

FOR LEASE

HARBOR SHOPS @ JANTZEN BEACH

PORTLAND, OREGON



LOCATION

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

AVAILABLE SPACE

Retail Shop Space: Up to 5,500 SF
Retail Pads: Available for Ground Lease or Build-to-Suit

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.

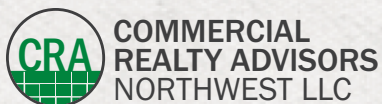
TRAFFIC COUNTS

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

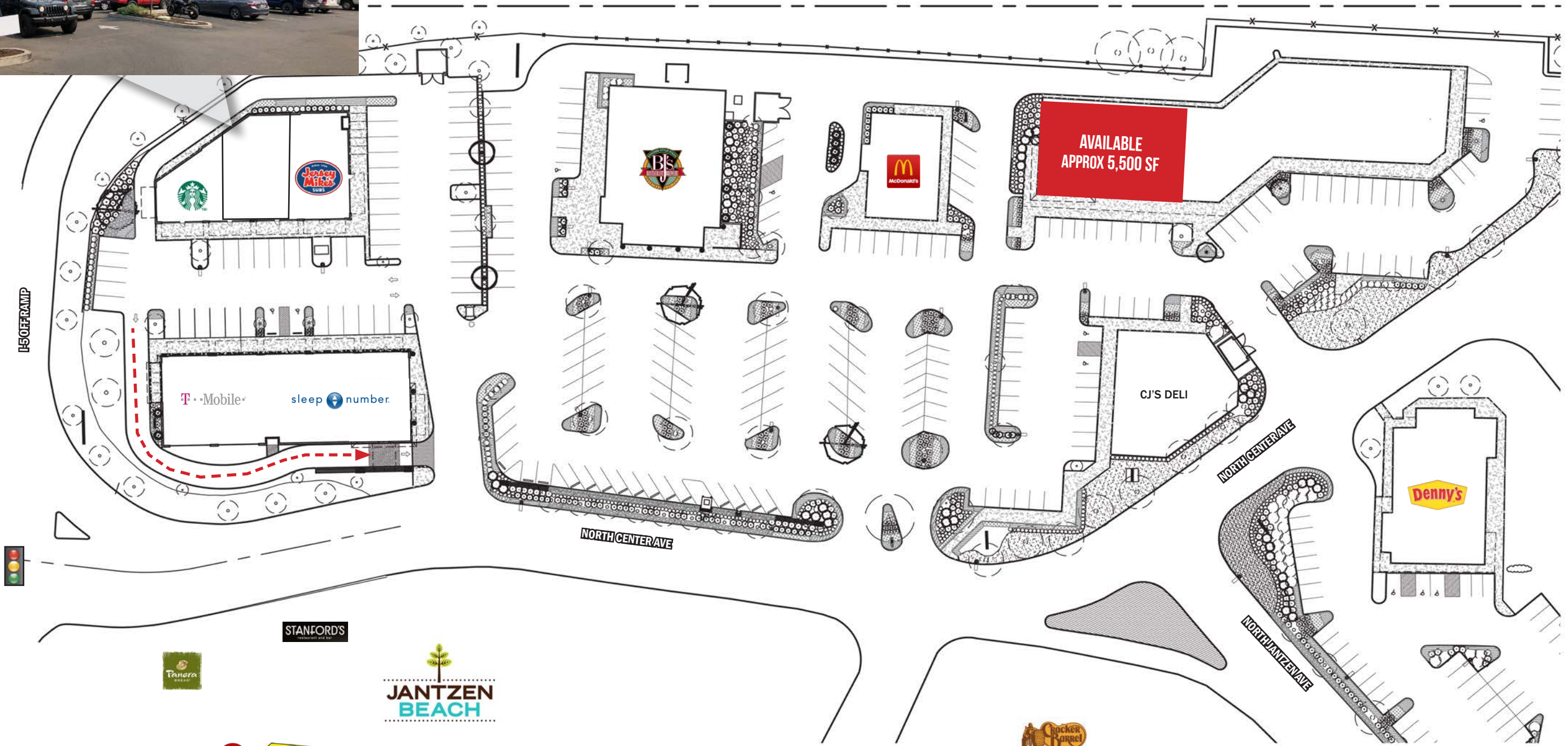
I-5 AND N CENTER AVE

PORTLAND, OR

EXISTING SITE PLAN



135,700 ADT (*18)

