

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.
Please do not disturb tenant.

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!



COMMERCIAL
REALTY ADVISORS
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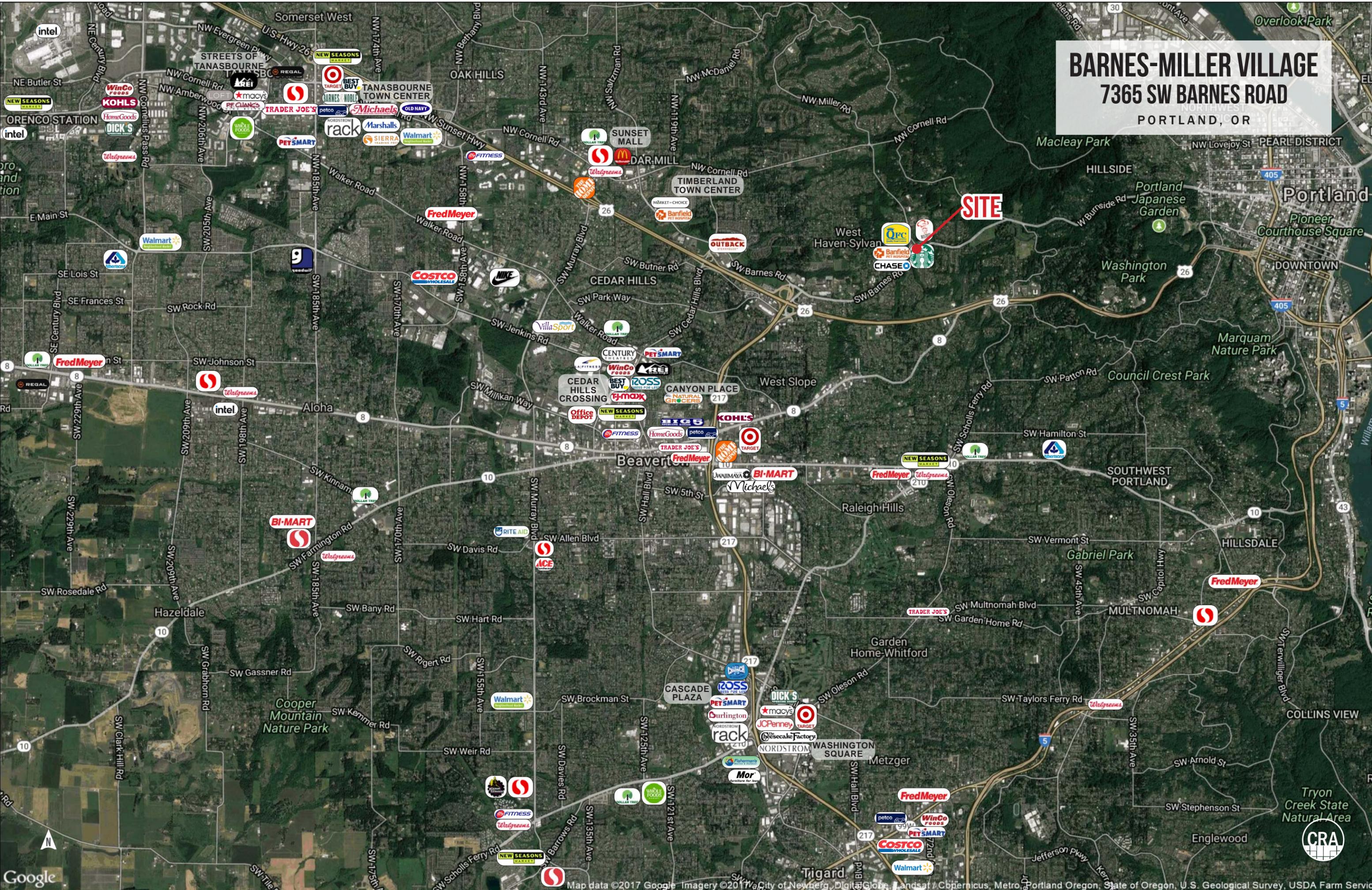


