

DO NOT DISTURB TENANT

RESTAURANT

— FOR LEASE —



LOCATION

9880 SE Washington St
Portland, OR 97216

AVAILABLE SPACE

- 6,200 SF Restaurant for lease

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SE Washington St – 22,751 ADT ('25)
I-205 – 155,506 ADT ('24)

HIGHLIGHTS

- Restaurant available for lease in Mall 205 with existing infrastructure in place
- Great location with strong traffic and regional access from I-205
- Nearby tenants include Olive Garden, Chipotle, Home Depot, Target, Burlington (opening soon), McMenamins, Chick-fil-A, Arby's, OnPoint Credit Union, US Bank, and many more!
- Available October 2026
- PLEASE DO NOT DISTURB TENANT



COMMERCIAL
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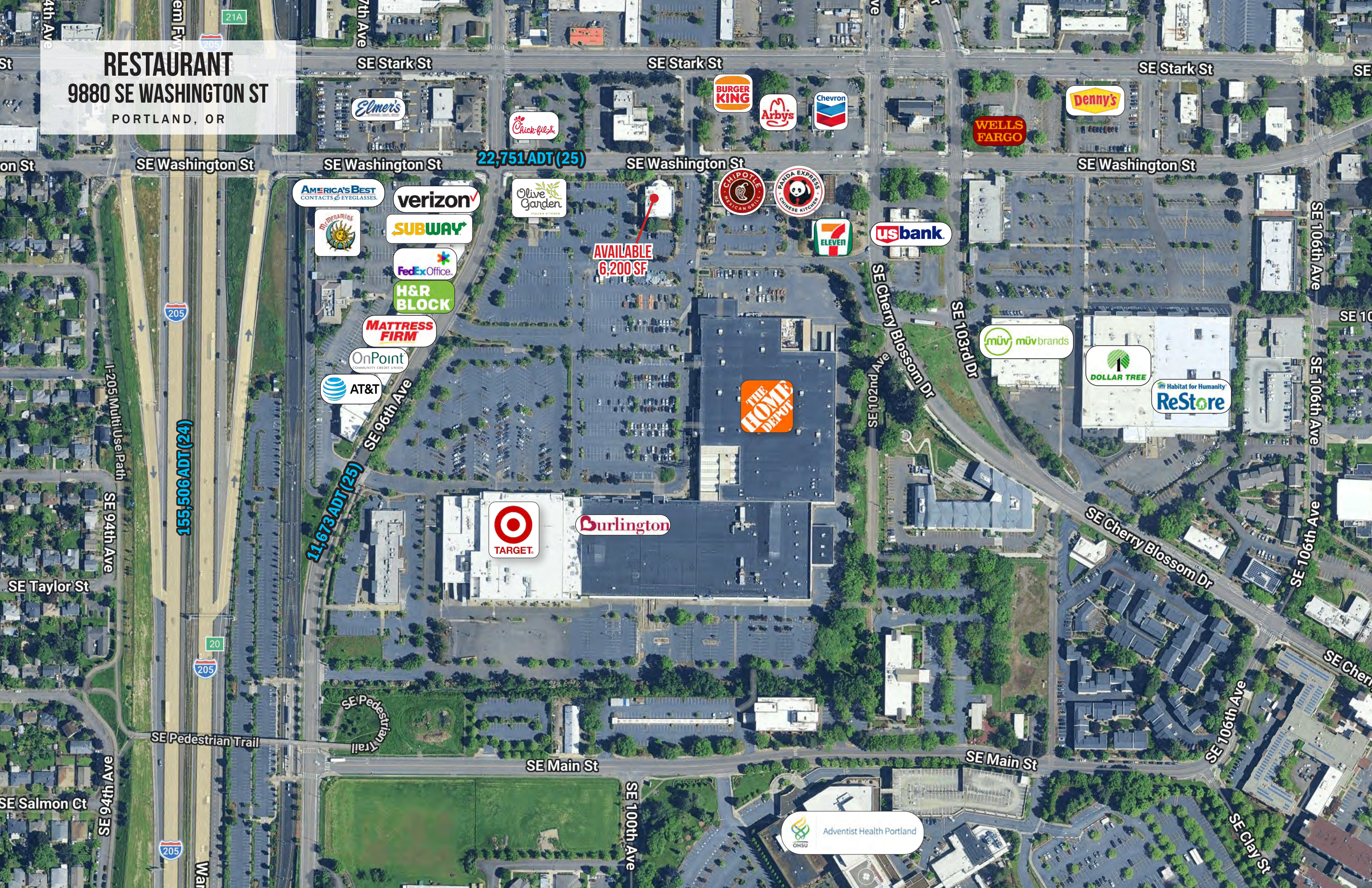
RESTAURANT
9880 SE WASHINGTON ST
PORTLAND, OR

