



AVAILABLE

**2ND GENERATION
BAR/PUB**

**FOR LEASE
ST JOHNS
NEIGHBORHOOD**

LOCATION

8600 N Ivanhoe Street
Portland Oregon 97203

AVAILABLE SPACE

1,116 SF

ASKING RATE

\$28.00/SF/YR, NNN

TRAFFIC COUNTS

N Philadelphia Ave – 18,515 ADT ('22)
N Ivanhoe St – 10,070 ADT ('22)

HIGHLIGHTS

- Second generation bar/taphouse space in the heart of St. Johns
- Walk in cooler, sinks/plumbing, and grease interceptor available for next tenant
- Located in Marvel 29 with 165 apartment units above ground floor retail.
- Adjacent to Pizza Nostra and across from Burgerville
- Available now!

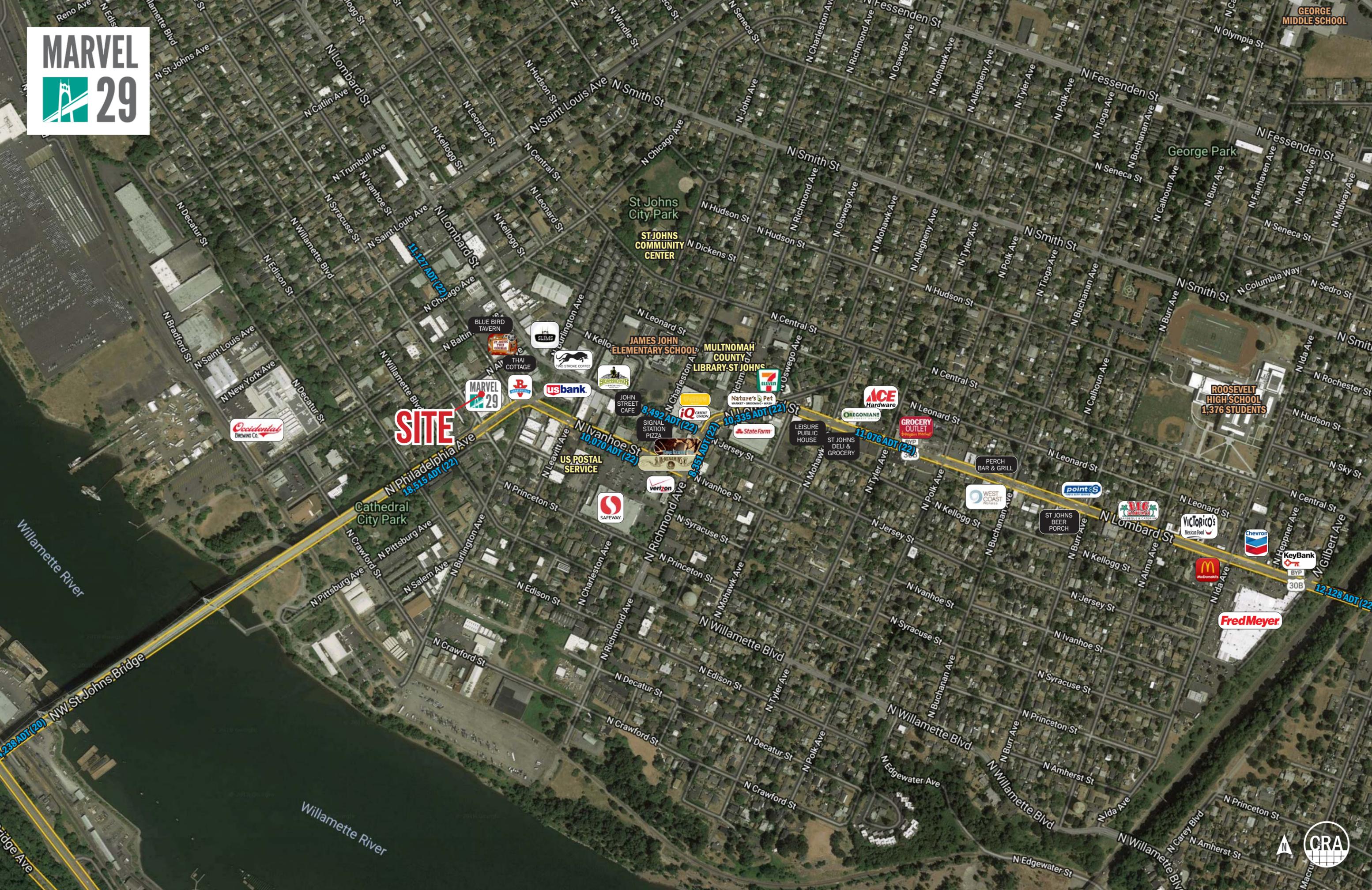


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GEORGE MIDDLE SCHOOL



SITE

St Johns City Park
ST JOHNS COMMUNITY CENTER

JAMES JOHN ELEMENTARY SCHOOL

MULTNOMAH COUNTY LIBRARY-ST JOHN'S

ROOSEVELT HIGH SCHOOL
1,376 STUDENTS

Cathedral City Park

Willamette River

NW St Johns Bridge

Willamette River



12,128 ADT (22)

11,127 ADT (22)

18,515 ADT (22)

8,492 ADT (22)

10,070 ADT (22)

8,351 ADT (22)

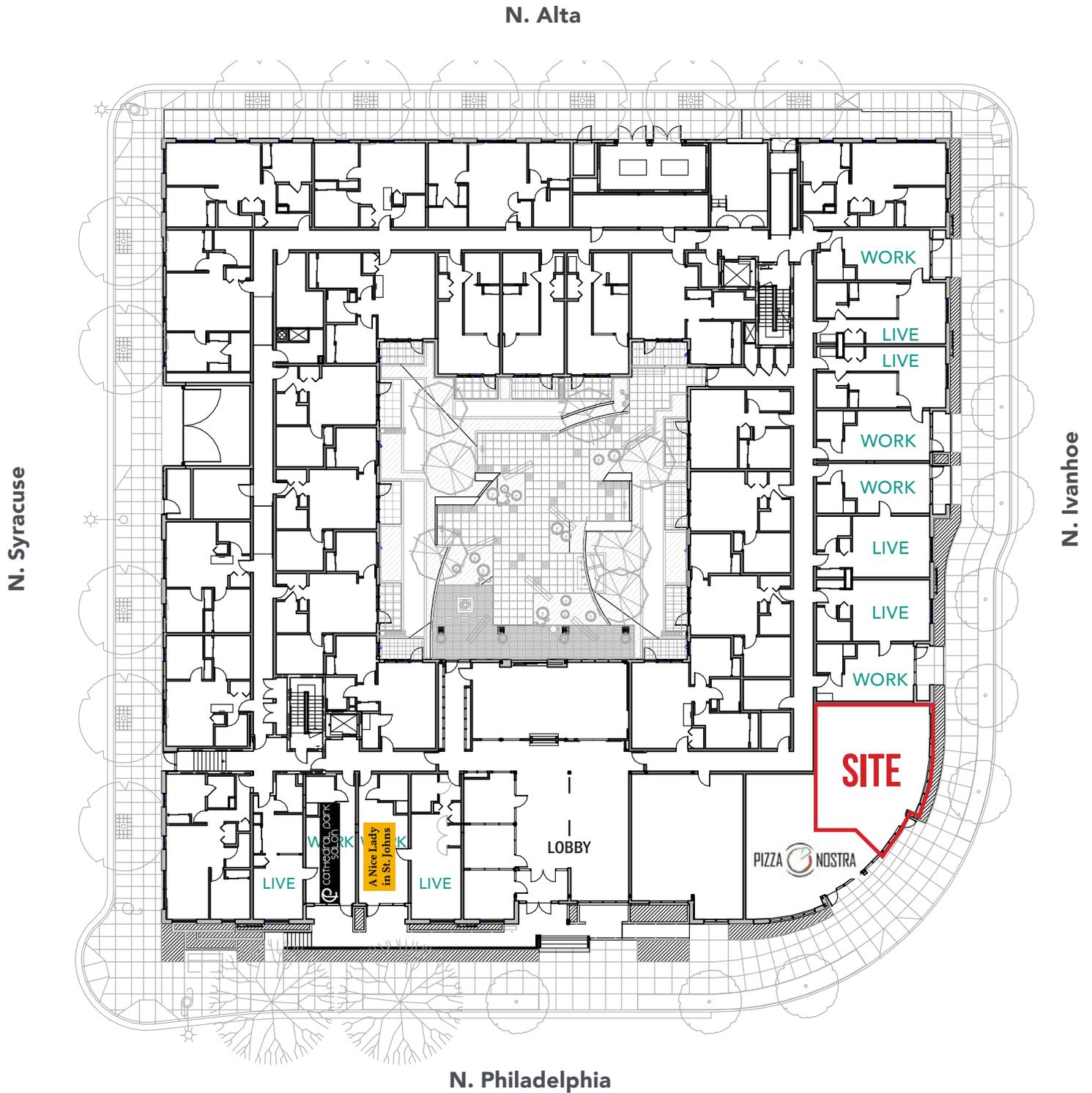
10,335 ADT (22)