BARNES-MILLER VILLAGE

7365 SW BARNES ROAD

PORTLAND, OR

SITE



BARNES-MILLER VILLAGE

7365 SW BARNES ROAD

PORTLAND, OR

AVAILABLE
1,637 SF

SW Miller Rd



SW Barnes Rd

BARNES-MILLER
VILLAGE



WEST HILLS
SHOPPING CENTER



SW Catlin Crest Dr



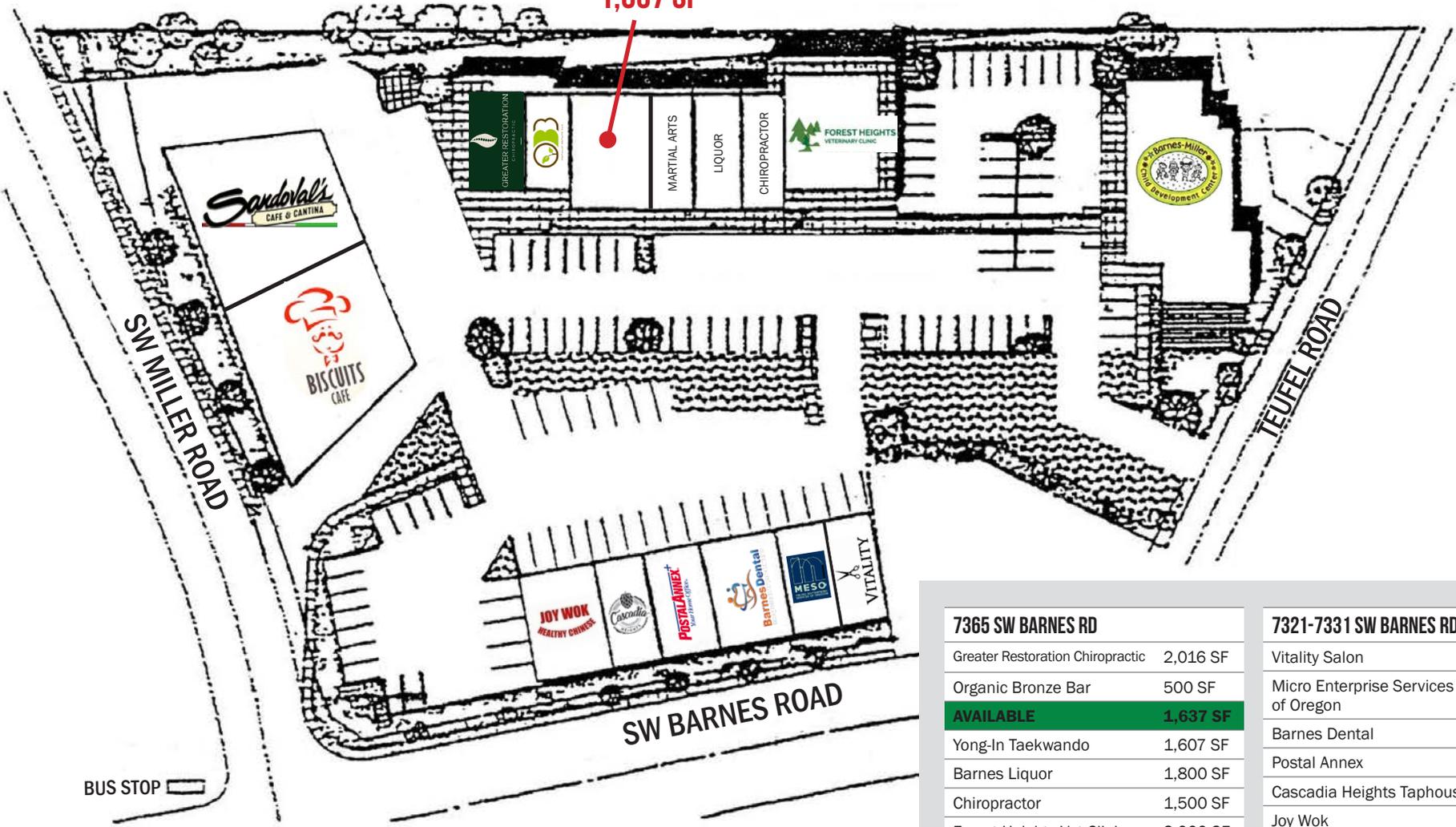
BARNES-MILLER VILLAGE

7365 SW BARNES ROAD

PORTLAND, OR

SITE PLAN

AVAILABLE
1,637 SF



BUS STOP

7365 SW BARNES RD		7321-7331 SW BARNES RD	
Greater Restoration Chiropractic	2,016 SF	Vitality Salon	1,202 SF
Organic Bronze Bar	500 SF	Micro Enterprise Services of Oregon	1,323 SF
AVAILABLE	1,637 SF	Barnes Dental	2,400 SF
Yong-In Taekwondo	1,607 SF	Postal Annex	1,500 SF
Barnes Liquor	1,800 SF	Cascadia Heights Taphouse	1,594 SF
Chiropractor	1,500 SF	Joy Wok	2,100 SF
Forest Heights Vet Clinic	3,000 SF		
460 SW MILLER RD			
Biscuits Cafe	3,000 SF		
Sandoval's Cafe & Cantina	3,600 SF		

