

DO NOT DISTURB TENANT

PRIME URBAN NEIGHBORHOOD RETAIL



FOR LEASE > 865 SF CORNER SPACE

ADDRESS

2734 N Killingsworth St, Portland, OR

AVAILABLE SPACE

865 SF Corner Second Generation retail commercial space. Available with advance notice to tenant.

- Currently set-up as office/design modern light-filled space. Ideal for retail/Office/Commercial uses. Private conference room, kitchenette area and more. Tenant relocating. Please do not disturb.

RENTAL RATE

865 SF corner space - \$26.00/SF/YR, NNN

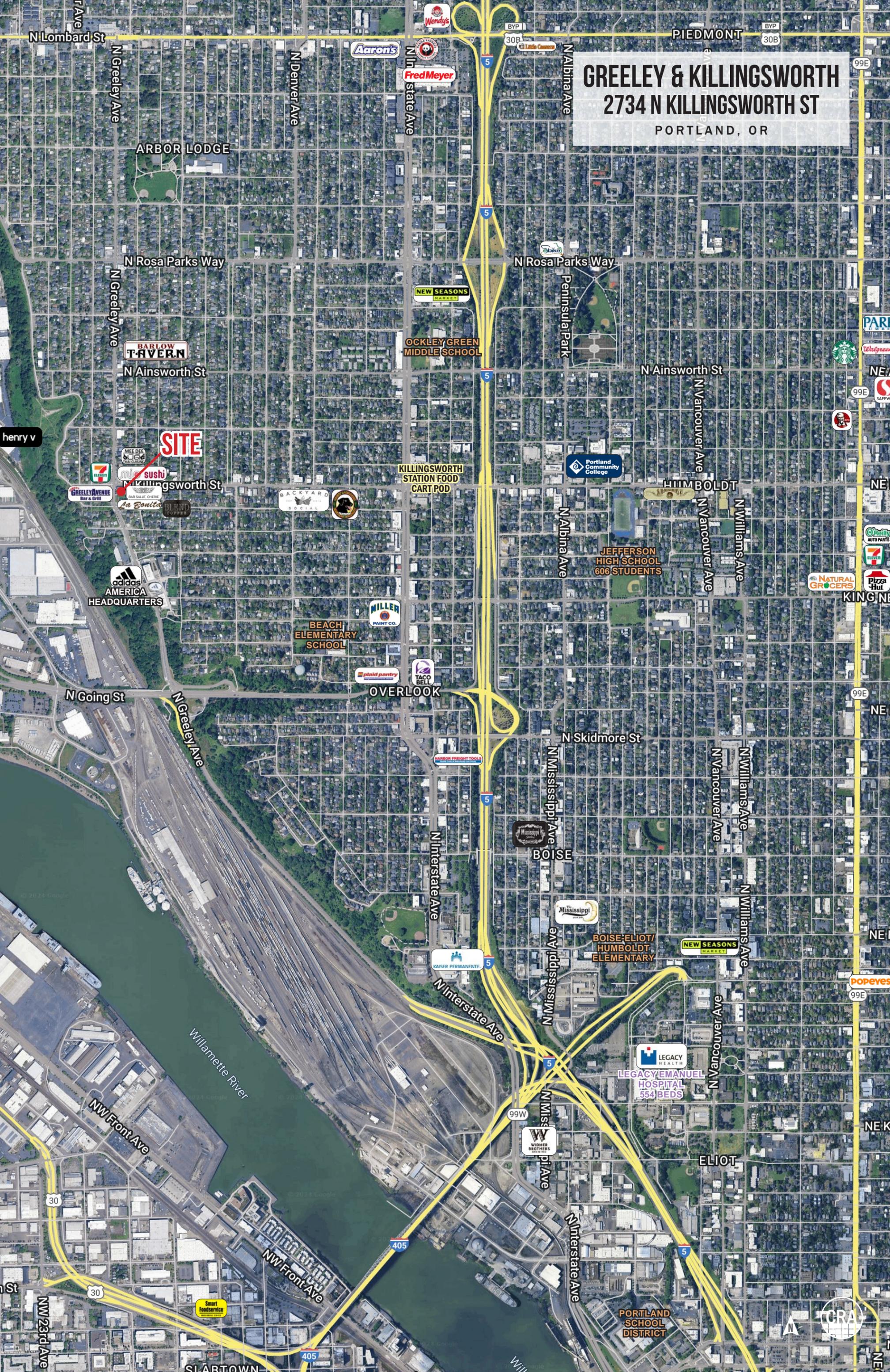
HIGHLIGHTS

- Second generation retail/office ground floor space with stunning modern finishes and expansive light filled window lines.
- Located in the heart of the vibrant and growing Overlook North Portland neighborhood. The property features 25 residential apartment units above with ground floor retail spaces fronting N Killingsworth and N Greeley.
- Nearby neighborhood tenants include Blend Coffee Lounge, Mee Dee Thai Cuisine, Mio Sushi, and located three blocks from Adidas America headquarters.

TRAFFIC COUNTS

N Killingsworth St - 2,432 ADT ('22)
N Greeley Ave - 13,535 ADT ('22)

GREELEY & KILLINGSWORTH
2734 N KILLINGSWORTH ST
PORTLAND, OR



SITE

BARLOW TAVERN

OCKLEY GREEN MIDDLE SCHOOL

KILLINGSWORTH STATION FOOD CART POD

JEFFERSON HIGH SCHOOL 606 STUDENTS

BEACH ELEMENTARY SCHOOL

OVERLOOK

BOISE

BOISE-ELIOT/HUMBOLDT ELEMENTARY

**LEGACY HEALTH
LEGACY EMANUEL HOSPITAL
554 BEDS**

ELIOT

PORTLAND SCHOOL DISTRICT



GREELEY & KILLINGSWORTH

2734 N KILLINGSWORTH ST

DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2024)	¼ MILE	½ MILE	1 MILE
Estimated Population 2024	1,180	3,923	14,978
Projected Population 2029	1,200	4,034	15,538
Average HH Income	\$122,705	\$125,645	\$120,426
Median Home Value	\$590,315	\$596,394	\$589,395
Daytime Demographics 16+	528	2,877	11,855
Some College or Higher	83.5%	83.9%	82.5%

