

PORTLAND, OR

FREMONT RETAIL SPACE



FOR LEASE > 1,071 SF - 3,303 SF

ADDRESS

NE Fremont St and 49th Ave, Portland, OR

AVAILABLE SPACE

- 2,232 SF retail or restaurant space
Second generation café
- 1,071 SF retail or office space
Second generation frozen yogurt shop

Spaces can be combined for 3,303 SF

PLEASE DO NOT DISTURB TENANTS

RENTAL RATE

Please call for details

HIGHLIGHTS

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

TRAFFIC COUNTS

NE Fremont - 15,017 ADT ('18)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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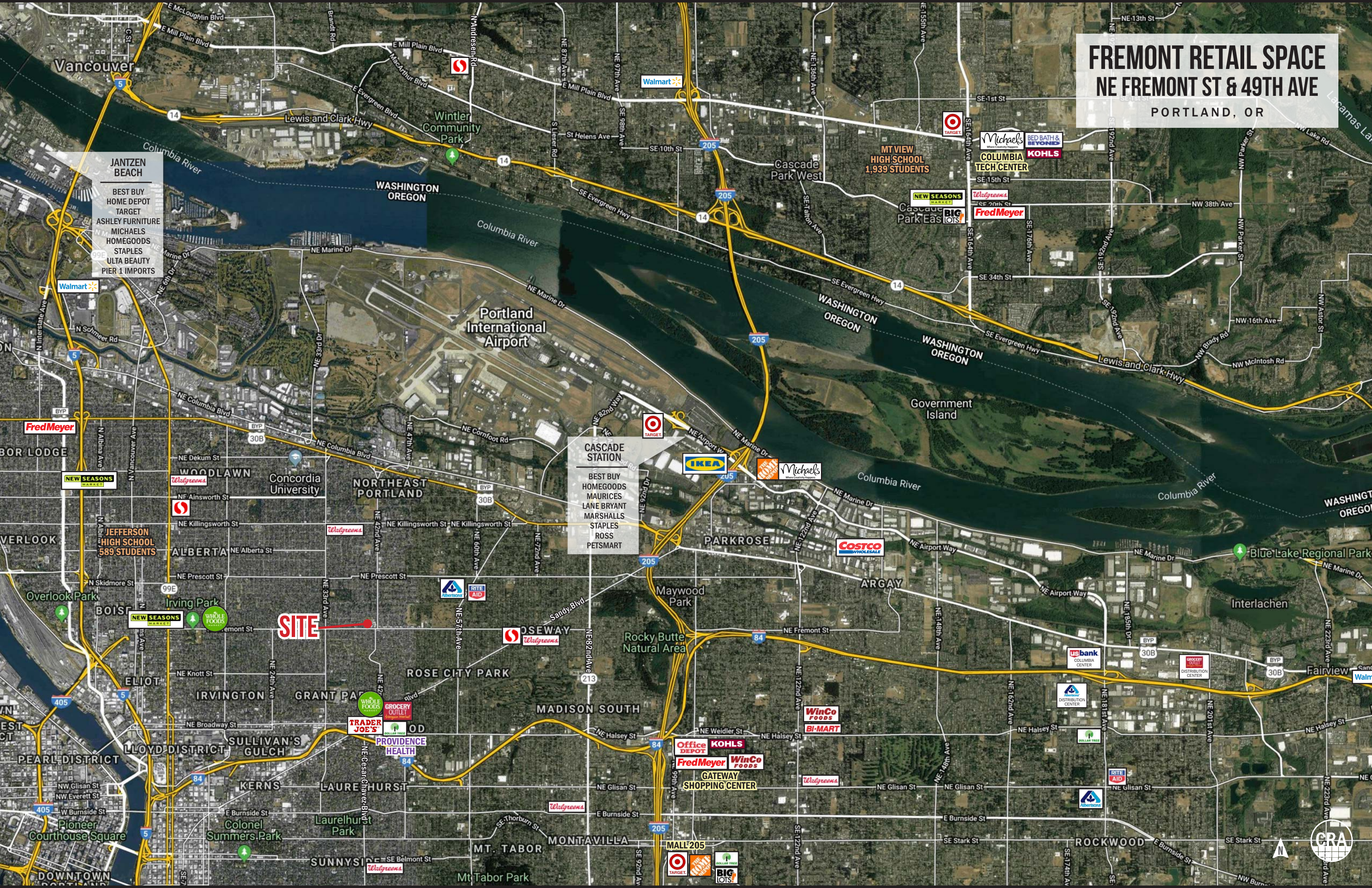


