

FOR LEASE

HARBOR SHOPS @ JANTZEN BEACH

PORTLAND, OREGON



LOCATION

I-5 & N Center Ave at Jantzen Beach, Portland, Oregon

AVAILABLE SPACE

Retail Shops: 2,875 SF | Drive-Thru ATM

RENTAL RATE

Call for details

HIGHLIGHTS

Located at Oregon's gateway interchange on I-5, in front of the Jantzen Beach Supercenter, which is the largest premier power shopping center in Oregon. Harbor Shops is easy to identify, easy to access for this customer base, with convenient surface customer off-street parking.

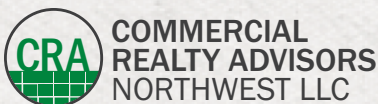
TRAFFIC COUNTS

I-5 - 135,700 ADT ('18) | Hayden Island @ Center - 12,682 ADT ('18)

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|----------|----------|----------|
| Estimated Population 2020 | 3,866 | 77,516 | 223,203 |
| Population Forecast 2025 | 3,907 | 80,697 | 232,282 |
| Average HH Income | \$72,854 | \$82,281 | \$94,645 |
| Employees | 7,294 | 50,817 | 137,738 |

Source: Regis - SitesUSA (2020)



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HARBOR SHOPS @ JANTZEN BEACH

