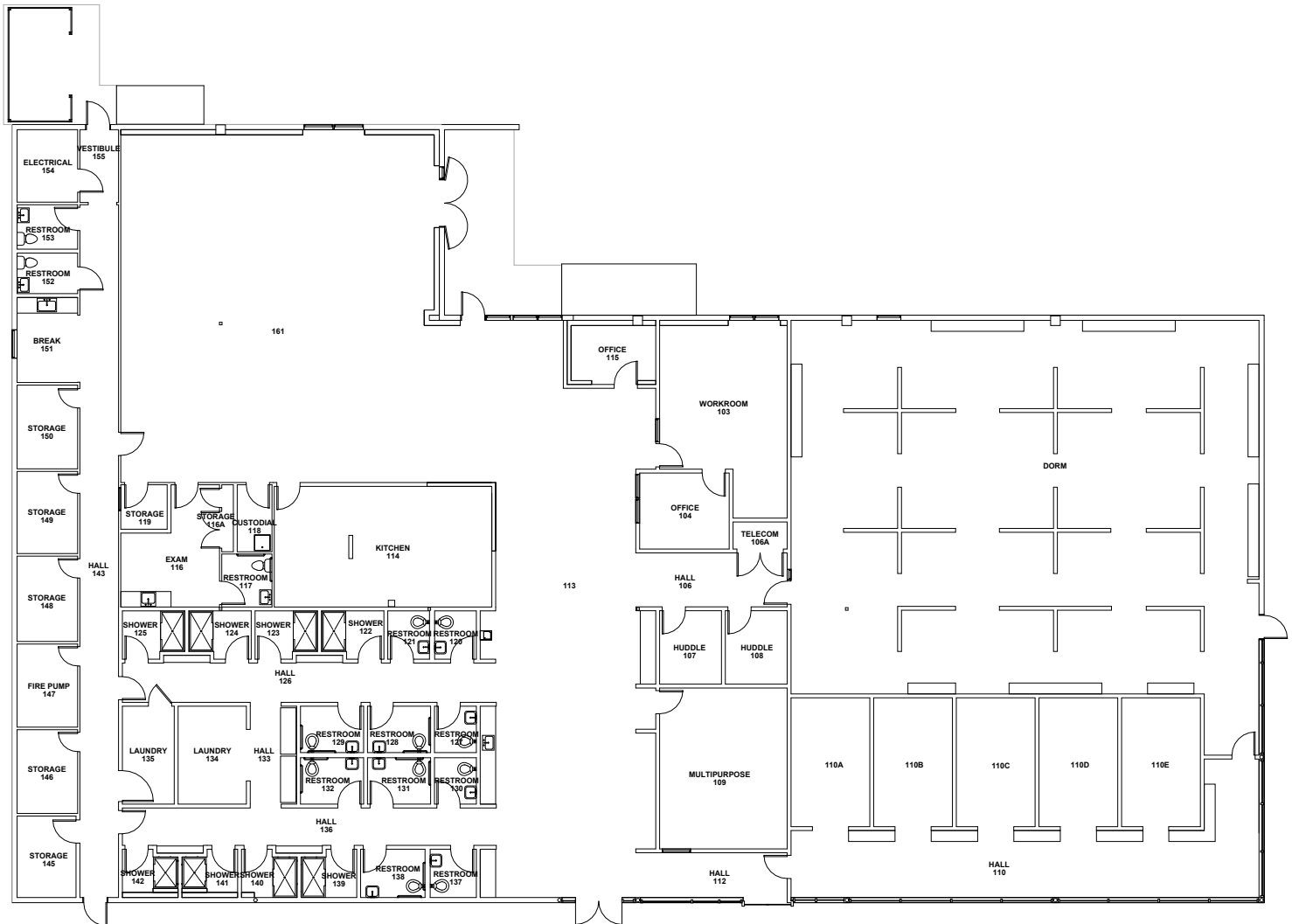


FOSTER-POWELL RETAIL

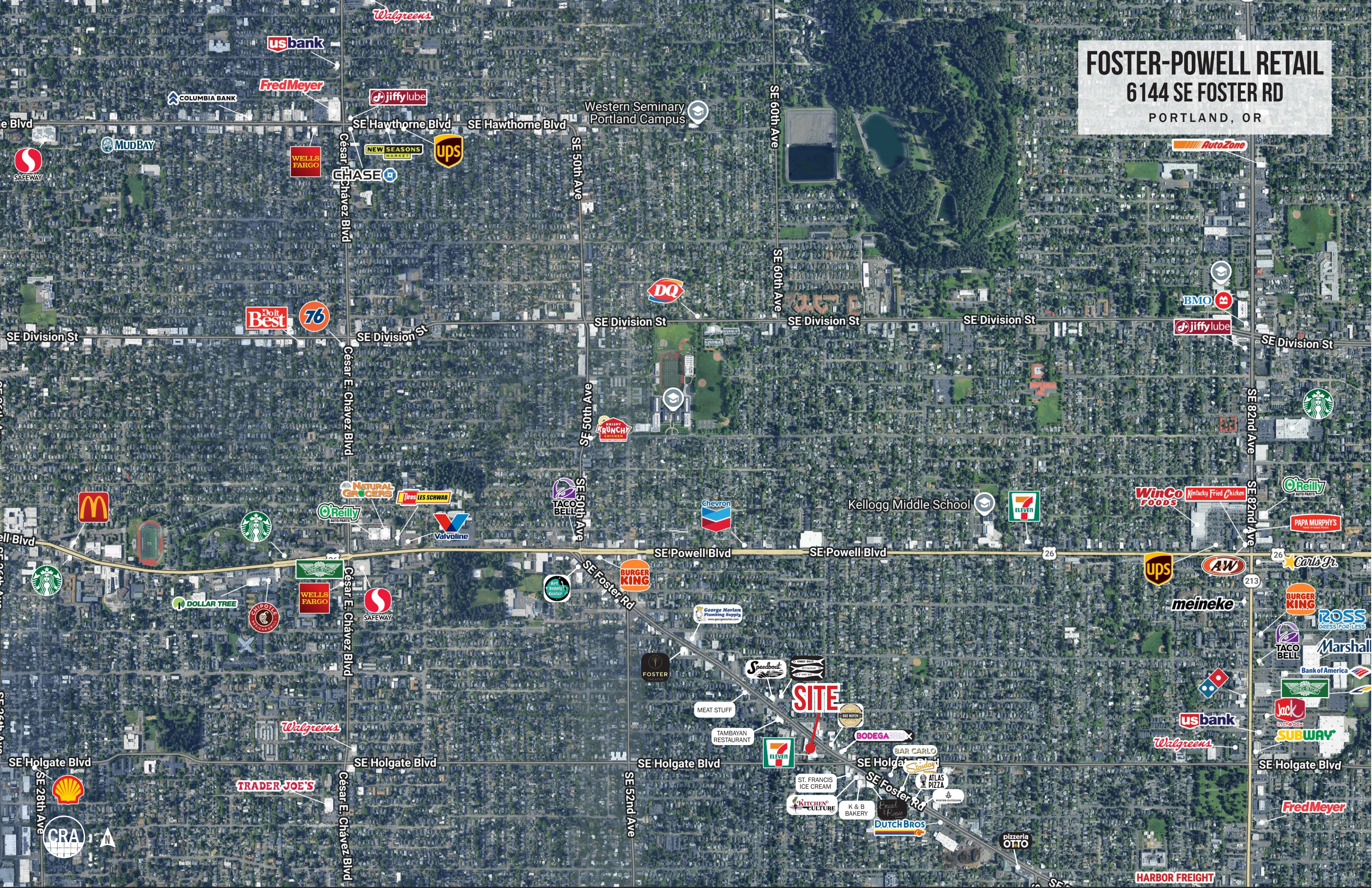
6144 SE FOSTER RD

PORTLAND, OR

FLOOR PLAN



FOSTER-POWELL RETAIL
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FOSTER-POWELL RETAIL

6144 SE FOSTER RD

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	25,894	198,932	486,694
Estimated Households 2026	11,328	86,926	217,017
Average HH Income	\$137,921	\$135,637	\$131,312
Median Home Value	\$556,221	\$595,070	\$615,048
Daytime Demographics 16+	11,918	127,184	448,165
Some College or Higher	82.2%	78.4%	77.7%

\$137,921

Average Household Income

1 MILE RADIUS

38.7

Median Age

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4905/-122.6

6144 SE Foster Rd Portland, OR 97206	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	25,894	198,932	486,694
2031 Projected Population	25,343	194,837	479,744
2020 Census Population	27,058	207,160	487,938
2010 Census Population	24,866	189,941	439,554
Projected Annual Growth 2026 to 2031	-0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2026	0.3%	0.3%	0.7%
2026 Median Age	38.7	38.5	39.0
Households			
2026 Estimated Households	11,328	86,926	217,017
2031 Projected Households	11,035	84,830	214,472
2020 Census Households	11,412	86,790	210,575
2010 Census Households	10,550	79,786	187,134
Projected Annual Growth 2026 to 2031	-0.5%	-0.5%	-0.2%
Historical Annual Growth 2010 to 2026	0.5%	0.6%	1.0%