FREMONT RETAIL SPACE NE FREMONT ST & 49TH AVE PORTLAND, OR

- JANTZEN BEACH
- BEST BUY
- HOME DEPOT
- TARGET
- ASHLEY FURNITURE
- MICHAELS
- HOMEGOODS
- STAPLES
- ULTA BEAUTY
- PIER 1 IMPORTS

- CASCADE STATION
- BEST BUY
- HOMEGOODS
- MAURICES
- LANE BRYANT
- MARSHALLS
- STAPLES
- ROSS
- PETSMART

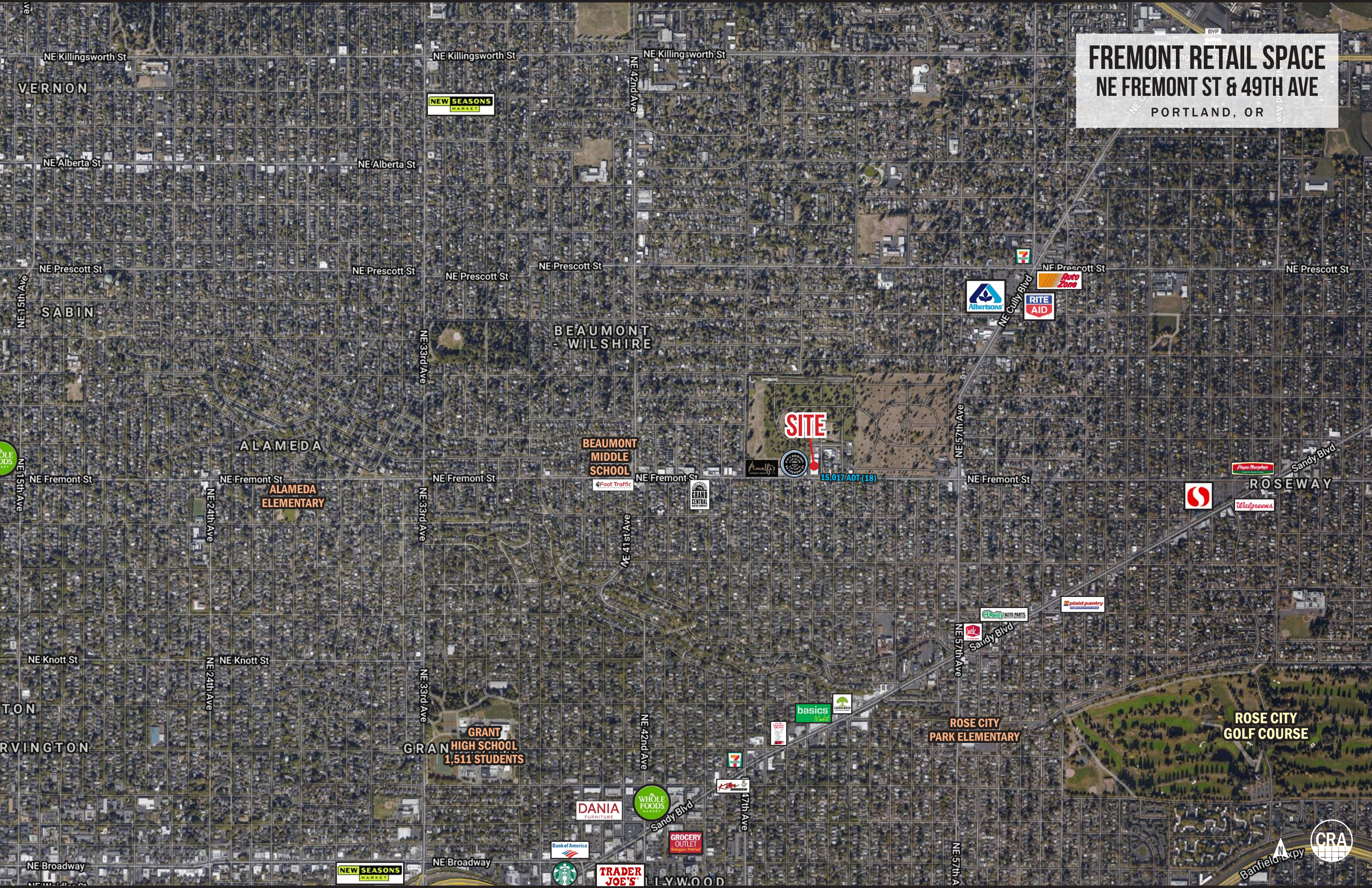
SITE



FREMONT RETAIL SPACE

NE FREMONT ST & 49TH AVE

PORTLAND, OR



SITE

15,017 ADT (18)

BEAUMONT MIDDLE SCHOOL

ALAMEDA ELEMENTARY

GRANT HIGH SCHOOL
1,511 STUDENTS

ROSE CITY PARK ELEMENTARY

ROSE CITY GOLF COURSE

VERNON

SABIN

ALAMEDA

BEAUMONT - WILSHIRE

ROSEWAY

TON
RVINGTON

LYWOOD

