

RETAIL FOR LEASE

CAPITOL CORNER

PORTLAND, OREGON



LOCATION

10075 SW Barbur Blvd, Portland, OR 97219

AVAILABLE SPACE

- 1,300 SF
- 1,228 SF

RENTAL RATE

\$26.00/SF/YR, NNN

TRAFFIC COUNTS

I-5 - 126,259 ADT ('22)

Barbur Blvd (Hwy 99W) - 16,839 ADT ('22)

Capitol Hwy - 17,986 ADT ('22)

HIGHLIGHTS

This high profile shopping center provides tenant signage and visibility to I-5. Due to its freeway location, it draws from the entire close-in west side area of Portland and the Lake Oswego/ Mountain Park trade areas. Retailers in the immediate area include McDonald's, Domino's, Starbucks and Black Rock.

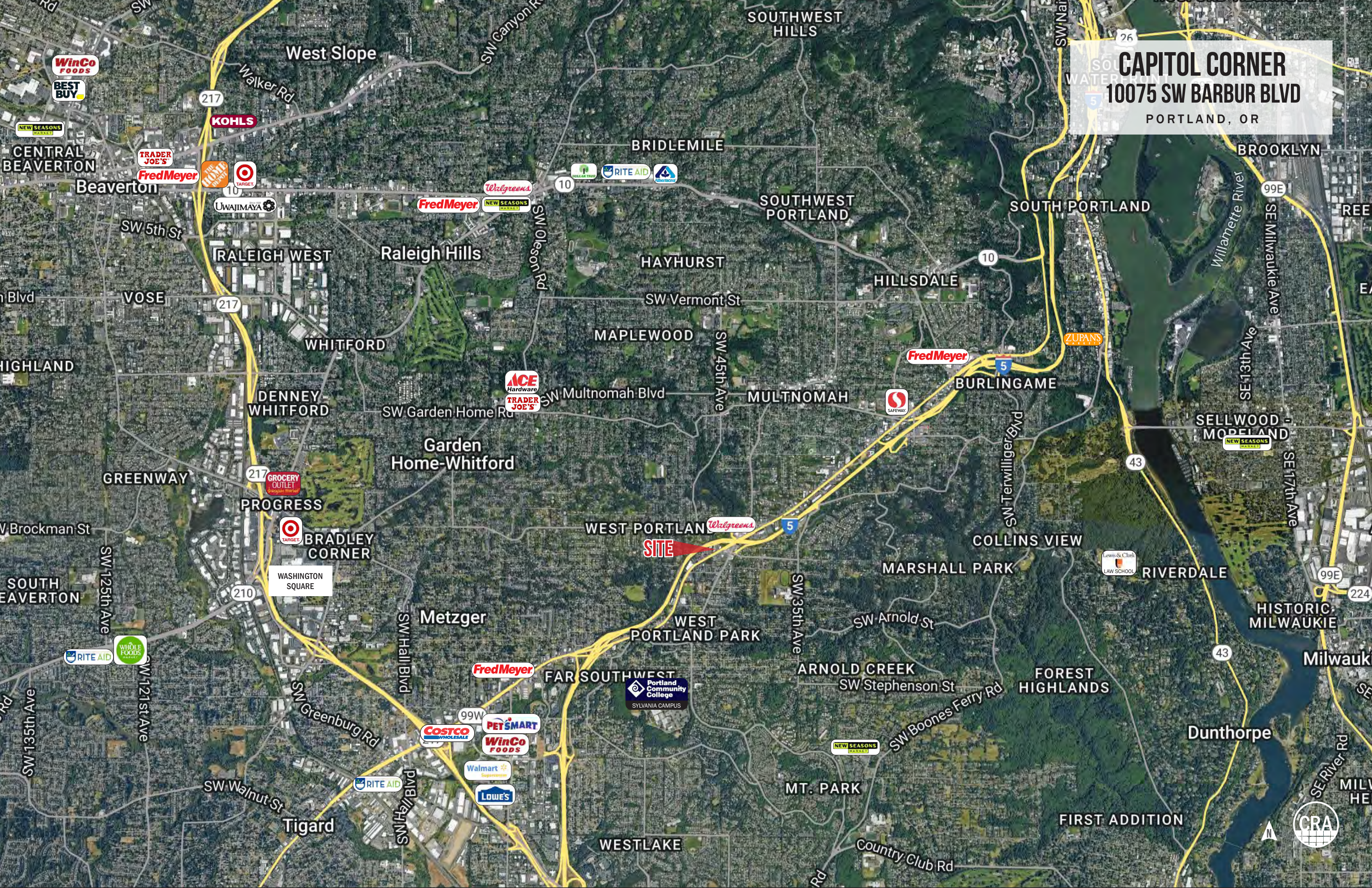


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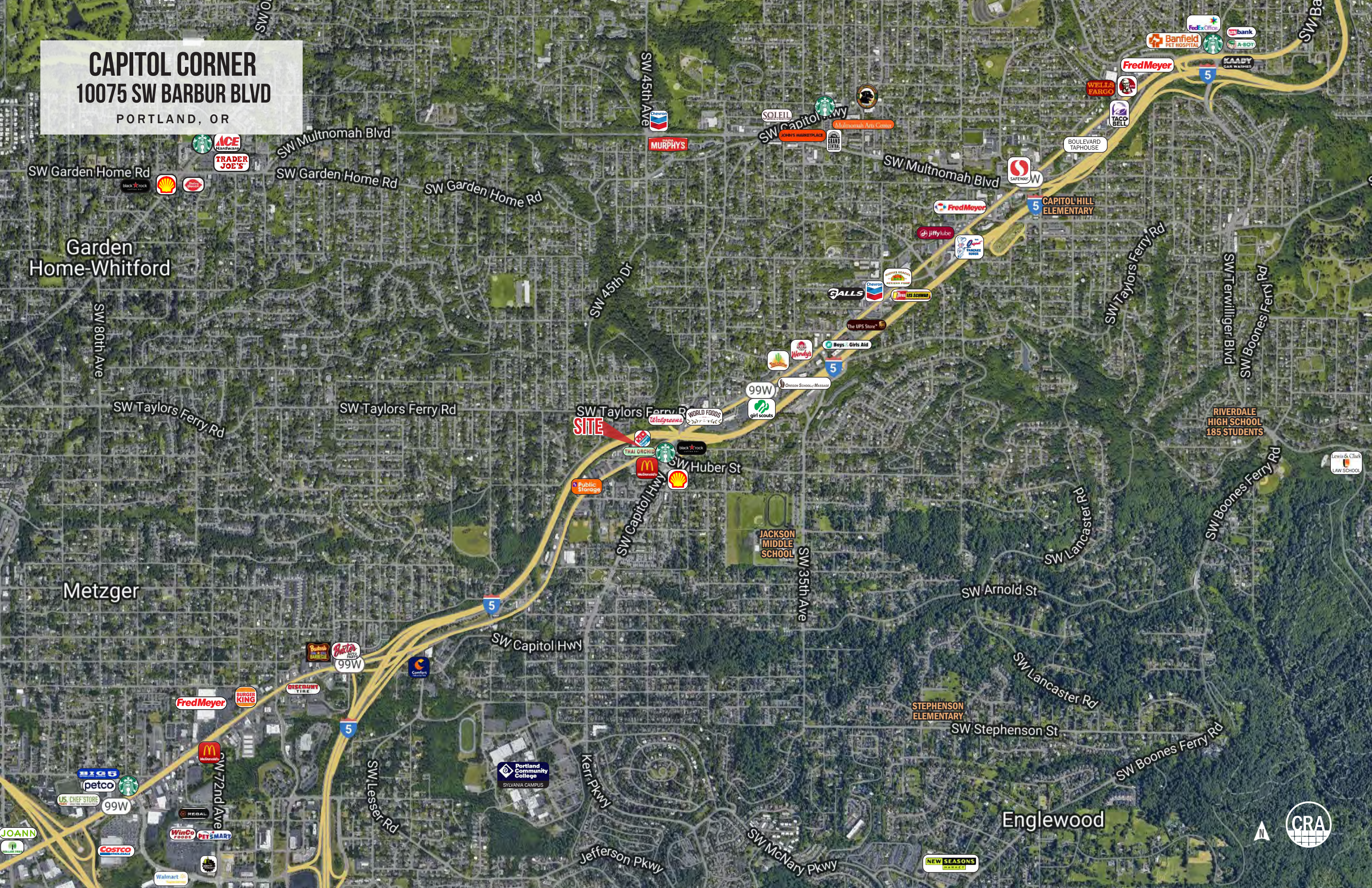
CAPITOL CORNER
10075 SW BARBUR BLVD
PORTLAND, OR