\$122,705

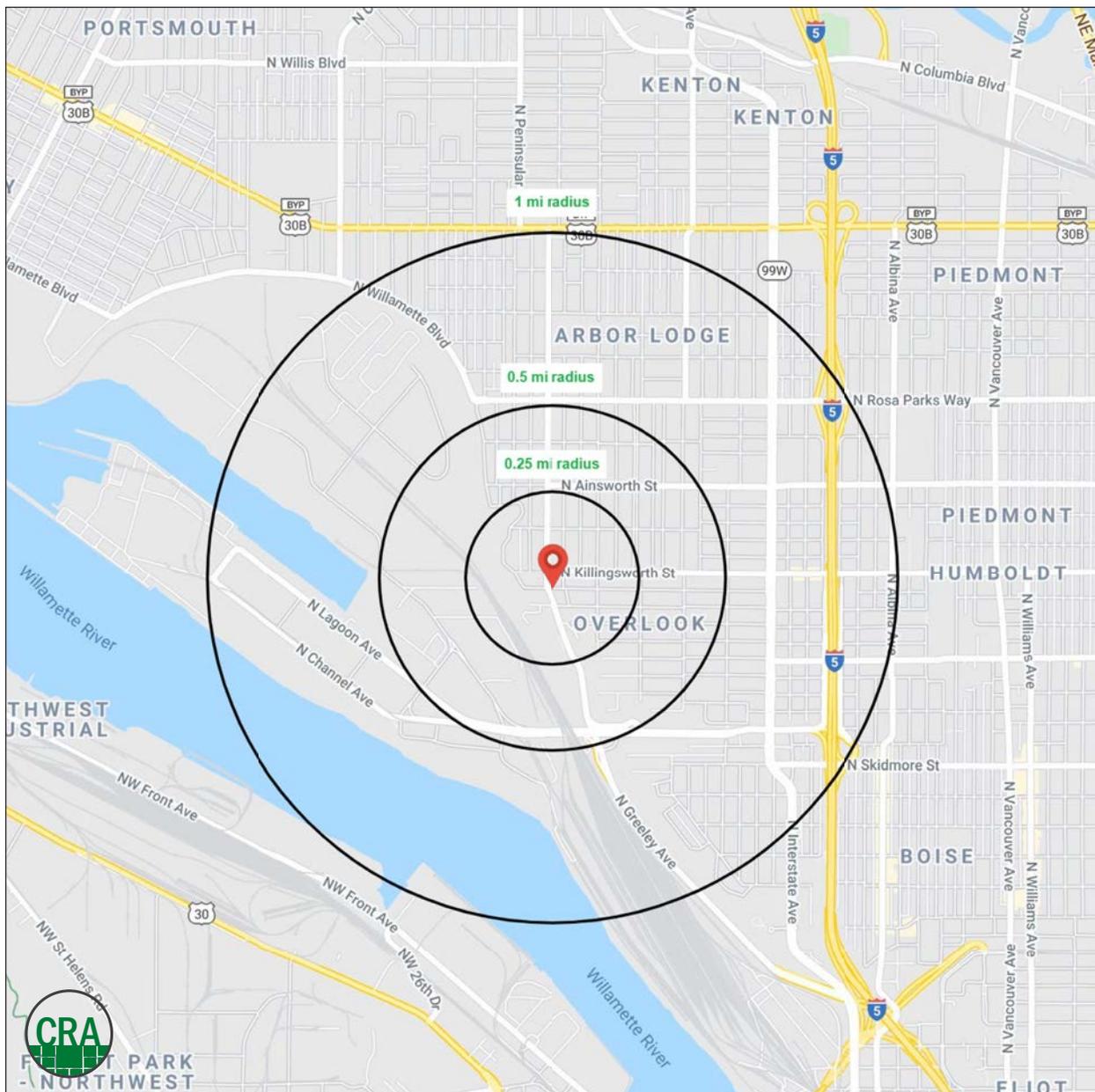
Average Household Income

¼ MILE RADIUS

38.6

Median Age

¼ MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5626/-122.6954

2734 N Killingsworth St Portland, OR 97217	0.25 mi radius	0.5 mi radius	1 mi radius
Population			
2024 Estimated Population	1,180	3,923	14,978
2029 Projected Population	1,200	4,034	15,538
2020 Census Population	1,153	4,301	15,295
2010 Census Population	1,015	3,689	12,642
Projected Annual Growth 2024 to 2029	0.3%	0.6%	0.7%
Historical Annual Growth 2010 to 2024	1.2%	0.5%	1.3%
2024 Median Age	38.6	38.8	37.5
Households			
2024 Estimated Households	533	1,797	6,817
2029 Projected Households	550	1,876	7,146
2020 Census Households	504	1,860	6,558
2010 Census Households	439	1,581	5,431
Projected Annual Growth 2024 to 2029	0.6%	0.9%	1.0%
Historical Annual Growth 2010 to 2024	1.5%	1.0%	1.8%
Race and Ethnicity			
2024 Estimated White	79.9%	79.4%	75.3%
2024 Estimated Black or African American	4.1%	4.3%	7.0%
2024 Estimated Asian or Pacific Islander	4.8%	5.0%	5.3%
2024 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
2024 Estimated Other Races	10.4%	10.6%	11.7%
2024 Estimated Hispanic	8.7%	8.8%	9.7%
Income			
2024 Estimated Average Household Income	\$145,775	\$149,859	\$144,225
2024 Estimated Median Household Income	\$122,705	\$125,645	\$120,426
2024 Estimated Per Capita Income	\$65,935	\$68,711	\$65,793
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.4%	2.0%
2024 Estimated Some High School (Grade Level 9 to 11)	1.4%	1.4%	1.9%
2024 Estimated High School Graduate	14.1%	13.3%	13.6%
2024 Estimated Some College	14.4%	15.5%	16.8%
2024 Estimated Associates Degree Only	2.2%	2.7%	5.0%
2024 Estimated Bachelors Degree Only	40.1%	39.7%	40.1%
2024 Estimated Graduate Degree	26.8%	25.9%	20.6%
Business			
2024 Estimated Total Businesses	68	219	840
2024 Estimated Total Employees	239	1,989	8,741
2024 Estimated Employee Population per Business	3.5	9.1	10.4
2024 Estimated Residential Population per Business	17.4	17.9	17.8

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For more information, please contact:

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KNOWLEDGE

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EXPERIENCE



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