

— FOR LEASE — BARBUR RETAIL CENTER



ADDRESS

7463 SW Barbur Blvd, Portland, OR

AVAILABLE SPACE

2,947 SF

RENTAL RATE

\$23.00 PSF/YR/NNN

TRAFFIC COUNTS

Barbur Blvd – 23,298 ADT ('26)

HIGHLIGHTS

- Barbur Retail Center is located at the intersection of SW Barbur Blvd and SW Terwilliger Blvd with high daily traffic and strong demographics, close to I-5 and major arterials providing an excellent central location. This property benefits from close proximity to Multnomah Village, Hillsdale, OHSU and downtown Portland.
- Off-street shared parking lot with highly visible building signage and monument signage available.
- Adjacent to Banfield Pet Hospital, and nearby A-Boy, Fred Meyer, Starbucks, US Bank and others.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

BARBUR RETAIL CENTER

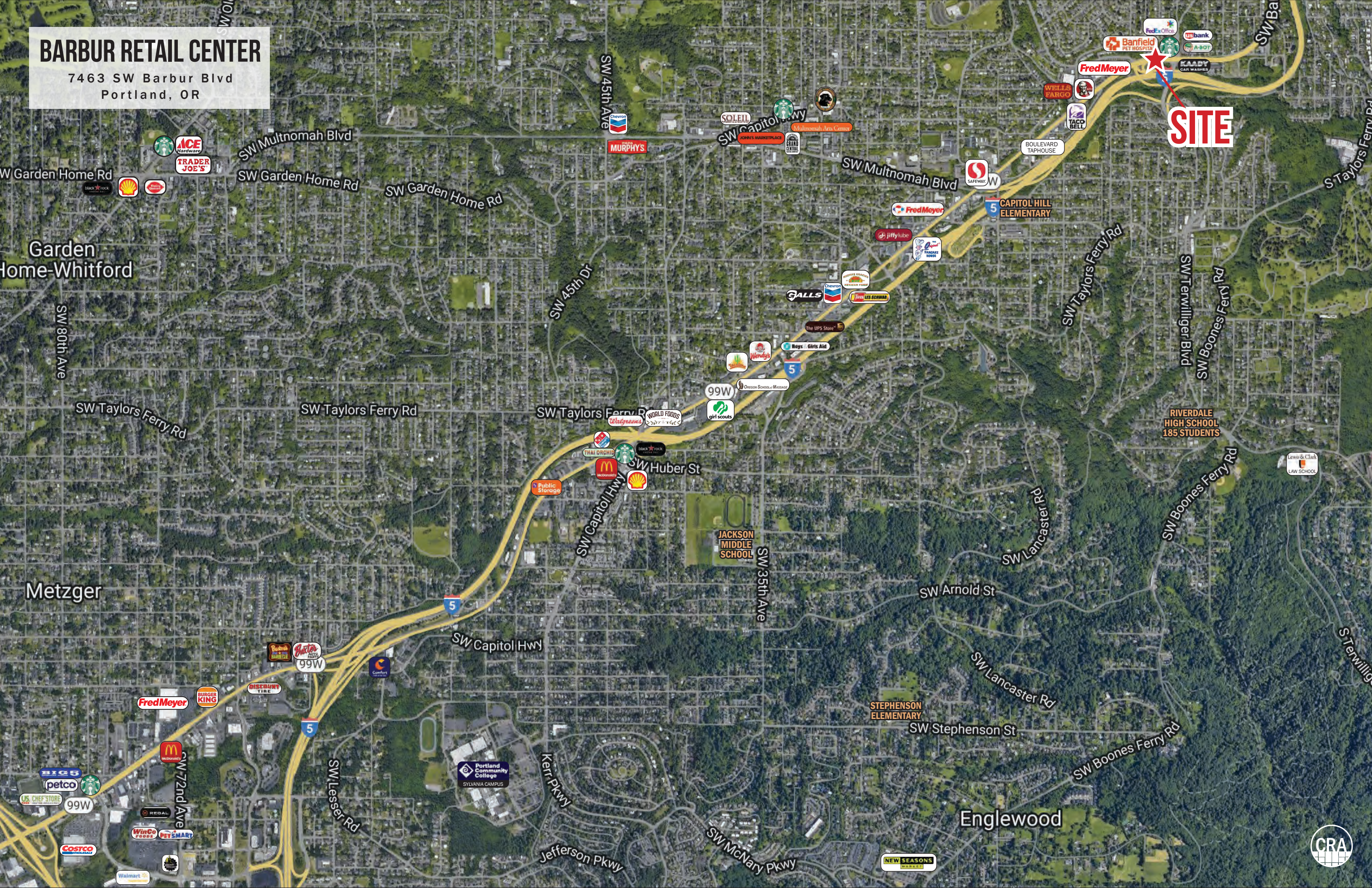
7463 SW Barbur Blvd
Portland, OR

INTERIOR PHOTOS



BARBUR RETAIL CENTER
7463 SW Barbur Blvd
Portland, OR

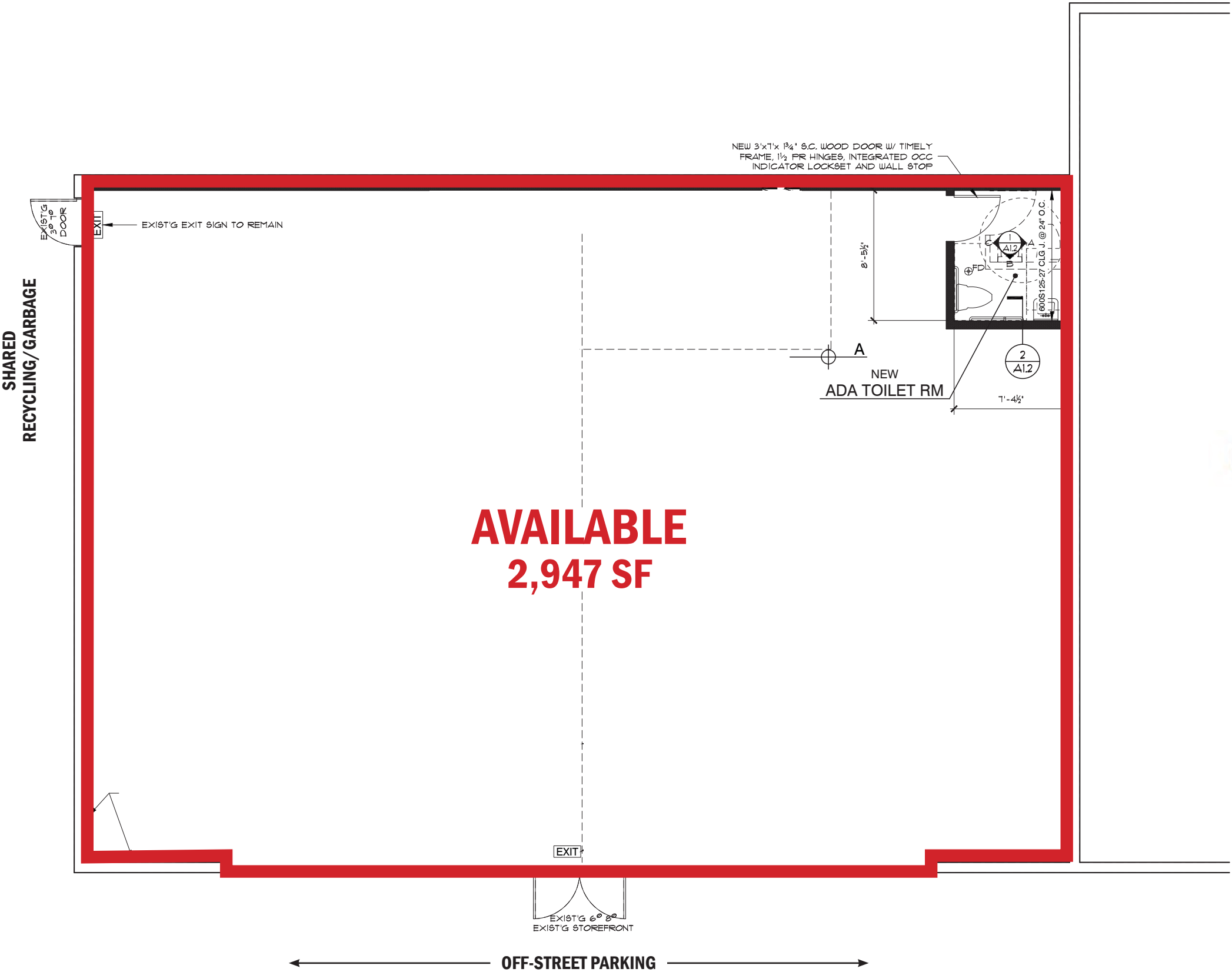
BARBUR RETAIL CENTER
7463 SW Barbur Blvd
Portland, OR