22,751 ADT (25)

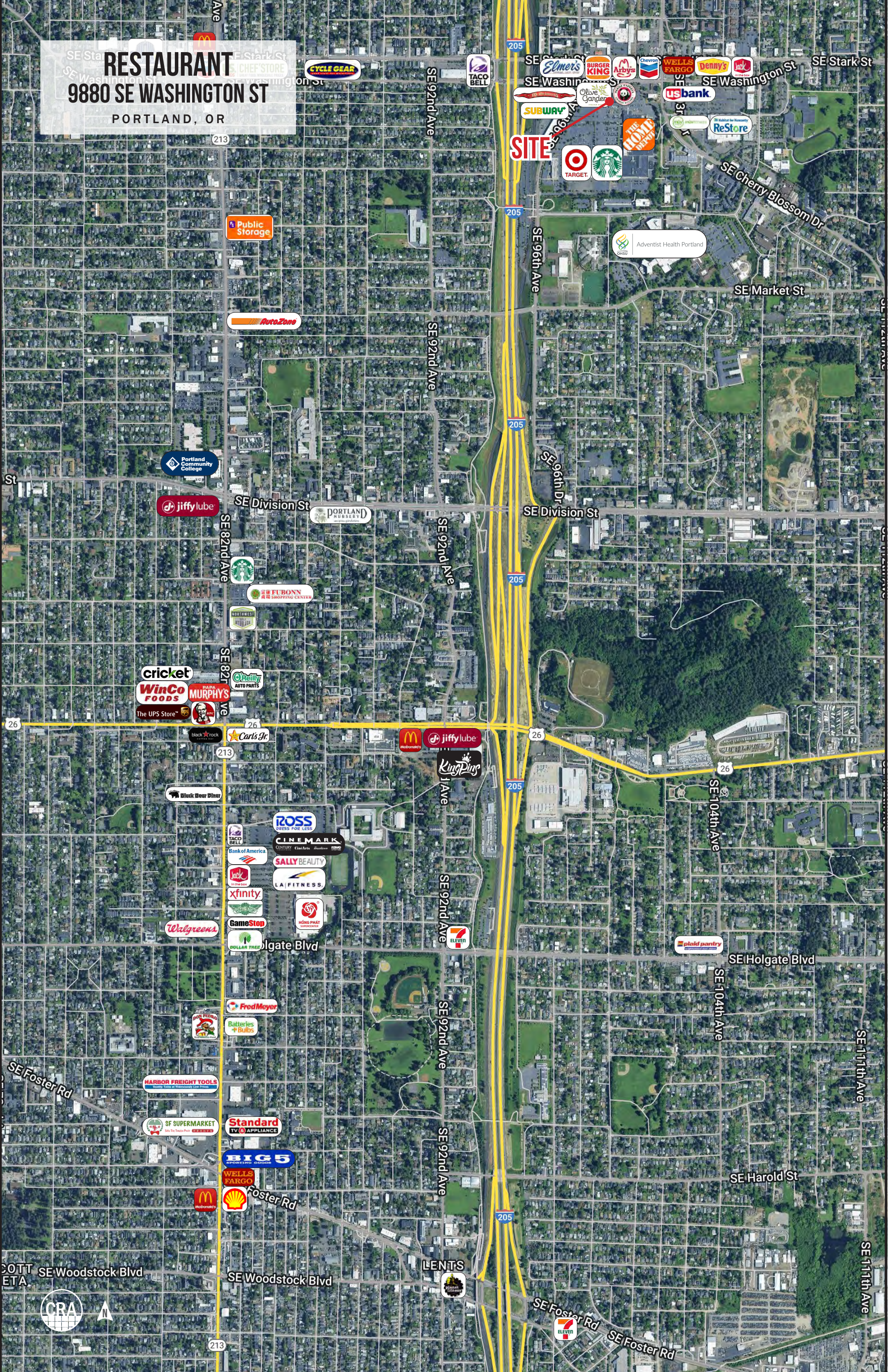
**AVAILABLE
6,200 SF**

11,673 ADT (25)

153,506 ADT (24)



RESTAURANT
9880 SE WASHINGTON ST
PORTLAND, OR



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PORTLAND, OR

DEMOGRAPHIC SUMMARY

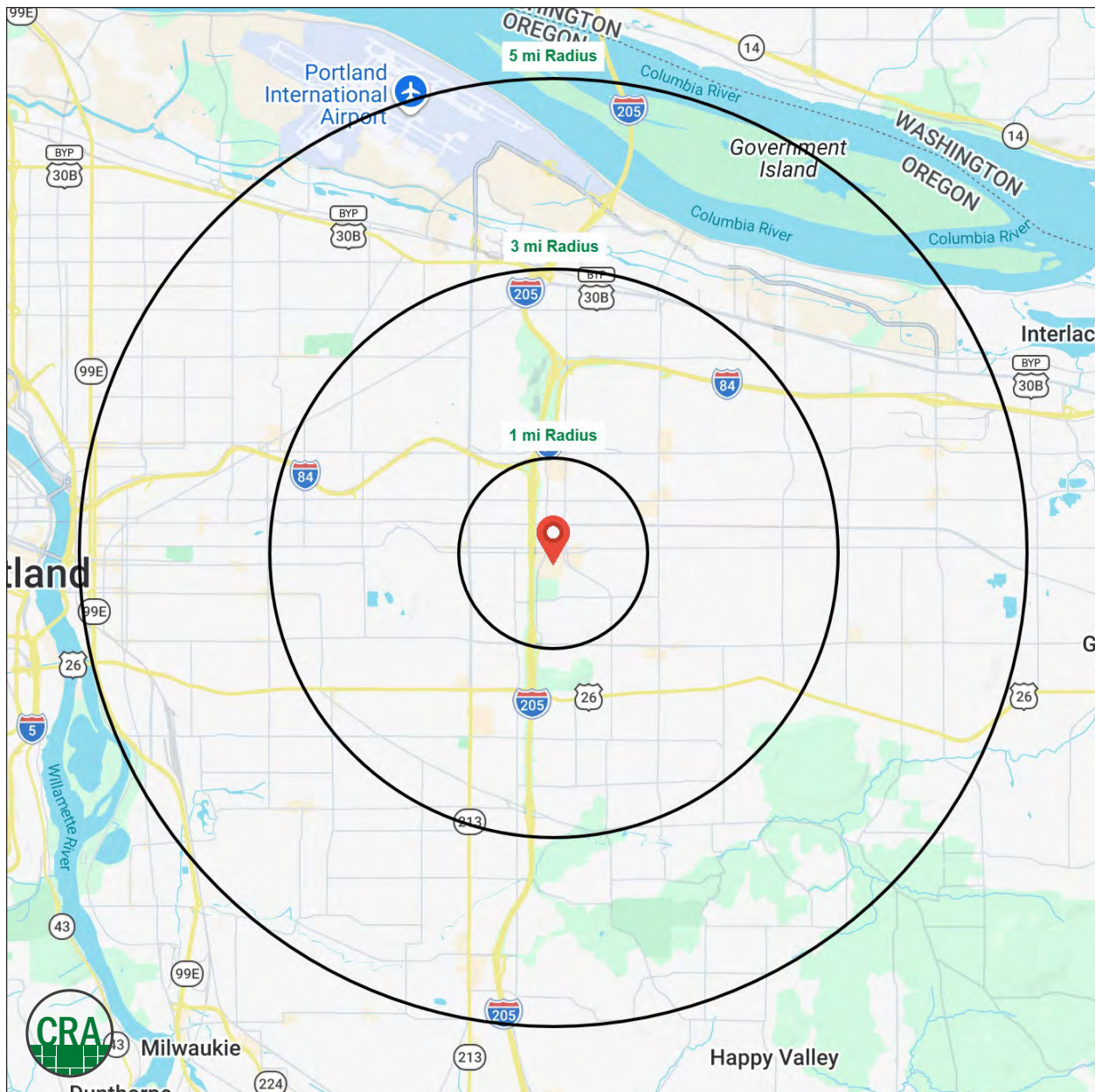
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	20,863	191,866	426,824
Estimated Households 2026	8,724	78,622	179,813
Average HH Income	\$99,713	\$117,933	\$125,786
Median Home Value	\$476,047	\$530,850	\$577,526
Daytime Demographics 16+	22,114	119,452	316,218
Some College or Higher	65.9%	69.6%	73.2%

