

# RETAIL FOR LEASE

# CAPITOL CORNER

PORTLAND, OREGON



## LOCATION

10075 SW Barbur Blvd, Portland, OR 97219

## AVAILABLE SPACE

- 1,300 SF
- 1,228 SF

## RENTAL RATE

\$26.00/SF/YR, NNN

## TRAFFIC COUNTS

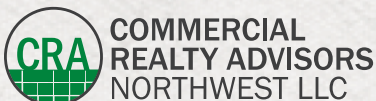
I-5 - 120,267 ADT ('23)

Barbur Blvd (Hwy 99W) - 19,594 ADT ('24)

Capitol Hwy - 18,029 ADT ('24)

## HIGHLIGHTS

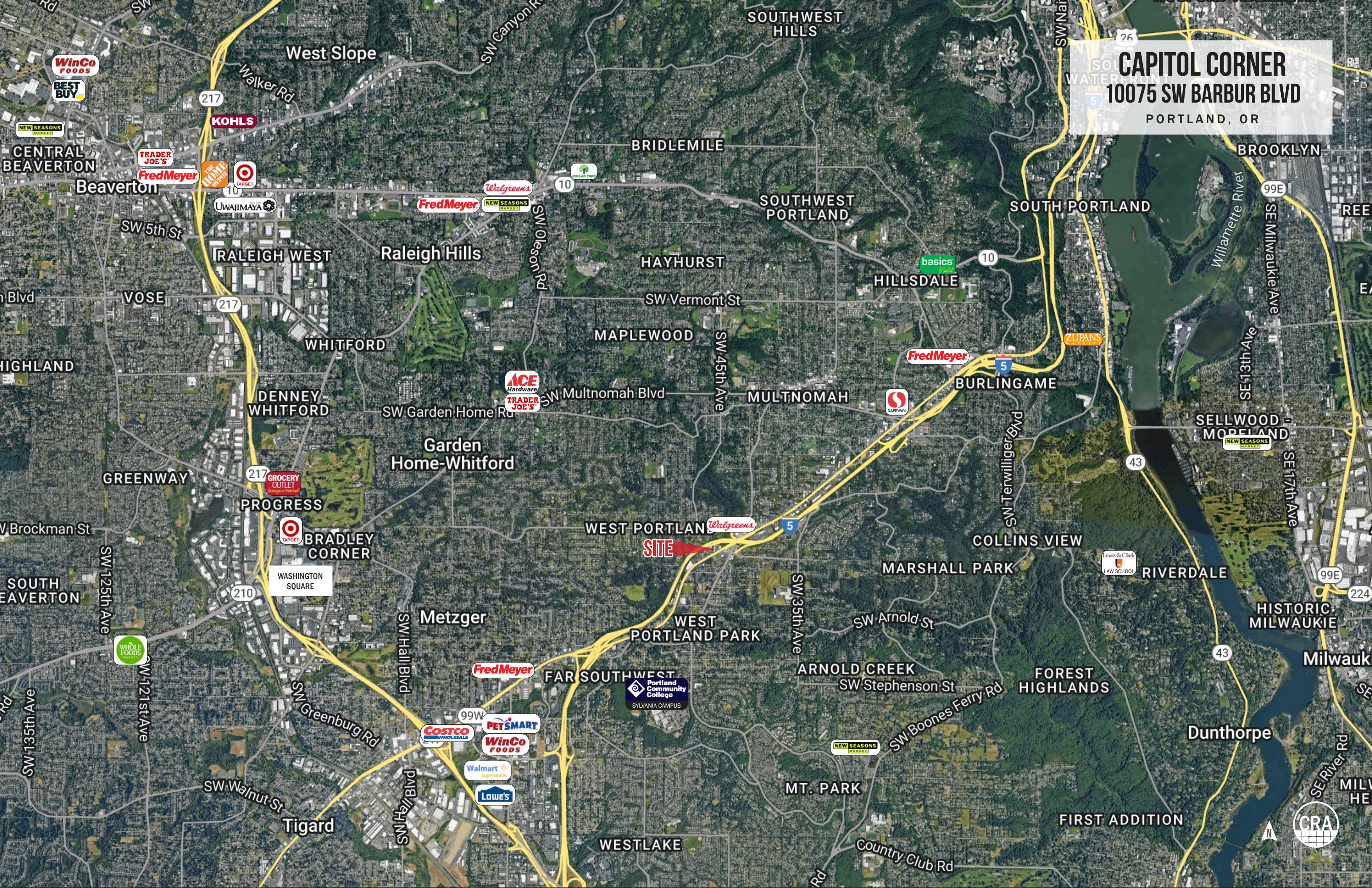
This high profile shopping center provides tenant signage and visibility to I-5. Due to its freeway location, it draws from the entire close-in west side area of Portland and the Lake Oswego/ Mountain Park trade areas. Retailers in the immediate area include McDonald's, Domino's, Starbucks and Black Rock.