SITE



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SITE PLAN

CAPITOL CORNER 10075 SW BARBUR BLVD PORTLAND, OR



CAPITOL CORNER

10075 SW BARBUR BLVD

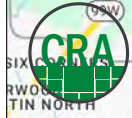
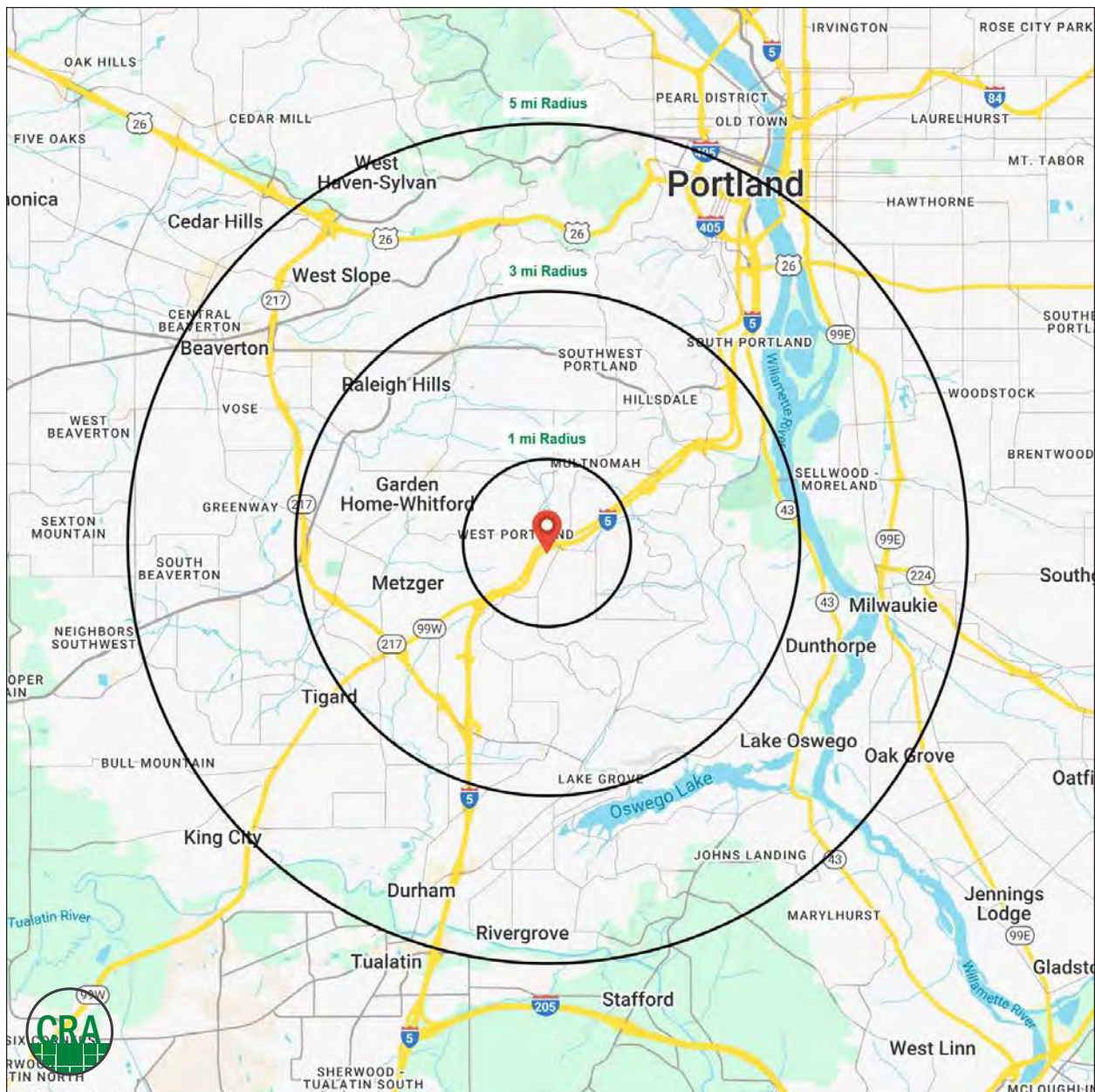
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	14,206	108,605	320,331
Estimated Households	6,076	47,292	135,085
Average HH Income	\$165,853	\$162,367	\$151,017
Median Home Value	\$597,160	\$684,736	\$681,915
Daytime Demographics 16+	8,679	97,026	312,606
Some College or Higher	73.0%	79.1%	79.6%

