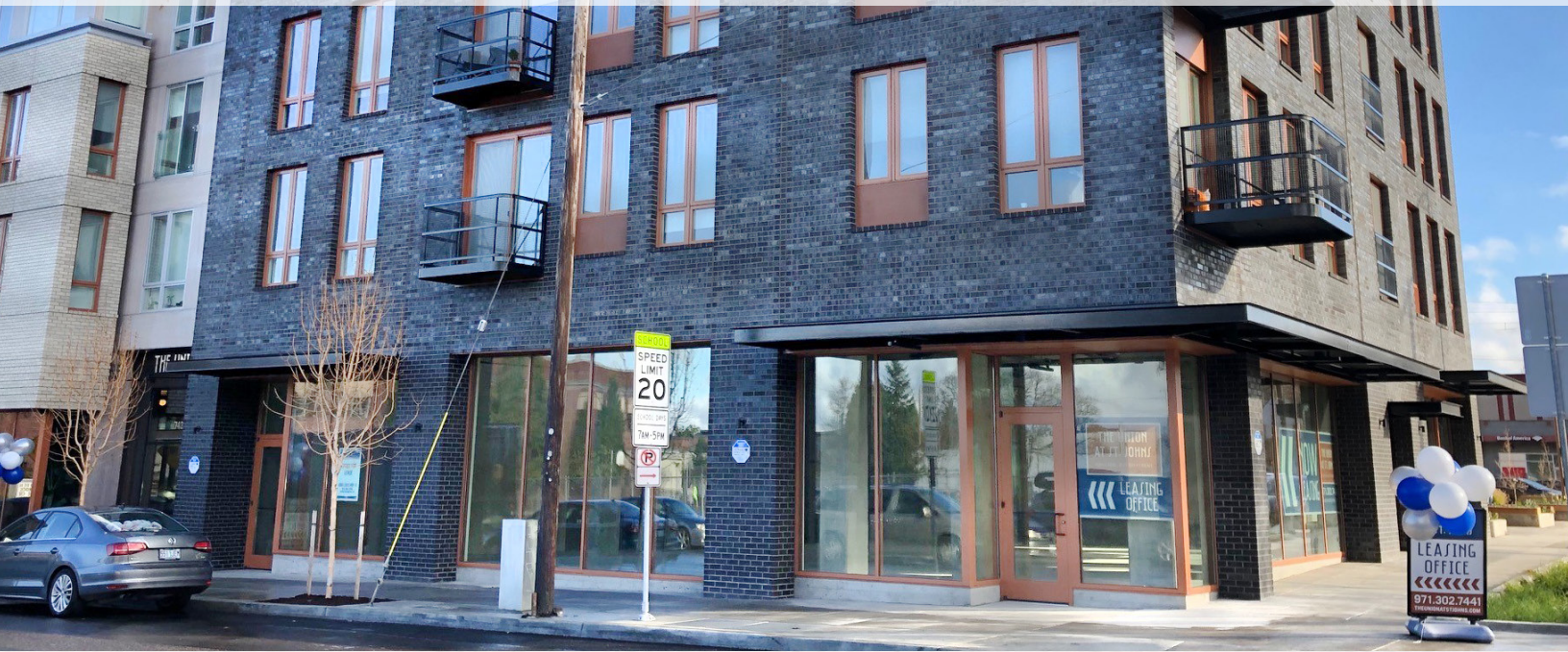


FOR LEASE IN NORTH PORTLAND

THE UNION AT ST JOHNS



LOCATION

N Lombard St between N Charleston and N Richmond

AVAILABLE SPACE

First generation retail/restaurant:

- Unit 104 - 1,770 RSF
 - Unit 105A - 1,515 RSF
 - Unit 105B - 1,319 RSF
 - Unit 106 - 1,127 RSF
- Can combine for 3,961 RSF

Second generation move-in ready:

- Unit 110 - 1,064 RSF
 - Unit 111 - 710 RSF
- Can combine for 1,774 RSF

RENTAL RATE

First generation spaces:

Units 104 | 105A | 105B | 106: \$30-32/SF NNN

Second generation spaces:

- Unit 110: \$2,305/Month + Utilities
- Unit 111: \$1,657/Month + Utilities

HIGHLIGHTS

- New mixed-use development featuring 100 market-rate apartments above 20,000 SF of ground-floor office and retail space, with 12 dedicated off-street parking spaces for retail.
- The Union at St. Johns is home to Sparrow Bakery, iQ Credit Union, Wildwood Dental, Orchid Salon, Blossom & Beauty, and more.
- Modern architectural design is inspired by historic St. Johns' buildings and features expansive windows, brick facades, and outdoor amenity space.
- Extensive interior common area space includes shared restrooms for retail tenants and a shared kitchenette for office tenants.
- A variety of spaces include ready-to-go office suites, restaurant spaces with venting capability, and a variety of different size spaces available for retail or office uses.
- St. Johns is a walkable neighborhood in North Portland with an eclectic mix of shops and restaurants.
- Nearby tenants include McMenamins St. Johns Theater & Pub, Signal Station Pizza, Stormbreaker Brewing, Bernstein's Bagels, St. Johns Coffee, Safeway, St Johns Cinema, and Nature's Pet.

