

MULTNOMAH VILLAGE RETAIL

7709 SW CAPITOL HWY

PORTLAND, OR



FOR LEASE > 809 SF

ADDRESS

7709 SW Capitol Hwy, Suite 111C, Portland, OR

AVAILABLE SPACE

Suite 111C - 809 SF

RENTAL RATE

\$45.00/SF/YR, NNN (NNN = approximately \$17.75/SF)

TRAFFIC COUNTS

SW Capitol Hwy - 9,759 ADT ('18)

HIGHLIGHTS

- Mixed-use building in the heart of Multnomah Village in close-in SW Portland—70 market rate apartments over ground floor retail.
- Large full glass retail storefront with frontage along SW Capitol Highway.
- Nearby tenants include: Little Big Burger, Spielman's Bagels, Unitus Credit Union, Lucky Labrador Brewing Company, Tastebud, Journey's Pub, Thinker Toys, Annie Bloom's Books, Gastro Mania Restaurant and Multnomah Arts Center.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

George Macoubray | george@cra-nw.com

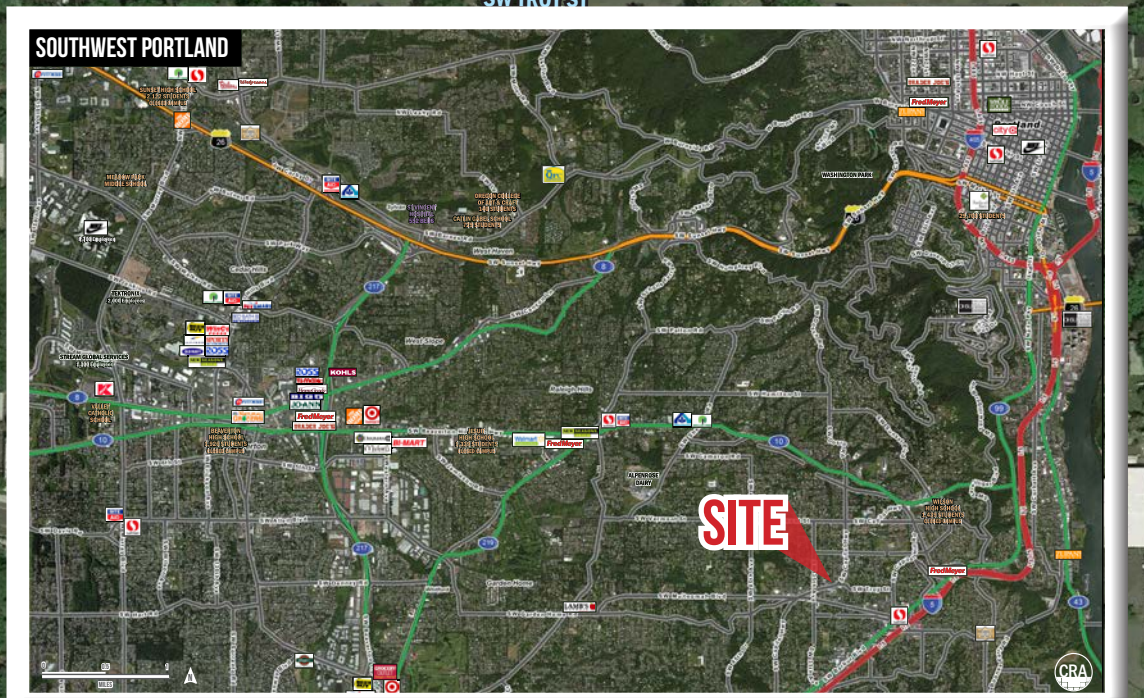
Nick Stanton | nick@cra-nw.com

503.274.0211

www.cra-nw.com

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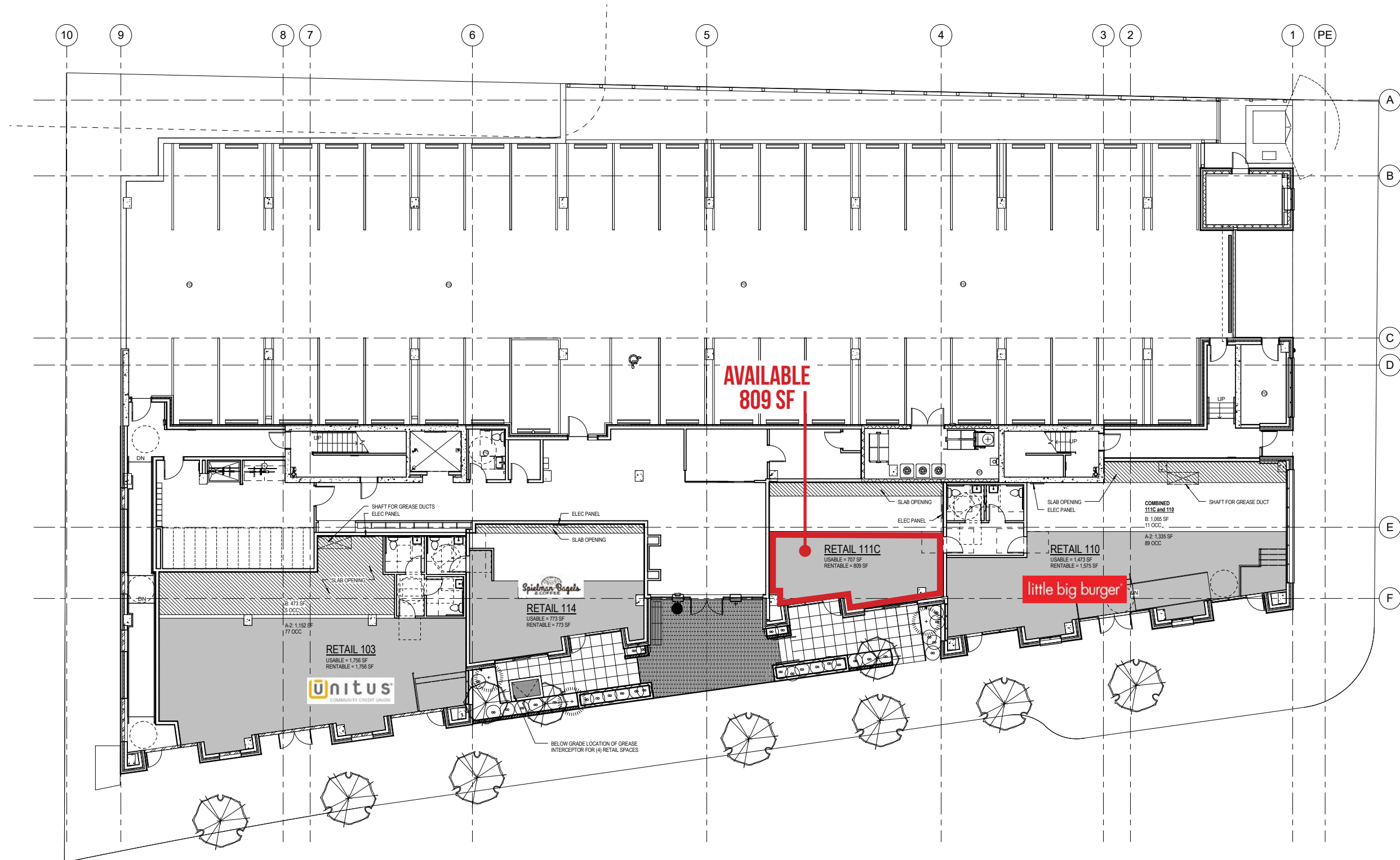


17,259 ADT (2018)



