

# EASTPORT PLAZA DRIVE-THRU OPPORTUNITY

PORTLAND, OREGON



< FOR LEASE >

## LOCATION

3830 SE 82nd Ave,  
Portland, OR 97266

## AVAILABLE SPACE

3,090 SF building with drive-thru

## LEASE RATE

Please call for details

## TRAFFIC COUNTS

SE 82nd Ave - 27,257 ADT ('24)

SE Powell Blvd - 26,092 ADT ('24)

SE Holgate Blvd - 12,801 ADT ('24)

## HIGHLIGHTS

- Adjoining the Eastport Plaza Shopping Center on SE 82nd Avenue/Highway 213
- Strong visibility and access from 82nd Avenue
- Nearby retailers include Hong Phat Supercenter, LA Fitness, Ross, Marshalls, Walgreens, Cinemark Century Theater, Dollar Tree, Taco Bell, Jack in the Box, US Bank and many more
- Please do not disturb tenant. Contact Brokers for a tour



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

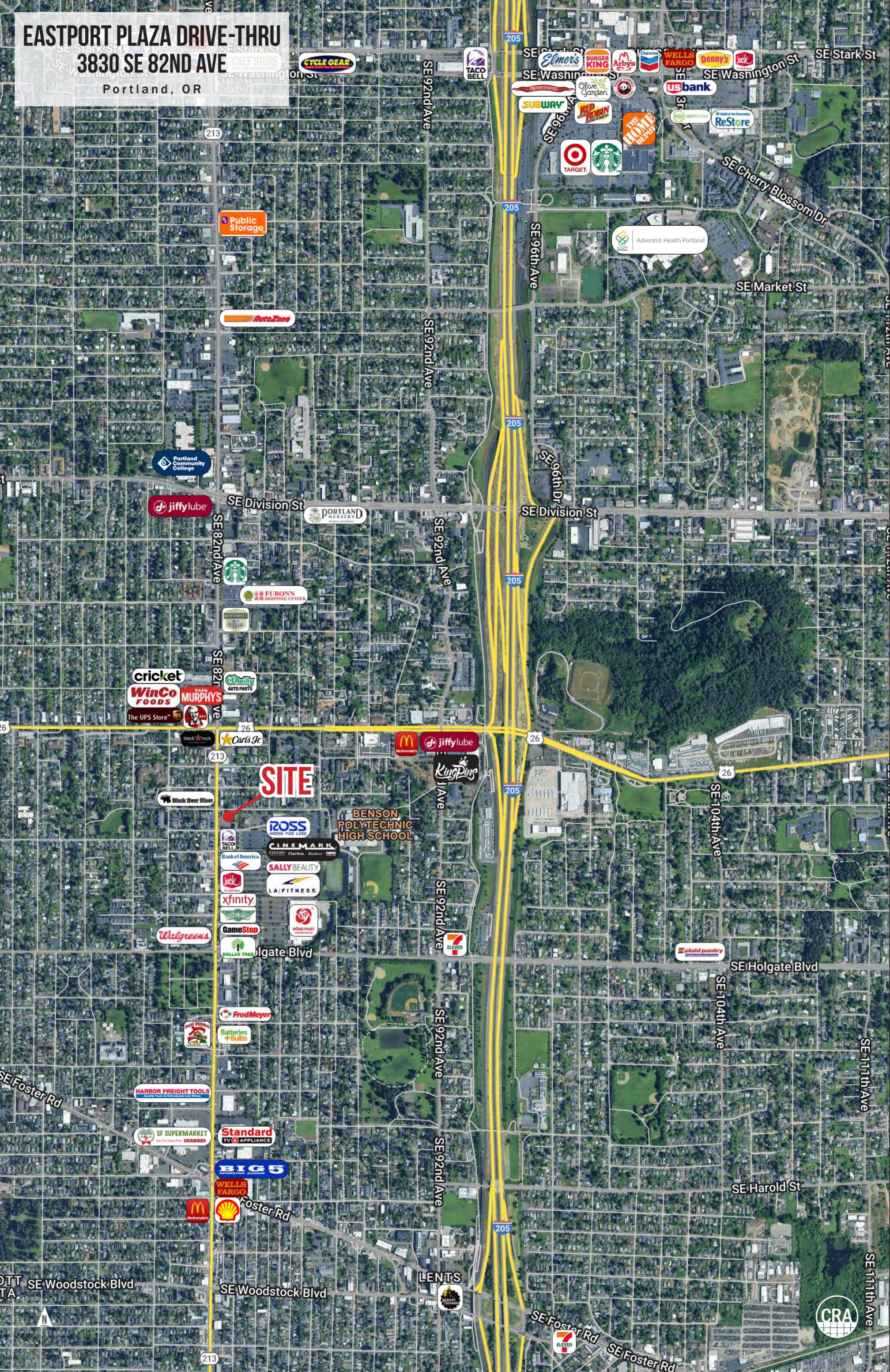
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**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

