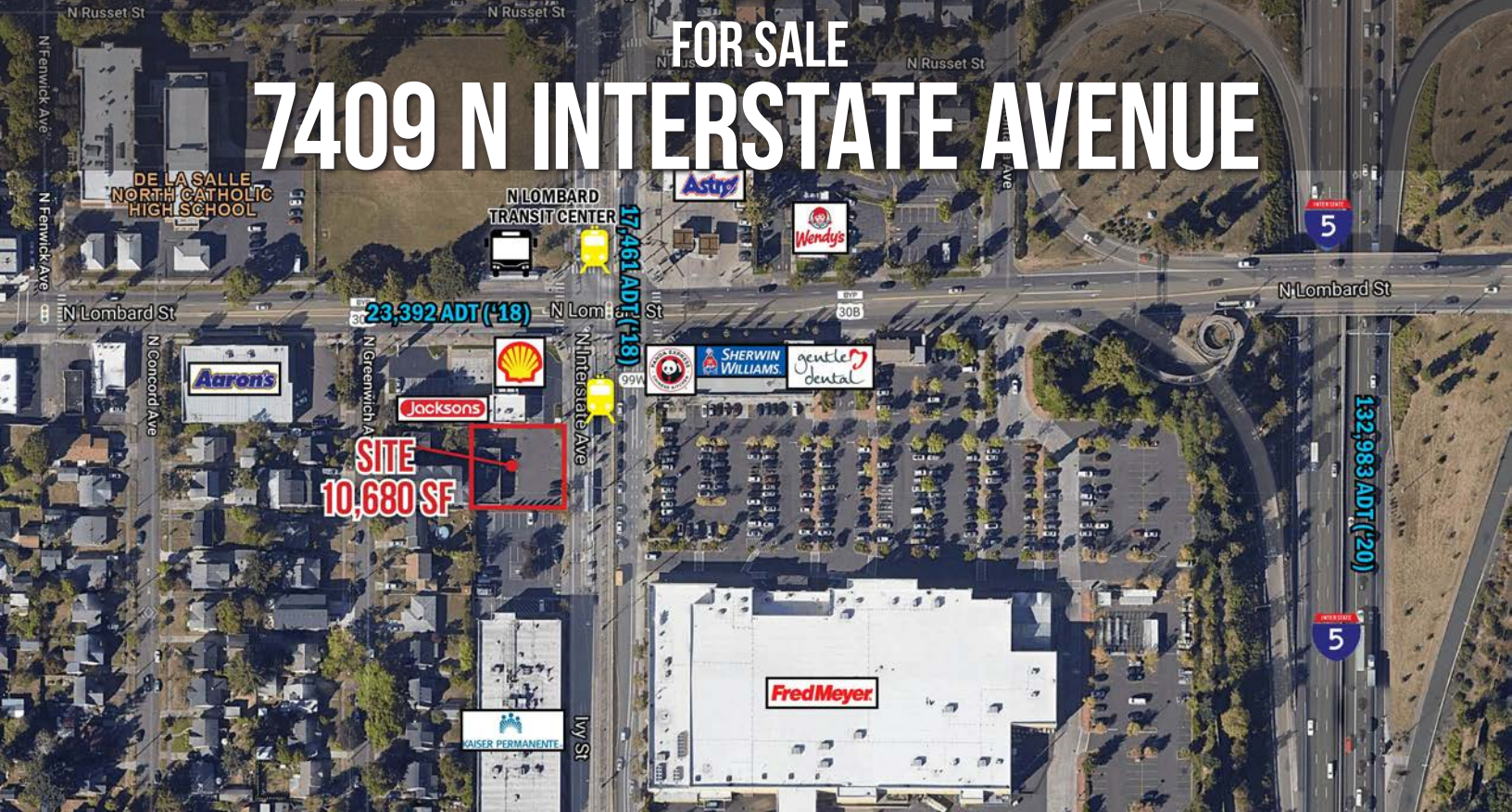


FOR SALE

7409 N INTERSTATE AVENUE



LOCATION

7409 N Interstate Avenue, Portland, Oregon 97217

PROPERTY INFORMATION

10,680 SF lot zoned CM3 with a 1,440 SF building

ASKING PRICE

\$900,000.00 (\$90/SF)