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SITE PLAN



MULTNOMAH VILLAGE RETAIL 7709 SW CAPITOL HWY

PORTLAND, OR

DEMOGRAPHIC SUMMARY

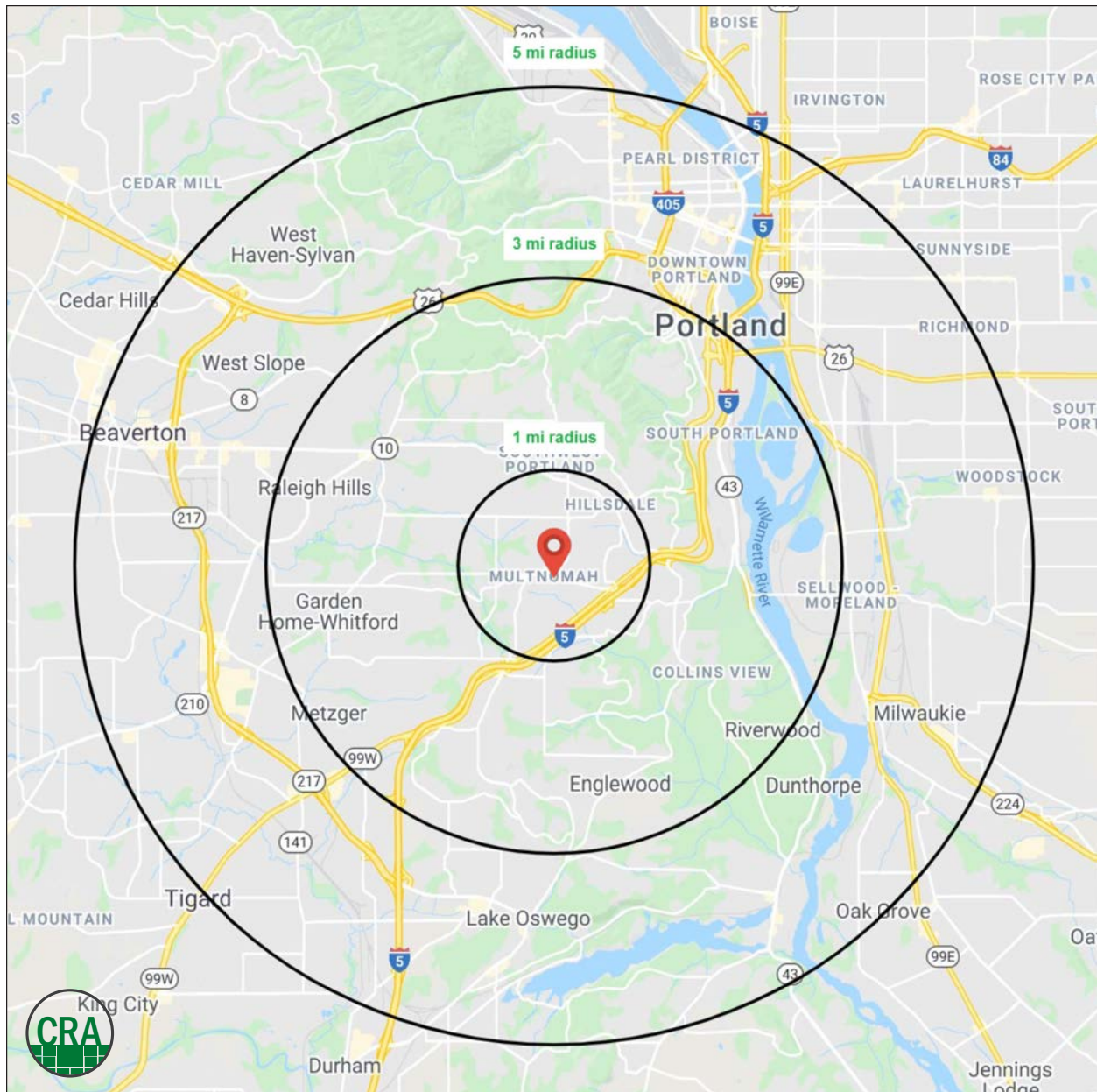
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	17,199	111,948	371,068
Projected Population 2025	17,534	114,887	382,449
Average HH Income	\$110,970	\$138,774	\$116,083
Median Home Value	\$454,949	\$544,574	\$527,471
Daytime Demographics 16+	11,232	120,046	463,445
Some College or Higher	88.8%	89.4%	84.3%

