

DRIVE-THRU RESTAURANT

FOR LEASE ► 17218 SE POWELL BLVD



SECOND GENERATION RESTAURANT WITH DRIVE-THRU

LOCATION

17218 SE Powell Blvd
Portland, OR 97236

AVAILABLE SPACE

- 2,332 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SE Powell Blvd – 20,606 ADT ('25)
SE 174th Ave – 9,469 ADT ('25)

HIGHLIGHTS

- Great visibility and easy access from Powell Blvd
- Hard to find drive-thru opportunity



NEW PYLON COMING SOON!

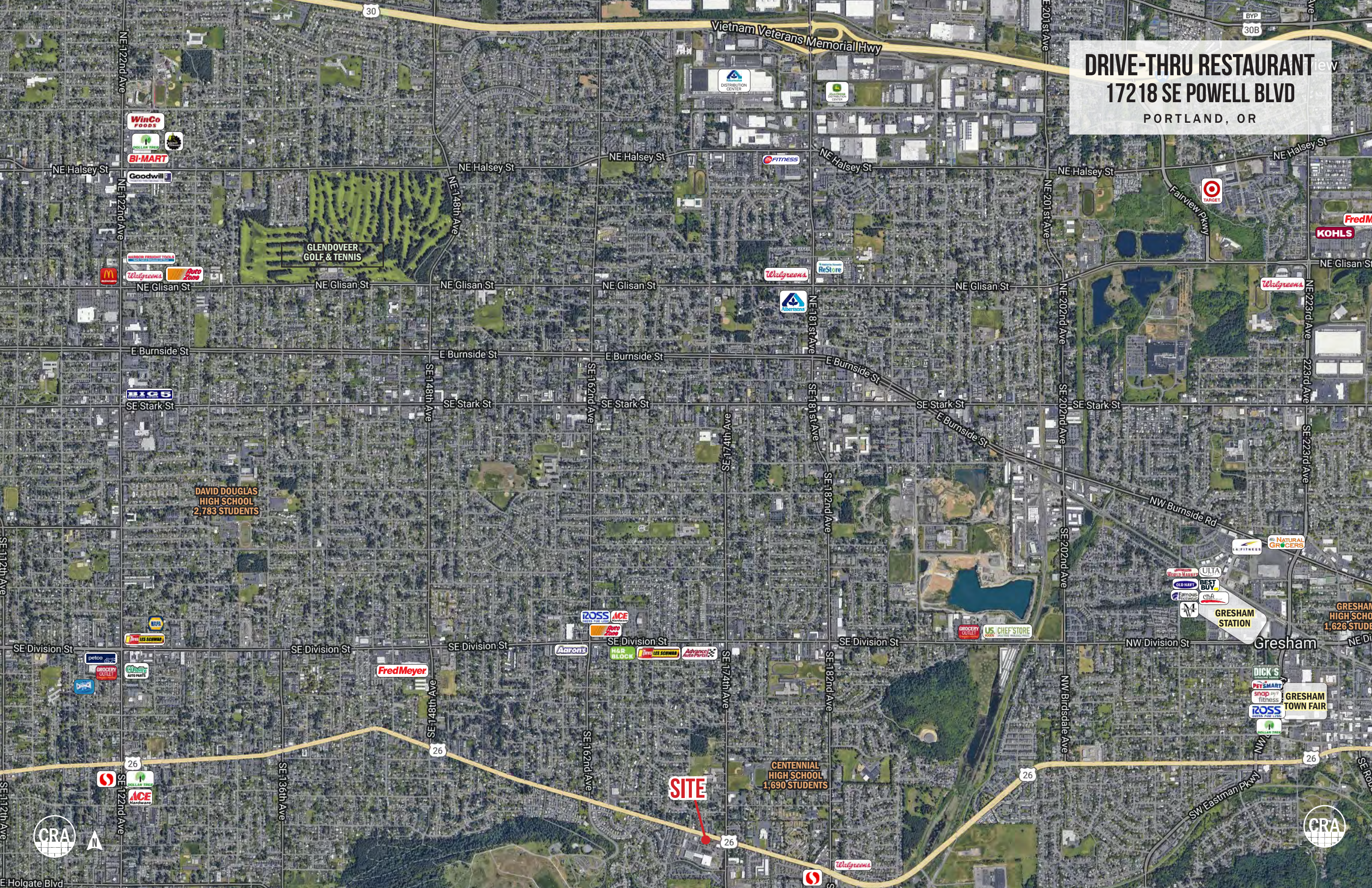


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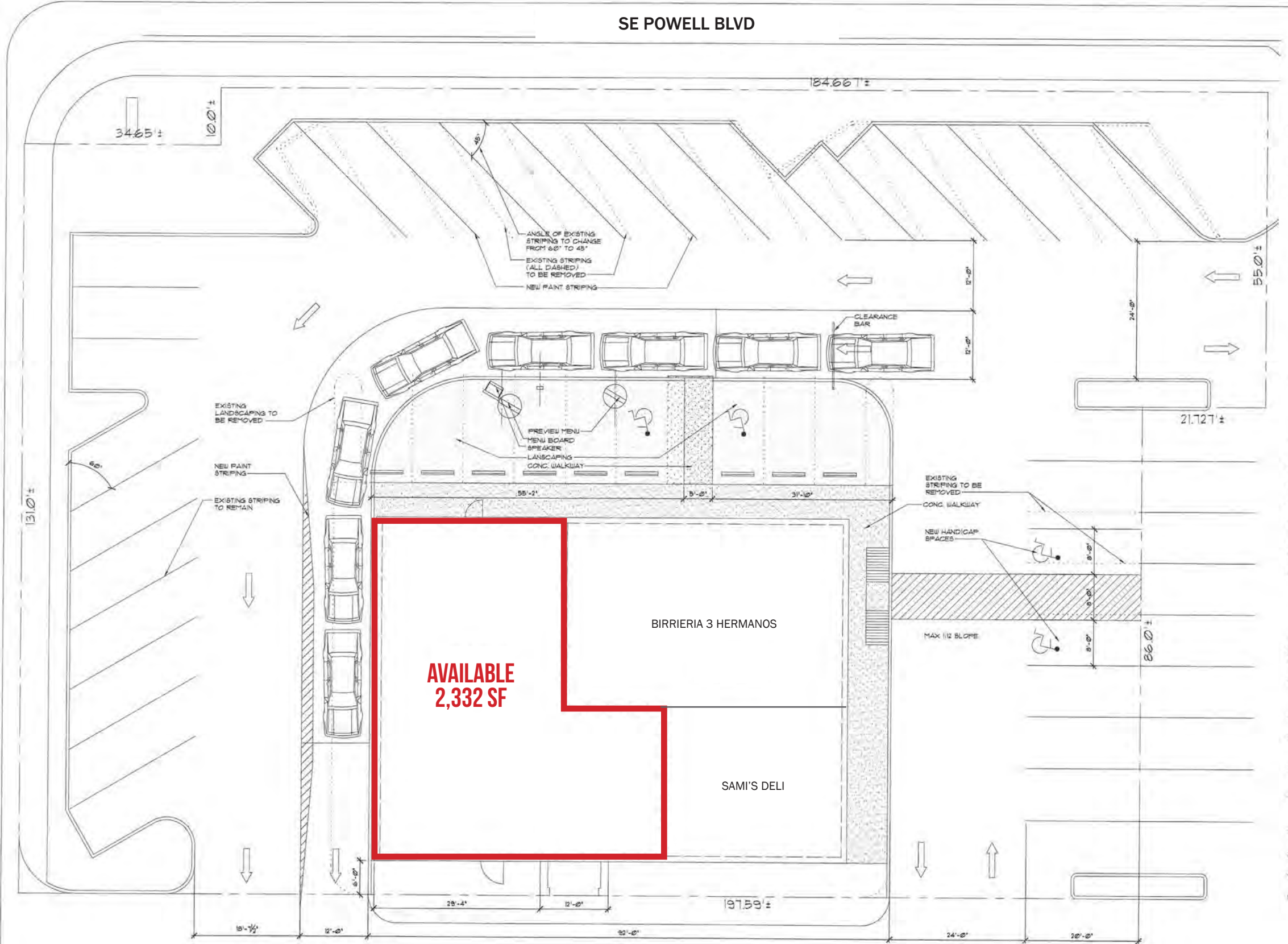


