

# BARNES-MILLER VILLAGE



► FOR LEASE ◀

## ADDRESS

7365 SW Barnes Road in Portland, Oregon  
Intersection of SW Miller & SW Barnes Road

## AVAILABLE SPACE

1,637 SF 2nd Gen Pizza Restaurant

## RENTAL RATE

\$35.00/SF, NNN \$11.00 SF

## TRAFFIC COUNTS

Barnes Road – 16,440 ADT ('25)

Miller Road – 8,196 ADT ('25)

## HIGHLIGHTS

- Center highly visible from two major thoroughfares.
- Located in an affluent neighborhood (the average household income within 1 mile is over \$200,000).
- Well positioned to draw from multiple surrounding neighborhoods including downtown Portland, Forest Heights and Cedar Hills.
- Easy access to Hwy 26, Hwy 217 and downtown.
- Located on bus line.
- Minutes from St. Vincent Hospital, as well as across the street from grocery anchored center.
- Co-tenants include Biscuits Cafe, Sandoval's, Joy Wok, Greater Restoration Chiropractic, Postal Annex, and more!



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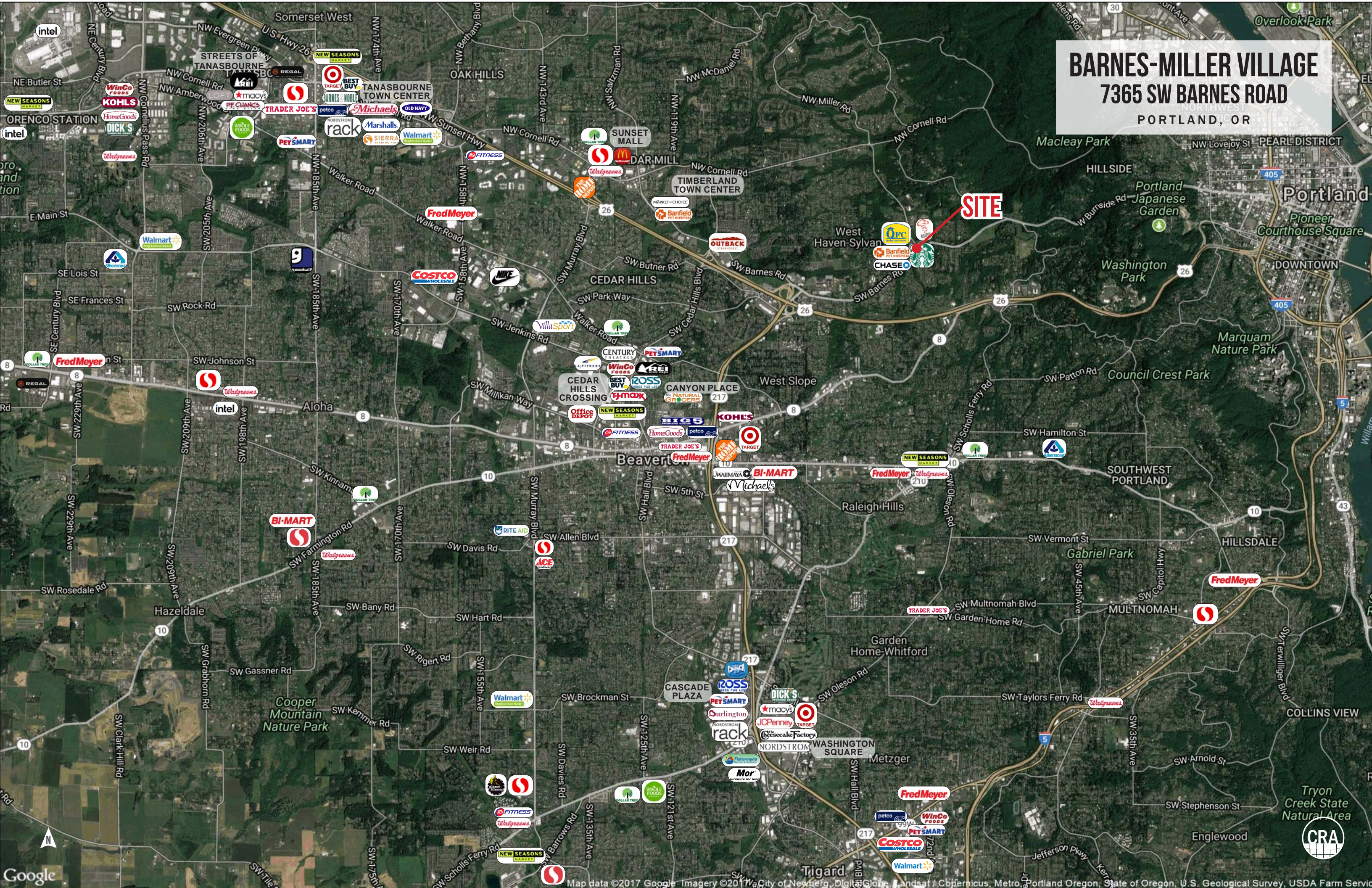






