

PRIME UPPER HAWTHORNE RETAIL! HAWTHORNE MERCANTILE



FOR LEASE > SE 48TH & HAWTHORNE

ADDRESS

4722-4732 SE Hawthorne Blvd, Portland OR
1515 SE 48th Ave, Portland OR

AVAILABLE SPACE

Approximately 881 RSF - 7,998 RSF

RENTAL RATE

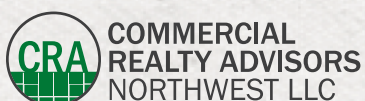
Please call for details

TRAFFIC COUNTS

SE Hawthorne Blvd - 15,500 ADT ('22)

HIGHLIGHTS

- Building undergoing major renovations/upgrades, including restoration of upper windows, exterior paint, major cleanup of spaces (including removal of drop ceilings), and new mechanicals, (HVAC, electrical, lighting, etc.) for each space.
- Basement storage space available.
- Excellent location directly across from Jaciva's Bakery and Apizza Scholls.

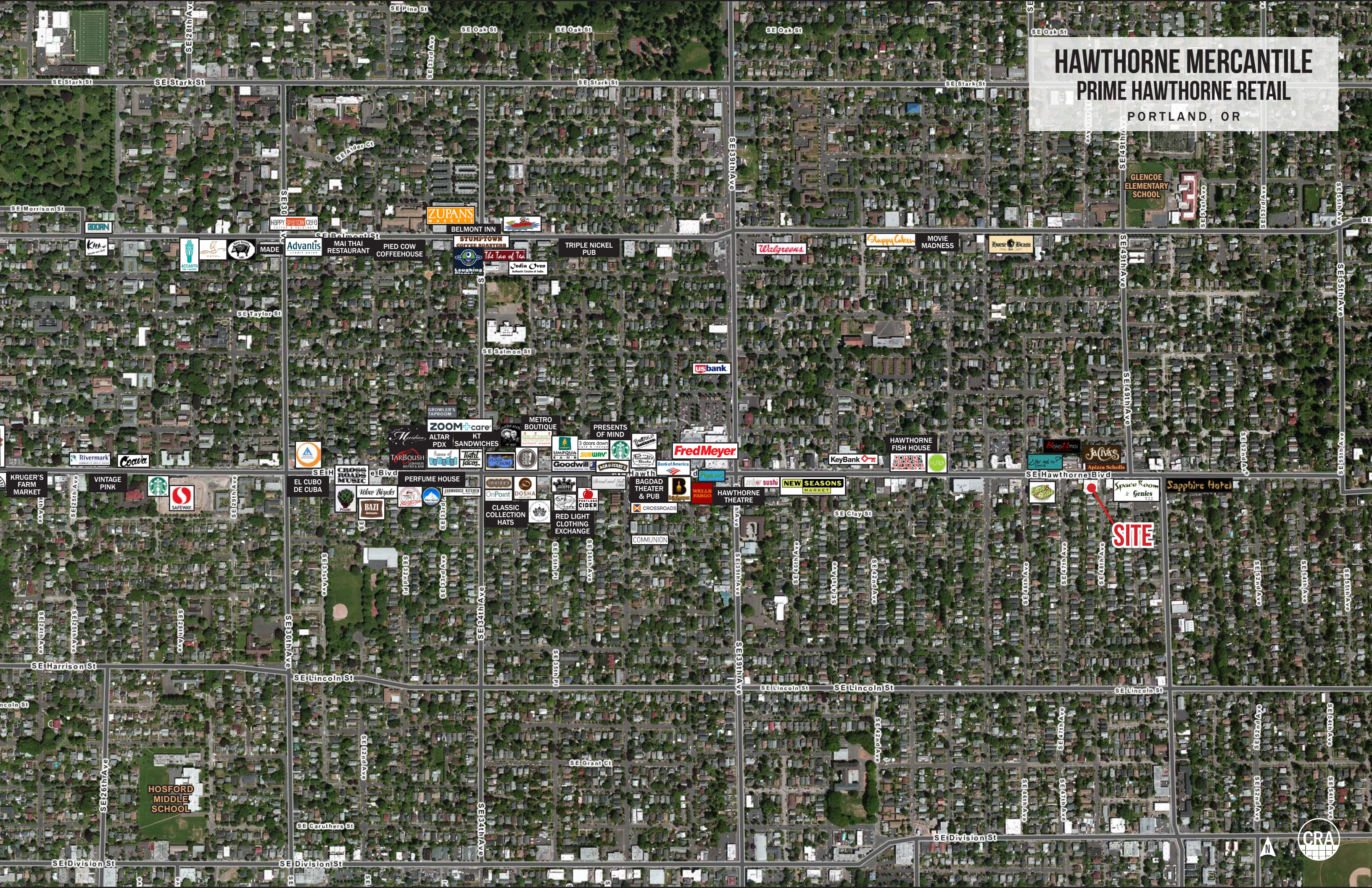


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HAWTHORNE MERCANTILE PRIME HAWTHORNE RETAIL

PORTLAND, OR



GLENCOE
ELEMENTARY
SCHOOL

HOSFORD
MIDDLE
SCHOOL

SITE



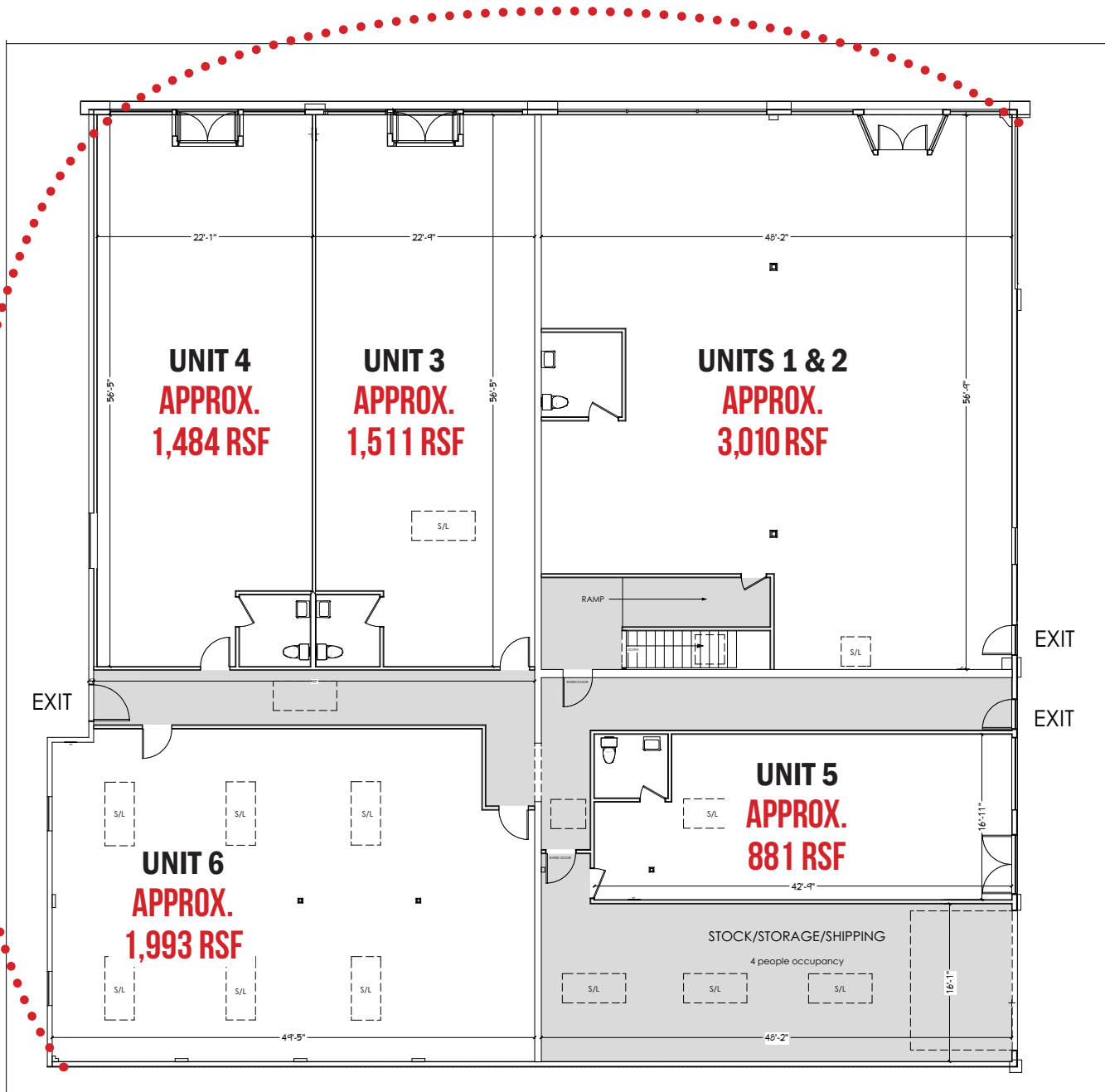
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SITE PLAN