NEW SEASONS MARKET

Albertsons

RITE AID

AUTO ZONE

Foot Traffic

GRAND CENTRAL

Walgreens

Walgreens

O'Reilly AUTO PARTS

plaid pantry

basics

DANIA FURNITURE

WHOLE FOODS MARKET

GROCERY OUTLET

TRADER JOE'S

NEW SEASONS MARKET

CRA

FREMONT RETAIL SPACE

NE FREMONT ST & 49TH AVE

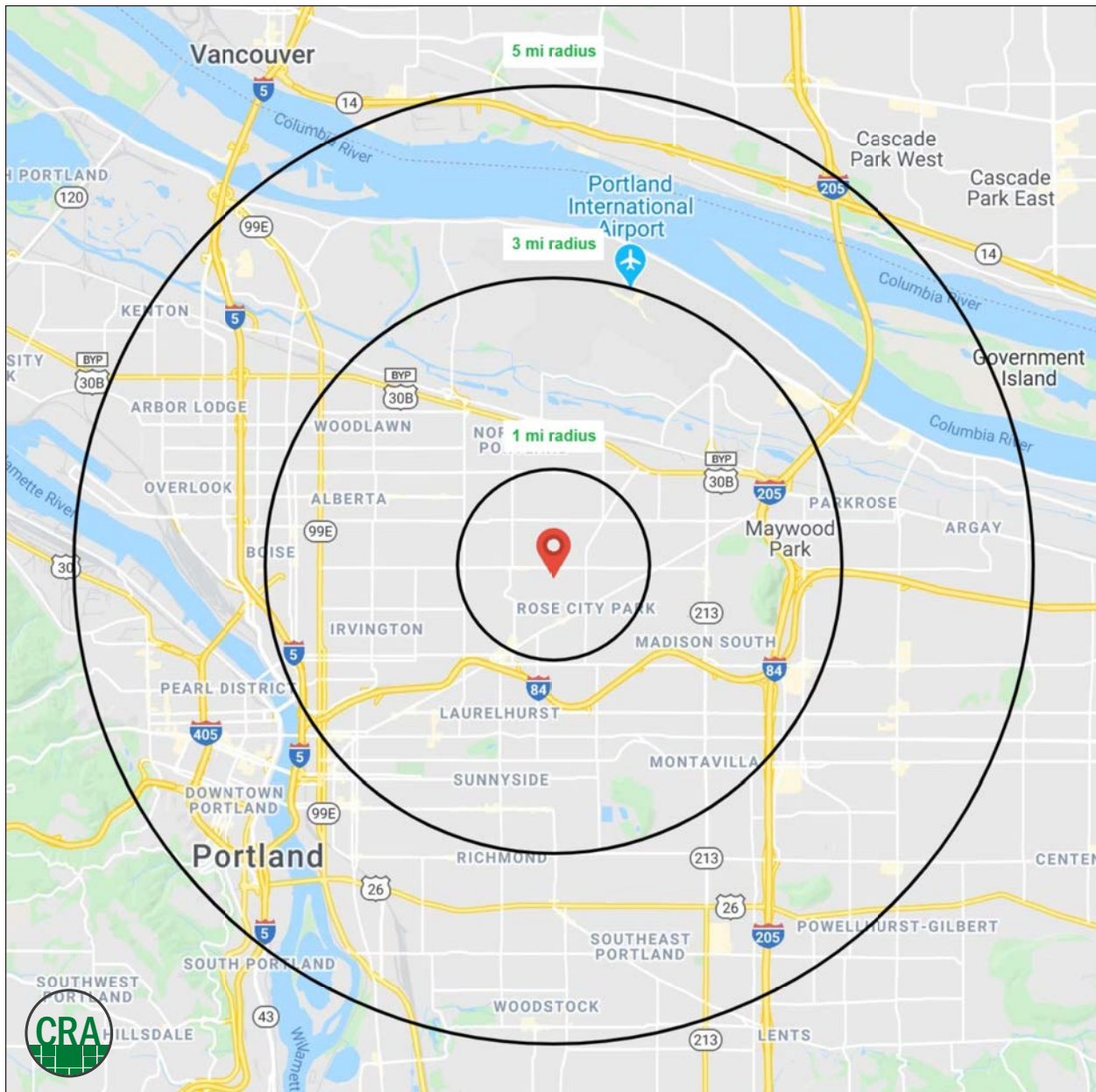
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	24,487	186,589	432,705
Projected Population 2026	25,011	194,348	451,245
Average HH Income	\$120,419	\$104,629	\$97,854
Median Home Value	\$517,495	\$506,378	\$477,833
Daytime Demographics 16+	13,760	159,675	473,983
Some College or Higher	85.8%	82.5%	79.4%