**BARNES-MILLER VILLAGE**  
**7365 SW BARNES ROAD**  
PORTLAND, OR

**SITE**





# BARNES-MILLER VILLAGE

7365 SW BARNES ROAD

PORTLAND, OR

AVAILABLE  
1,637 SF



BARNES-MILLER  
VILLAGE



WEST HILLS  
SHOPPING CENTER





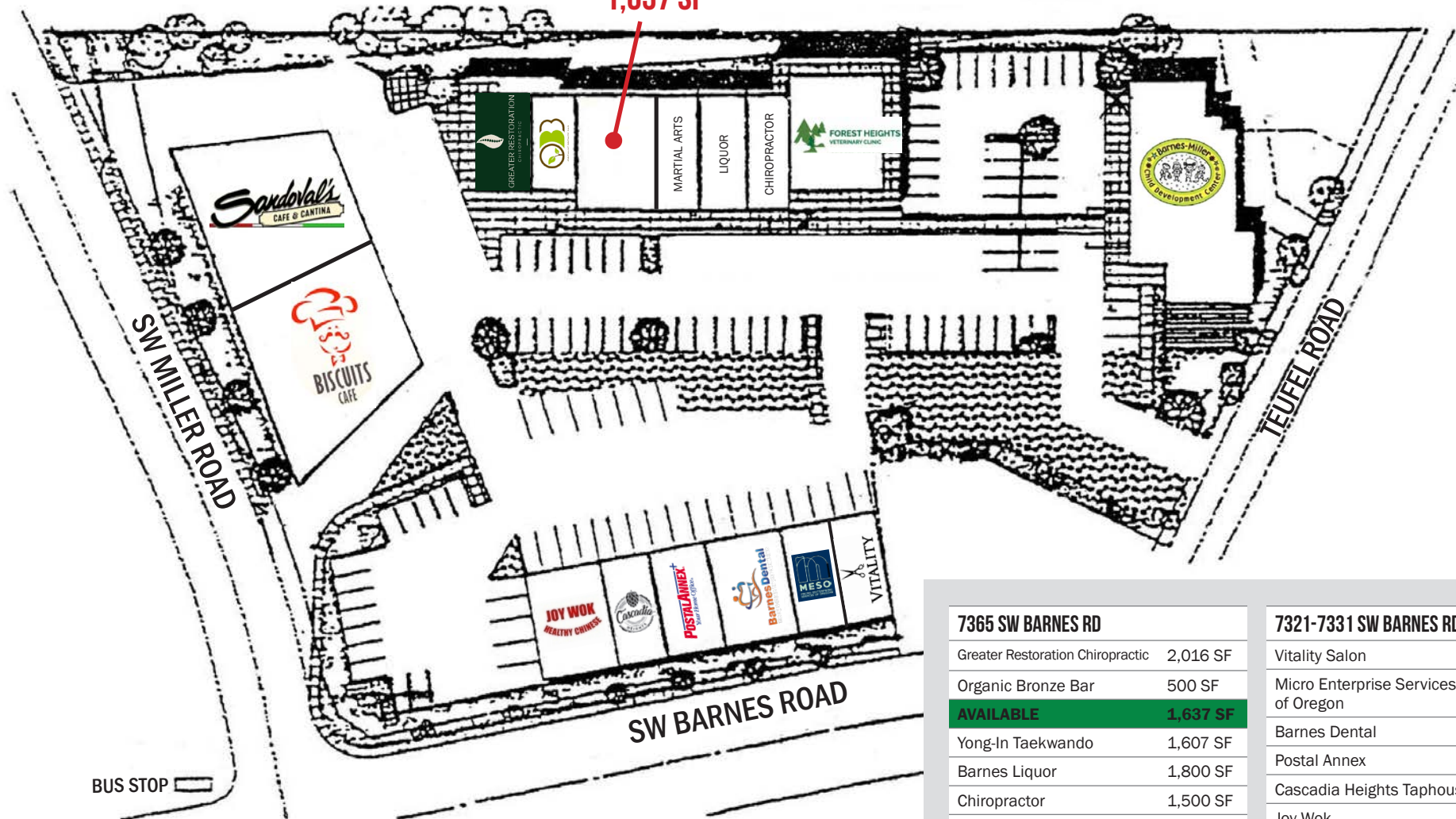
# BARNES-MILLER VILLAGE

## 7365 SW BARNES ROAD

PORTLAND, OR

### SITE PLAN

AVAILABLE  
1,637 SF



#### 7365 SW BARNES RD

Greater Restoration Chiropractic	2,016 SF
Organic Bronze Bar	500 SF
<b>AVAILABLE</b>	<b>1,637 SF</b>
Yong-In Taekwando	1,607 SF
Barnes Liquor	1,800 SF
Chiropractor	1,500 SF
Forest Heights Vet Clinic	3,000 SF

#### 460 SW MILLER RD

Biscuits Cafe	3,000 SF
Sandoval's Cafe & Cantina	3,600 SF

#### 7321-7331 SW BARNES RD

Vitality Salon	1,202 SF
Micro Enterprise Services of Oregon	1,323 SF
Barnes Dental	2,400 SF
Postal Annex	1,500 SF
Cascadia Heights Taphouse	1,594 SF
Joy Wok	2,100 SF

