

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.

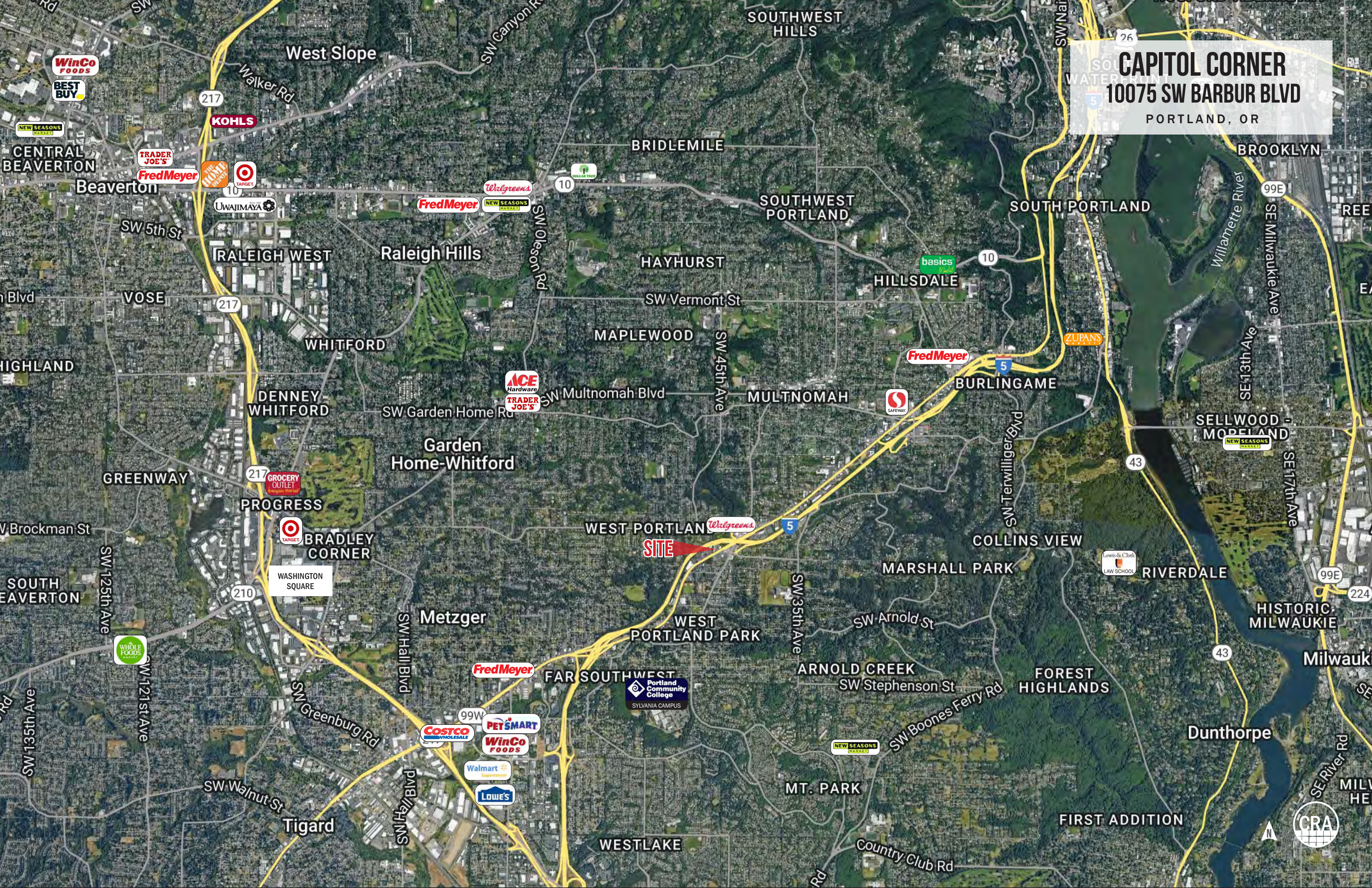


COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