**Alex MacLean IV** 503.866.6425 | alex4@cra-nw.com  
**Joe Casey** 541.908.1708 | joe@cra-nw.com

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

**CAPITOL CORNER**  
**10075 SW BARBUR BLVD**  
PORTLAND, OR



**SITE**



FIRST ADDITION

Portland Community College  
SYLVANIA CAMPUS

Lewis & Clark  
LAW SCHOOL

WinCo  
BEST BUY

Fred Meyer

KOHL'S

Fred Meyer

Walgreens

Fred Meyer

ACE Hardware  
TRADER JOE'S

GROCERY OUTLET

Target

Fred Meyer

COSTCO WHOLESALE

PET SMART

WinCo FOODS

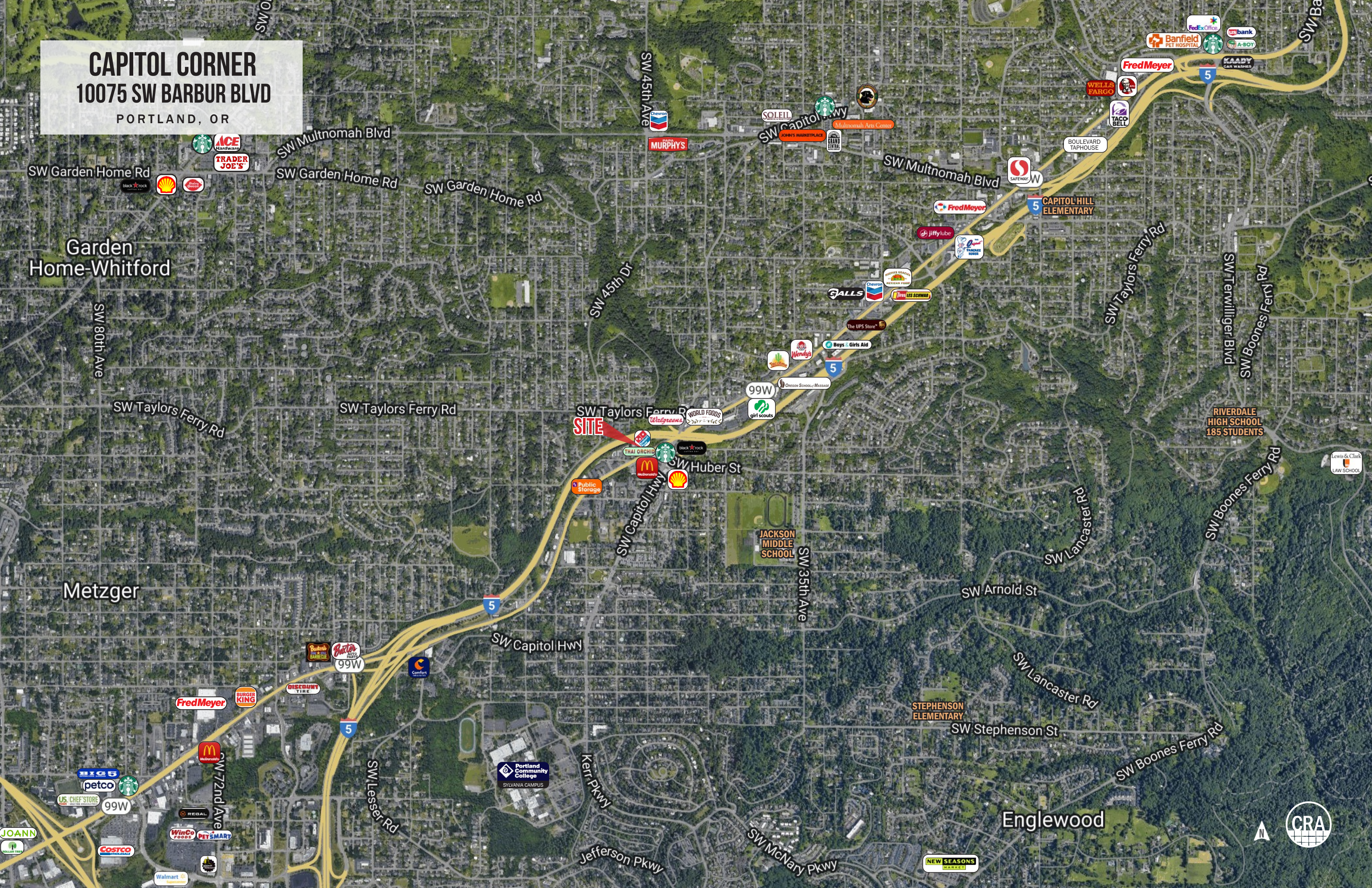
Walmart

LOWE'S

NEW SEASONS MARKET



**CAPITOL CORNER**  
**10075 SW BARBUR BLVD**  
PORTLAND, OR



Garden Home-Whitford

Metzger

Englewood