Race and Ethnicity			
2026 Estimated White	74.8%	72.4%	71.2%
2026 Estimated Black or African American	2.8%	4.0%	5.3%
2026 Estimated Asian or Pacific Islander	9.8%	10.1%	9.9%
2026 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.9%
2026 Estimated Other Races	12.0%	12.6%	12.7%
2026 Estimated Hispanic	10.7%	11.7%	12.1%
Income			
2026 Estimated Average Household Income	\$137,921	\$135,637	\$131,312
2026 Estimated Median Household Income	\$106,967	\$105,422	\$99,326
2026 Estimated Per Capita Income	\$60,519	\$59,574	\$58,926
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.0%	2.7%	2.7%
2026 Estimated Some High School (Grade Level 9 to 11)	1.8%	3.4%	3.4%
2026 Estimated High School Graduate	14.0%	15.5%	16.1%
2026 Estimated Some College	17.6%	17.9%	18.7%
2026 Estimated Associates Degree Only	7.6%	7.2%	7.2%
2026 Estimated Bachelors Degree Only	34.2%	31.6%	30.4%
2026 Estimated Graduate Degree	22.8%	21.7%	21.4%
Business			
2026 Estimated Total Businesses	1,261	10,857	35,426
2026 Estimated Total Employees	5,907	74,981	307,270
2026 Estimated Employee Population per Business	4.7	6.9	8.7
2026 Estimated Residential Population per Business	20.5	18.3	13.7

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, 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:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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