

SECOND GENERATION CAFÉ WITH ROASTING SPACE



FOR LEASE ► ST JOHNS NEIGHBORHOOD

LOCATION

7304 N Leavitt Avenue, Portland Oregon

AVAILABLE SPACE

1,931 SF

ASKING RATE

Please call for rates

TRAFFIC COUNTS

N Philadelphia Ave – 20,331 ADT ('20)

N Ivanhoe St – 9,991 ADT ('20)

N Lombard St – 9,122 ADT ('20)

HIGHLIGHTS

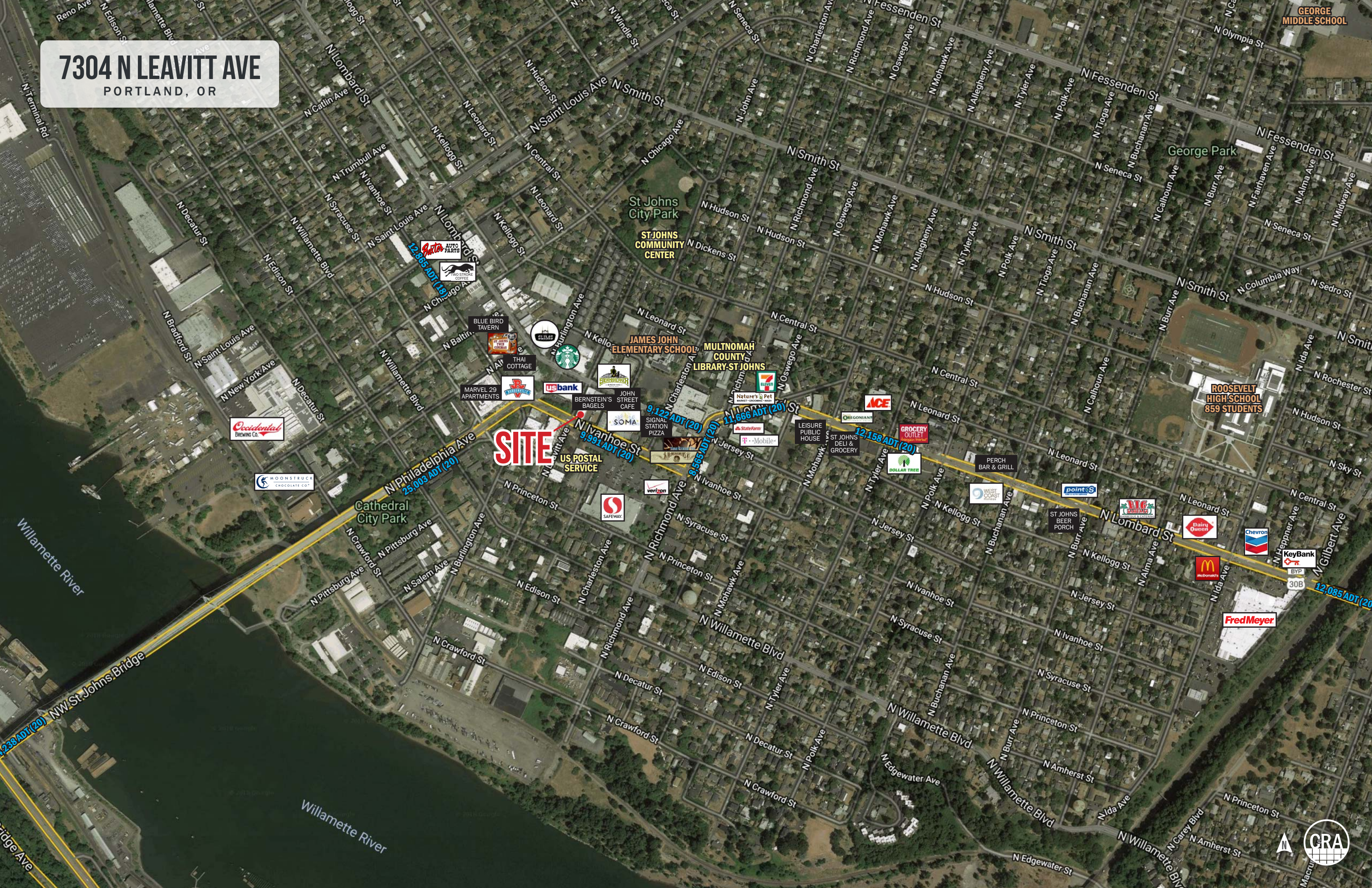
- Excellent second generation café opportunity
- Fantastic location in St Johns with strong visibility
- Historic building with a creative feel
- Space includes café area, along with roasting / production area
- Area tenants include Wood Fired Eats, US Bank, John Street Café, SOMA Kombucha, StormBreaker Brewing, Signal Station Pizza, Thai Cottage, Block Bikes PDX, Hound & Hare Vintage and many more!

