

# CENTRAL LOFTS



**NEW MIXED-USE/RETAIL IN THE HEART OF ST. JOHNS!**

RENDERING

## LOCATION

7373 N Philadelphia Ave, Portland, Oregon  
At the corner of N Lombard & Philadelphia

## AVAILABLE SPACE

745 RSF - 2,939 RSF

## ASKING RENT

\$32.00/SF/YR, NNN

## TRAFFIC COUNTS

N Lombard St - 6,496 ADT ('20)

## HIGHLIGHTS

- Great opportunity for new/1st generation retail in the heart of St. Johns
- 30 apartment units above ground floor retail
- Excellent outdoor seating opportunity on corner (opens onto St. Johns Plaza)
- Ideal for retail, restaurant, café or bar use (note: no type 1 venting)
- Great corner visibility and area co-tenancy: Tienda Santa Cruz, Thai Cottage, Burgerville, Sol Bowl, Wood Fired Eats, US Bank and more.
- Project completion Fall 2021.

Walk Score

93

Bike Score

91

Transit Score

46



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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# CENTRAL LOFTS

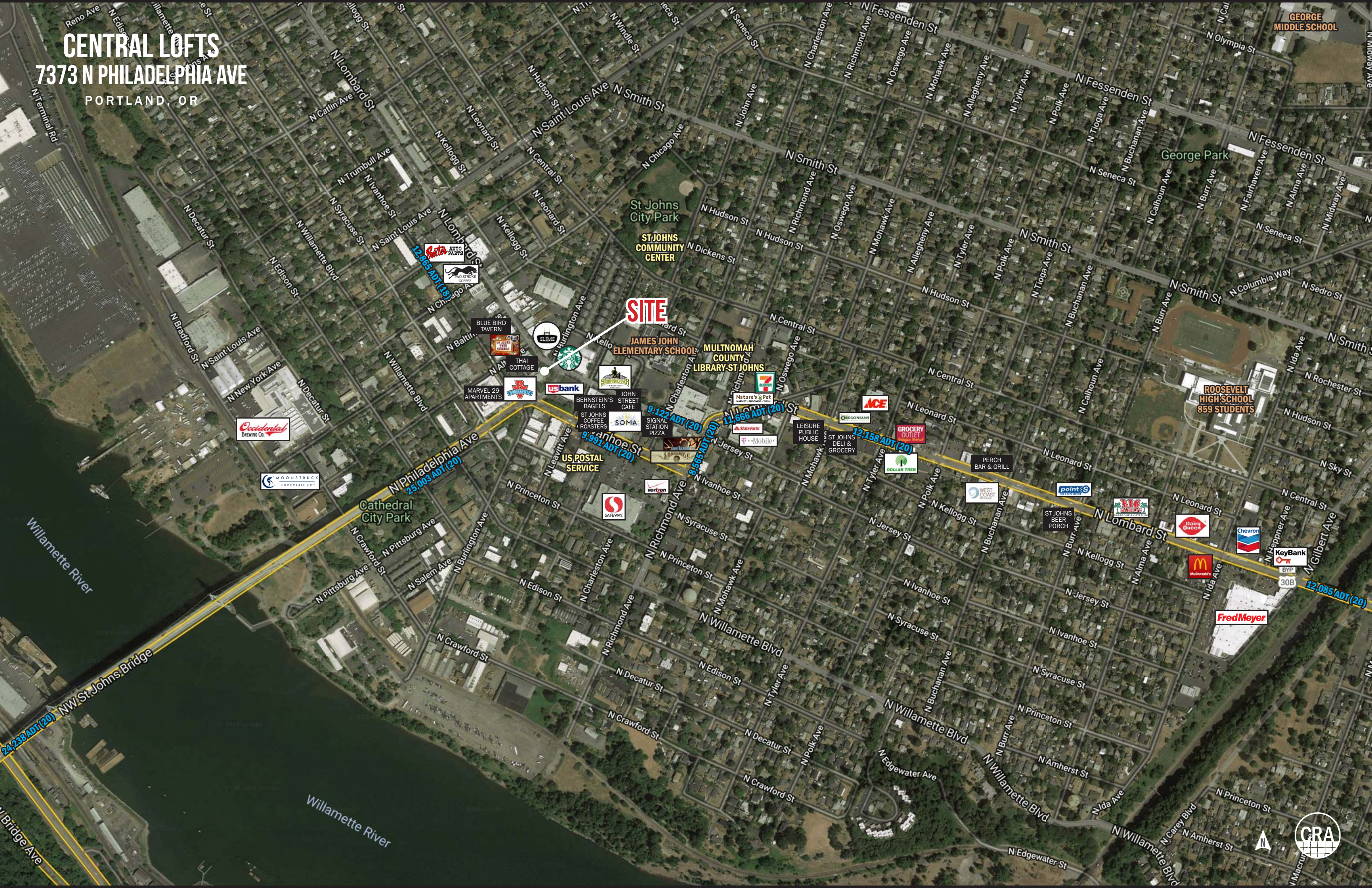
7373 N PHILADELPHIA AVE  
PORTLAND, OR

## RENDERINGS



# CENTRAL LOFTS

7373 N PHILADELPHIA AVE  
PORTLAND, OR



**SITE**

ST. JOHNS COMMUNITY CENTER

JAMES JOHN ELEMENTARY SCHOOL

MULTNOMAH COUNTY LIBRARY - ST. JOHNS

GEORGE MIDDLE SCHOOL

