

CONCORDIA COMMONS

GROUND FLOOR RETAIL/SERVICE/RESTAURANT SPACE FOR LEASE



ADDRESS

3002 NE Killingsworth St, Portland, OR 97211

AVAILABLE

- 747 SF Retail/Service/Restaurant Space

LEASE RATE

\$30/SF NNN

TRAFFIC COUNTS

NE Killingsworth – 12,614 ADT ('26)



HIGHLIGHTS

- Ground-floor retail in a mixed-use building with 30 market-rate apartments above
- Roll-up door that opens the space to the street
- Fronts Concordia Commons, a public plaza that hosts free neighborhood events and draws steady foot traffic
- Situated on NE 30th & Killingsworth restaurant row, one of Portland's best-known dining corners, surrounded by local restaurants, bars and cafés
- Walkable, bikeable neighborhood minutes from the Alberta Arts District in an established, engaged community

NEARBY RETAILERS & AMENITIES

- | | | |
|----------------------------|-----------------------------|---------------------|
| • Bardo Tea | • Leaven Community Center | • New Seasons |
| • Bless Your Heart Burgers | • Jet Black Coffee | • Ready Set Grow |
| • Concordia Ale House | • Marée | • The Middle Path |
| • Estes Ristorante | • McMenamins Kennedy School | • The People's Yoga |
| • Gabbiano's | • Mud Bay | • Walgreens |
| • Gabby's Next Door | | • Wilder |



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

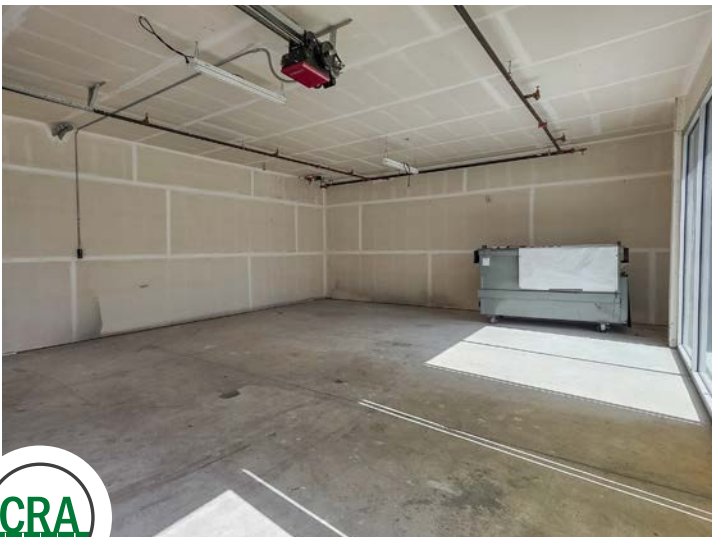
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503.274.0211
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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View 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.