SITE



SITE PLAN

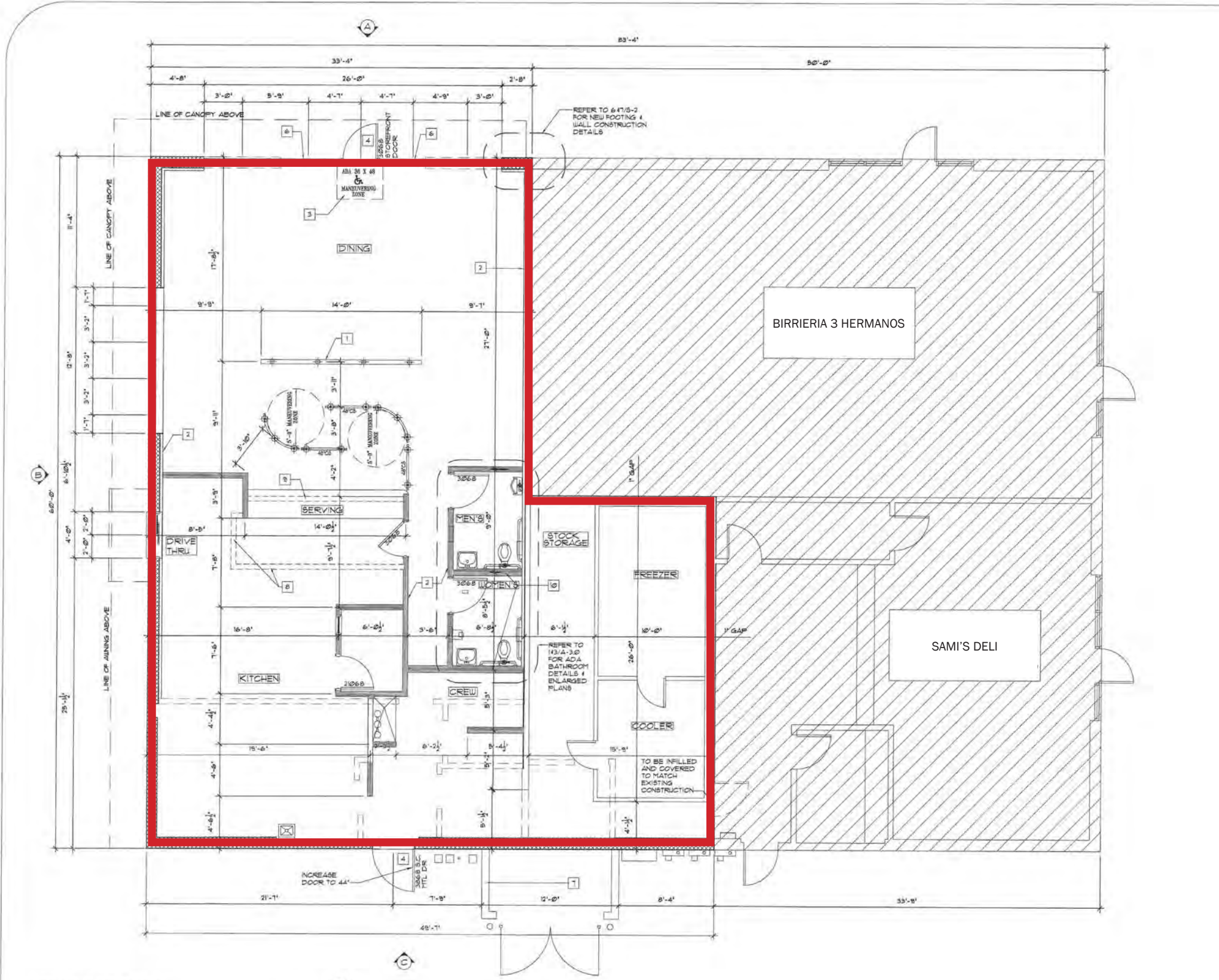
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The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