HIGHLIGHTS

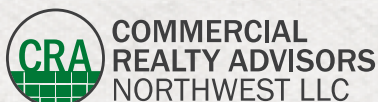
- Located near the intersection of N Interstate Ave and N Lombard St, next to Tri-Met yellow line max stop and bus station, and less than 0.2 miles from I-5.
- Area retailers include Fred Meyer, Kaiser Permanente Dental and Health Offices, Sherwin-Williams, Gentle Dental, Panda Express, Wendy's, Shell, Jackson Food Stores, Astro, Aaron's, and more.
- Access to Lombard through a cross access easement with Jackson Food Stores.
- Commercial Mixed Use 3 (CM3) zoning allows a variety of uses with great redevelopment potential.
- Existing restaurant infrastructure in place.
- 12 on-site parking spaces exclusively available for use.
- Freestanding pylon signage.

TRAFFIC COUNTS

N Interstate Ave - 17,461 ADT ('18)

N Lombard St - 23,392 ADT ('18)

Lombard Max Stop - 3,816 Weekly On/Off Boardings ('20)



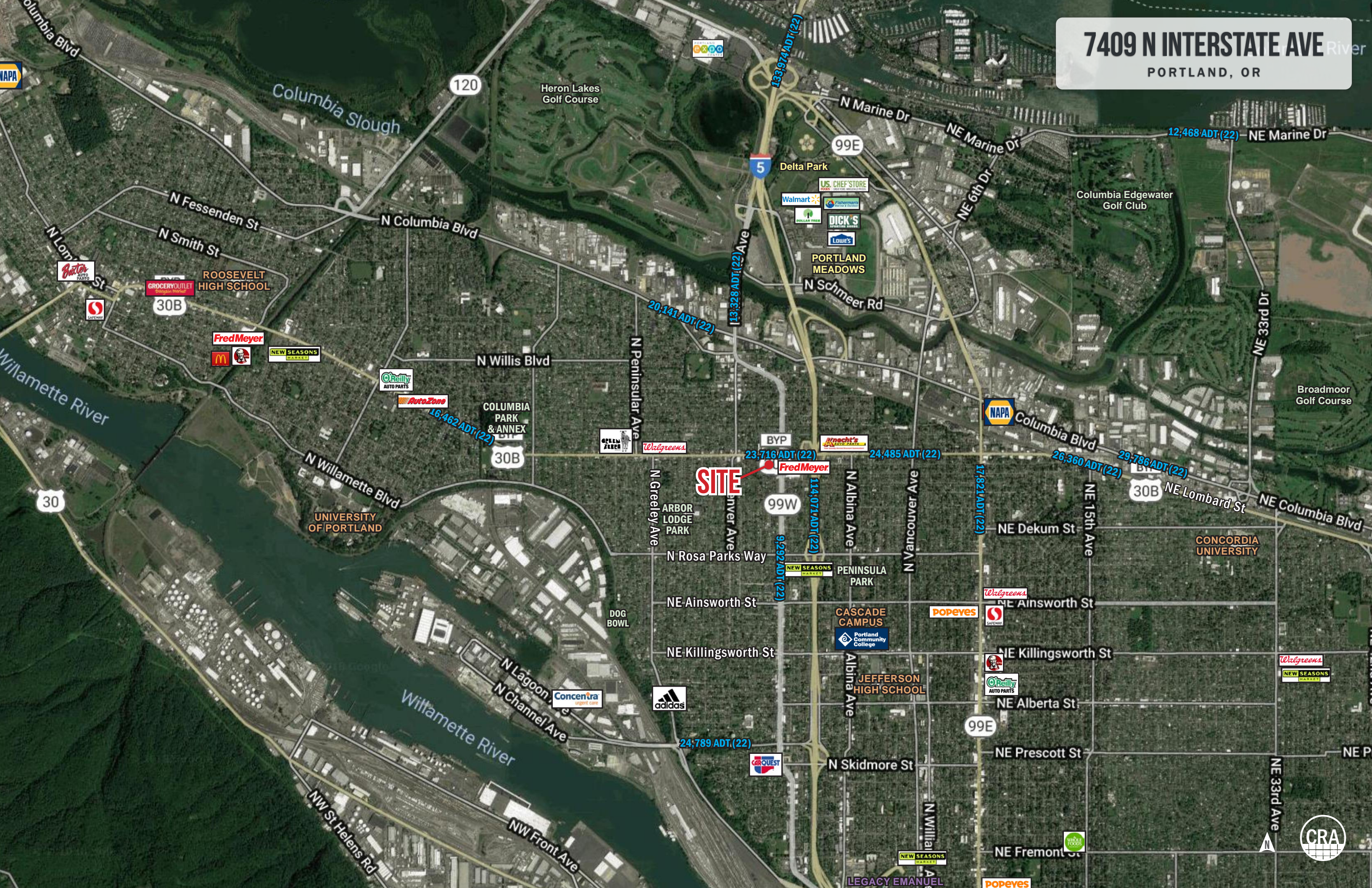
Alex MacLean 503.709.3563 | alex@cra-nw.com
Bob LeFeber 503.807.4174 | bob@cra-nw.com