I-5 AND N CENTER AVE

PORTLAND, OR

SITE PLAN



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



HARBOR SHOPS @ JANTZEN BEACH

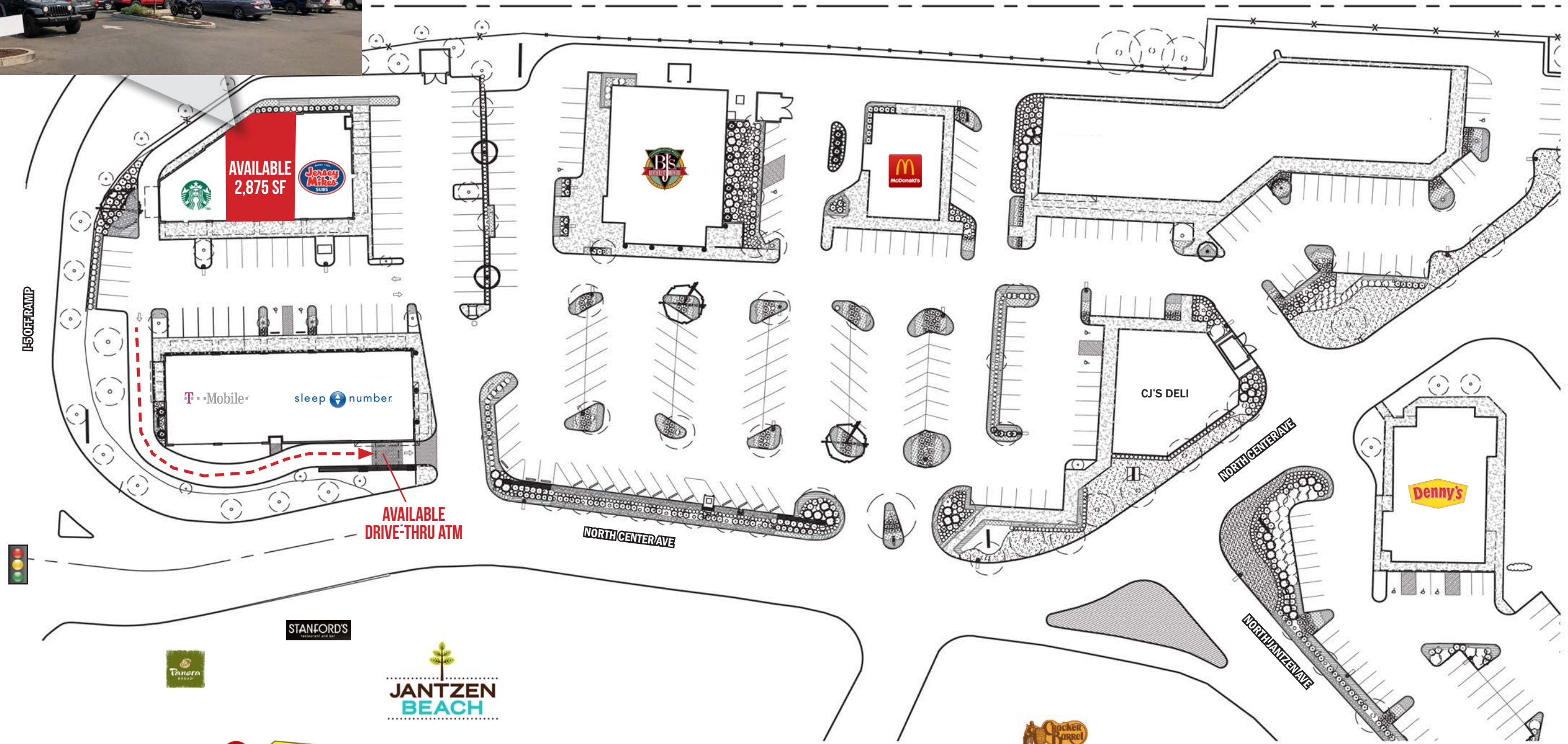
I-5 AND N CENTER AVE

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135,700 ADT (*18)

