

RESTAURANT/RETAIL/STUDIO SPACE 8628 SE 17TH AVENUE

FOR LEASE ► SELLWOOD NEIGHBORHOOD

ADDRESS

8628 SE 17th Avenue in Portland, Oregon

AVAILABLE SPACE

1,011 SF & 1,217 SF
(can be combined for 2,228 SF total),
plus exclusive covered outdoor patio

RENTAL RATE

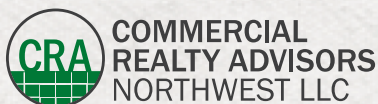
\$22.00/SF/YR, NNN

TRAFFIC COUNTS

SE 17th Avenue – 20,378 ADT ('18)

HIGHLIGHTS

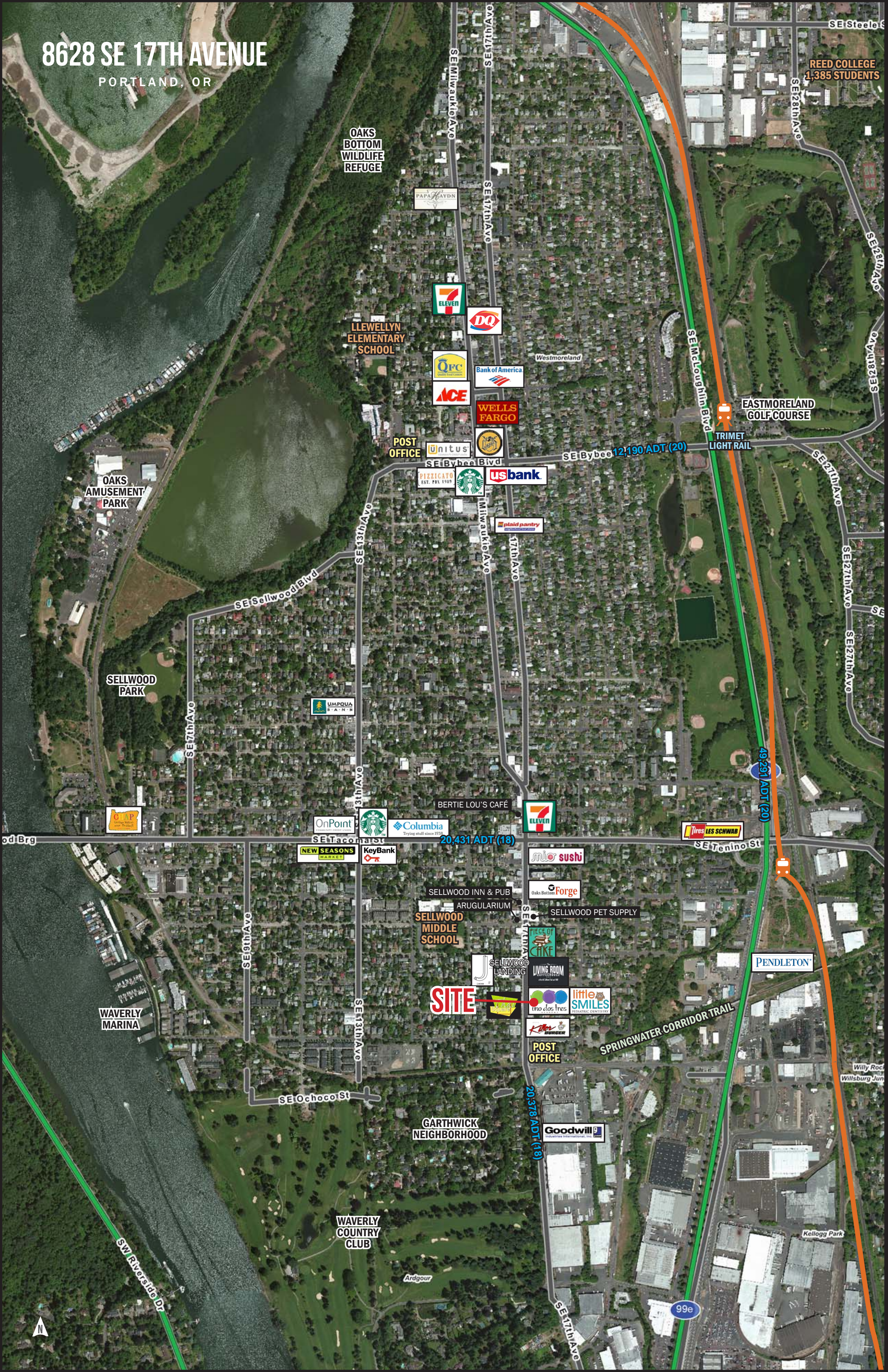
- 2nd generation space with private office, ADA restroom, storage closet, and large, open studio
- Opportunity to combine with adjacent vacancy
- Excellent location on busy SE 17th Avenue in the Sellwood neighborhood and adjacent to the affluent Garthwick residential neighborhood. This opportunity is adjacent to the successful immersion school Uno Dos Tres Academy (newly expanded) and nearby to Killer Burger and Little Smiles Pediatric Dentistry, among other neighborhood businesses.
- Type 1 venting capability in south space for restaurant use
- Available now!



