

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

881 RSF - 7,998 RSF

RENTAL RATE

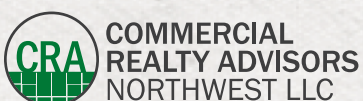
\$18.00/RSF, NNN UNIT 6
\$28.00/RSF, NNN UNITS 3, 4 & 5
\$30.00/RSF, NNN UNITS 1 & 2

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.

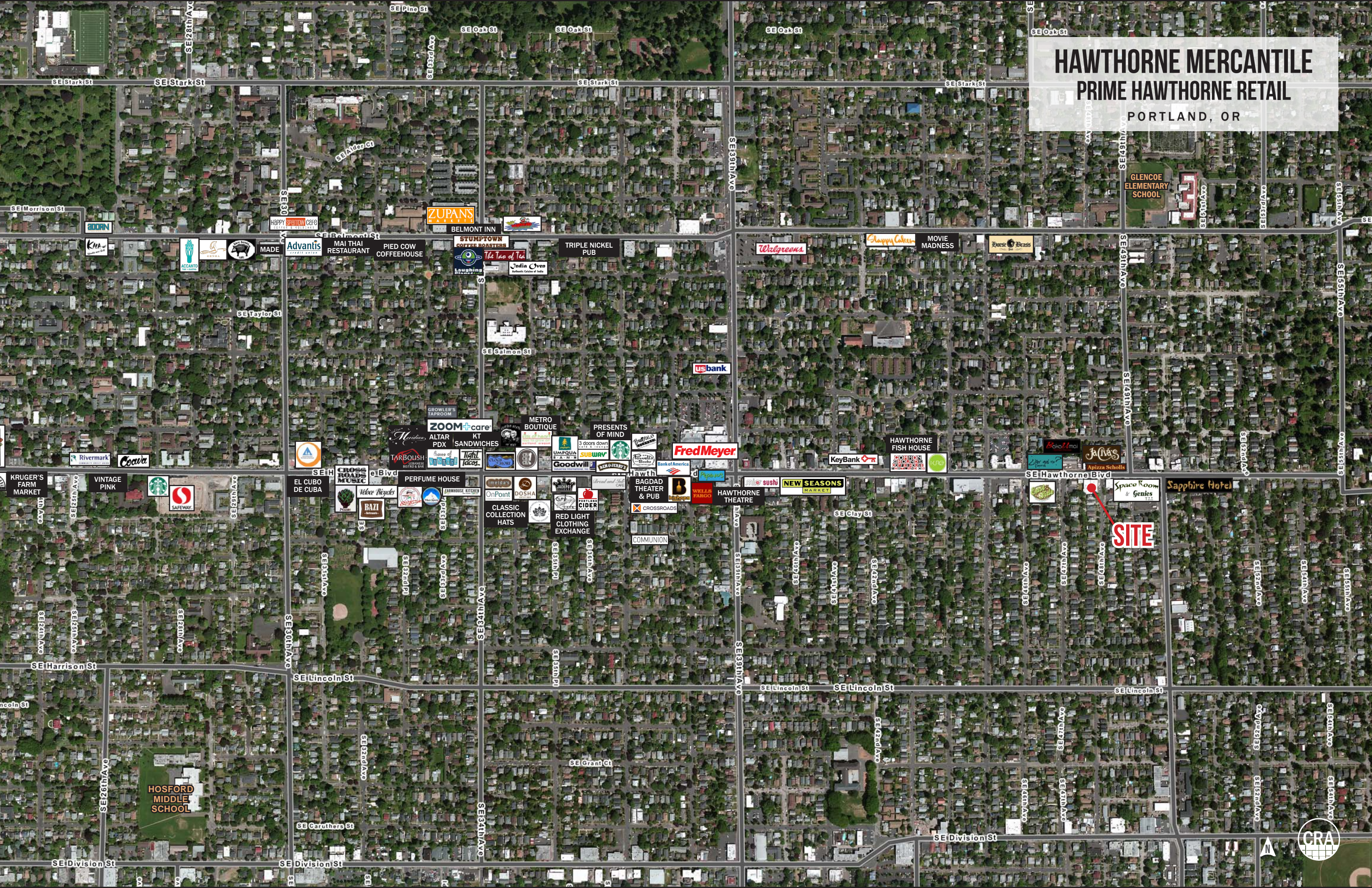


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HAWTHORNE MERCANTILE PRIME HAWTHORNE RETAIL

PORTLAND, OR



GLENCOE
ELEMENTARY
SCHOOL

SITE

HOSFORD
MIDDLE
SCHOOL



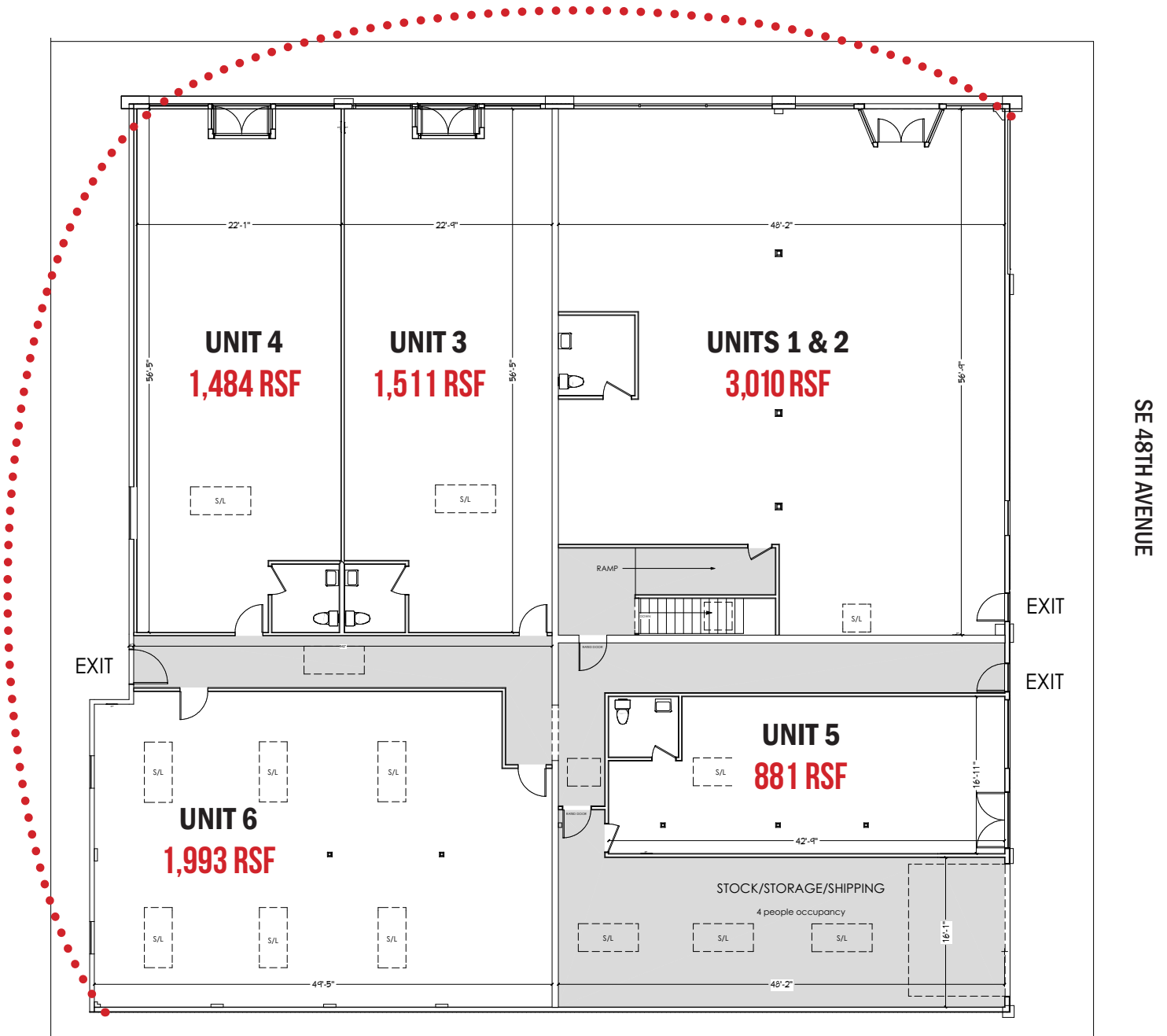
HAWTHORNE MERCANTILE PRIME HAWTHORNE RETAIL