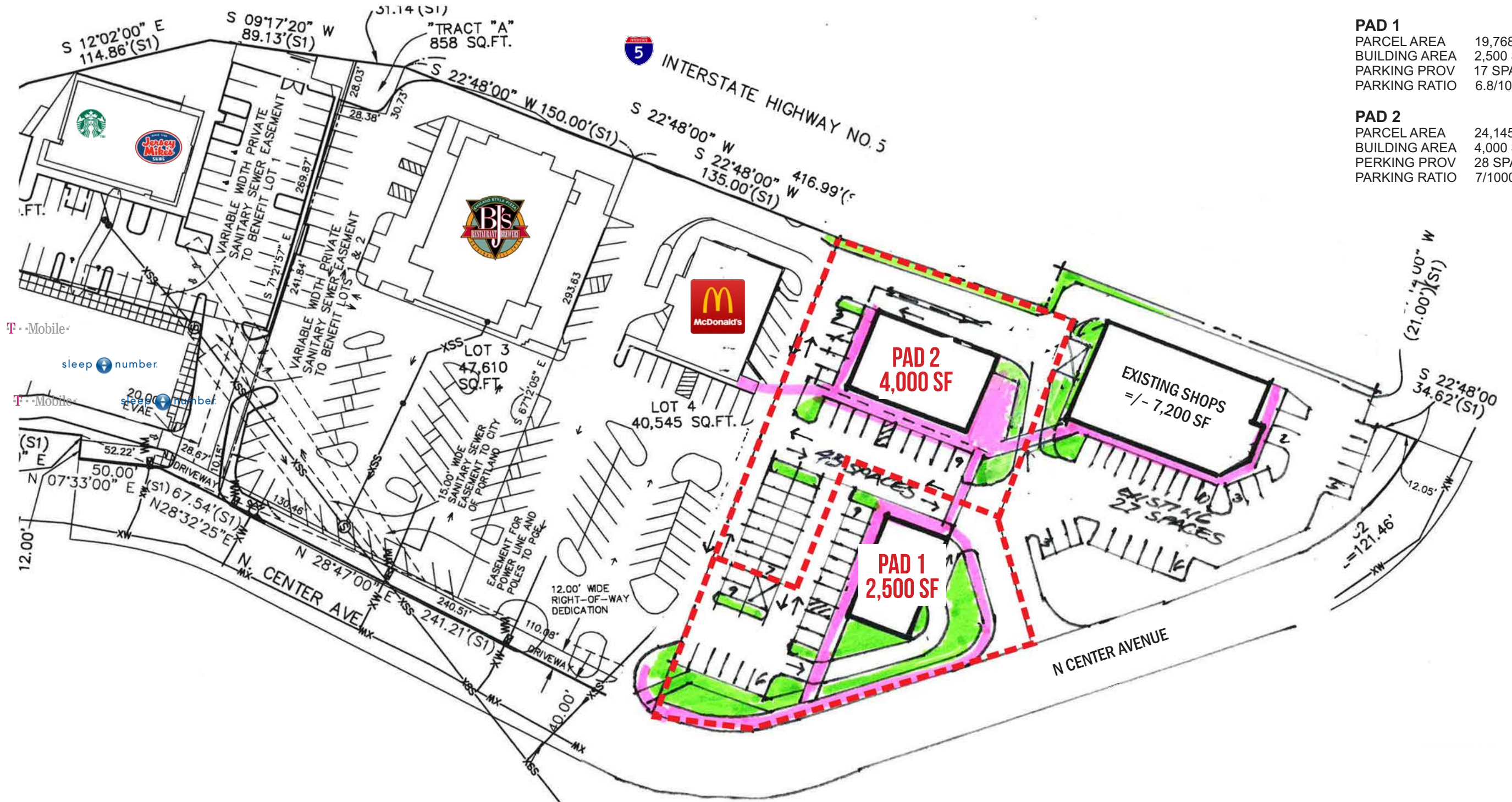


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PAD LAYOUT OPTION 1
GROUND LEASE OR BUILD-TO-SUIT

HARBOR SHOPS @ JANTZEN BEACH
I-5 AND N CENTER AVE
 PORTLAND, OR



PAD 1	
PARCEL AREA	19,768 SF
BUILDING AREA	2,500 SF
PARKING PROV	17 SPACES
PARKING RATIO	6.8/1000 SF

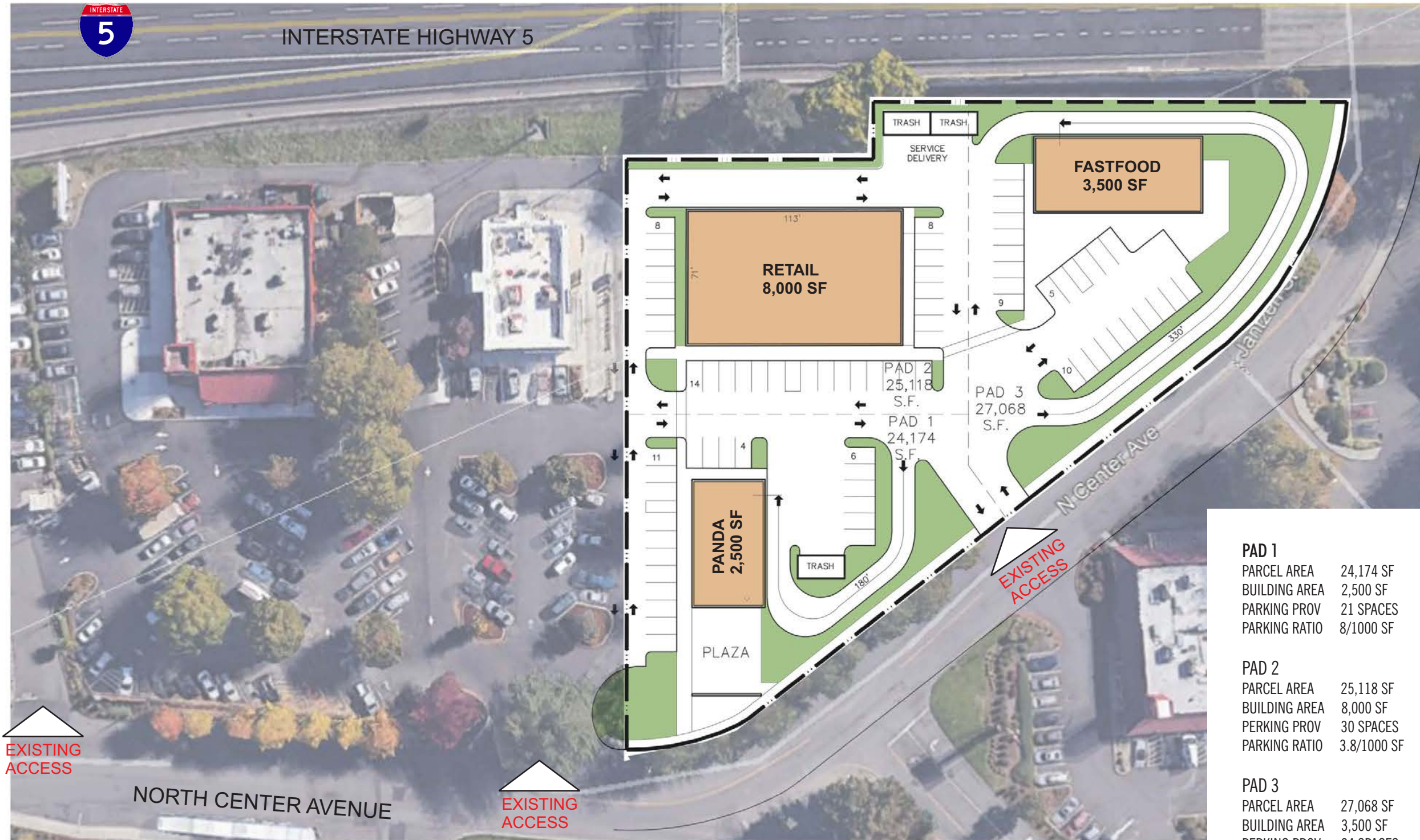
PAD 2	
PARCEL AREA	24,145 SF
BUILDING AREA	4,000 SF
PARKING PROV	28 SPACES
PARKING RATIO	7/1000 SF

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PAD LAYOUT OPTION 2
GROUND LEASE OR BUILD-TO-SUIT

HARBOR SHOPS @ JANTZEN BEACH
I-5 AND N CENTER AVE
 PORTLAND, OR



PAD 1	
PARCEL AREA	24,174 SF
BUILDING AREA	2,500 SF
PARKING PROV	21 SPACES
PARKING RATIO	8/1000 SF
PAD 2	
PARCEL AREA	25,118 SF
BUILDING AREA	8,000 SF
PERKING PROV	30 SPACES
PARKING RATIO	3.8/1000 SF
PAD 3	
PARCEL AREA	27,068 SF
BUILDING AREA	3,500 SF
PERKING PROV	24 SPACES
PARKING RATIO	7/1000 SF