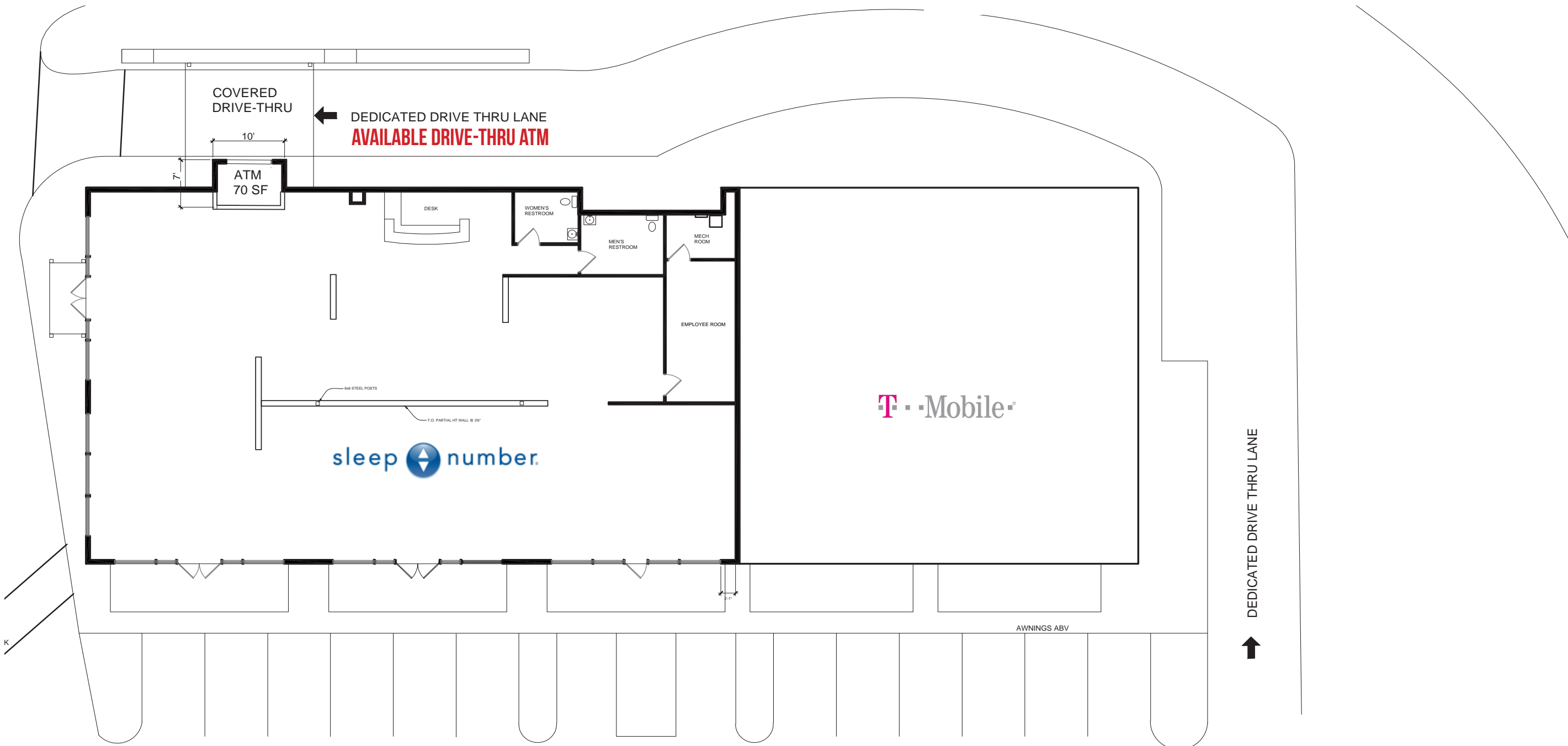


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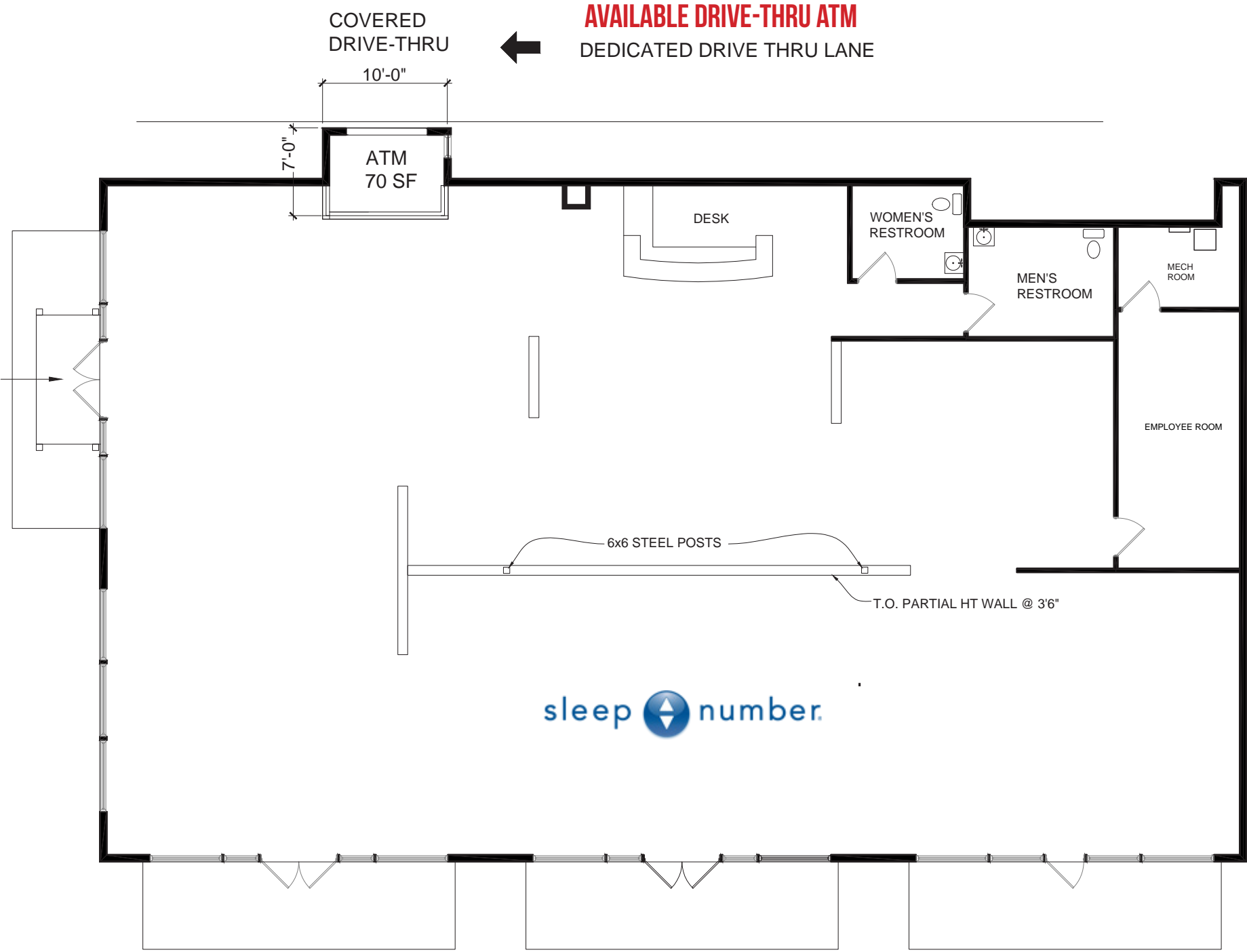