George Park

ROOSEVELT HIGH SCHOOL  
859 STUDENTS

Cathedral City Park

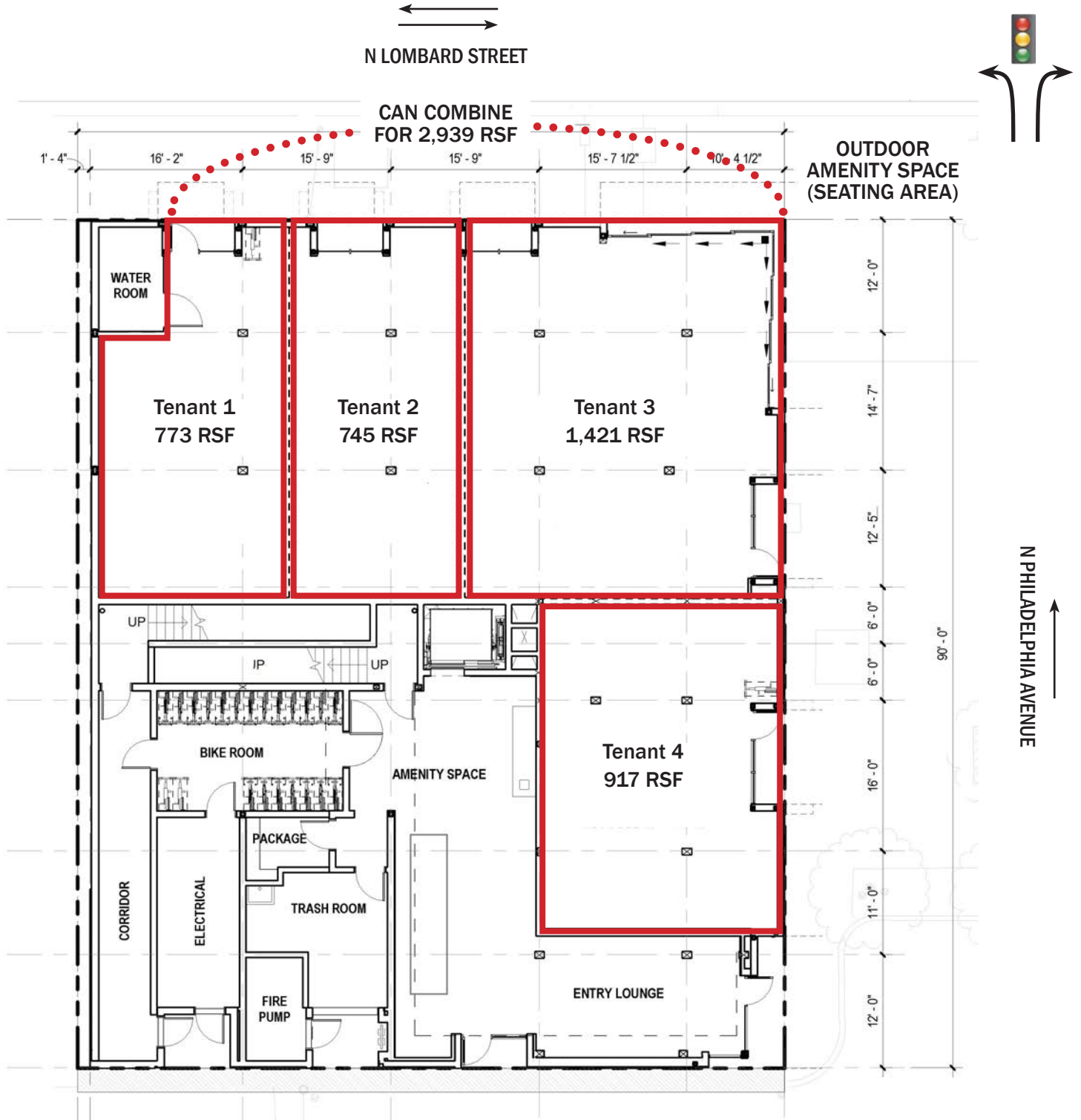


# CENTRAL LOFTS

## 7373 N PHILADELPHIA AVE

PORTLAND, OR

### SITE PLAN



# CENTRAL LOFTS

## 7373 N PHILADELPHIA AVE

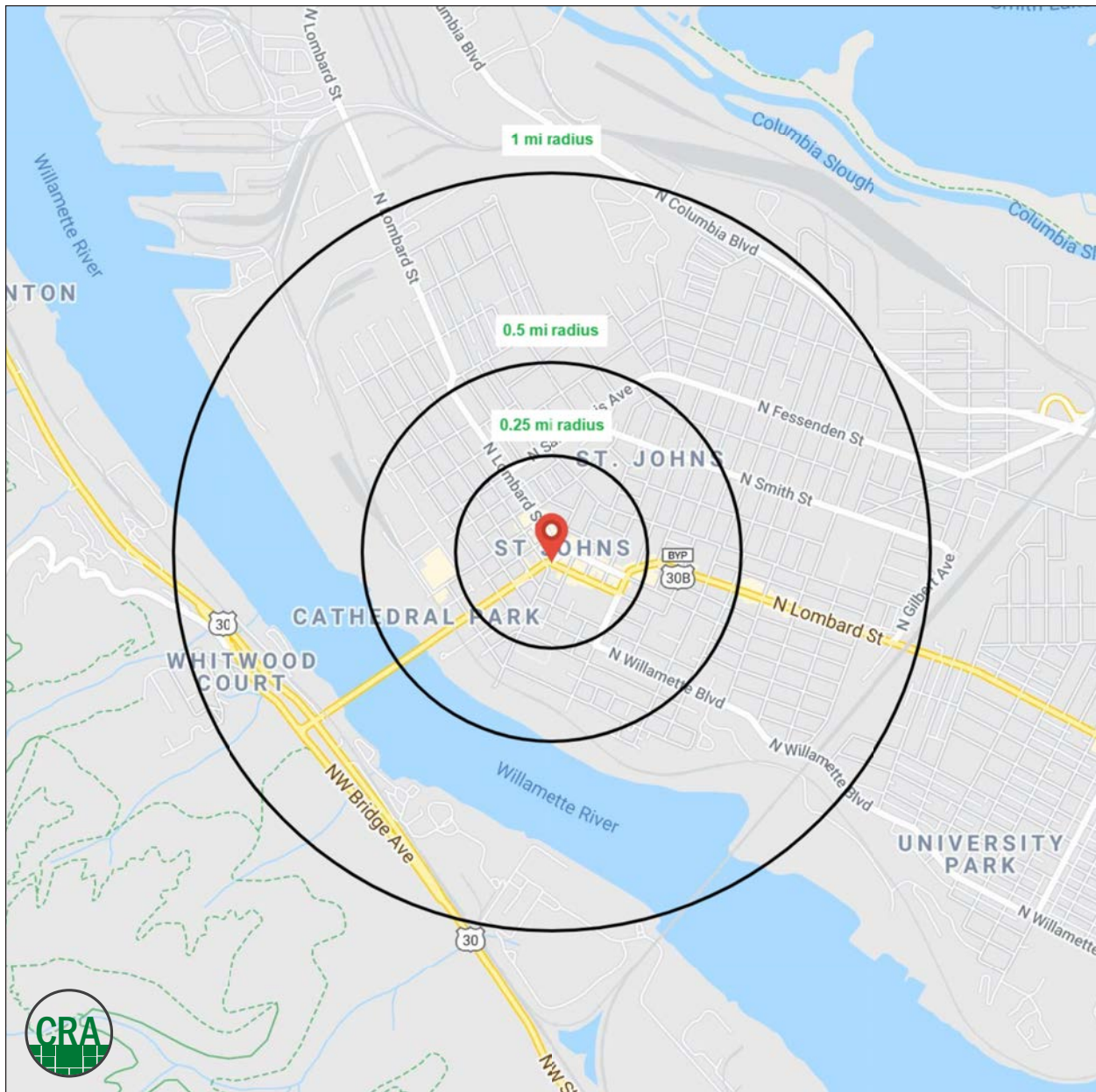
PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	.25 MILE	.5 MILE	1 MILE
Estimated Population 2020	2,518	6,326	15,886
Projected Population 2025	2,622	6,565	16,460
Average HH Income	\$103,025	\$99,667	\$90,104
Median Home Value	\$390,508	\$392,478	\$386,384
Daytime Demographics 16+	1,677	3,570	8,662
Some College or Higher	76.7%	74.3%	73.4%