CONCORDIA COMMONS
3002 NE KILLINGSWORTH ST
PORTLAND, OR

PHOTOS

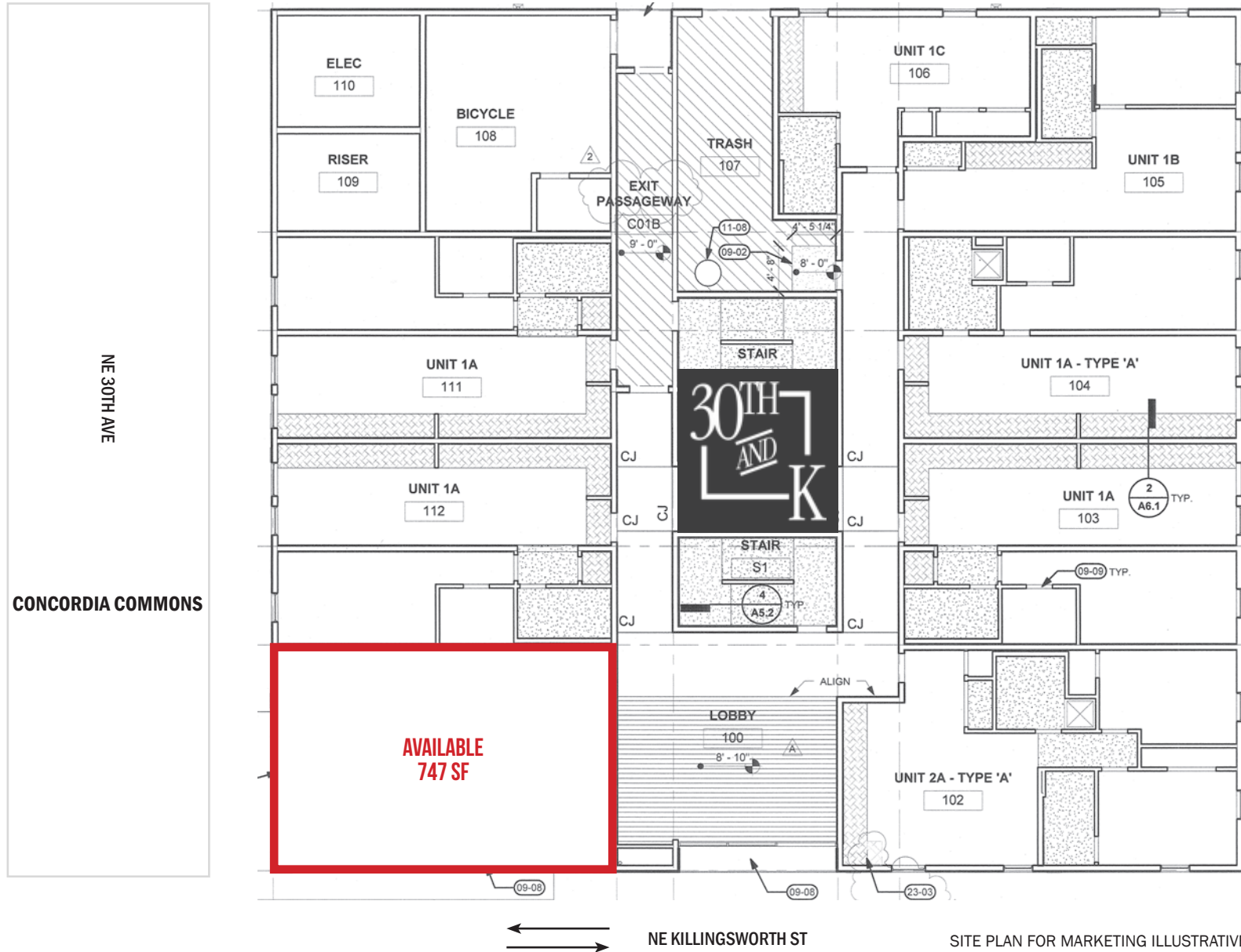


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3002 NE KILLINGSWORTH ST

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SITE PLAN



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

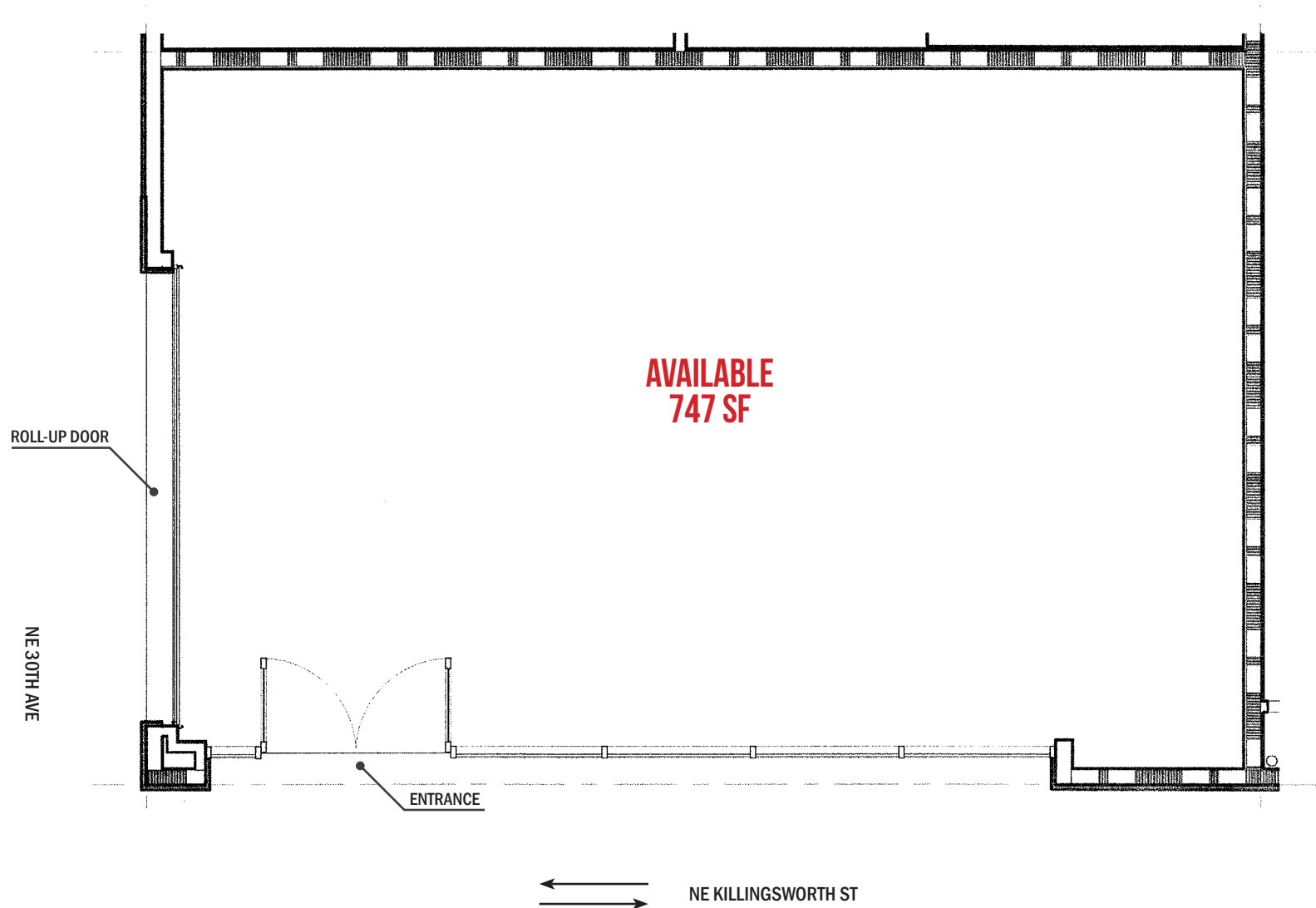


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FLOOR PLAN



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



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CONCORDIA COMMONS

SITE

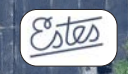
12,614 ADT (26)