# EASTPORT PLAZA DRIVE-THRU

## 3830 SE 82ND AVE

Portland, OR



**SITE**

**BENSON  
POLYTECHNIC  
HIGH SCHOOL**



**EASTPORT PLAZA DRIVE-THRU**  
**3830 SE 82ND AVE**  
Portland, OR

**SITE**



**BENSON POLYTECHNIC HIGH SCHOOL**

**LENTS PARK PICKLES WALKER STADIUM**

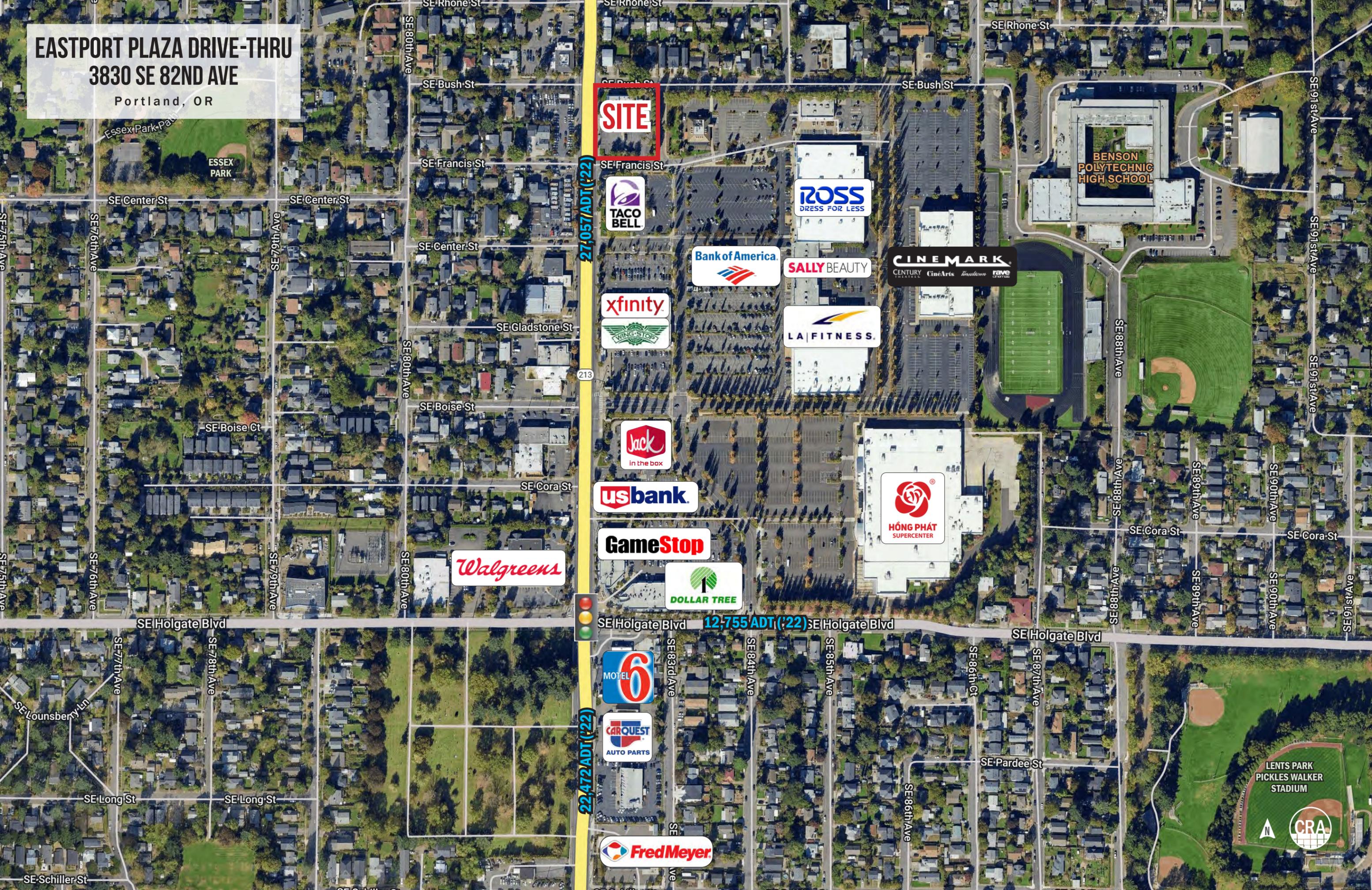


27,057 ADT (22)