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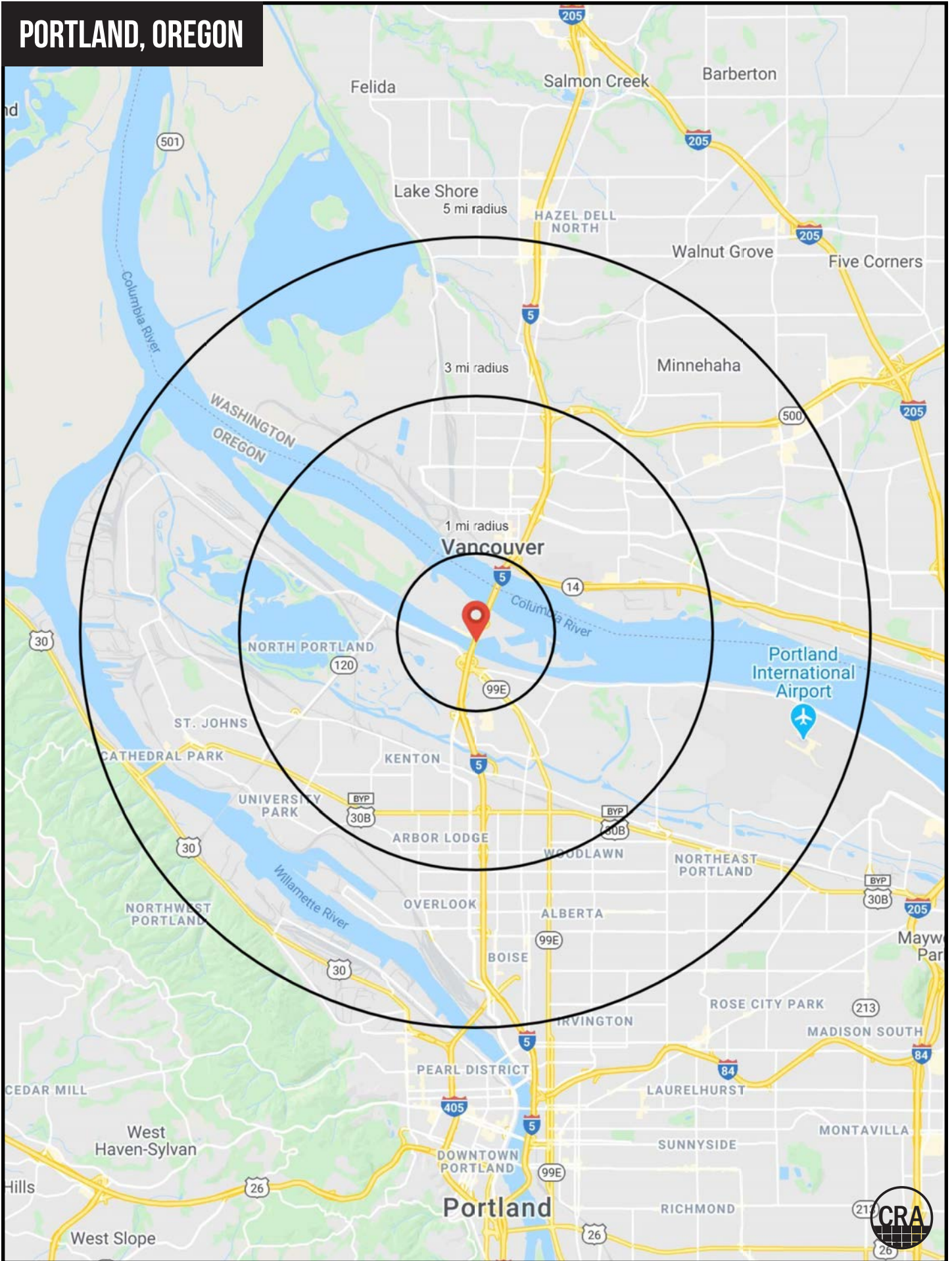
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PORTLAND, OREGON