**SITE**

RIVERDALE HIGH SCHOOL  
185 STUDENTS

JACKSON MIDDLE SCHOOL

STEPHENSON ELEMENTARY

CAPITOL HILL ELEMENTARY

Portland Community College  
SYLVANIA CAMPUS



# SITE PLAN

# CAPITOL CORNER 10075 SW BARBUR BLVD PORTLAND, OR



# CAPITOL CORNER

## 10075 SW BARBUR BLVD

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

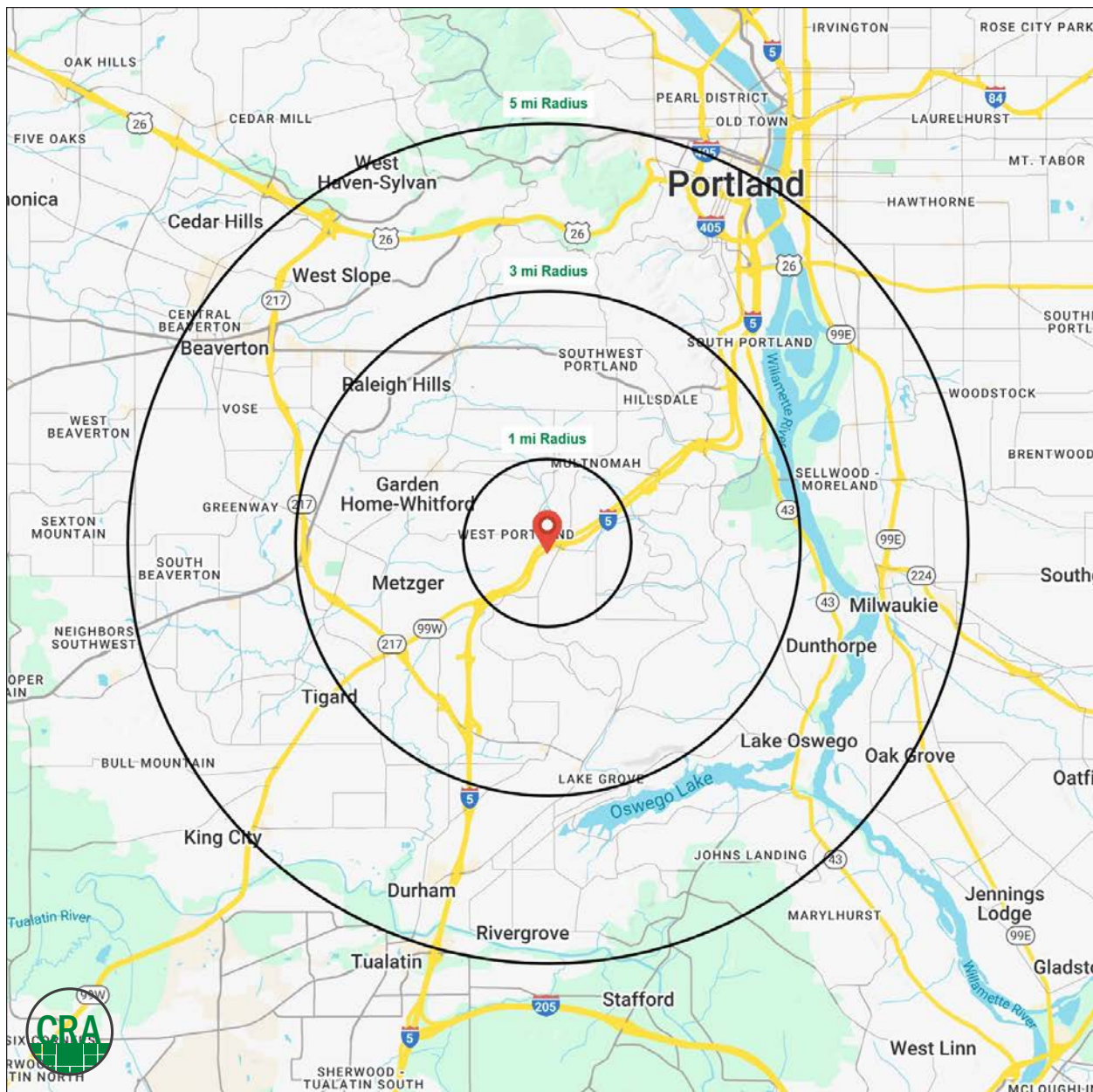
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	13,943	108,623	323,909
Estimated Households	6,017	47,234	144,965
Average HH Income	\$162,312	\$164,326	\$155,572
Median Home Value	\$599,769	\$713,349	\$710,581
Daytime Demographics 16+	8,479	98,132	314,653
Some College or Higher	89.0%	86.8%	84.7%