PLEASE DO NOT DISTURB CURRENT TENANT!



7304 N LEAVITT AVE

PORTLAND, OR



SITE

ST. JOHNS
COMMUNITY
CENTER

JAMES JOHN
ELEMENTARY SCHOOL

MULTNOMAH
COUNTY
LIBRARY-ST. JOHNS

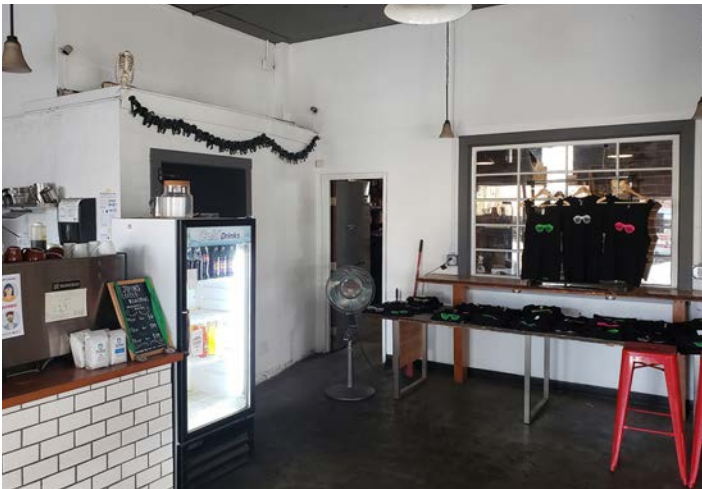
ROOSEVELT
HIGH SCHOOL
859 STUDENTS

Cathedral
City Park



IMAGES

7304 N LEAVITT AVE
PORTLAND, OR



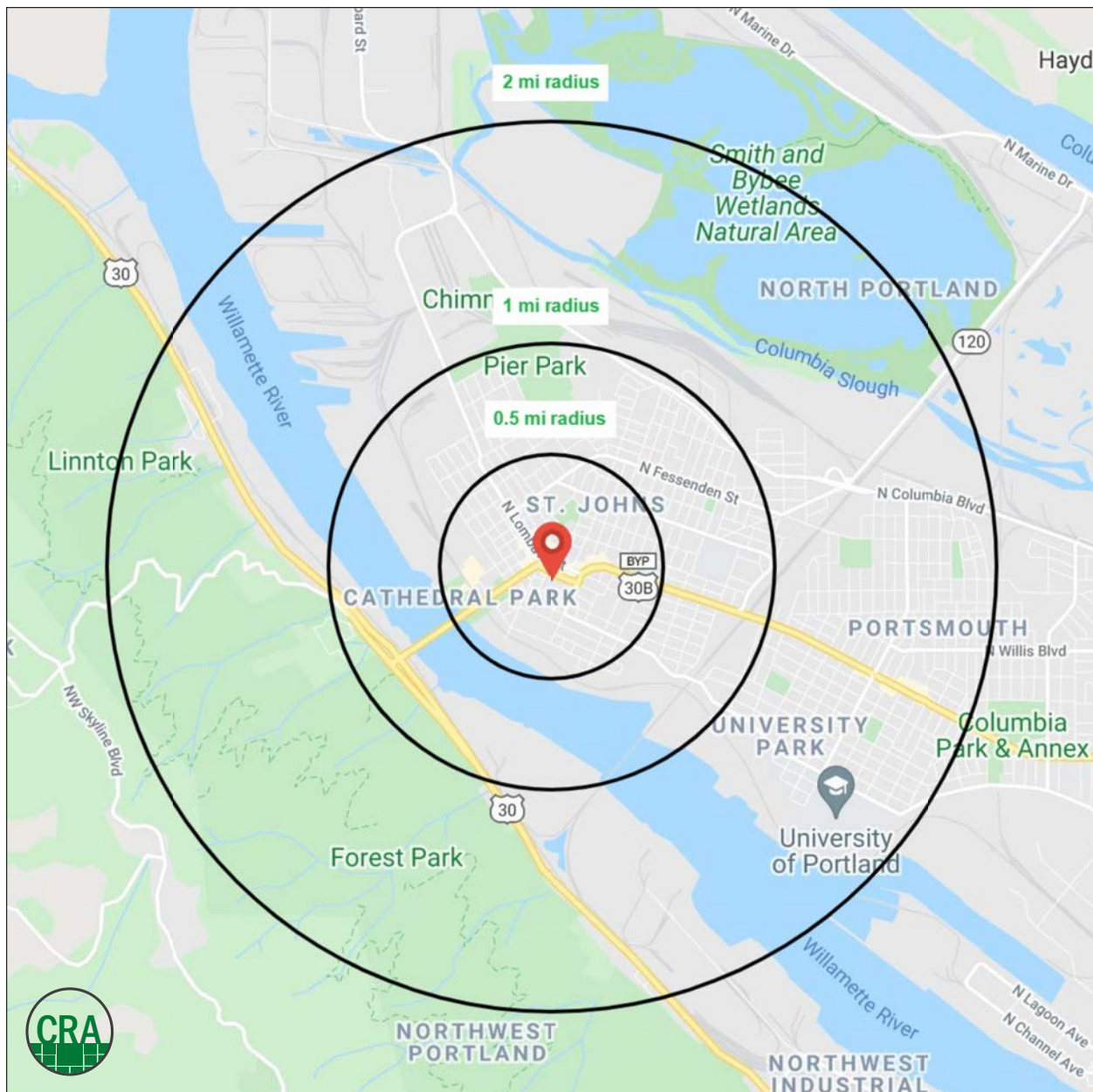
DEMOGRAPHIC SUMMARY

7304 N LEAVITT AVE PORTLAND, OR

Source: Regis - SitesUSA (2021)	0.5 MILE	1 MILE	2 MILE
Estimated Population 2021	6,241	16,209	32,486
Projected Population 2026	6,688	16,698	32,799
Average HH Income	\$92,280	\$86,575	\$86,160
Median Age	36.3	35.6	33.6
Total Businesses	364	633	1,123
Total Employees	2,013	4,613	9,862

6,241
Estimated 2021 Population
0.5 MILE RADIUS

\$92,280
Average Household Income
0.5 MILE RADIUS



Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5895/-122.7539

N Leavitt Ave	0.5 mi	1 mi	2 mi
Portland, OR 97203	radius	radius	radius
Population			
2021 Estimated Population	6,241	16,209	32,486
2026 Projected Population	6,688	16,698	32,799
2010 Census Population	4,889	14,270	29,657
2000 Census Population	4,563	13,297	26,413
Projected Annual Growth 2021 to 2026	1.4%	0.6%	0.2%
Historical Annual Growth 2000 to 2021	1.8%	1.0%	1.1%
2021 Median Age	36.3	35.6	33.6
Households			
2021 Estimated Households	2,996	7,033	12,520
2026 Projected Households	3,325	7,543	13,223
2010 Census Households	2,254	5,963	10,989
2000 Census Households	1,929	5,136	9,535