\$117,933

Average Household Income
3 MILE RADIUS

39.3

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: 45.518/-122.5607

9880 SE Washington St Portland, OR 97216	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	20,863	191,866	426,824
2031 Projected Population	20,647	185,976	417,093
2020 Census Population	21,257	202,778	446,291
2010 Census Population	19,349	188,527	411,310
Projected Annual Growth 2026 to 2031	-0.2%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2026	0.5%	0.1%	0.2%
2026 Median Age	39.3	38.6	38.4
Households			
2026 Estimated Households	8,724	78,622	179,813
2031 Projected Households	8,594	75,796	175,277
2020 Census Households	8,377	79,011	179,002
2010 Census Households	7,809	73,812	164,151
Projected Annual Growth 2026 to 2031	-0.3%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2026	0.7%	0.4%	0.6%
Race and Ethnicity			
2026 Estimated White	63.2%	64.5%	67.4%
2026 Estimated Black or African American	9.2%	7.6%	6.6%
2026 Estimated Asian or Pacific Islander	12.8%	12.9%	10.8%
2026 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.9%
2026 Estimated Other Races	13.8%	14.0%	14.3%
2026 Estimated Hispanic	14.1%	14.0%	14.1%
Income			
2026 Estimated Average Household Income	\$99,713	\$117,933	\$125,786
2026 Estimated Median Household Income	\$76,423	\$91,081	\$97,969
2026 Estimated Per Capita Income	\$42,343	\$48,680	\$53,308
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	4.9%	4.5%	4.0%
2026 Estimated Some High School (Grade Level 9 to 11)	5.6%	5.3%	4.4%
2026 Estimated High School Graduate	23.6%	20.5%	18.4%
2026 Estimated Some College	21.2%	19.5%	19.5%
2026 Estimated Associates Degree Only	9.3%	7.7%	7.4%
2026 Estimated Bachelors Degree Only	25.1%	26.6%	28.1%
2026 Estimated Graduate Degree	10.3%	15.8%	18.2%
Business			
2026 Estimated Total Businesses	1,164	9,266	25,340
2026 Estimated Total Employees	15,885	63,766	195,283
2026 Estimated Employee Population per Business	13.6	6.9	7.7
2026 Estimated Residential Population per Business	17.9	20.7	16.8

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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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