\$165,853
Average Household Income
1 MILE RADIUS

40.8
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4531/-122.724

Capitol Corner Portland, OR 97219	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	14,206	108,605	320,331
2029 Projected Population	13,366	107,151	315,507
2020 Census Population	14,672	107,309	317,379
2010 Census Population	14,228	101,257	293,022
Projected Annual Growth 2024 to 2029	-1.2%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	-	0.5%	0.7%
2024 Median Age	40.8	41.6	41.1
Households			
2024 Estimated Households	6,076	47,292	144,971
2029 Projected Households	5,776	47,167	144,421
2020 Census Households	6,301	46,260	140,521
2010 Census Households	6,133	44,056	129,531
Projected Annual Growth 2024 to 2029	-1.0%	-	-
Historical Annual Growth 2010 to 2024	-	0.5%	0.9%
Race and Ethnicity			
2024 Estimated White	77.9%	78.1%	76.5%
2024 Estimated Black or African American	4.8%	2.7%	2.7%
2024 Estimated Asian or Pacific Islander	6.4%	7.6%	7.9%
2024 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.6%
2024 Estimated Other Races	10.4%	11.1%	12.3%
2024 Estimated Hispanic	8.6%	9.9%	11.4%
Income			
2024 Estimated Average Household Income	\$165,853	\$162,367	\$151,017
2024 Estimated Median Household Income	\$121,177	\$117,919	\$110,890
2024 Estimated Per Capita Income	\$70,967	\$70,867	\$68,528
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.5%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	1.4%	1.5%	2.1%
2024 Estimated High School Graduate	8.8%	10.7%	12.5%
2024 Estimated Some College	20.8%	17.7%	18.2%
2024 Estimated Associates Degree Only	7.7%	6.3%	6.7%
2024 Estimated Bachelors Degree Only	36.8%	36.4%	33.9%
2024 Estimated Graduate Degree	23.2%	26.0%	24.5%
Business			
2024 Estimated Total Businesses	951	8,863	26,961
2024 Estimated Total Employees	4,858	64,288	212,808
2024 Estimated Employee Population per Business	5.1	7.3	7.9
2024 Estimated Residential Population per Business	14.9	12.3	11.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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