TRAFFIC COUNTS

N Lombard St - 11,666 ADT ('20)

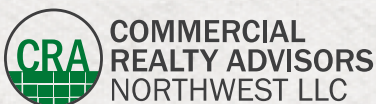
N Richmond Ave - 8,565 ADT ('20)

Walk Score

92

Bike Score

85



Ashley Heichelbech | ashley@cra-nw.com
Kathleen Healy | kathleen@cra-nw.com

503.274.0211
www.cra-nw.com

IMAGES

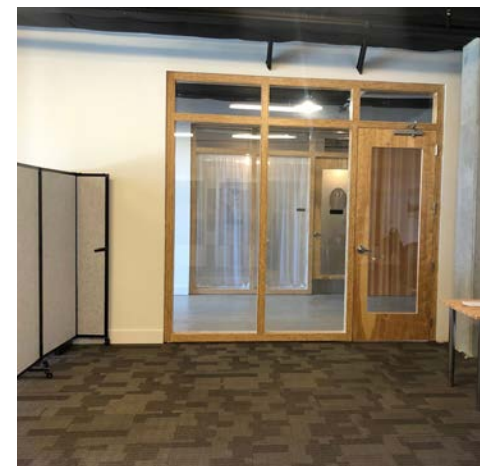
THE UNION AT ST JOHNS
7428 N CHARLESTON AVE
PORTLAND, OR



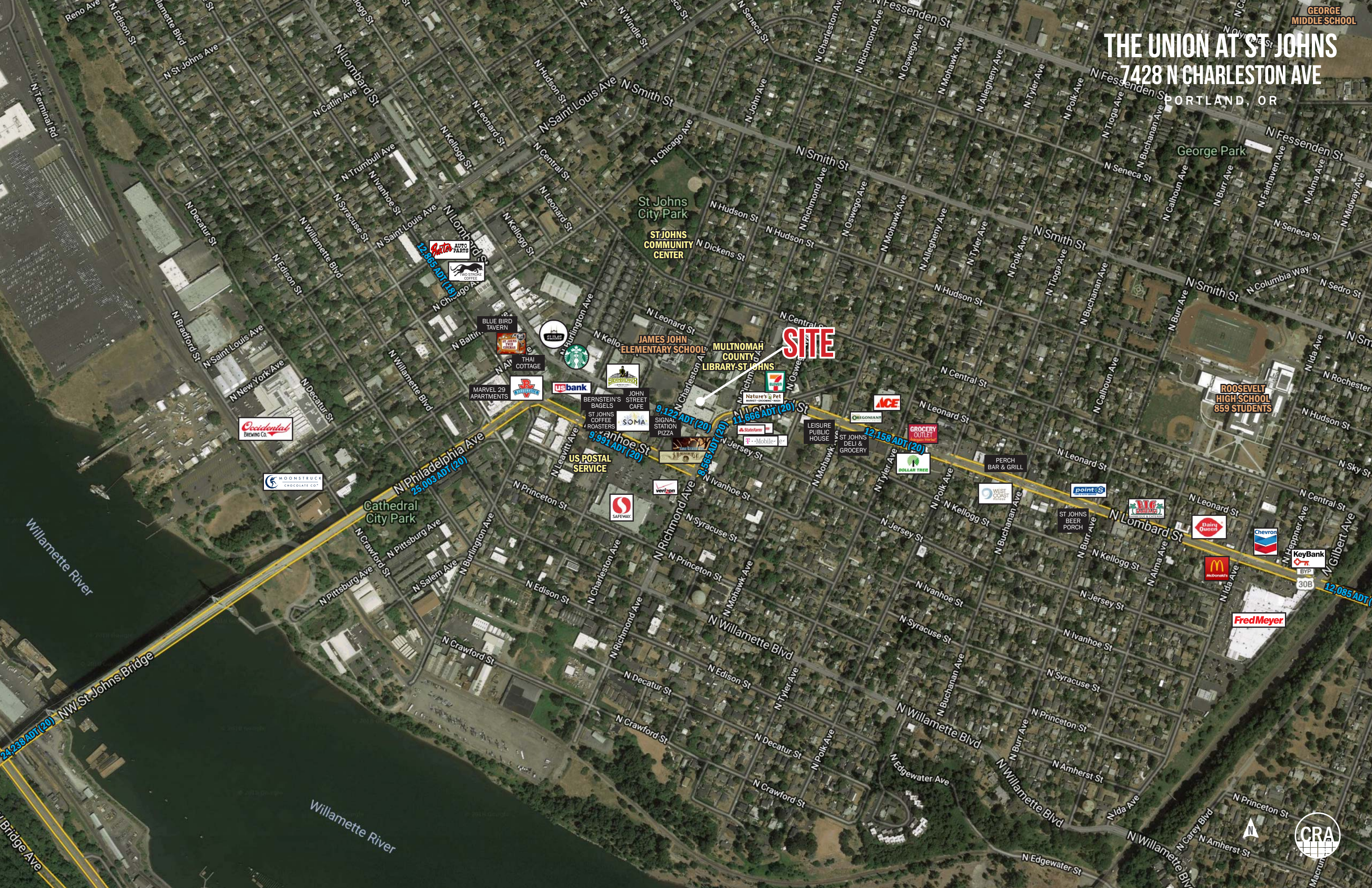
COMMON SEATING AREA



COMMON COMMERCIAL KITCHEN



THE UNION AT ST JOHNS 7428 N CHARLESTON AVE PORTLAND, OR



SITE

St. Johns
City Park
ST. JOHNS
COMMUNITY
