

PORTLAND, OR FREMONT PRIME CORNER



ADDRESS

4951 NE Fremont St
Portland, OR 97213

AVAILABLE SPACE

- 2,232 SF retail or restaurant space
Second generation café

RENTAL RATE

\$34/SF/YR, NNN

HIGHLIGHTS

- Prime corner location on the busy NE Fremont commercial corridor
- Second generation café space with infrastructure, HVAC, lighting, and ADA bathrooms in place
- Outdoor seating available
- Local ownership
- Nearby tenants include Hi-Top Tavern, Bikram Yoga, Pip's Doughnuts, Amalfi's Italian, Pizza Nostra, Bang Bang Thai, and many more!

TRAFFIC COUNTS

NE Fremont – 10,395 ADT ('22)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Sam LeFeber

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FREMONT RETAIL SPACE

4951 NE FREMONT ST

PORTLAND, OR

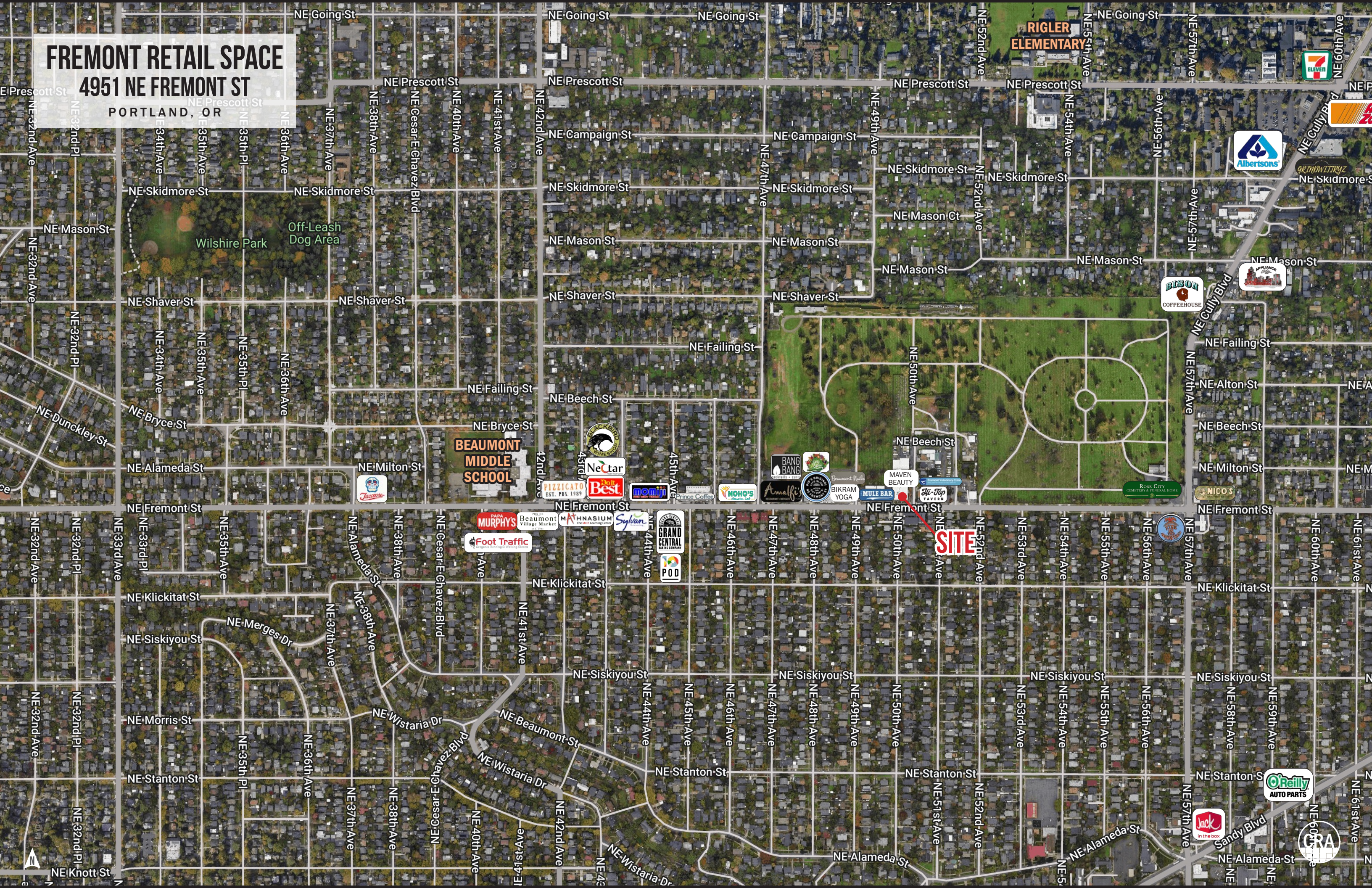
IMAGES



FREMONT RETAIL SPACE
4951 NE FREMONT ST
PORTLAND, OR



FREMONT RETAIL SPACE
4951 NE FREMONT ST
PORTLAND, OR



FLOOR PLAN

[illegible]

FREMONT RETAIL SPACE

4951 NE FREMONT ST

PORTLAND, OR

DEMOGRAPHIC SUMMARY

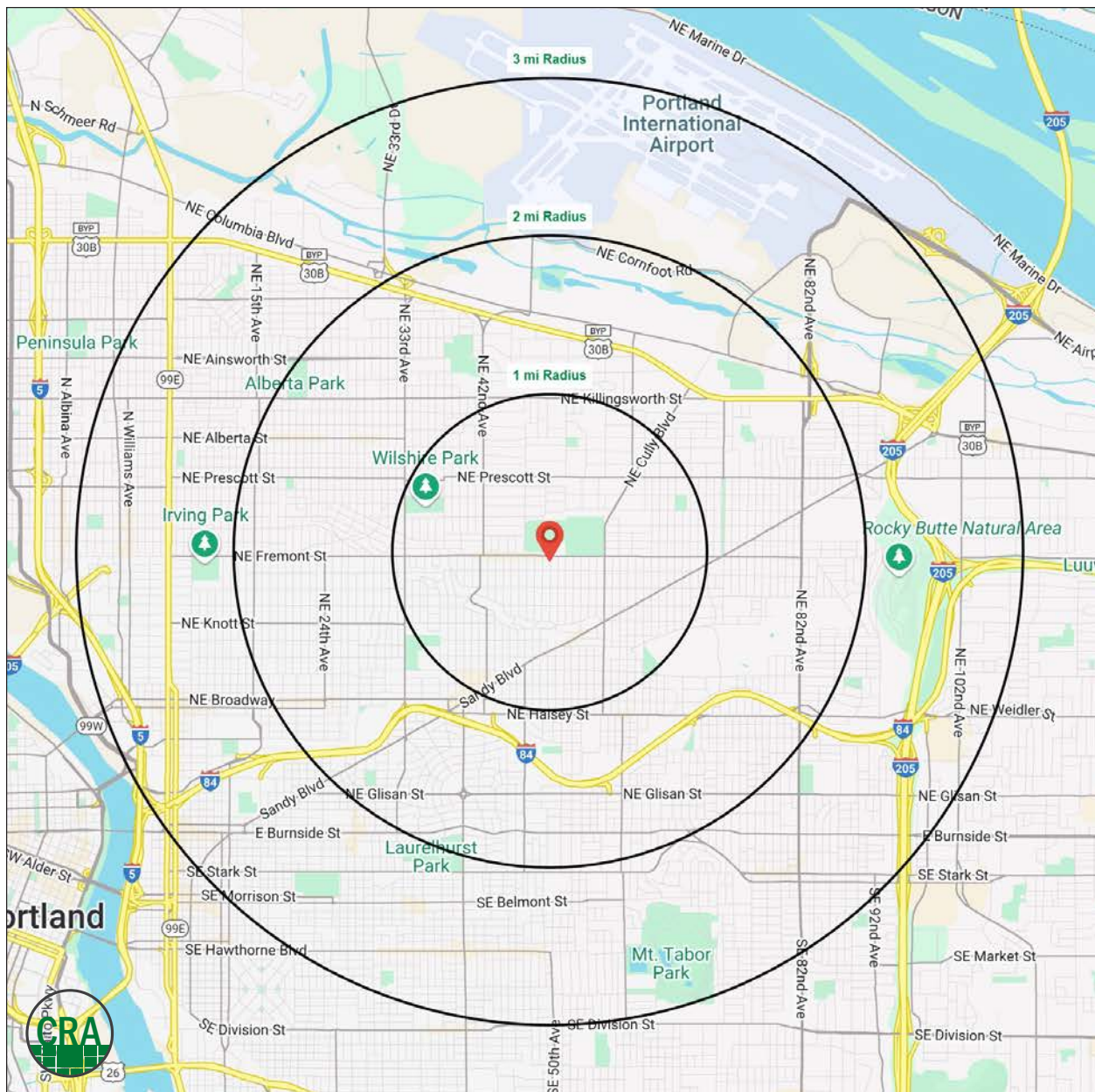
| Source: Regis - SitesUSA (2024) | 1 MILE | 2 MILE | 3 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2024 | 23,505 | 86,273 | 178,723 |
| Estimated Households | 9,982 | 37,689 | 82,364 |
| Average HH Income | \$154,865 | \$146,456 | \$135,905 |
| Median Home Value | \$644,204 | \$651,938 | \$631,857 |
| Daytime Demographics 16+ | 13,173 | 54,868 | 147,725 |
| Some College or Higher | 85.4% | 84.2% | 82.7% |