503.274.0211
www.cra-nw.com



7409 N INTERSTATE AVE

PORTLAND, OR



7409 N INTERSTATE AVE

PORTLAND, OR

DE LA SALLE
NORTH CATHOLIC
HIGH SCHOOL

SITE
10,680 SF

23,392 ADT (-18)

17,461 ADT (-18)

132,983 ADT (-20)

N LOMBARD
TRANSIT CENTER
YELLOW LINE
MAX STATION

N LOMBARD
TRANSIT CENTER
BUS STATION

N LOMBARD
TRANSIT CENTER
YELLOW LINE
MAX STATION

Fred Meyer

Jacksons



SHERWIN
WILLIAMS

gentle
dental

KAISER PERMANENTE



7409 N INTERSTATE AVE
PORTLAND, OR



Jacksons

17,461 ADT ('18)

N Interstate Ave Pacific Hwy W

N LOMBARD
TRANSIT CENTER
YELLOW/LINE
MAX STATION



SITE
10,680 SF



7409 N INTERSTATE AVE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

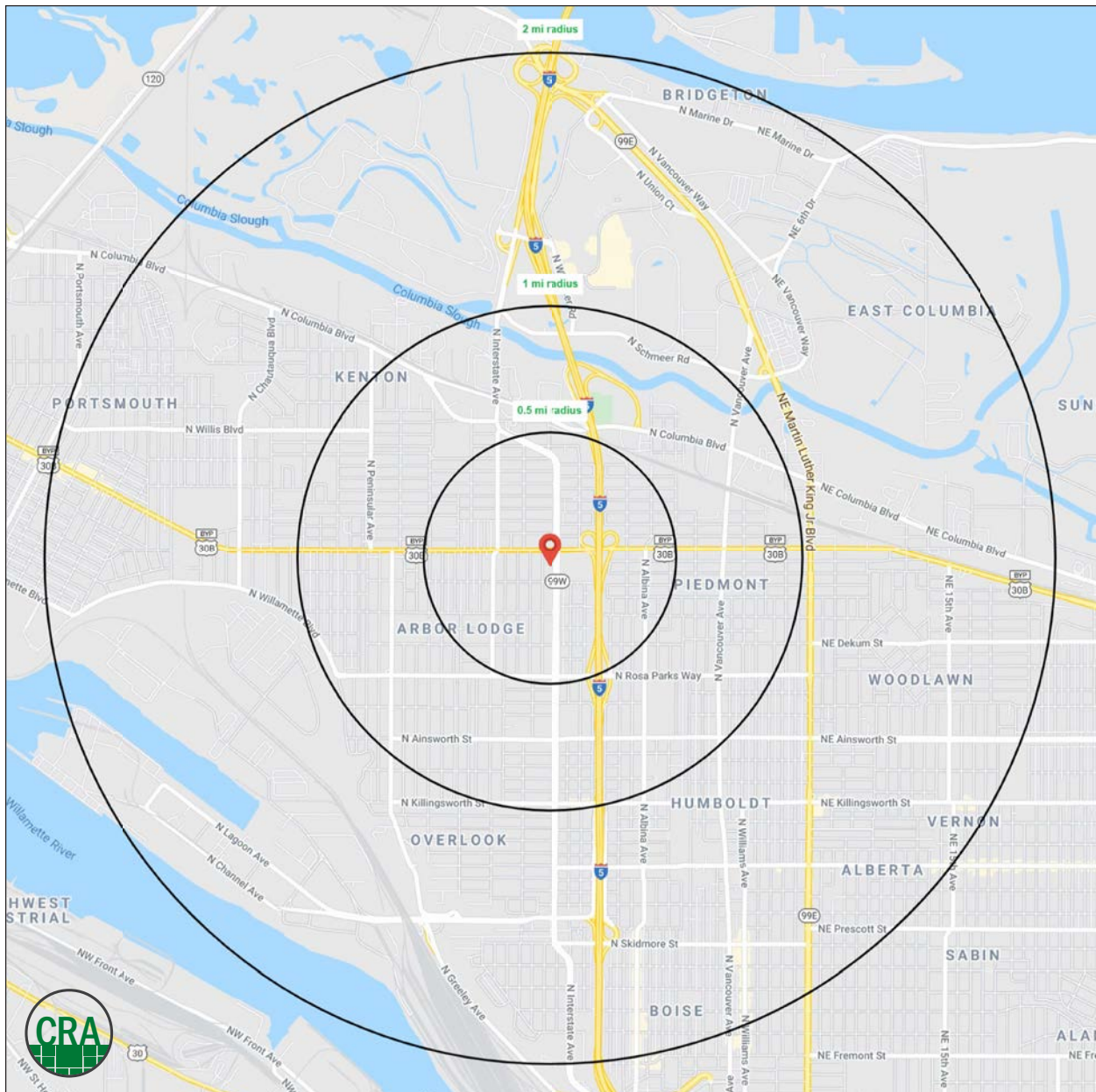
Source: Regis - SitesUSA (2021)	0.5 MILE	1 MILE	2 MILE
Estimated Population 2020	6,576	21,591	64,071
Projected Population 2025	6,745	22,181	65,948
Average HH Income	\$93,783	\$97,539	\$99,886
Total Households	2,886	9,262	26,699
Total Businesses	251	728	2,698
Daytime Demographics 16+	3,018	11,445	50,726