FLOOR PLAN

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EQUIPMENT PLAN

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DEMOGRAPHIC SUMMARY

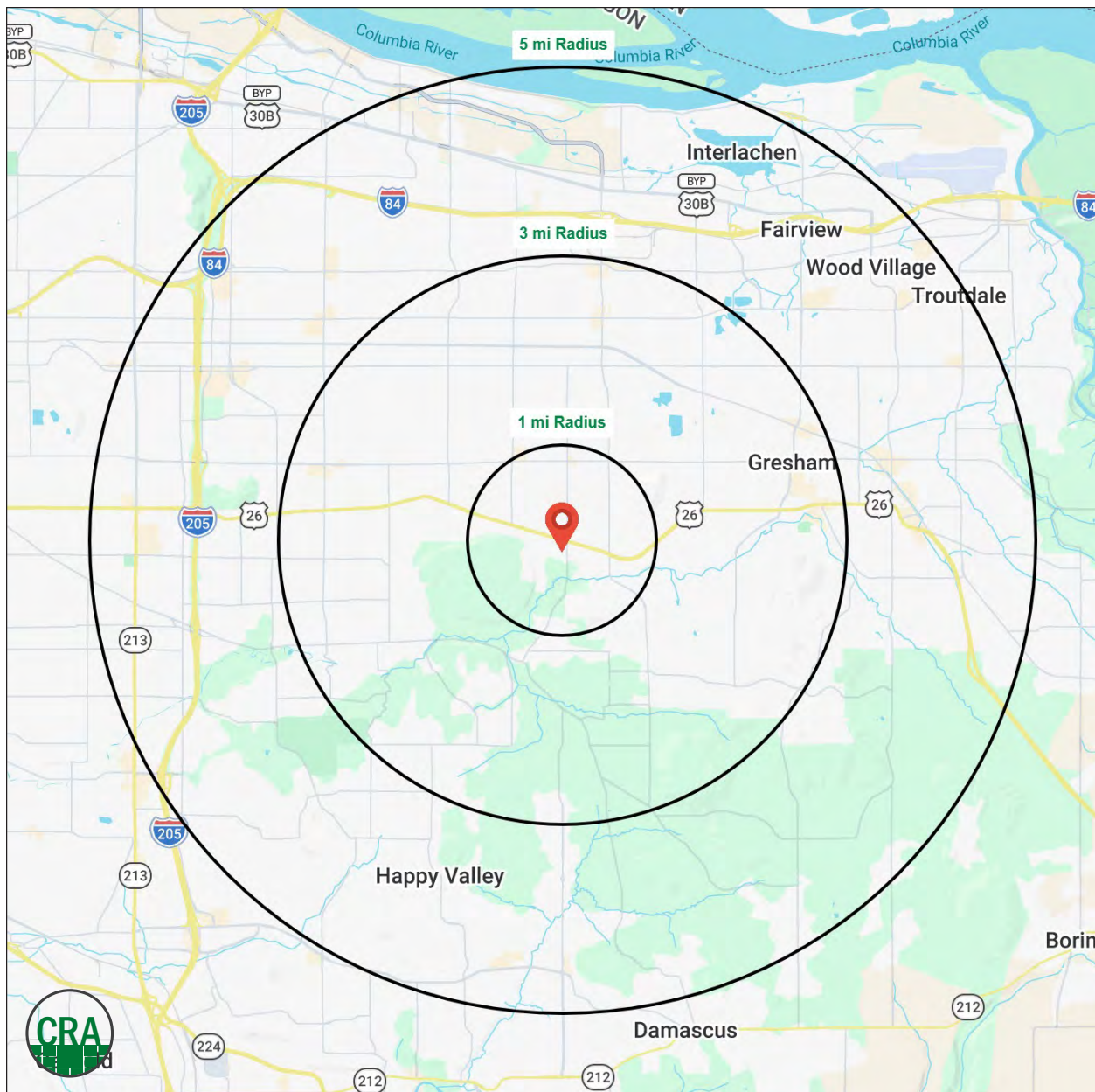
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	14,066	140,687	321,950
Estimated Households	5,181	51,355	121,147
Average HH Income	\$92,580	\$101,334	\$110,909
Median Home Value	\$463,838	\$474,362	\$509,215
Daytime Demographics 16+	7,315	72,932	193,575

\$101,334

Average HH Income
3 MILE RADIUS

37.1

Median Age
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.4923/-122.4858

17218 SE Powell Blvd Portland, OR 97236	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	14,066	140,687	321,950
2031 Projected Population	13,264	138,075	317,310
2020 Census Population	15,265	146,425	332,420
2010 Census Population	14,916	136,406	304,232
Projected Annual Growth 2026 to 2031	-1.1%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2026	-0.4%	0.2%	0.4%
2026 Median Age	39.0	37.1	38.2
Households			
2026 Estimated Households	5,181	51,355	121,147
2031 Projected Households	4,856	50,159	118,776
2020 Census Households	5,491	50,947	119,380
2010 Census Households	5,372	47,701	110,646
Projected Annual Growth 2026 to 2031	-1.3%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2026	-0.2%	0.5%	0.6%
Race and Ethnicity			
2026 Estimated White	61.6%	59.7%	62.4%
2026 Estimated Black or African American	6.4%	8.3%	7.2%
2026 Estimated Asian or Pacific Islander	13.5%	12.9%	12.7%
2026 Estimated American Indian or Native Alaskan	1.1%	1.2%	1.1%
2026 Estimated Other Races	17.5%	17.9%	16.6%
2026 Estimated Hispanic	17.7%	19.0%	17.3%
Income			
2026 Estimated Average Household Income	\$92,580	\$101,334	\$110,909
2026 Estimated Median Household Income	\$80,531	\$81,028	\$88,624
2026 Estimated Per Capita Income	\$34,355	\$37,238	\$42,035
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	9.3%	7.3%	5.8%
2026 Estimated Some High School (Grade Level 9 to 11)	9.3%	6.7%	6.0%
2026 Estimated High School Graduate	26.4%	27.4%	25.2%
2026 Estimated Some College	28.5%	24.0%	23.1%
2026 Estimated Associates Degree Only	7.1%	9.2%	9.6%
2026 Estimated Bachelors Degree Only	13.8%	16.7%	19.8%
2026 Estimated Graduate Degree	5.7%	8.7%	10.6%
Business			
2026 Estimated Total Businesses	485	4,887	13,036
2026 Estimated Total Employees	2,725	29,189	95,718
2026 Estimated Employee Population per Business	5.6	6.0	7.3
2026 Estimated Residential Population per Business	29.0	28.8	24.7

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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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