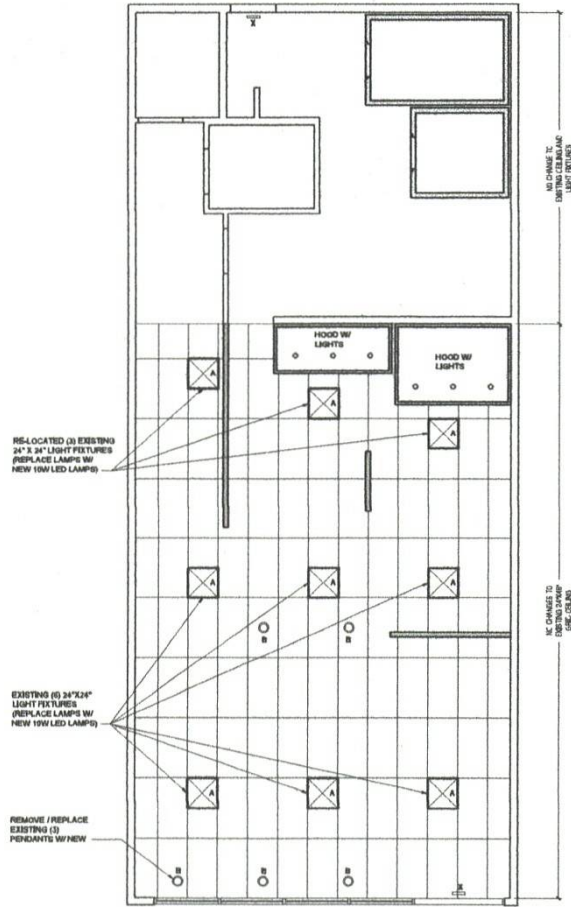


# BARNES-MILLER VILLAGE

## 7365 SW BARNES ROAD

PORTLAND, OR

### FLOOR PLAN

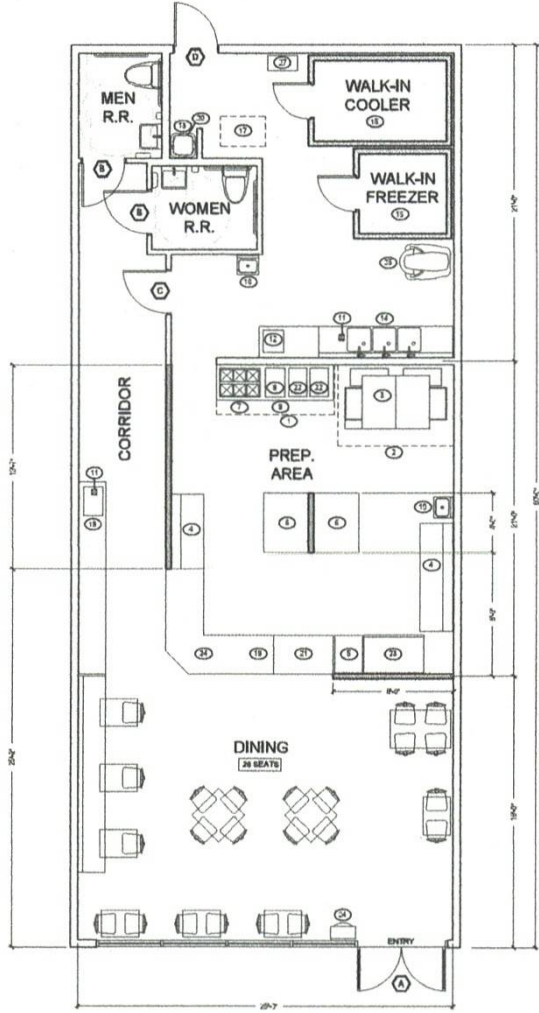


**2 CEILING PLAN**  
1/4"=1'-0"

NORTH

**LIGHTING FIXTURE SCHEDULE:**

A.	(B) DROP-IN LED - 16 LAMP WITH DIMMABLE LIGHT (SPECIFIED AS NOTED)
B.	(16) PENDANTS WITH DIM LED
C.	(3) FORT SIGN



**1 FLOOR PLAN**  
1/4"=1'-0"

NORTH

**DRAWING LEGEND**

.....	RENOV. WALL
----	EXIST. WALL
=====	NEW SHORT WALL