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6098/-122.6807

RF1

Harbor Shops - Jantzen Beach

Portland, OR 97217

1 mi radius 3 mi radius 5 mi radius

| | | 1 mi radius | 3 mi radius | 5 mi radius |
|------------------------------------|--|-------------|-------------|-------------|
| POPULATION | 2020 Estimated Population | 3,866 | 77,516 | 223,203 |
| | 2025 Projected Population | 3,907 | 80,697 | 232,282 |
| | 2010 Census Population | 2,812 | 69,537 | 196,321 |
| | 2000 Census Population | 2,540 | 64,222 | 185,010 |
| | Projected Annual Growth 2020 to 2025 | 0.2% | 0.8% | 0.8% |
| | Historical Annual Growth 2000 to 2020 | 2.6% | 1.0% | 1.0% |
| HOUSEHOLDS | 2020 Estimated Households | 2,116 | 33,345 | 94,244 |
| | 2025 Projected Households | 2,232 | 35,653 | 100,495 |
| | 2010 Census Households | 1,522 | 28,935 | 80,295 |
| | 2000 Census Households | 1,405 | 26,034 | 73,087 |
| | Projected Annual Growth 2020 to 2025 | 1.1% | 1.4% | 1.3% |
| | Historical Annual Growth 2000 to 2020 | 2.5% | 1.4% | 1.4% |
| AGE | 2020 Est. Population Under 10 Years | 5.6% | 11.4% | 11.8% |
| | 2020 Est. Population 10 to 19 Years | 5.4% | 10.1% | 10.5% |
| | 2020 Est. Population 20 to 29 Years | 8.1% | 15.3% | 15.3% |
| | 2020 Est. Population 30 to 44 Years | 17.6% | 25.9% | 25.9% |
| | 2020 Est. Population 45 to 59 Years | 23.2% | 17.5% | 17.3% |
| | 2020 Est. Population 60 to 74 Years | 30.5% | 14.3% | 13.9% |
| | 2020 Est. Population 75 Years or Over | 9.6% | 5.5% | 5.2% |
| | 2020 Est. Median Age | 52.5 | 36.5 | 36.2 |
| MARITAL STATUS & GENDER | 2020 Est. Male Population | 49.6% | 49.6% | 49.2% |
| | 2020 Est. Female Population | 50.4% | 50.4% | 50.8% |
| | 2020 Est. Never Married | 26.2% | 42.3% | 41.0% |
| | 2020 Est. Now Married | 38.0% | 34.5% | 38.2% |
| | 2020 Est. Separated or Divorced | 32.2% | 19.1% | 17.3% |
| | 2020 Est. Widowed | 3.6% | 4.0% | 3.5% |
| INCOME | 2020 Est. HH Income \$200,000 or More | 6.4% | 5.4% | 7.7% |
| | 2020 Est. HH Income \$150,000 to \$199,999 | 9.9% | 6.5% | 8.0% |
| | 2020 Est. HH Income \$100,000 to \$149,999 | 25.0% | 15.9% | 16.8% |
| | 2020 Est. HH Income \$75,000 to \$99,999 | 15.3% | 13.2% | 13.5% |
| | 2020 Est. HH Income \$50,000 to \$74,999 | 13.7% | 19.4% | 17.9% |
| | 2020 Est. HH Income \$35,000 to \$49,999 | 9.5% | 13.2% | 12.1% |
| | 2020 Est. HH Income \$25,000 to \$34,999 | 5.0% | 7.0% | 6.7% |
| | 2020 Est. HH Income \$15,000 to \$24,999 | 8.7% | 9.5% | 8.4% |
| | 2020 Est. HH Income Under \$15,000 | 6.5% | 10.1% | 8.8% |
| | 2020 Est. Average Household Income | \$72,854 | \$82,281 | \$94,645 |
| | 2020 Est. Median Household Income | \$88,083 | \$64,247 | \$74,264 |
| | 2020 Est. Per Capita Income | \$39,896 | \$35,878 | \$40,263 |
| 2020 Est. Total Businesses | 463 | 4,802 | 12,681 | |
| 2020 Est. Total Employees | 7,294 | 50,817 | 137,738 | |