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8628 SE 17TH AVENUE PORTLAND, OR



OAKS
BOTTOM
WILDLIFE
REFUGE

REED COLLEGE
1,385 STUDENTS

LLEWELLYN
ELEMENTARY
SCHOOL

EASTMORELAND
GOLF COURSE

OAKS
AMUSEMENT
PARK

SELLWOOD
PARK

WAVERLY
MARINA

GARTHWICK
NEIGHBORHOOD

WAVERLY
COUNTRY
CLUB

SITE



POST OFFICE



20,431 ADT (18)



SELLWOOD INN & PUB

ARUGULARIUM

SELLWOOD MIDDLE SCHOOL



SELLWOOD PET SUPPLY



POST OFFICE

20,378 ADT (18)



PENDLETON

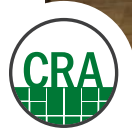
SPRINGWATER CORRIDOR TRAIL

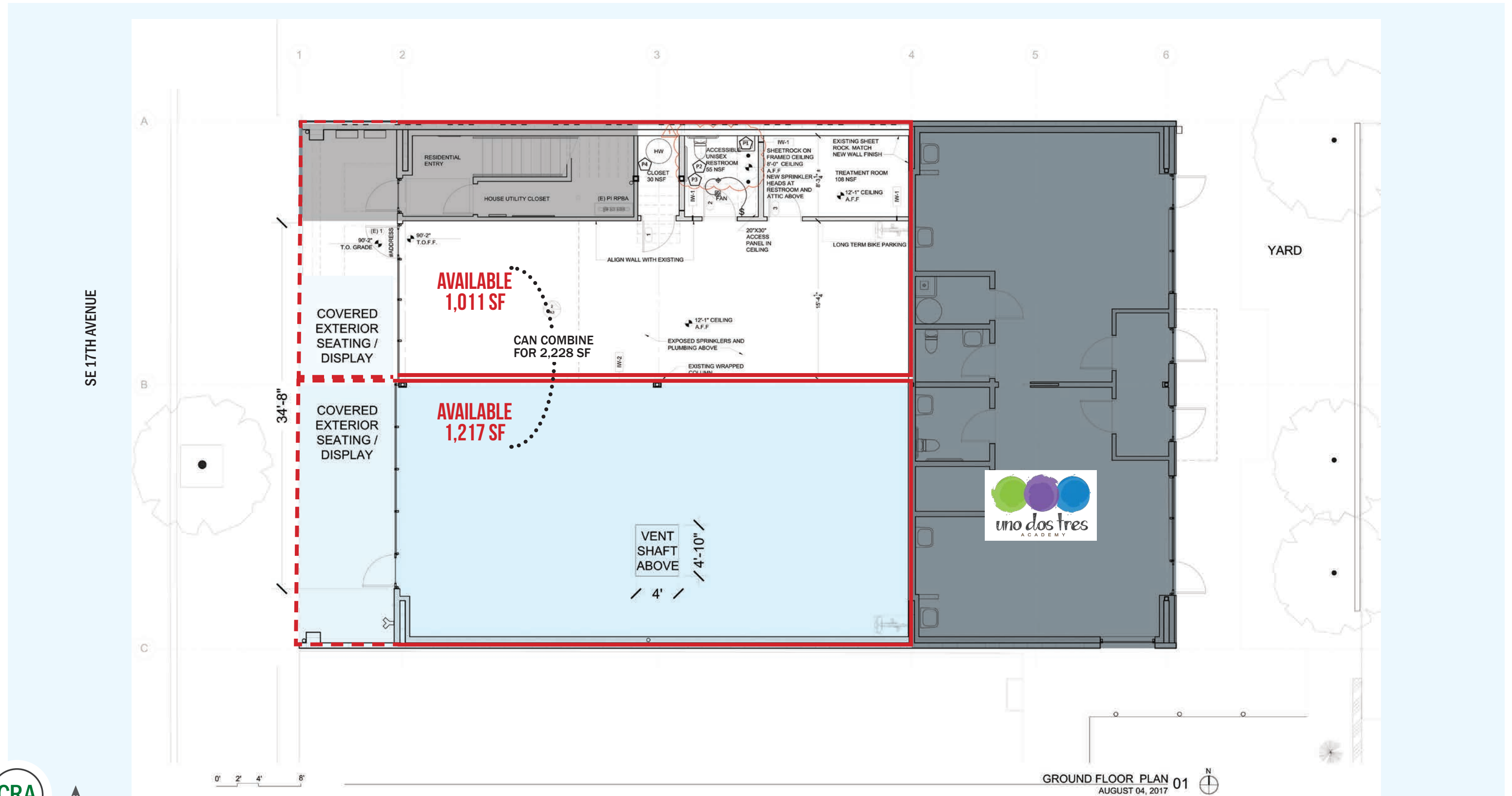
Willy Roc
Willsburg Jun

Kellogg Park

99e







8628 SE 17TH AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)

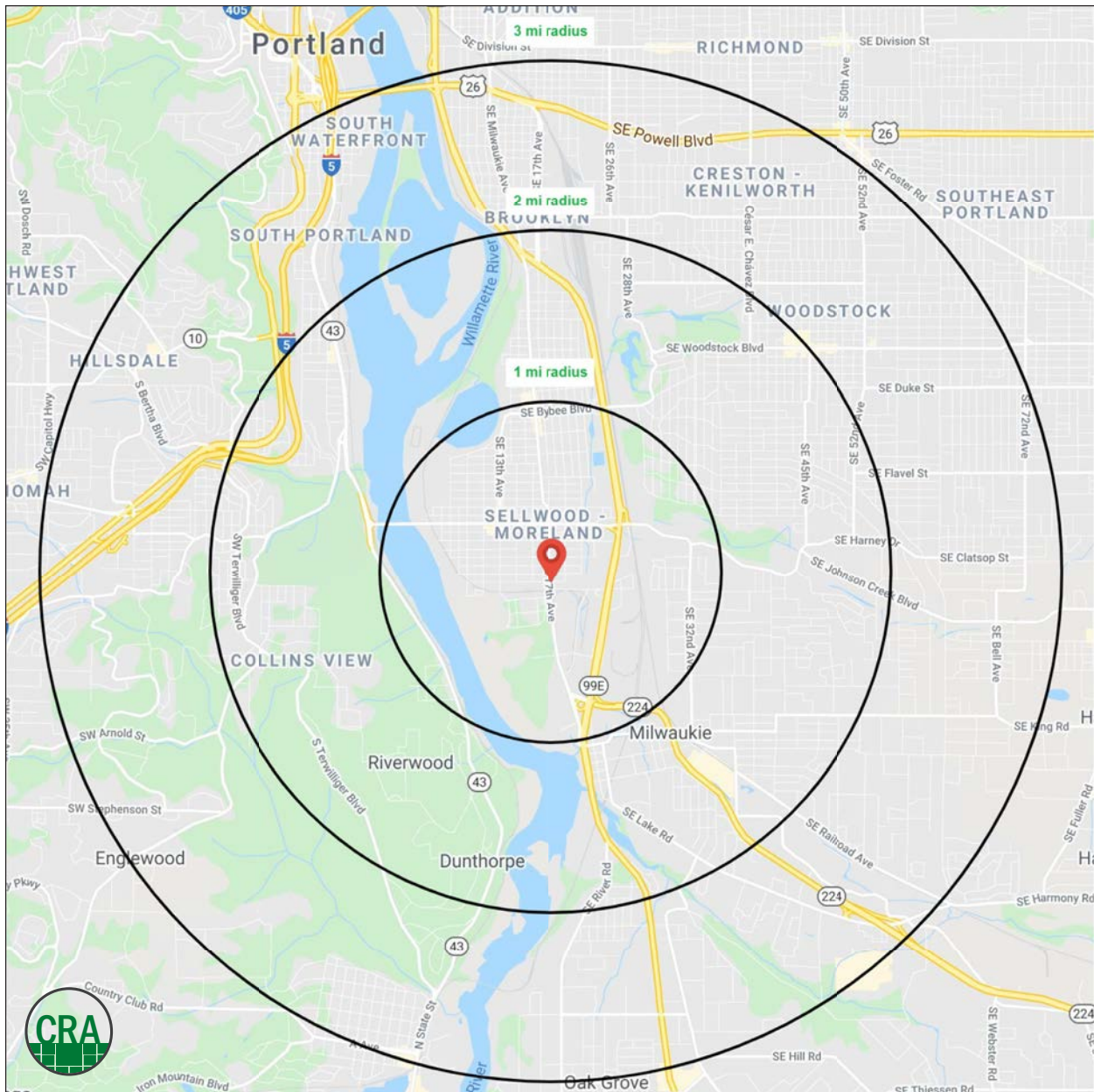
	1 MILE	2 MILE	3 MILE
Estimated Population 2020	13,546	49,369	129,453
Projected Population 2025	13,943	50,841	133,155
Average HH Income	\$113,901	\$123,060	\$110,553
Median Home Value	\$516,263	\$507,962	\$470,720
Daytime Demographics 16+	9,947	34,585	99,162
Some College or Higher	87.2%	84.3%	80.8%