=====	NEW STUD WALL - (PART WALL)
=====	CIRCULAR ROOM





# BARNES-MILLER VILLAGE

## 7365 SW BARNES ROAD

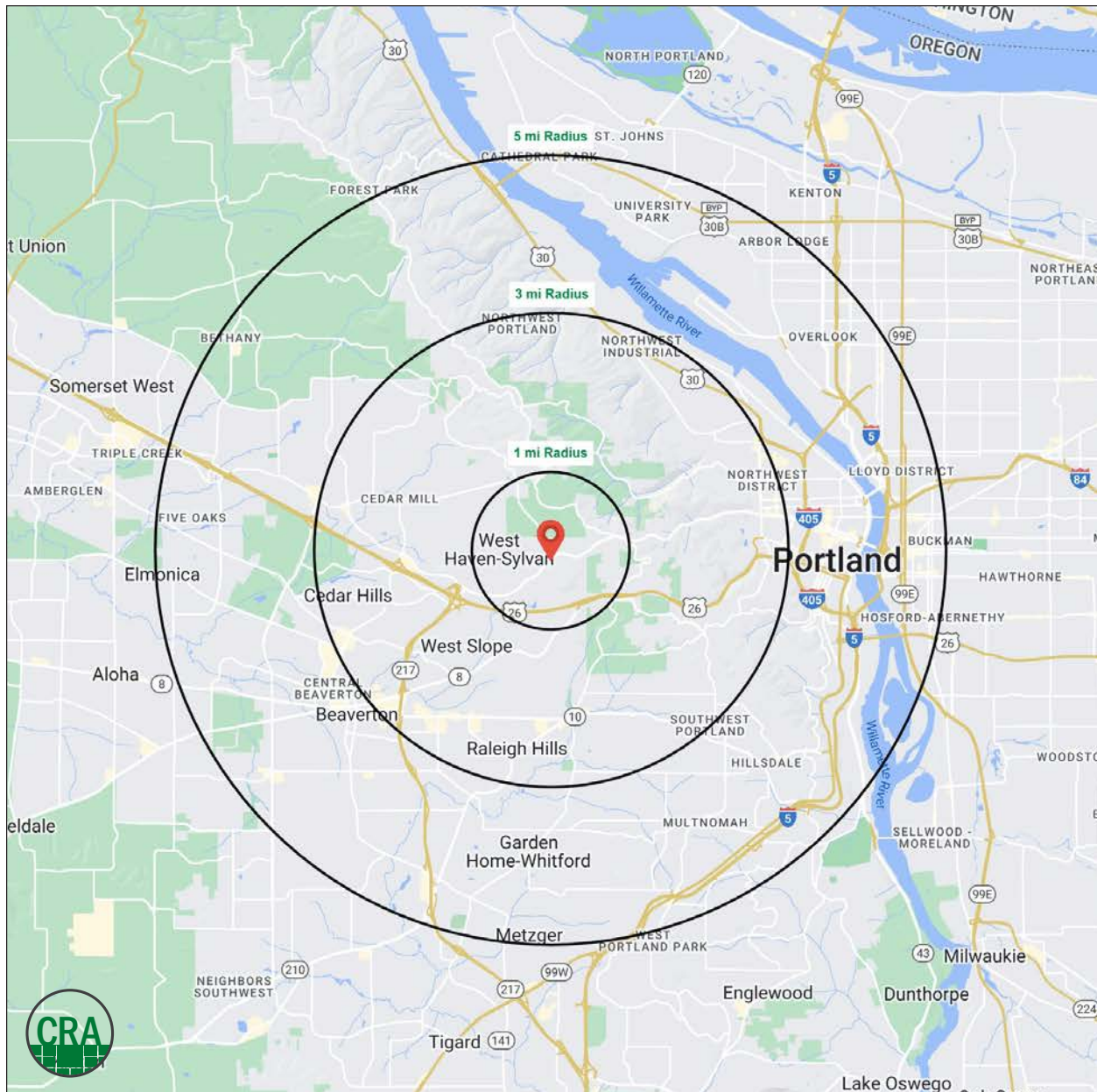
PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	8,870	94,338	353,627
Estimated Households 2030	4,094	43,414	163,827
Average HH Income	\$201,053	\$193,599	\$150,794
Median HH Income	\$136,956	\$137,242	\$112,308
Median Home Value	\$857,922	\$820,599	\$690,535
Daytime Demographics 16+	5,199	78,539	386,232
Some College or Higher	89.5%	87.3%	84.1%