PORTLAND, OR

**UNITS 1, 2, 3, 4 & 6
ARE COMBINABLE FOR
APPROXIMATELY 7,998 RSF**

SE HAWTHORNE BLVD



SE 48TH AVENUE

SQUARE FOOTAGES REFLECTED IN PLAN ARE APPROXIMATE AND SUBJECT TO VERIFICATION



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.



HAWTHORNE MERCANTILE PRIME HAWTHORNE RETAIL

DEMOGRAPHIC SUMMARY

PORTLAND, OR

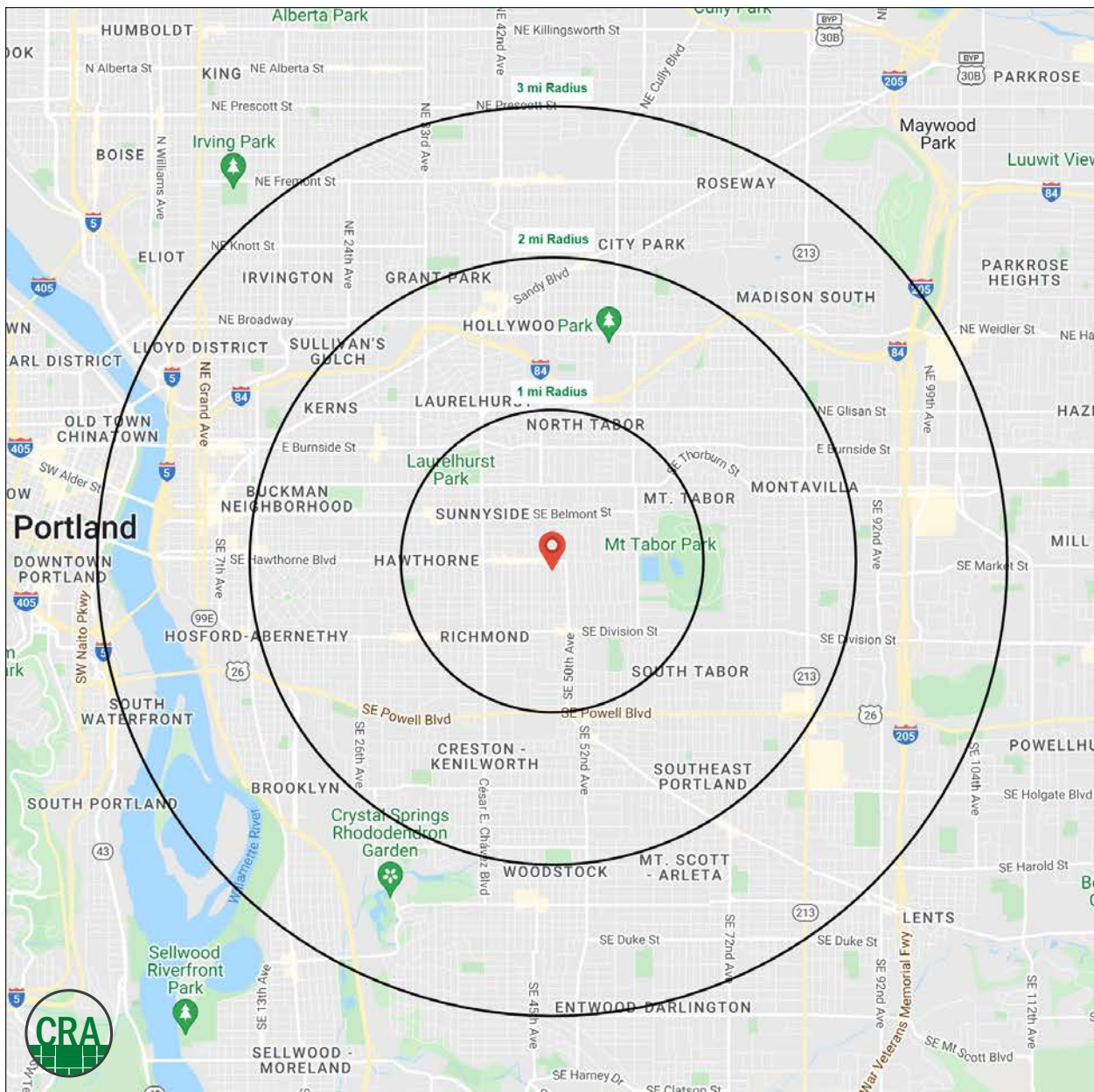
Source: Regis - SitesUSA (2022)	1 MILE	2 MILE	3 MILE
Estimated Population 2022	29,734	115,431	215,940
Projected Population 2027	30,397	117,427	219,435
Average HH Income	\$117,029	\$104,952	\$105,479
Median Home Value	\$558,599	\$515,529	\$513,956
Daytime Demographics 16+	16,664	78,017	199,779
Some College or Higher	87.8%	83.8%	81.6%