12,755 ADT (22)

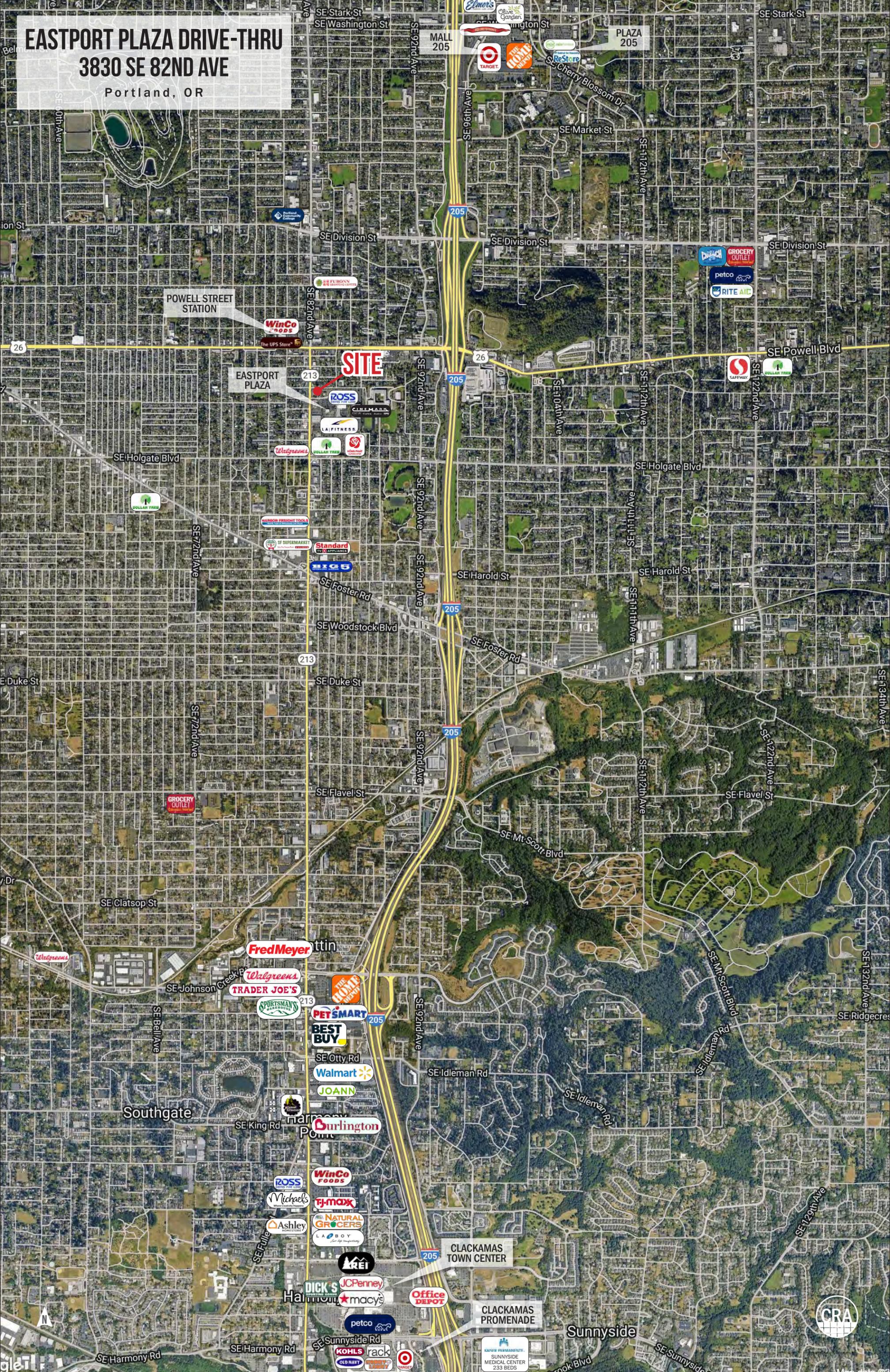
22,472 ADT (22)