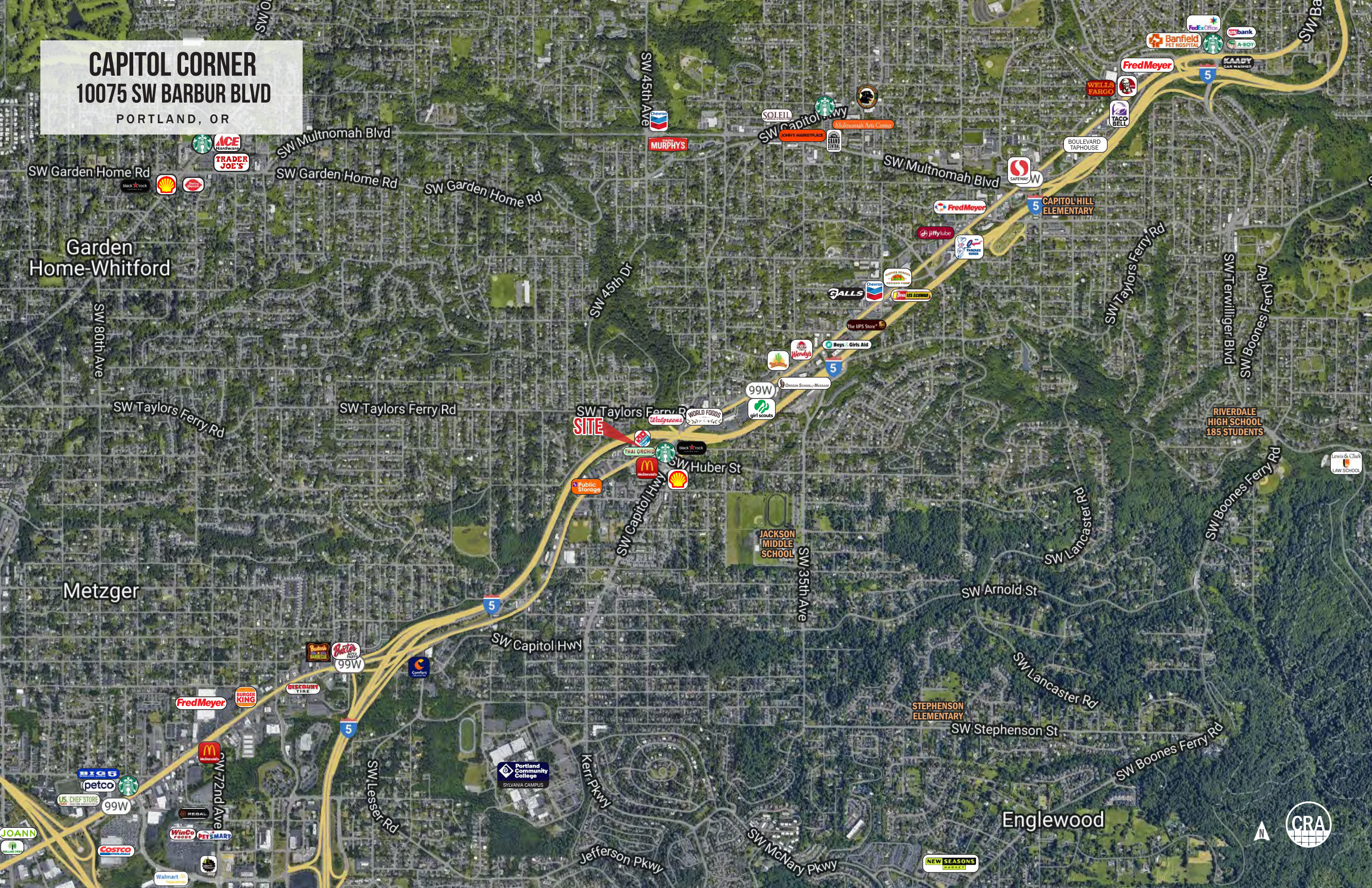
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SITE PLAN