\$193,370

Average Family Income
3 MILE RADIUS

\$1,078

Food and Beverages
Monthly HH Consumer Expenditure
3 MILE RADIUS



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4687/-122.7107

RF1

7709 SW Capitol Hwy

1 mi radius 3 mi radius 5 mi radius

Portland, OR 97219

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	17,199	111,948	371,068
	2025 Projected Population	17,534	114,887	382,449
	2010 Census Population	15,806	99,391	324,243
	2000 Census Population	14,988	93,955	298,386
	Projected Annual Growth 2020 to 2025	0.4%	0.5%	0.6%
	Historical Annual Growth 2000 to 2020	0.7%	1.0%	1.2%
HOUSEHOLDS	2020 Estimated Households	8,184	51,798	178,371
	2025 Projected Households	8,660	54,798	188,244
	2010 Census Households	7,378	44,764	150,364
	2000 Census Households	6,874	41,800	136,809
	Projected Annual Growth 2020 to 2025	1.2%	1.2%	1.1%
	Historical Annual Growth 2000 to 2020	1.0%	1.2%	1.5%
AGE	2020 Est. Population Under 10 Years	9.4%	9.0%	9.1%
	2020 Est. Population 10 to 19 Years	8.0%	8.9%	9.1%
	2020 Est. Population 20 to 29 Years	13.9%	12.1%	15.0%
	2020 Est. Population 30 to 44 Years	26.2%	22.9%	24.3%
	2020 Est. Population 45 to 59 Years	21.3%	21.4%	19.6%
	2020 Est. Population 60 to 74 Years	16.0%	18.8%	16.5%
	2020 Est. Population 75 Years or Over	5.2%	6.9%	6.4%
	2020 Est. Median Age	39.4	42.1	39.7
MARITAL STATUS & GENDER	2020 Est. Male Population	49.0%	48.8%	49.7%
	2020 Est. Female Population	51.0%	51.2%	50.3%
	2020 Est. Never Married	38.5%	30.7%	36.8%
	2020 Est. Now Married	42.1%	50.2%	43.2%
	2020 Est. Separated or Divorced	16.3%	14.3%	15.8%
	2020 Est. Widowed	3.0%	4.8%	4.1%
INCOME	2020 Est. HH Income \$200,000 or More	11.6%	18.3%	13.6%
	2020 Est. HH Income \$150,000 to \$199,999	8.6%	11.2%	8.8%
	2020 Est. HH Income \$100,000 to \$149,999	21.4%	19.3%	17.2%
	2020 Est. HH Income \$75,000 to \$99,999	13.1%	11.7%	12.0%
	2020 Est. HH Income \$50,000 to \$74,999	16.1%	13.8%	15.2%
	2020 Est. HH Income \$35,000 to \$49,999	10.2%	8.7%	10.4%
	2020 Est. HH Income \$25,000 to \$34,999	5.8%	5.3%	6.5%
	2020 Est. HH Income \$15,000 to \$24,999	6.7%	5.8%	7.2%
	2020 Est. HH Income Under \$15,000	6.4%	5.8%	9.1%
	2020 Est. Average Household Income	\$110,970	\$138,774	\$116,083
	2020 Est. Median Household Income	\$88,377	\$102,699	\$85,134
	2020 Est. Per Capita Income	\$52,884	\$64,333	\$56,105
	2020 Est. Total Businesses	985	6,736	33,778
2020 Est. Total Employees	6,968	88,248	361,305	

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RF1

7709 SW Capitol Hwy Portland, OR 97219		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	85.7%	84.8%	81.1%
	2020 Est. Black	2.7%	2.6%	3.4%
	2020 Est. Asian or Pacific Islander	4.9%	6.1%	6.6%
	2020 Est. American Indian or Alaska Native	0.5%	0.5%	0.7%
	2020 Est. Other Races	6.1%	6.0%	8.3%
HISPANIC	2020 Est. Hispanic Population	985	6,650	35,802
	2020 Est. Hispanic Population	5.7%	5.9%	9.6%
	2025 Proj. Hispanic Population	6.1%	6.3%	10.1%
	2010 Hispanic Population	5.3%	4.9%	8.0%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	13,378	86,441	280,760
	2020 Est. Elementary (Grade Level 0 to 8)	1.1%	0.9%	1.9%
	2020 Est. Some High School (Grade Level 9 to 11)	1.4%	1.4%	2.8%
	2020 Est. High School Graduate	8.8%	8.2%	11.0%
	2020 Est. Some College	16.9%	16.3%	18.7%
	2020 Est. Associate Degree Only	6.6%	5.7%	6.5%
	2020 Est. Bachelor Degree Only	35.4%	36.2%	34.3%
	2020 Est. Graduate Degree	29.9%	31.3%	24.9%
HOUSING	2020 Est. Total Housing Units	8,392	53,283	183,942
	2020 Est. Owner-Occupied	53.4%	57.7%	44.9%
	2020 Est. Renter-Occupied	44.1%	39.6%	52.1%
	2020 Est. Vacant Housing	2.5%	2.8%	3.0%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	4.4%	6.9%	7.2%
	2020 Homes Built 2000 to 2009	7.5%	8.6%	9.5%
	2020 Homes Built 1990 to 1999	13.2%	11.7%	11.5%
	2020 Homes Built 1980 to 1989	10.8%	12.3%	10.9%
	2020 Homes Built 1970 to 1979	19.9%	18.0%	15.9%
	2020 Homes Built 1960 to 1969	11.9%	11.2%	10.7%
	2020 Homes Built 1950 to 1959	11.0%	11.2%	9.0%
	2020 Homes Built Before 1949	18.8%	17.3%	22.3%
HOME VALUES	2020 Home Value \$1,000,000 or More	1.1%	4.1%	4.3%
	2020 Home Value \$500,000 to \$999,999	40.0%	51.2%	47.2%
	2020 Home Value \$400,000 to \$499,999	31.0%	24.5%	23.1%
	2020 Home Value \$300,000 to \$399,999	26.9%	19.5%	22.0%
	2020 Home Value \$200,000 to \$299,999	7.7%	5.4%	6.9%
	2020 Home Value \$150,000 to \$199,999	1.2%	0.9%	1.2%
	2020 Home Value \$100,000 to \$149,999	0.7%	0.6%	0.7%
	2020 Home Value \$50,000 to \$99,999	0.3%	0.3%	0.5%
	2020 Home Value \$25,000 to \$49,999	0.2%	0.3%	0.5%
	2020 Home Value Under \$25,000	0.4%	0.4%	0.8%
	2020 Median Home Value	\$454,949	\$544,574	\$527,471
	2020 Median Rent	\$1,121	\$1,287	\$1,217