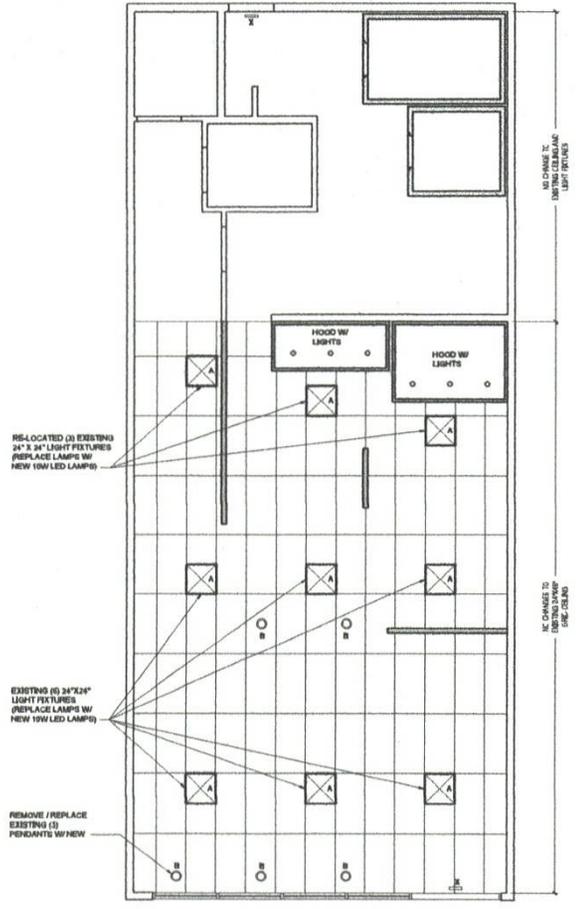


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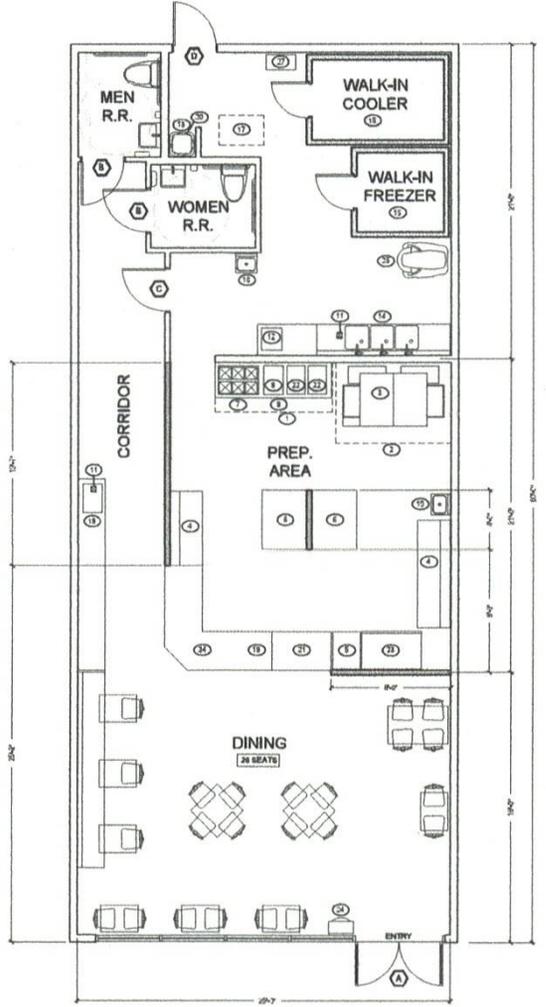
7365 SW BARNES ROAD

PORTLAND, OR

FLOOR PLAN



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



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

LIGHTING FIXTURE SCHEDULE:

A	(B) DROP-IN LED - RE-LAMP WITH DIMMABLE LIGHT (RELOCATE AS NOTED)
E	(26) PENDANTS WITH DIM LED
K	(#) CHASE SIGN

DRAWING LEGEND

-----	RENO WALL
----	EXIST WALL
=====	NEW SHORT WALL
=====	NEW STUD WALL - (SHOW WALL)
=====	COLLER BOX



BARNES-MILLER VILLAGE

7365 SW BARNES ROAD

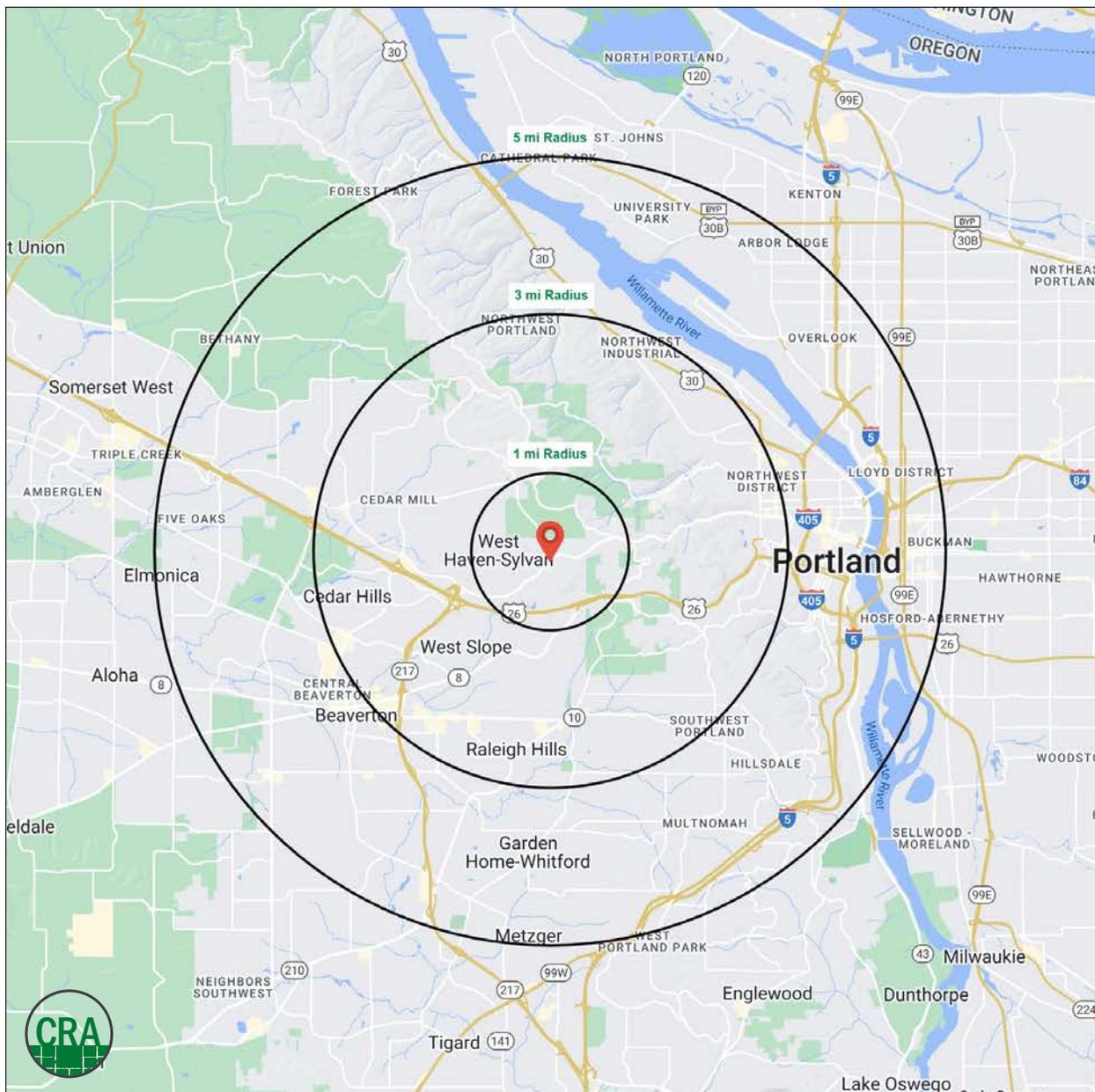
DEMOGRAPHIC SUMMARY

PORTLAND, OR

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
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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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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:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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