**\$162,312**

Average Household Income  
1 MILE RADIUS

**40.9**

Median Age  
1 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.4529/-122.724

Capitol Corner Portland, OR 97219	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	13,943	108,623	323,909
2030 Projected Population	13,126	106,494	317,006
2020 Census Population	14,672	107,489	316,324
2010 Census Population	14,228	101,421	291,986
Projected Annual Growth 2025 to 2030	-1.2%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2025	-0.1%	0.5%	0.7%
2025 Median Age	40.9	41.5	41.2
<b>Households</b>			
2025 Estimated Households	6,017	47,234	144,965
2030 Projected Households	5,712	46,861	144,466
2020 Census Households	6,301	46,334	140,008
2010 Census Households	6,133	44,125	129,027
Projected Annual Growth 2025 to 2030	-1.0%	-0.2%	-
Historical Annual Growth 2010 to 2025	-0.1%	0.5%	0.8%
<b>Race and Ethnicity</b>			
2025 Estimated White	77.2%	77.1%	75.6%
2025 Estimated Black or African American	4.9%	2.8%	2.8%
2025 Estimated Asian or Pacific Islander	6.5%	8.0%	8.2%
2025 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.6%
2025 Estimated Other Races	10.9%	11.6%	12.7%
2025 Estimated Hispanic	9.2%	10.6%	12.1%
<b>Income</b>			
2025 Estimated Average Household Income	\$162,312	\$164,326	\$155,572
2025 Estimated Median Household Income	\$124,884	\$118,717	\$114,848
2025 Estimated Per Capita Income	\$70,082	\$71,629	\$69,812
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.4%	1.7%
2025 Estimated Some High School (Grade Level 9 to 11)	0.9%	1.6%	2.1%
2025 Estimated High School Graduate	8.7%	10.2%	11.5%
2025 Estimated Some College	19.4%	17.2%	17.6%
2025 Estimated Associates Degree Only	8.3%	6.4%	7.0%
2025 Estimated Bachelors Degree Only	39.5%	37.9%	35.9%
2025 Estimated Graduate Degree	21.9%	25.3%	24.2%
<b>Business</b>			
2025 Estimated Total Businesses	962	9,082	27,502
2025 Estimated Total Employees	4,902	65,440	214,966
2025 Estimated Employee Population per Business	5.1	7.2	7.8
2025 Estimated Residential Population per Business	14.5	12.0	11.8

*For more information, please contact:*

**ALEX MACLEAN IV** 503.866.6425 | alex4@cra-nw.com

**JOE CASEY** 541.908.1708 | joe@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](http://www.cra-nw.com)



503.274.0211

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