SITE

**RIVERDALE
HIGH SCHOOL
185 STUDENTS**





BARBUR RETAIL CENTER

7463 SW Barbur Blvd
Portland, OR

DEMOGRAPHIC SUMMARY

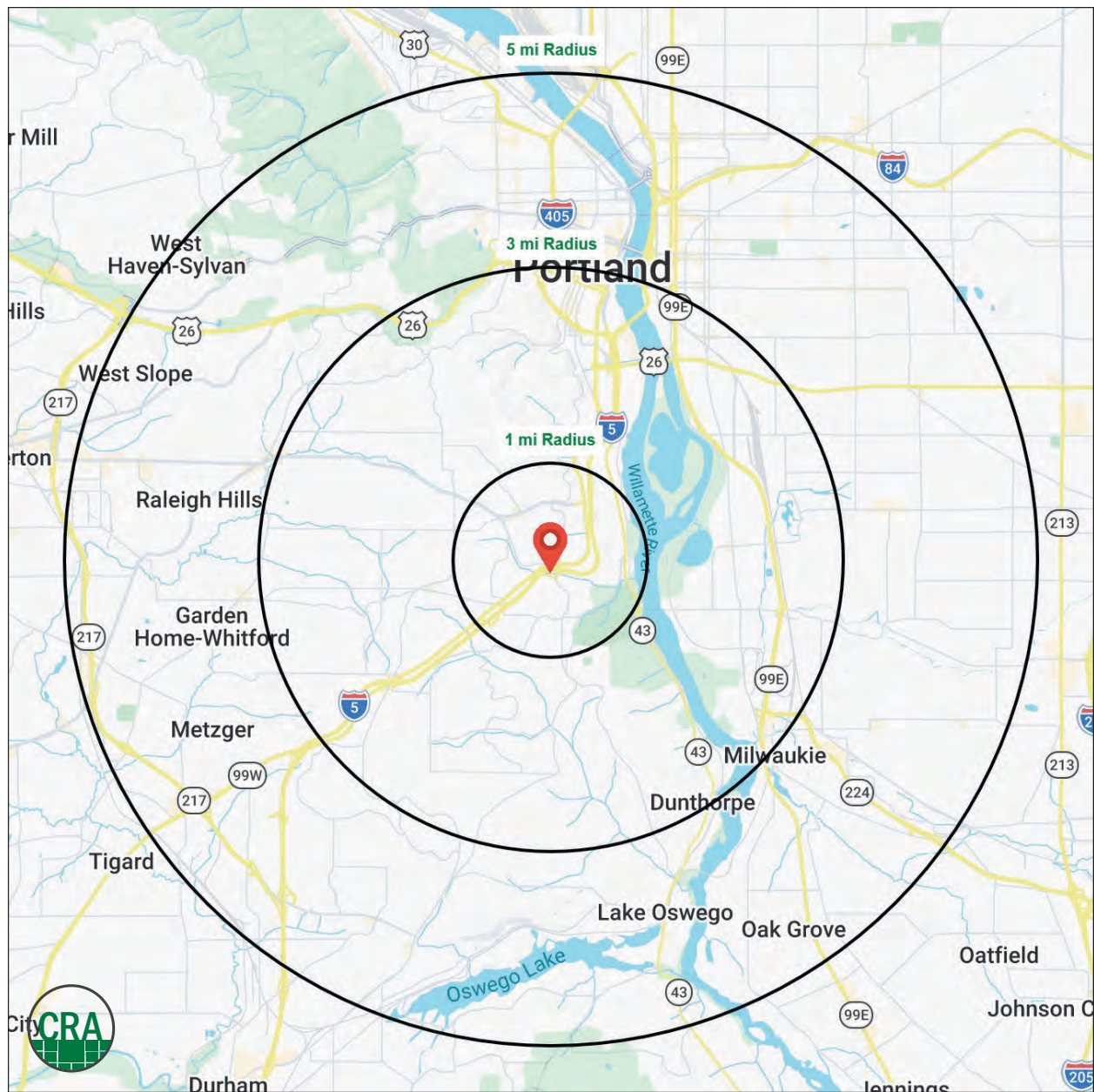
Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	13,427	114,159	404,949
Median Age	40.0	40.3	40.3
Average HH Income	\$160,647	\$166,341	\$149,089
Median Home Value	\$660,218	\$740,557	\$724,588
Daytime Demographics 16+	11,138	108,587	441,969
Total Employees	7,622	73,830	324,081