11,076 ADT (22)

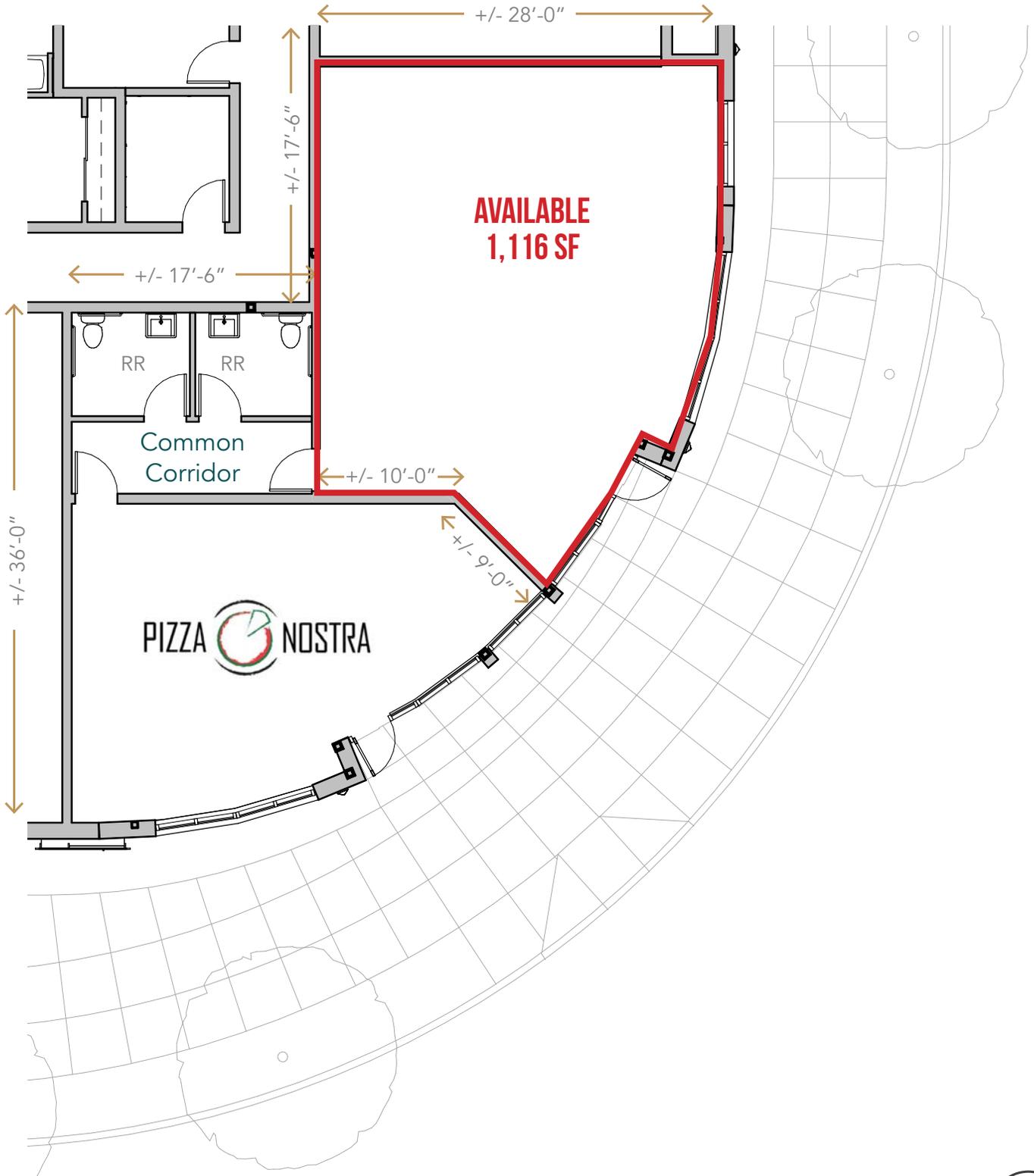
30B



OVERALL GROUND FLOOR SITE PLAN



SITE PLAN

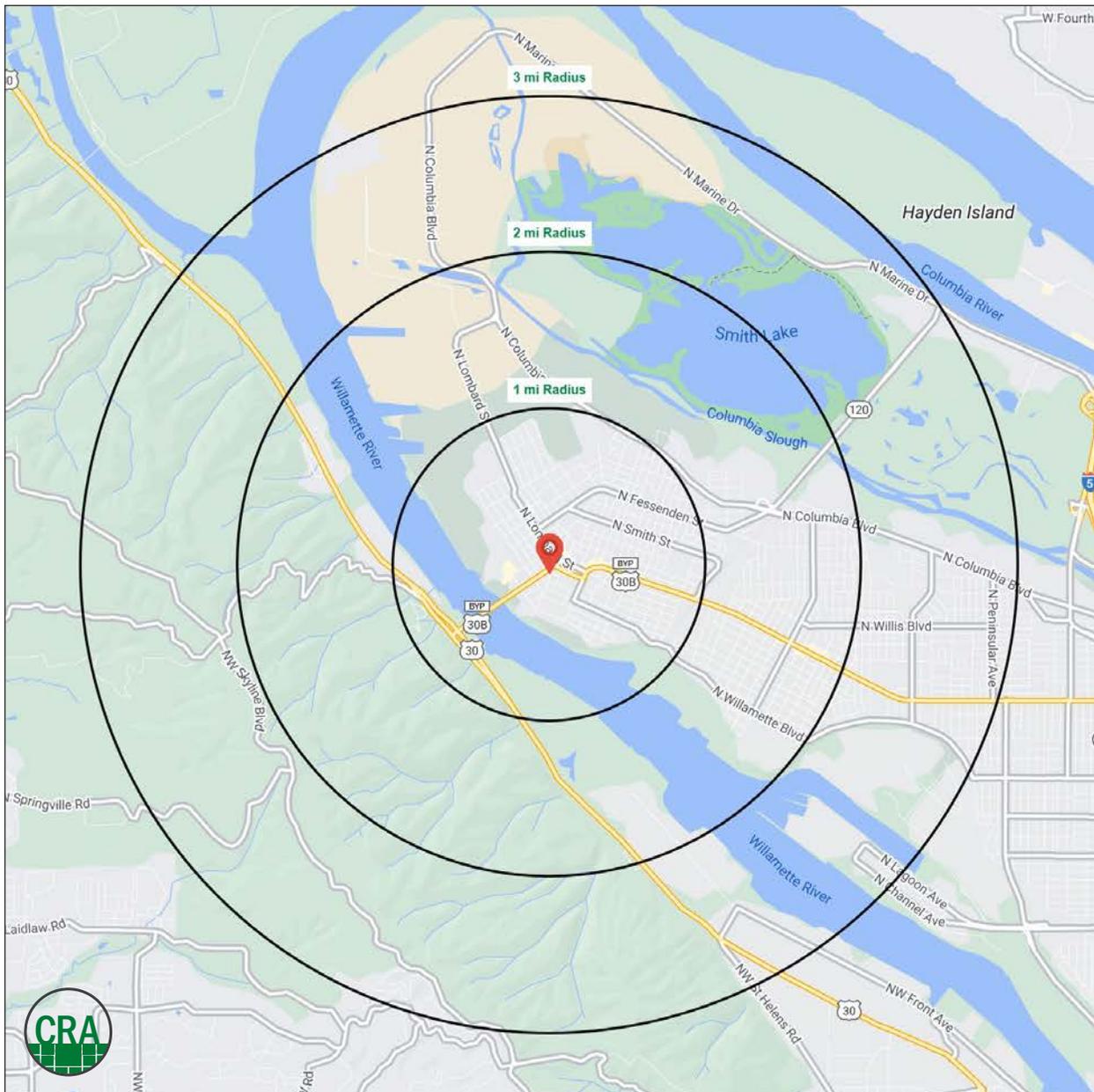


DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	15,049	31,004	41,506
Estimated Households	6,456	11,862	15,858
Average HH Income	\$117,927	\$115,538	\$126,130
Median Home Value	\$451,592	\$461,773	\$472,999
Total Businesses	681	1,198	1,955
Total Employees	4,688	9,570	22,142

15,049
 Estimated 2023 Population
 1 MILE RADIUS

36.4
 Median Age
 1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5896/-122.7558

Marvel 29	1 mi	2 mi	3 mi
Portland, OR 97203	radius	radius	radius
Population			
2023 Estimated Population	15,049	31,004	41,506
2028 Projected Population	14,334	29,810	39,748
2020 Census Population	15,248	31,547	42,394
2010 Census Population	13,518	28,485	38,549