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1 mi radius 3 mi radius 5 mi radius

Portland, OR 97219

		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	14,687	95,900	317,984
	2020 Est. Civilian Employed	71.0%	66.8%	67.8%
	2020 Est. Civilian Unemployed	2.4%	1.9%	2.3%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	26.6%	31.3%	29.9%
	2020 Labor Force Males	48.2%	48.4%	49.4%
	2020 Labor Force Females	51.8%	51.6%	50.6%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	10,424	64,076	215,673
	2020 Mgmt, Business, & Financial Operations	22.1%	23.8%	21.7%
	2020 Professional, Related	37.1%	36.6%	32.5%
	2020 Service	11.8%	10.6%	13.2%
	2020 Sales, Office	17.0%	18.4%	19.7%
	2020 Farming, Fishing, Forestry	0.3%	0.2%	0.3%
	2020 Construction, Extraction, Maintenance	4.6%	3.6%	4.9%
	2020 Production, Transport, Material Moving	7.1%	6.8%	7.8%
	2020 White Collar Workers	76.2%	78.8%	73.9%
	2020 Blue Collar Workers	23.8%	21.2%	26.1%
	TRANSPORTATION TO WORK	2020 Drive to Work Alone	63.5%	65.0%
2020 Drive to Work in Carpool		8.4%	7.7%	6.7%
2020 Travel to Work by Public Transportation		11.7%	8.8%	10.7%
2020 Drive to Work on Motorcycle		-	0.1%	0.2%
2020 Walk or Bicycle to Work		6.5%	7.1%	10.6%
2020 Other Means		0.4%	0.5%	0.6%
2020 Work at Home		9.5%	10.8%	10.4%
TRAVEL TIME		2020 Travel to Work in 14 Minutes or Less	18.8%	22.2%
	2020 Travel to Work in 15 to 29 Minutes	57.5%	49.5%	45.0%
	2020 Travel to Work in 30 to 59 Minutes	28.7%	28.4%	30.7%
	2020 Travel to Work in 60 Minutes or More	3.2%	3.3%	4.8%
	2020 Average Travel Time to Work	21.9	21.5	22.2
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$621.98 M	\$4.64 B	\$13.94 B
	2020 Est. Apparel	\$22.1 M	\$166.31 M	\$497.8 M
	2020 Est. Contributions, Gifts	\$36.9 M	\$289.55 M	\$844.46 M
	2020 Est. Education, Reading	\$21.1 M	\$168.97 M	\$489.92 M
	2020 Est. Entertainment	\$35.54 M	\$268.75 M	\$797.28 M
	2020 Est. Food, Beverages, Tobacco	\$94.5 M	\$694.09 M	\$2.11 B
	2020 Est. Furnishings, Equipment	\$22.07 M	\$166.27 M	\$493.99 M
	2020 Est. Health Care, Insurance	\$56.1 M	\$413.32 M	\$1.25 B
	2020 Est. Household Operations, Shelter, Utilities	\$200.71 M	\$1.49 B	\$4.51 B
	2020 Est. Miscellaneous Expenses	\$11.84 M	\$88.75 M	\$265.97 M
	2020 Est. Personal Care	\$8.37 M	\$62.22 M	\$187.16 M
	2020 Est. Transportation	\$112.75 M	\$832.07 M	\$2.5 B

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For more information, please contact:

GEORGE MACOUBRAY 503.504.2957 | george@cra-nw.com

NICK STANTON 503.784.0407 | nick@cra-nw.com



KNOWLEDGE

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EXPERIENCE



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NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 733 SW Second Avenue, Suite 200 • Portland, Oregon 97204

 www.cra-nw.com

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