\$99,886

Average Household Income
2 MILE RADIUS

50,726

Daytime Demographics
Age 16 Years or Over
2 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5766/-122.6826

RS1

7409 N Interstate Ave

Portland, OR 97217

0.5 mi radius 1 mi radius 2 mi radius

		0.5 mi radius	1 mi radius	2 mi radius
POPULATION	2020 Estimated Population	6,576	21,591	64,071
	2025 Projected Population	6,745	22,181	65,948
	2010 Census Population	5,710	19,452	55,442
	2000 Census Population	5,481	18,675	52,816
	Projected Annual Growth 2020 to 2025	0.5%	0.5%	0.6%
	Historical Annual Growth 2000 to 2020	1.0%	0.8%	1.1%
HOUSEHOLDS	2020 Median Age	35.0	36.3	34.6
	2020 Estimated Households	2,886	9,262	26,699
	2025 Projected Households	3,077	9,888	28,608
	2010 Census Households	2,462	8,169	22,528
	2000 Census Households	2,278	7,543	20,239
	Projected Annual Growth 2020 to 2025	1.3%	1.4%	1.4%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	1.3%	1.1%	1.6%
	2020 Estimated White	72.0%	69.2%	65.7%
	2020 Estimated Black or African American	9.0%	12.7%	15.0%
	2020 Estimated Asian or Pacific Islander	6.7%	6.0%	5.0%
	2020 Estimated American Indian or Native Alaskan	0.9%	0.9%	1.1%
	2020 Estimated Other Races	11.4%	11.2%	13.1%
INCOME	2020 Estimated Hispanic	9.9%	10.0%	13.7%
	2020 Estimated Average Household Income	\$93,783	\$97,539	\$99,886
	2020 Estimated Median Household Income	\$84,238	\$80,530	\$82,455
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$41,201	\$41,916	\$41,769
	2020 Estimated Elementary (Grade Level 0 to 8)	2.8%	3.3%	3.0%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.7%	3.4%
	2020 Estimated High School Graduate	12.6%	14.2%	14.1%
	2020 Estimated Some College	22.1%	21.3%	20.4%
	2020 Estimated Associates Degree Only	6.7%	6.6%	6.8%
	2020 Estimated Bachelors Degree Only	31.9%	33.6%	33.0%
BUSINESS	2020 Estimated Graduate Degree	21.3%	18.3%	19.3%
	2020 Estimated Total Businesses	251	728	2,698
	2020 Estimated Total Employees	1,493	5,811	34,175
	2020 Estimated Employee Population per Business	5.9	8.0	12.7
	2020 Estimated Residential Population per Business	26.2	29.7	23.7

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:

ALEX MACLEAN 503.709.3563 | alex@cra-nw.com

BOB LEFEBER 503.807.4174 | bob@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**

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