\$113,901

Average Household Income
1 MILE RADIUS

\$516,263

Median Home Value
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4602/-122.6468

RS1

8628 SE 17th Ave		1 mi radius	2 mi radius	3 mi radius
Portland, OR 97202				
POPULATION	2020 Estimated Population	13,546	49,369	129,453
	2025 Projected Population	13,943	50,841	133,155
	2010 Census Population	12,060	45,949	116,976
	2000 Census Population	11,398	43,982	111,607
	Projected Annual Growth 2020 to 2025	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	0.9%	0.6%	0.8%
HOUSEHOLDS	2020 Median Age	38.9	38.8	39.0
	2020 Estimated Households	6,364	21,489	57,673
	2025 Projected Households	6,783	22,864	61,296
	2010 Census Households	5,556	19,615	50,768
	2000 Census Households	5,258	18,940	47,997
	Projected Annual Growth 2020 to 2025	1.3%	1.3%	1.3%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	1.1%	0.7%	1.0%
	2020 Estimated White	86.6%	86.8%	83.4%
	2020 Estimated Black or African American	2.1%	1.9%	2.7%
	2020 Estimated Asian or Pacific Islander	3.9%	4.4%	5.8%
	2020 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.8%
	2020 Estimated Other Races	6.5%	6.1%	7.3%
INCOME	2020 Estimated Hispanic	6.8%	6.3%	7.9%
	2020 Estimated Average Household Income	\$113,901	\$123,060	\$110,553
	2020 Estimated Median Household Income	\$87,790	\$95,412	\$89,468
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$53,565	\$53,953	\$49,474
	2020 Estimated Elementary (Grade Level 0 to 8)	0.9%	0.9%	1.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.4%	3.1%
	2020 Estimated High School Graduate	10.2%	12.5%	14.3%
	2020 Estimated Some College	20.9%	20.3%	20.6%
	2020 Estimated Associates Degree Only	7.0%	6.6%	7.2%
BUSINESS	2020 Estimated Bachelors Degree Only	33.3%	32.1%	30.0%
	2020 Estimated Graduate Degree	26.1%	25.2%	23.1%
	2020 Estimated Total Businesses	688	2,299	6,200
	2020 Estimated Total Employees	5,680	18,305	58,904
	2020 Estimated Employee Population per Business	8.3	8.0	9.5
	2020 Estimated Residential Population per Business	19.7	21.5	20.9

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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