CENTER

JAMES JOHN
ELEMENTARY SCHOOL
MULTNOMAH
COUNTY
LIBRARY-ST. JOHNS

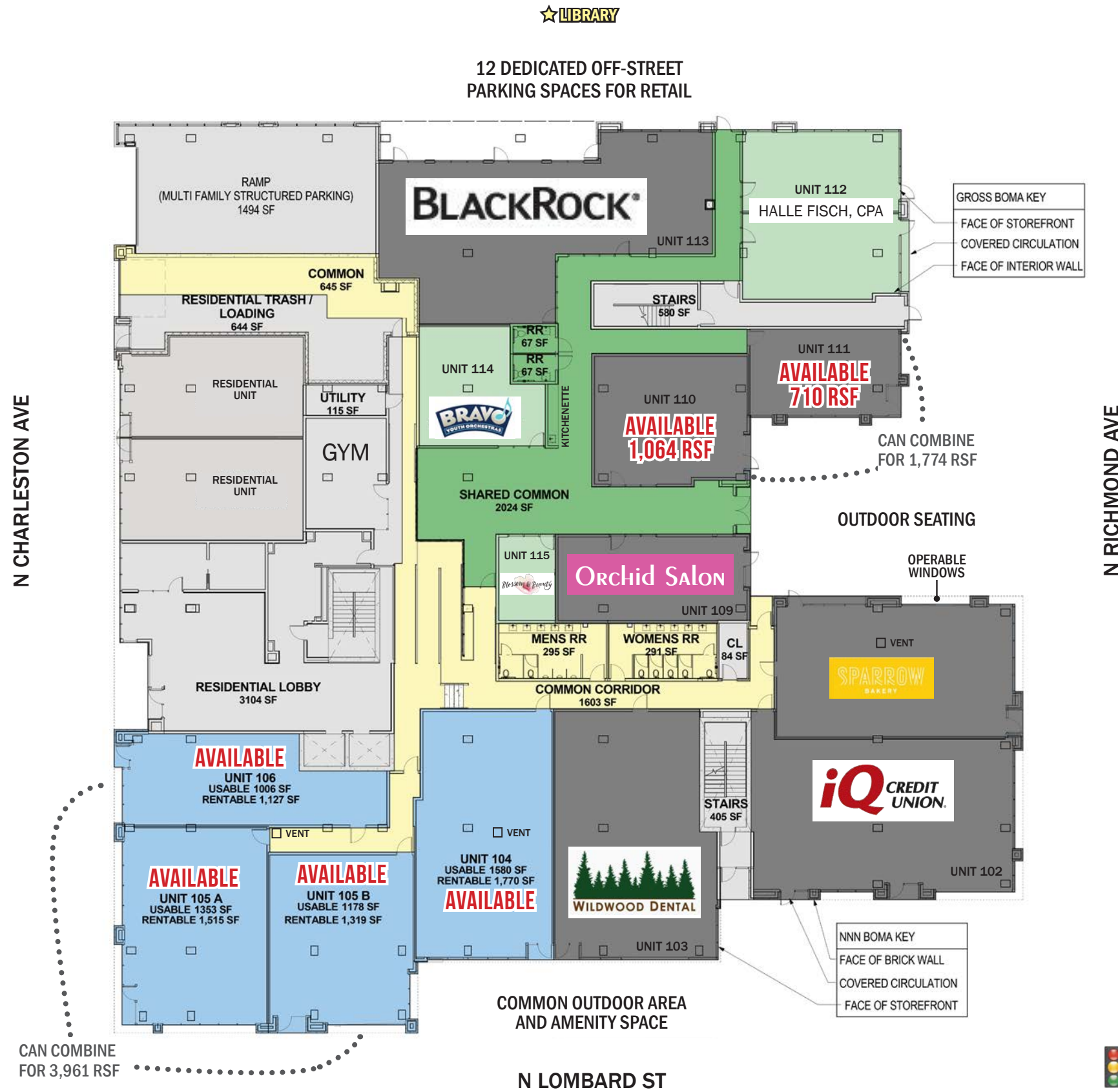
ROOSEVELT
HIGH SCHOOL
859 STUDENTS

Cathedral
City Park



GROUND FLOOR AREA PLAN

THE UNION AT ST JOHNS
7428 N CHARLESTON AVE
PORTLAND, OR



- KEY -

- **RETAIL/RESTAURANT**
See vent locations on plan for restaurant venting opportunities
- **OFFICE/SERVICE RETAIL**

GROSS BOMA KEY
FACE OF STOREFRONT
COVERED CIRCULATION
FACE OF INTERIOR WALL

OUTDOOR SEATING

OPERABLE WINDOWS

NNN BOMA KEY
FACE OF BRICK WALL
COVERED CIRCULATION
FACE OF STOREFRONT