\$120,419
Average Household Income
1 MILE RADIUS

37.4
Median Age
3 MILE RADIUS



Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5485/-122.6116

Fremont Retail Space	1 mi radius	3 mi radius	5 mi radius
Portland, OR 97213			
Population			
2021 Estimated Population	24,487	186,589	432,705
2026 Projected Population	25,011	194,348	451,245
2010 Census Population	22,771	164,510	374,243
2000 Census Population	22,333	160,292	346,228
Projected Annual Growth 2021 to 2026	0.4%	0.8%	0.9%
Historical Annual Growth 2000 to 2021	0.5%	0.8%	1.2%
2021 Median Age	39.8	37.4	37.5
Households			
2021 Estimated Households	10,504	84,715	203,892
2026 Projected Households	11,082	91,315	220,522
2010 Census Households	9,436	71,445	167,097
2000 Census Households	9,216	67,715	151,373
Projected Annual Growth 2021 to 2026	1.1%	1.6%	1.6%
Historical Annual Growth 2000 to 2021	0.7%	1.2%	1.7%
Race and Ethnicity			
2021 Estimated White	78.6%	73.7%	72.9%
2021 Estimated Black or African American	6.1%	9.2%	7.6%
2021 Estimated Asian or Pacific Islander	7.2%	6.7%	8.8%
2021 Estimated American Indian or Native Alaskan	0.6%	1.0%	1.0%
2021 Estimated Other Races	7.4%	9.4%	9.6%
2021 Estimated Hispanic	7.3%	10.7%	10.5%
Income			
2021 Estimated Average Household Income	\$120,419	\$104,629	\$97,854
2021 Estimated Median Household Income	\$104,831	\$85,552	\$78,389
2021 Estimated Per Capita Income	\$51,733	\$47,733	\$46,461
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.1%	2.7%
2021 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.8%	3.5%
2021 Estimated High School Graduate	10.5%	12.6%	14.5%
2021 Estimated Some College	17.4%	18.9%	19.8%
2021 Estimated Associates Degree Only	6.4%	6.3%	6.7%
2021 Estimated Bachelors Degree Only	34.9%	33.7%	31.5%
2021 Estimated Graduate Degree	27.0%	23.6%	21.4%
Business			
2021 Estimated Total Businesses	1,523	13,056	35,229
2021 Estimated Total Employees	7,210	110,090	347,781
2021 Estimated Employee Population per Business	4.7	8.4	9.9
2021 Estimated Residential Population per Business	16.1	14.3	12.3

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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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