Projected Annual Growth 2021 to 2026	2.2%	1.5%	1.1%
Historical Annual Growth 2000 to 2021	2.6%	1.8%	1.5%
Race and Ethnicity			
2021 Estimated White	75.1%	67.2%	64.8%
2021 Estimated Black or African American	6.7%	9.1%	11.0%
2021 Estimated Asian or Pacific Islander	3.9%	5.3%	5.6%
2021 Estimated American Indian or Native Alaskan	1.3%	1.8%	1.7%
2021 Estimated Other Races	12.9%	16.7%	16.9%
2021 Estimated Hispanic	15.5%	19.1%	18.6%
Income			
2021 Estimated Average Household Income	\$92,280	\$86,575	\$86,160
2021 Estimated Median Household Income	\$74,064	\$73,354	\$72,254
2021 Estimated Per Capita Income	\$44,301	\$37,566	\$33,568
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.4%	3.3%	3.7%
2021 Estimated Some High School (Grade Level 9 to 11)	5.0%	5.5%	5.9%
2021 Estimated High School Graduate	18.3%	17.4%	18.4%
2021 Estimated Some College	18.7%	19.8%	19.8%
2021 Estimated Associates Degree Only	6.6%	7.2%	7.3%
2021 Estimated Bachelors Degree Only	31.3%	30.5%	29.2%
2021 Estimated Graduate Degree	18.7%	16.3%	15.7%
Business			
2021 Estimated Total Businesses	364	633	1,123
2021 Estimated Total Employees	2,013	4,613	9,862
2021 Estimated Employee Population per Business	5.5	7.3	8.8
2021 Estimated Residential Population per Business	17.2	25.6	28.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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NORTHWEST LLC**

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