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1 mi radius 3 mi radius 5 mi radius

| | | 1 mi radius | 3 mi radius | 5 mi radius |
|---|--|-------------|-------------|-------------|
| RACE | 2020 Est. White | 80.2% | 69.7% | 71.4% |
| | 2020 Est. Black | 4.0% | 10.3% | 9.9% |
| | 2020 Est. Asian or Pacific Islander | 6.4% | 5.2% | 4.8% |
| | 2020 Est. American Indian or Alaska Native | 0.8% | 1.3% | 1.2% |
| | 2020 Est. Other Races | 8.7% | 13.6% | 12.7% |
| HISPANIC | 2020 Est. Hispanic Population | 361 | 11,906 | 32,698 |
| | 2020 Est. Hispanic Population | 9.4% | 15.4% | 14.6% |
| | 2025 Proj. Hispanic Population | 9.8% | 16.1% | 15.4% |
| | 2010 Hispanic Population | 7.8% | 13.2% | 11.5% |
| EDUCATION (Adults 25 or Older) | 2020 Est. Adult Population (25 Years or Over) | 3,323 | 55,783 | 158,477 |
| | 2020 Est. Elementary (Grade Level 0 to 8) | 4.1% | 3.8% | 3.2% |
| | 2020 Est. Some High School (Grade Level 9 to 11) | 8.0% | 5.8% | 5.1% |
| | 2020 Est. High School Graduate | 18.8% | 19.6% | 18.0% |
| | 2020 Est. Some College | 27.6% | 24.2% | 22.3% |
| | 2020 Est. Associate Degree Only | 6.9% | 8.5% | 8.5% |
| | 2020 Est. Bachelor Degree Only | 20.1% | 24.5% | 26.5% |
| | 2020 Est. Graduate Degree | 14.6% | 13.7% | 16.5% |
| HOUSING | 2020 Est. Total Housing Units | 2,252 | 34,407 | 96,822 |
| | 2020 Est. Owner-Occupied | 69.4% | 48.7% | 51.6% |
| | 2020 Est. Renter-Occupied | 24.5% | 48.2% | 45.8% |
| | 2020 Est. Vacant Housing | 6.0% | 3.1% | 2.7% |
| HOMES BUILT BY YEAR | 2020 Homes Built 2010 or later | 7.8% | 6.2% | 7.5% |
| | 2020 Homes Built 2000 to 2009 | 16.4% | 10.9% | 9.4% |
| | 2020 Homes Built 1990 to 1999 | 11.1% | 8.9% | 9.7% |
| | 2020 Homes Built 1980 to 1989 | 10.6% | 5.8% | 6.6% |
| | 2020 Homes Built 1970 to 1979 | 25.2% | 12.7% | 11.5% |
| | 2020 Homes Built 1960 to 1969 | 11.5% | 8.3% | 8.5% |
| | 2020 Homes Built 1950 to 1959 | 2.9% | 10.5% | 10.2% |
| | 2020 Homes Built Before 1949 | 8.4% | 33.6% | 33.9% |
| HOME VALUES | 2020 Home Value \$1,000,000 or More | 2.2% | 1.0% | 1.3% |
| | 2020 Home Value \$500,000 to \$999,999 | 26.1% | 19.5% | 29.9% |
| | 2020 Home Value \$400,000 to \$499,999 | 22.4% | 23.0% | 22.6% |
| | 2020 Home Value \$300,000 to \$399,999 | 26.6% | 35.7% | 31.7% |
| | 2020 Home Value \$200,000 to \$299,999 | 12.2% | 18.4% | 17.1% |
| | 2020 Home Value \$150,000 to \$199,999 | 4.7% | 3.7% | 2.7% |
| | 2020 Home Value \$100,000 to \$149,999 | 2.5% | 3.0% | 2.1% |
| | 2020 Home Value \$50,000 to \$99,999 | 6.8% | 1.3% | 0.8% |
| | 2020 Home Value \$25,000 to \$49,999 | 9.2% | 1.8% | 1.1% |
| | 2020 Home Value Under \$25,000 | 10.0% | 2.2% | 1.7% |
| | 2020 Median Home Value | \$329,163 | \$365,159 | \$412,430 |
| | 2020 Median Rent | \$1,137 | \$1,136 | \$1,179 |