SITE PLAN

PORTLAND, OR

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

SE HAWTHORNE BLVD



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

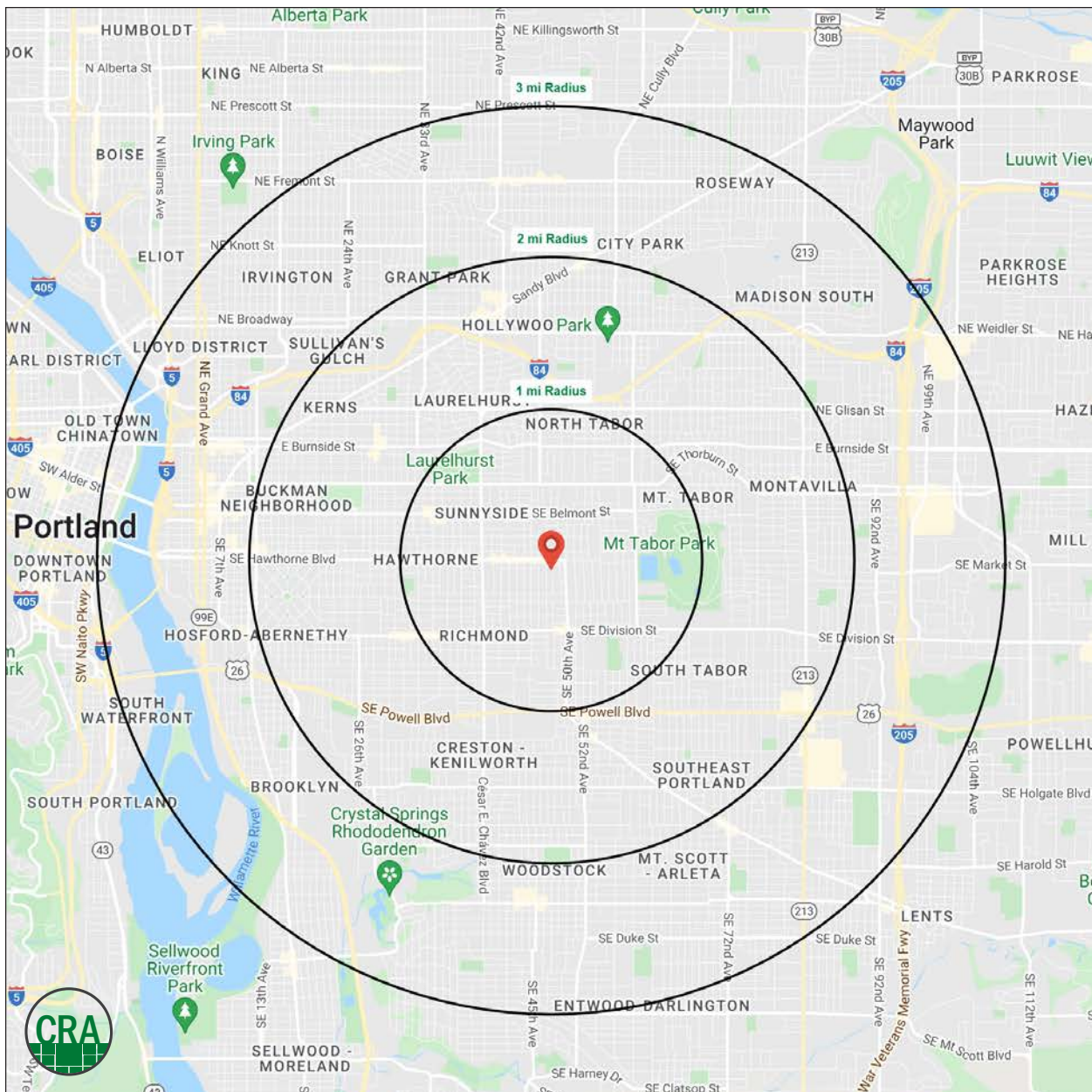
Source: Regis - SitesUSA (2022)	1 MILE	2 MILE	3 MILE
Estimated Population 2021	30,545	117,971	221,128
Projected Population 2026	31,857	121,526	227,818
Average HH Income	\$116,970	\$102,932	\$102,567
Median Home Value	\$544,236	\$506,422	\$501,230
Daytime Demographics 16+	17,059	74,360	196,203
Some College or Higher	87.5%	84.9%	82.3%

\$116,970
Average Household Income

1 MILE RADIUS

38.1
Median Age

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 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			
2021 Estimated Population	30,545	117,971	221,128
2026 Projected Population	31,857	121,526	227,818
2020 Census Population	30,522	118,298	220,110
2010 Census Population	26,377	104,502	194,563
Projected Annual Growth 2021 to 2026	0.9%	0.6%	0.6%
Historical Annual Growth 2010 to 2021	1.4%	1.2%	1.2%
2021 Median Age	38.1	37.4	37.9
Households			
2021 Estimated Households	13,753	54,331	99,257
2026 Projected Households	14,743	57,692	105,816
2020 Census Households	13,671	54,367	98,699
2010 Census Households	11,789	47,898	86,452
Projected Annual Growth 2021 to 2026	1.4%	1.2%	1.3%
Historical Annual Growth 2010 to 2021	1.5%	1.2%	1.3%
Race and Ethnicity			
2021 Estimated White	80.6%	76.2%	73.3%
2021 Estimated Black or African American	1.4%	2.6%	3.4%
2021 Estimated Asian or Pacific Islander	6.5%	8.1%	9.3%
2021 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.8%
2021 Estimated Other Races	11.1%	12.4%	13.2%
2021 Estimated Hispanic	6.5%	7.9%	9.2%
Income			
2021 Estimated Average Household Income	\$116,970	\$102,932	\$102,567
2021 Estimated Median Household Income	\$93,610	\$82,933	\$84,187
2021 Estimated Per Capita Income	\$52,869	\$47,603	\$46,350
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.7%	2.3%
2021 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.3%	2.8%
2021 Estimated High School Graduate	8.9%	11.1%	12.6%
2021 Estimated Some College	19.1%	19.7%	19.5%
2021 Estimated Associates Degree Only	5.7%	5.9%	6.2%
2021 Estimated Bachelors Degree Only	35.6%	35.3%	33.5%
2021 Estimated Graduate Degree	27.0%	24.0%	23.0%
Business			
2021 Estimated Total Businesses	1,811	7,386	15,978
2021 Estimated Total Employees	9,376	43,715	134,149
2021 Estimated Employee Population per Business	5.2	5.9	8.4
2021 Estimated Residential Population per Business	16.9	16.0	13.8

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.