CAN COMBINE FOR 3,961 RSF

★ LIBRARY
12 DEDICATED OFF-STREET PARKING SPACES FOR RETAIL

N RICHMOND AVE

N CHARLESTON AVE

N LOMBARD ST



THE UNION AT ST JOHNS

7428 N CHARLESTON AVE

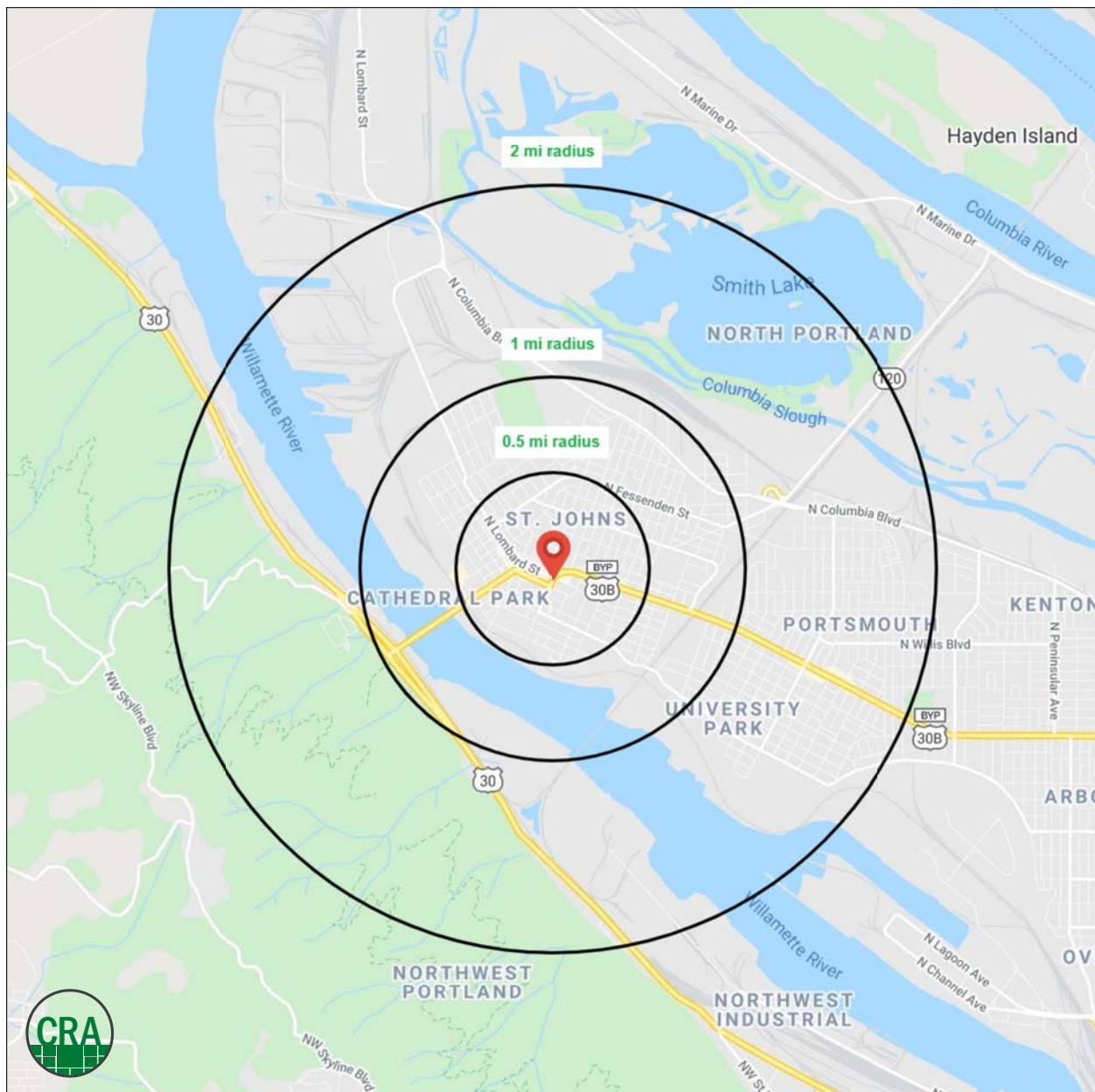
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1/2 MILE	1 MILE	2 MILE
Estimated Population 2020	6,952	18,354	33,862
Projected Population 2025	7,108	18,711	34,296
Average HH Income	\$97,723	\$87,606	\$85,495
Median Home Value	\$401,866	\$384,556	\$389,310
Daytime Demographics 16+	3,165	7,838	17,688
Some College or Higher	74.7%	72.8%	71.0%