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DEMOGRAPHIC SUMMARY

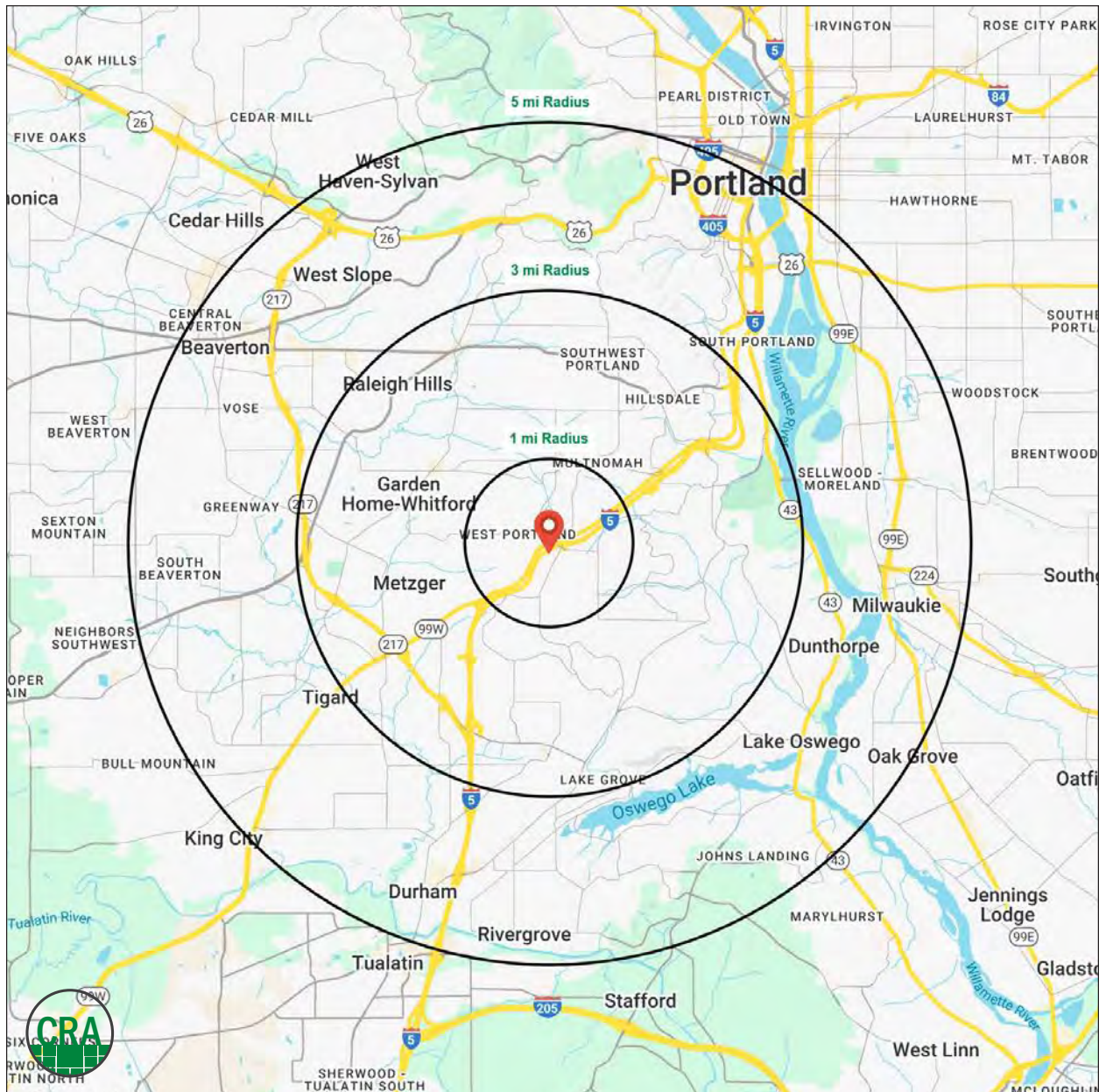
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	13,943	108,623	323,909
Estimated Households	6,017	47,234	144,965
Average HH Income	\$162,312	\$164,326	\$155,572
Median Home Value	\$599,769	\$713,349	\$710,581
Daytime Demographics 16+	8,479	98,132	314,653
Some College or 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
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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

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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.

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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