**\$201,053**  
Average Household Income  
1 MILE RADIUS

**89.5%**  
Some College or Higher  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5167/-122.7529

7365 SW Barnes Rd Portland, OR 97225	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	8,870	94,338	353,627
2030 Projected Population	8,739	91,595	349,622
2020 Census Population	7,971	93,832	335,830
2010 Census Population	7,086	85,560	289,454
Projected Annual Growth 2025 to 2030	-0.3%	-0.6%	-0.2%
Historical Annual Growth 2010 to 2025	1.7%	0.7%	1.5%
2025 Median Age	42.6	41.4	39.0
<b>Households</b>			
2025 Estimated Households	4,094	43,414	163,827
2030 Projected Households	4,096	42,752	165,725
2020 Census Households	3,668	42,548	154,214
2010 Census Households	3,411	39,532	131,138
Projected Annual Growth 2025 to 2030	-	-0.3%	0.2%
Historical Annual Growth 2010 to 2025	1.3%	0.7%	1.7%
<b>Race and Ethnicity</b>			
2025 Estimated White	76.2%	73.5%	69.3%
2025 Estimated Black or African American	2.5%	2.8%	4.5%
2025 Estimated Asian or Pacific Islander	9.9%	11.0%	11.5%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.8%
2025 Estimated Other Races	11.1%	12.3%	13.9%
2025 Estimated Hispanic	10.9%	11.6%	13.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$201,053	\$193,599	\$150,794
2025 Estimated Median Household Income	\$136,956	\$137,242	\$112,308
2025 Estimated Per Capita Income	\$93,380	\$89,269	\$70,162
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.8%	2.0%
2025 Estimated Some High School (Grade Level 9 to 11)	0.5%	1.4%	2.3%
2025 Estimated High School Graduate	8.3%	9.6%	11.6%
2025 Estimated Some College	14.9%	13.2%	16.3%
2025 Estimated Associates Degree Only	5.5%	5.1%	6.0%
2025 Estimated Bachelors Degree Only	39.6%	38.4%	35.9%
2025 Estimated Graduate Degree	29.4%	30.6%	25.7%
<b>Business</b>			
2025 Estimated Total Businesses	463	7,630	31,650
2025 Estimated Total Employees	2,892	52,596	287,381
2025 Estimated Employee Population per Business	6.2	6.9	9.1
2025 Estimated Residential Population per Business	19.2	12.4	11.2

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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