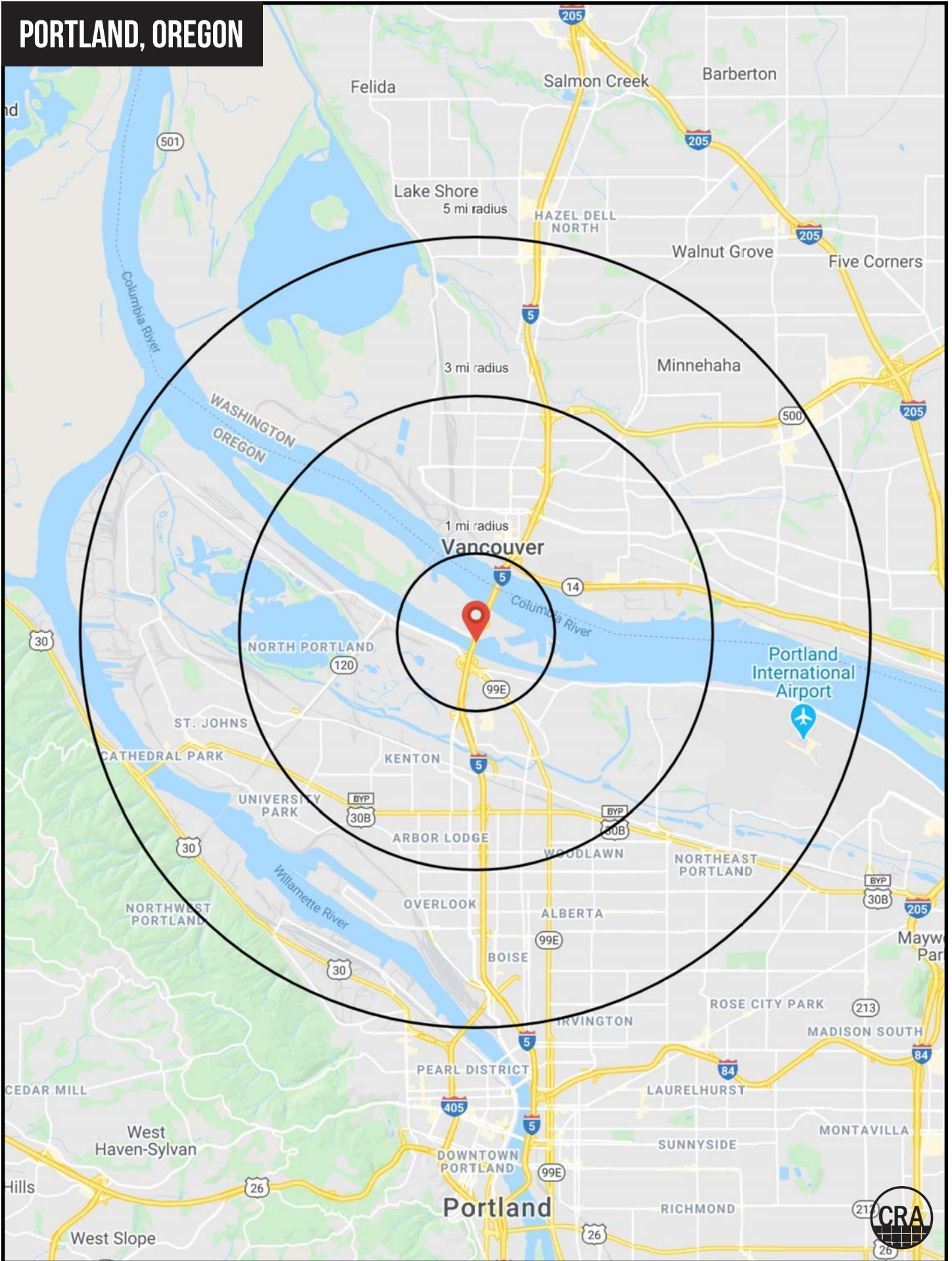
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PORTLAND, OREGON



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

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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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1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
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

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EXPERIENCE



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