\$154,865

Average Household Income
1 MILE RADIUS

41.7

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: 45.5485/-122.6115

| 4951 NE Fremont St Portland, OR 97213 | 1 mi radius | 2 mi radius | 3 mi radius |
|-------------------------------------------------------|----------------|----------------|----------------|
| Population | | | |
| 2024 Estimated Population | 23,505 | 86,273 | 178,723 |
| 2029 Projected Population | 22,829 | 83,368 | 174,043 |
| 2020 Census Population | 24,087 | 90,176 | 187,049 |
| 2010 Census Population | 22,588 | 84,317 | 164,477 |
| Projected Annual Growth 2024 to 2029 | -0.6% | -0.7% | -0.5% |
| Historical Annual Growth 2010 to 2024 | 0.3% | 0.2% | 0.6% |
| 2024 Median Age | 41.7 | 40.4 | 38.8 |
| Households | | | |
| 2024 Estimated Households | 9,982 | 37,689 | 82,364 |
| 2029 Projected Households | 9,798 | 36,789 | 81,138 |
| 2020 Census Households | 10,044 | 38,254 | 82,684 |
| 2010 Census Households | 9,362 | 35,512 | 71,611 |
| Projected Annual Growth 2024 to 2029 | -0.4% | -0.5% | -0.3% |
| Historical Annual Growth 2010 to 2024 | 0.5% | 0.4% | 1.1% |
| Race and Ethnicity | | | |
| 2024 Estimated White | 79.1% | 76.1% | 74.2% |
| 2024 Estimated Black or African American | 4.3% | 5.8% | 7.2% |
| 2024 Estimated Asian or Pacific Islander | 6.1% | 6.2% | 6.4% |
| 2024 Estimated American Indian or Native Alaskan | 0.6% | 0.8% | 0.7% |
| 2024 Estimated Other Races | 9.9% | 11.1% | 11.5% |
| 2024 Estimated Hispanic | 8.5% | 9.9% | 10.1% |
| Income | | | |
| 2024 Estimated Average Household Income | \$154,865 | \$146,456 | \$135,905 |
| 2024 Estimated Median Household Income | \$121,919 | \$114,969 | \$103,774 |
| 2024 Estimated Per Capita Income | \$65,834 | \$64,105 | \$62,876 |
| Education (Age 25+) | | | |
| 2024 Estimated Elementary (Grade Level 0 to 8) | 1.6% | 2.1% | 2.1% |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 2.4% | 2.7% | 3.0% |
| 2024 Estimated High School Graduate | 10.6% | 10.9% | 12.2% |
| 2024 Estimated Some College | 15.8% | 16.2% | 16.6% |
| 2024 Estimated Associates Degree Only | 6.8% | 6.4% | 6.0% |
| 2024 Estimated Bachelors Degree Only | 36.9% | 35.7% | 36.2% |
| 2024 Estimated Graduate Degree | 25.9% | 25.9% | 23.9% |
| Business | | | |
| 2024 Estimated Total Businesses | 1,560 | 5,599 | 13,562 |
| 2024 Estimated Total Employees | 6,286 | 32,037 | 102,015 |
| 2024 Estimated Employee Population per Business | 4.0 | 5.7 | 7.5 |
| 2024 Estimated Residential Population per Business | 15.1 | 15.4 | 13.2 |

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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



**COMMERCIAL
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