\$166,341

Average HH Income
3 MILE RADIUS

\$740,557

Median Home Value
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4715/-122.6873

7463 SW Barbur Blvd Portland, OR 97219	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	13,427	114,159	404,949
2031 Projected Population	12,862	111,852	402,165
2020 Census Population	13,655	113,351	390,462
2010 Census Population	12,794	103,314	346,822
Projected Annual Growth 2026 to 2031	-0.8%	-0.4%	-0.1%
Historical Annual Growth 2010 to 2026	0.3%	0.7%	1.0%
2026 Median Age	40.0	40.3	40.3
Households			
2026 Estimated Households	6,242	54,085	195,740
2031 Projected Households	5,943	52,950	195,407
2020 Census Households	6,404	52,391	185,698
2010 Census Households	5,978	46,984	162,381
Projected Annual Growth 2026 to 2031	-1.0%	-0.4%	-
Historical Annual Growth 2010 to 2026	0.3%	0.9%	1.3%
Race and Ethnicity			
2026 Estimated White	79.6%	77.7%	76.4%
2026 Estimated Black or African American	3.2%	3.2%	3.4%
2026 Estimated Asian or Pacific Islander	5.7%	7.5%	7.7%
2026 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.7%
2026 Estimated Other Races	11.1%	11.0%	11.8%
2026 Estimated Hispanic	9.6%	9.5%	10.9%
Income			
2026 Estimated Average Household Income	\$160,647	\$166,341	\$149,089
2026 Estimated Median Household Income	\$124,706	\$123,589	\$108,243
2026 Estimated Per Capita Income	\$74,762	\$79,112	\$72,404
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.2%	1.4%
2026 Estimated Some High School (Grade Level 9 to 11)	1.1%	1.4%	1.9%
2026 Estimated High School Graduate	8.3%	7.3%	11.4%
2026 Estimated Some College	16.6%	15.7%	17.0%
2026 Estimated Associates Degree Only	5.7%	5.9%	6.6%
2026 Estimated Bachelors Degree Only	38.5%	37.1%	34.9%
2026 Estimated Graduate Degree	28.4%	31.4%	26.9%
Business			
2026 Estimated Total Businesses	1,068	9,237	37,592
2026 Estimated Total Employees	7,622	73,830	324,081
2026 Estimated Employee Population per Business	7.1	8.0	8.6
2026 Estimated Residential Population per Business	12.6	12.4	10.8

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



www.cra-nw.com



503.274.0211

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.