# 32.8

Median Age  
½ MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.59/-122.7551

RS1

7373 N Philadelphia Ave		0.25 mi radius	0.5 mi radius	1 mi radius
Portland, OR 97203				
<b>POPULATION</b>	2020 Estimated Population	2,518	6,326	15,886
	2025 Projected Population	2,622	6,565	16,460
	2010 Census Population	1,390	4,929	13,894
	2000 Census Population	1,273	4,580	12,946
	Projected Annual Growth 2020 to 2025	0.8%	0.8%	0.7%
	Historical Annual Growth 2000 to 2020	4.9%	1.9%	1.1%
	2020 Median Age	31.9	32.8	33.9
<b>HOUSEHOLDS</b>	2020 Estimated Households	1,262	3,025	6,859
	2025 Projected Households	1,357	3,257	7,394
	2010 Census Households	675	2,282	5,817
	2000 Census Households	558	1,945	5,002
	Projected Annual Growth 2020 to 2025	1.5%	1.5%	1.6%
	Historical Annual Growth 2000 to 2020	6.3%	2.8%	1.9%
<b>RACE AND ETHNICITY</b>	2020 Estimated White	70.9%	71.4%	66.3%
	2020 Estimated Black or African American	6.1%	6.2%	8.8%
	2020 Estimated Asian or Pacific Islander	4.1%	4.1%	5.2%
	2020 Estimated American Indian or Native Alaskan	2.1%	1.8%	1.9%
	2020 Estimated Other Races	16.8%	16.6%	17.9%
	2020 Estimated Hispanic	22.7%	21.9%	21.2%
<b>INCOME</b>	2020 Estimated Average Household Income	\$103,025	\$99,667	\$90,104
	2020 Estimated Median Household Income	\$74,602	\$80,060	\$75,693
	2020 Estimated Per Capita Income	\$51,625	\$47,668	\$38,908
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.2%	4.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.2%	5.6%	5.8%
	2020 Estimated High School Graduate	16.6%	18.0%	16.7%
	2020 Estimated Some College	18.3%	17.3%	19.2%
	2020 Estimated Associates Degree Only	7.7%	7.0%	7.5%
	2020 Estimated Bachelors Degree Only	31.4%	30.3%	29.7%
	2020 Estimated Graduate Degree	19.3%	19.7%	17.0%
<b>BUSINESS</b>	2020 Estimated Total Businesses	199	363	617
	2020 Estimated Total Employees	1,139	2,019	4,480
	2020 Estimated Employee Population per Business	5.7	5.6	7.3
	2020 Estimated Residential Population per Business	12.6	17.4	25.7

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:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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