\$97,723
Average Household Income
1/2 MILE RADIUS

33.6
Median Age
1/2 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5896/-122.7511

RS1

Union at St John		0.5 mi radius	1 mi radius	2 mi radius
Portland, OR 97203				
POPULATION	2020 Estimated Population	6,952	18,354	33,862
	2025 Projected Population	7,108	18,711	34,296
	2010 Census Population	5,454	15,941	30,347
	2000 Census Population	5,106	14,816	27,047
	Projected Annual Growth 2020 to 2025	0.4%	0.4%	0.3%
	Historical Annual Growth 2000 to 2020	1.8%	1.2%	1.3%
	2020 Median Age	33.6	33.9	32.7
HOUSEHOLDS	2020 Estimated Households	3,268	7,795	12,911
	2025 Projected Households	3,481	8,311	13,741
	2010 Census Households	2,482	6,582	11,213
	2000 Census Households	2,122	5,703	9,746
	Projected Annual Growth 2020 to 2025	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2020	2.7%	1.8%	1.6%
RACE AND ETHNICITY	2020 Estimated White	72.3%	65.5%	64.6%
	2020 Estimated Black or African American	6.3%	9.1%	11.1%
	2020 Estimated Asian or Pacific Islander	4.0%	5.7%	5.7%
	2020 Estimated American Indian or Native Alaskan	1.6%	1.9%	1.7%
	2020 Estimated Other Races	15.8%	17.8%	16.9%
	2020 Estimated Hispanic	20.4%	21.1%	18.8%
INCOME	2020 Estimated Average Household Income	\$97,723	\$87,606	\$85,495
	2020 Estimated Median Household Income	\$76,555	\$69,633	\$66,921
	2020 Estimated Per Capita Income	\$45,943	\$37,217	\$33,013
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.5%	4.7%	4.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.7%	6.4%	6.1%
	2020 Estimated High School Graduate	17.2%	16.1%	18.2%
	2020 Estimated Some College	16.7%	19.8%	20.3%
	2020 Estimated Associates Degree Only	6.9%	7.9%	7.7%
	2020 Estimated Bachelors Degree Only	30.6%	29.7%	27.5%
	2020 Estimated Graduate Degree	20.6%	15.5%	15.5%
BUSINESS	2020 Estimated Total Businesses	291	511	829
	2020 Estimated Total Employees	1,719	3,615	8,490
	2020 Estimated Employee Population per Business	5.9	7.1	10.2
	2020 Estimated Residential Population per Business	23.9	35.9	40.8

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:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE


RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



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503.274.0211

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