\$117,029
Average Household Income

1 MILE RADIUS

37.8
Median Age

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5119/-122.6132

1515 SE 48th Av	1 mi	2 mi	3 mi
Portland, OR 97215	radius	radius	radius
Population			
2022 Estimated Population	29,734	115,431	215,940
2027 Projected Population	30,397	117,427	219,435
2020 Census Population	30,146	117,262	219,020
2010 Census Population	26,117	104,716	194,761
Projected Annual Growth 2022 to 2027	0.4%	0.3%	0.3%
Historical Annual Growth 2010 to 2022	1.2%	0.9%	0.9%
2022 Median Age	37.8	37.1	37.7
Households			
2022 Estimated Households	13,354	53,294	97,388
2027 Projected Households	13,728	54,457	99,469
2020 Census Households	13,521	54,070	98,632
2010 Census Households	11,670	48,003	86,535
Projected Annual Growth 2022 to 2027	0.6%	0.4%	0.4%
Historical Annual Growth 2010 to 2022	1.2%	0.9%	1.0%
Race and Ethnicity			
2022 Estimated White	79.7%	76.2%	73.2%
2022 Estimated Black or African American	1.5%	2.6%	3.4%
2022 Estimated Asian or Pacific Islander	5.5%	6.9%	8.4%
2022 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.8%
2022 Estimated Other Races	12.8%	13.6%	14.1%
2022 Estimated Hispanic	7.9%	8.8%	10.0%
Income			
2022 Estimated Average Household Income	\$117,029	\$104,952	\$105,479
2022 Estimated Median Household Income	\$92,733	\$83,787	\$84,362
2022 Estimated Per Capita Income	\$52,781	\$48,655	\$47,902
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.6%	2.2%
2022 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.8%	3.0%
2022 Estimated High School Graduate	8.7%	11.7%	13.2%
2022 Estimated Some College	19.3%	19.5%	19.4%
2022 Estimated Associates Degree Only	6.6%	6.0%	6.3%
2022 Estimated Bachelors Degree Only	35.4%	35.4%	33.4%
2022 Estimated Graduate Degree	26.5%	23.0%	22.7%
Business			
2022 Estimated Total Businesses	1,845	7,707	16,372
2022 Estimated Total Employees	9,815	49,963	142,493
2022 Estimated Employee Population per Business	5.3	6.5	8.7
2022 Estimated Residential Population per Business	16.1	15.0	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



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.