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|-------------------------------|--|-------------|-------------|------------|
| LABOR FORCE | 2020 Est. Labor Population Age 16 Years or Over | 3,520 | 64,159 | 183,057 |
| | 2020 Est. Civilian Employed | 65.2% | 66.0% | 67.7% |
| | 2020 Est. Civilian Unemployed | 0.8% | 2.8% | 3.1% |
| | 2020 Est. in Armed Forces | - | - | - |
| | 2020 Est. not in Labor Force | 34.0% | 31.2% | 29.1% |
| | 2020 Labor Force Males | 49.3% | 49.2% | 48.7% |
| | 2020 Labor Force Females | 50.7% | 50.8% | 51.3% |
| OCCUPATION | 2020 Occupation: Population Age 16 Years or Over | 2,295 | 42,336 | 123,941 |
| | 2020 Mgmt, Business, & Financial Operations | 16.9% | 16.9% | 18.0% |
| | 2020 Professional, Related | 19.5% | 25.4% | 27.7% |
| | 2020 Service | 19.0% | 18.9% | 17.4% |
| | 2020 Sales, Office | 19.7% | 18.9% | 18.5% |
| | 2020 Farming, Fishing, Forestry | 1.0% | 0.3% | 0.3% |
| | 2020 Construction, Extraction, Maintenance | 6.4% | 7.1% | 6.5% |
| | 2020 Production, Transport, Material Moving | 17.6% | 12.5% | 11.6% |
| | 2020 White Collar Workers | 56.1% | 61.2% | 64.2% |
| | 2020 Blue Collar Workers | 43.9% | 38.8% | 35.8% |
| TRANSPORTATION TO WORK | 2020 Drive to Work Alone | 66.7% | 65.3% | 64.1% |
| | 2020 Drive to Work in Carpool | 4.5% | 7.8% | 8.1% |
| | 2020 Travel to Work by Public Transportation | 8.0% | 9.4% | 9.0% |
| | 2020 Drive to Work on Motorcycle | 0.7% | 0.3% | 0.2% |
| | 2020 Walk or Bicycle to Work | 7.6% | 8.3% | 9.0% |
| | 2020 Other Means | 2.3% | 0.9% | 0.7% |
| | 2020 Work at Home | 10.1% | 8.0% | 8.9% |
| TRAVEL TIME | 2020 Travel to Work in 14 Minutes or Less | 21.0% | 24.7% | 23.9% |
| | 2020 Travel to Work in 15 to 29 Minutes | 47.6% | 40.6% | 42.9% |
| | 2020 Travel to Work in 30 to 59 Minutes | 32.0% | 30.3% | 29.5% |
| | 2020 Travel to Work in 60 Minutes or More | 5.3% | 6.5% | 6.8% |
| | 2020 Average Travel Time to Work | 23.8 | 22.4 | 22.2 |
| CONSUMER EXPENDITURE | 2020 Est. Total Household Expenditure | \$119.74 M | \$2.05 B | \$6.36 B |
| | 2020 Est. Apparel | \$4.19 M | \$72.02 M | \$225.39 M |
| | 2020 Est. Contributions, Gifts | \$6.96 M | \$114.97 M | \$366.33 M |
| | 2020 Est. Education, Reading | \$3.88 M | \$64.39 M | \$208.32 M |
| | 2020 Est. Entertainment | \$6.85 M | \$114.66 M | \$360.19 M |
| | 2020 Est. Food, Beverages, Tobacco | \$18.22 M | \$316.06 M | \$974.48 M |
| | 2020 Est. Furnishings, Equipment | \$4.26 M | \$71.36 M | \$223.79 M |
| | 2020 Est. Health Care, Insurance | \$11.09 M | \$187.33 M | \$577.11 M |
| | 2020 Est. Household Operations, Shelter, Utilities | \$38.61 M | \$668.43 M | \$2.06 B |
| | 2020 Est. Miscellaneous Expenses | \$2.3 M | \$38.73 M | \$120.5 M |
| | 2020 Est. Personal Care | \$1.62 M | \$27.51 M | \$85.46 M |
| | 2020 Est. Transportation | \$21.77 M | \$372.07 M | \$1.16 B |

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For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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503.274.0211

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