NE KILLINGSWORTH ST

NE 30TH AVE

NE 31ST AVE

NE 30TH AVE

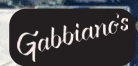


EXTRACTO COFFEE ROASTERS

BARDO



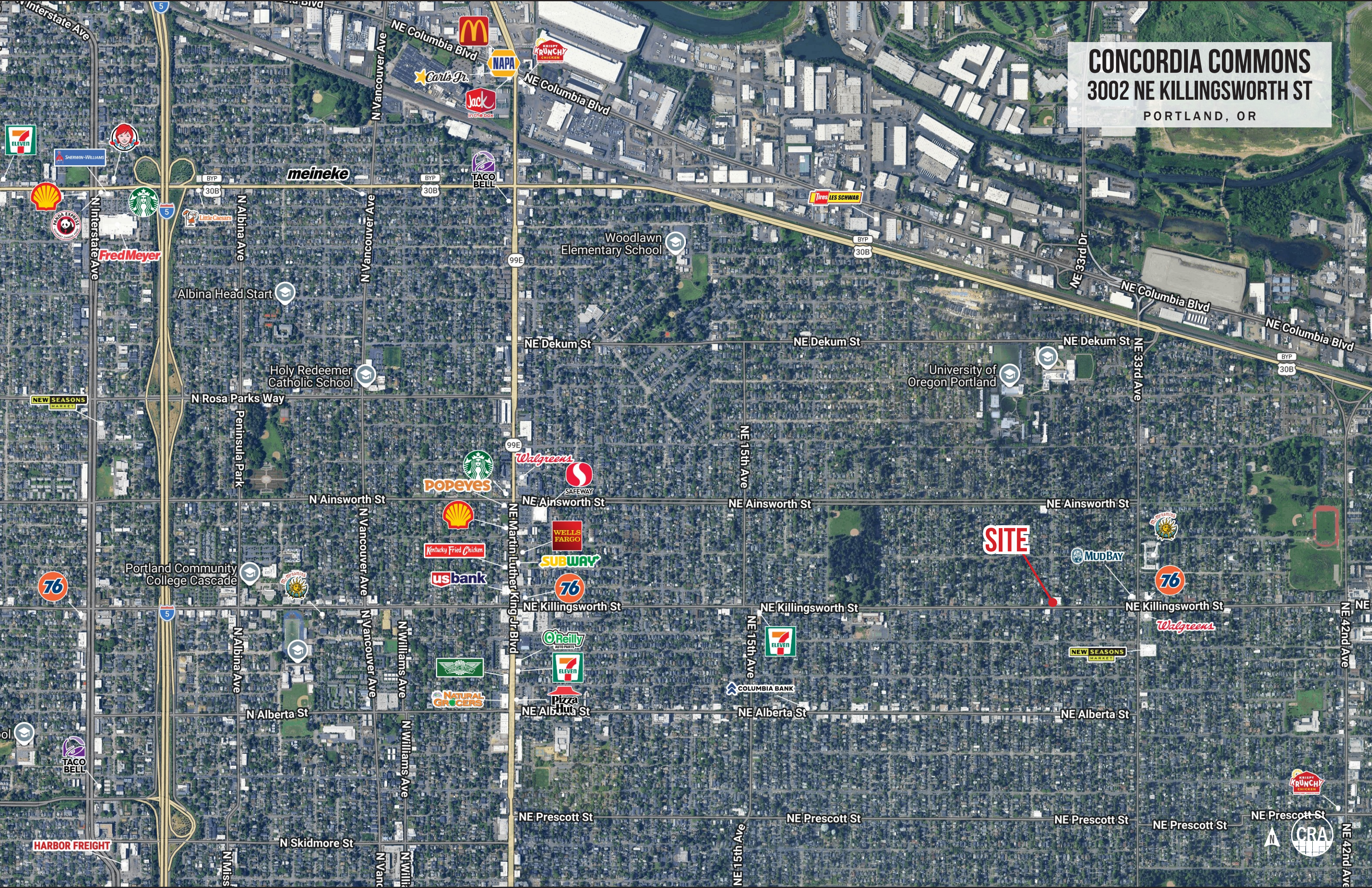
GABBY'S NEXT DOOR



BODY MAP MASSAGE



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DEMOGRAPHIC SUMMARY

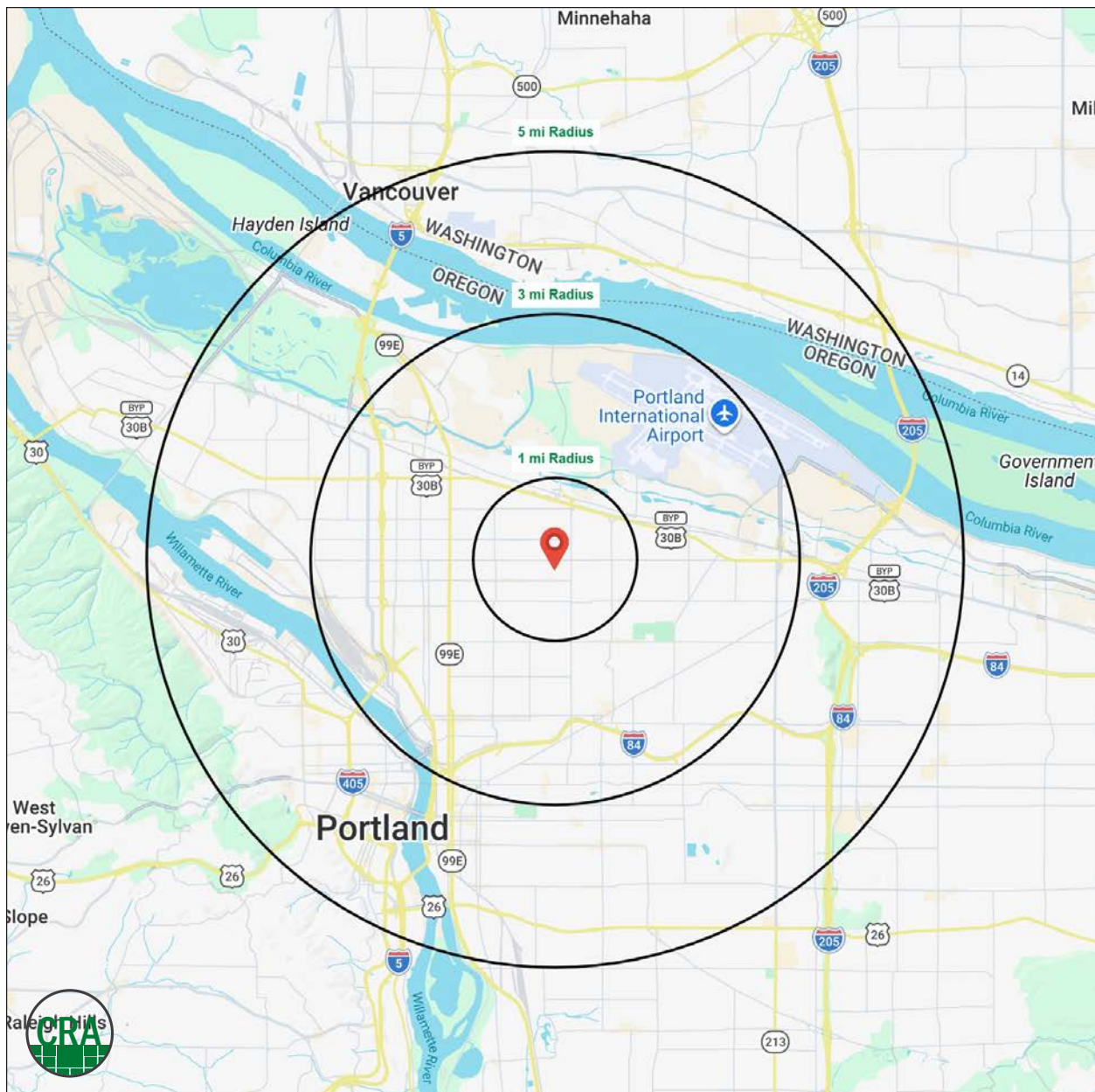
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	23,570	153,246	395,903
Estimated Households 2026	10,049	71,931	192,087
Average HH Income	\$165,236	\$145,217	\$134,464
Median Home Value	\$673,354	\$670,331	\$644,874
Daytime Demographics 16+	11,210	139,186	449,721
Some College or Higher	85.6%	84.0%	81.9%