Projected Annual Growth 2023 to 2028	-0.9%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2023	0.9%	0.7%	0.6%
2023 Median Age	36.4	34.3	34.8
Households			
2023 Estimated Households	6,456	11,862	15,858
2028 Projected Households	6,417	11,849	15,764
2020 Census Households	6,472	11,766	15,778
2010 Census Households	5,694	10,651	14,362
Projected Annual Growth 2023 to 2028	-0.1%	-	-0.1%
Historical Annual Growth 2010 to 2023	1.0%	0.9%	0.8%
Race and Ethnicity			
2023 Estimated White	67.5%	61.1%	61.7%
2023 Estimated Black or African American	7.8%	8.9%	9.5%
2023 Estimated Asian or Pacific Islander	5.0%	10.6%	10.3%
2023 Estimated American Indian or Native Alaskan	1.3%	1.3%	1.2%
2023 Estimated Other Races	18.4%	18.2%	17.4%
2023 Estimated Hispanic	17.9%	18.3%	17.2%
Income			
2023 Estimated Average Household Income	\$117,927	\$115,538	\$126,130
2023 Estimated Median Household Income	\$89,970	\$89,599	\$95,295
2023 Estimated Per Capita Income	\$50,643	\$44,660	\$48,621
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.2%	3.8%	3.3%
2023 Estimated Some High School (Grade Level 9 to 11)	2.3%	4.0%	3.8%
2023 Estimated High School Graduate	17.5%	17.8%	16.7%
2023 Estimated Some College	19.9%	20.6%	20.3%
2023 Estimated Associates Degree Only	7.2%	6.4%	6.2%
2023 Estimated Bachelors Degree Only	33.5%	30.9%	31.6%
2023 Estimated Graduate Degree	16.3%	16.6%	18.1%
Business			
2023 Estimated Total Businesses	681	1,198	1,955
2023 Estimated Total Employees	4,688	9,570	22,142
2023 Estimated Employee Population per Business	6.9	8.0	11.3
2023 Estimated Residential Population per Business	22.1	25.9	21.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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