\$165,236

Average Household Income
1 MILE RADIUS

39

Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5626/-122.6347

Concordia Commons Portland, OR 97211	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	23,570	153,246	395,903
2031 Projected Population	23,132	153,584	395,839
2020 Census Population	24,744	158,781	387,726
2010 Census Population	22,800	136,035	337,358
Projected Annual Growth 2026 to 2031	-0.4%	-	-
Historical Annual Growth 2010 to 2026	0.2%	0.8%	1.1%
2026 Median Age	39.0	38.7	38.7
Households			
2026 Estimated Households	10,049	71,931	192,087
2031 Projected Households	9,825	72,099	193,190
2020 Census Households	10,018	69,443	180,474
2010 Census Households	9,156	58,608	153,490
Projected Annual Growth 2026 to 2031	-0.4%	-	0.1%
Historical Annual Growth 2010 to 2026	0.6%	1.4%	1.6%
Race and Ethnicity			
2026 Estimated White	72.6%	72.1%	71.9%
2026 Estimated Black or African American	10.6%	8.6%	6.8%
2026 Estimated Asian or Pacific Islander	4.7%	5.8%	7.4%
2026 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.9%
2026 Estimated Other Races	11.3%	12.6%	12.9%
2026 Estimated Hispanic	10.2%	11.5%	12.0%
Income			
2026 Estimated Average Household Income	\$165,236	\$145,217	\$134,464
2026 Estimated Median Household Income	\$133,602	\$111,377	\$100,300
2026 Estimated Per Capita Income	\$70,607	\$68,438	\$65,619
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.5%	2.0%
2026 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.7%	3.0%
2026 Estimated High School Graduate	10.9%	11.9%	13.1%
2026 Estimated Some College	16.8%	16.0%	17.1%
2026 Estimated Associates Degree Only	6.4%	5.9%	6.4%
2026 Estimated Bachelors Degree Only	37.2%	37.1%	34.1%
2026 Estimated Graduate Degree	25.1%	24.9%	24.3%
Business			
2026 Estimated Total Businesses	1,276	11,880	35,280
2026 Estimated Total Employees	5,285	100,568	339,170
2026 Estimated Employee Population per Business	4.1	8.5	9.6
2026 Estimated Residential Population per Business	18.5	12.9	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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