# EASTPORT PLAZA DRIVE-THRU

## 3830 SE 82ND AVE

Portland, OR



POWELL STREET STATION

EASTPORT PLAZA

**SITE**

MALL 205

PLAZA 205

CLACKAMAS TOWN CENTER

CLACKAMAS PROMENADE

Sunnyside



# EASTPORT PLAZA DRIVE-THRU 3830 SE 82ND AVE

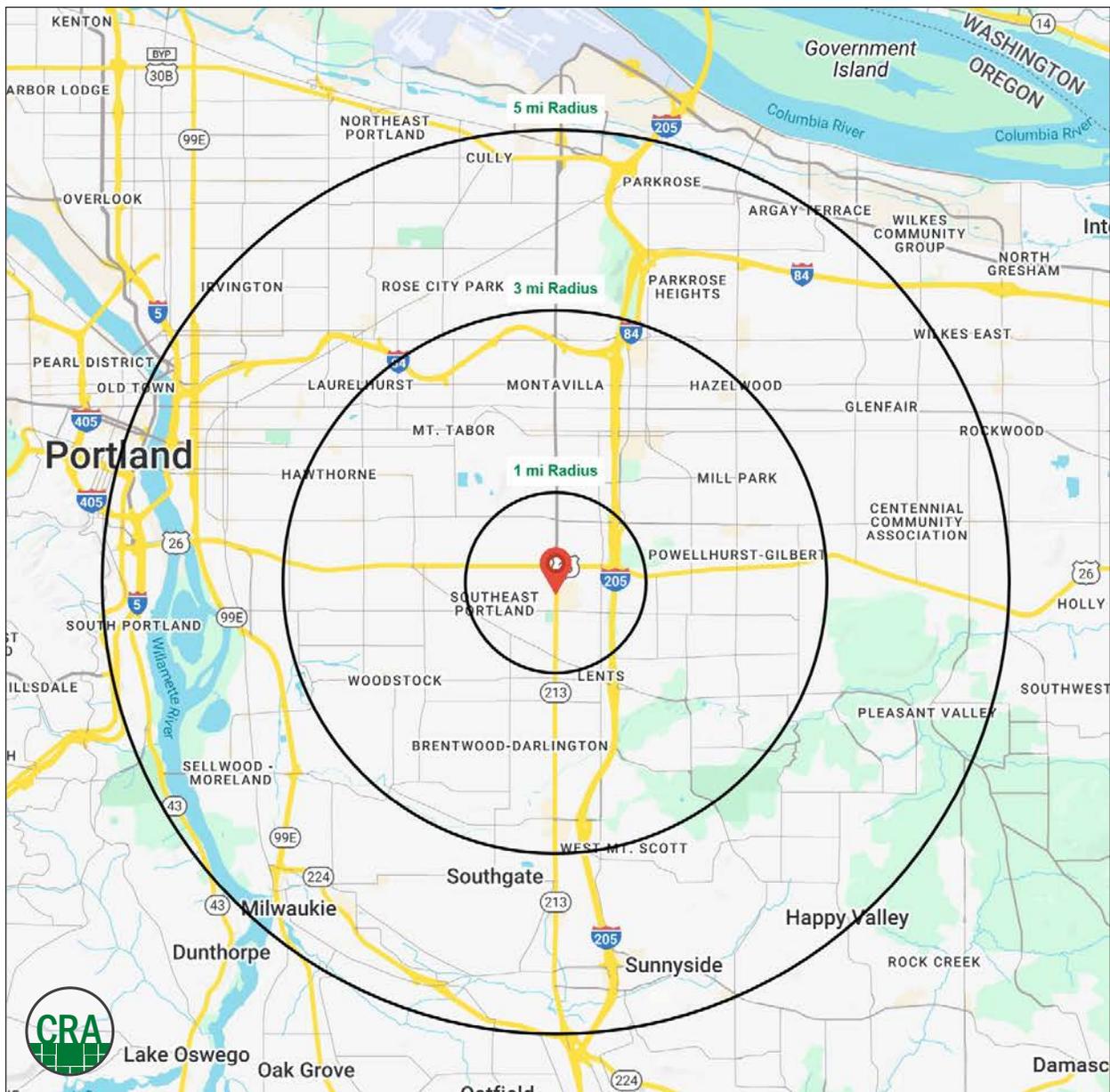
Portland, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	22,322	202,178	459,147
Average HH Income	\$114,880	\$120,591	\$123,143
Median HH Income	\$90,935	\$95,202	\$95,888
Median Home Value	\$481,210	\$530,175	\$563,649
Daytime Demographics 16+	12,184	118,595	350,751
Some College or Higher	71.2%	72.5%	74.9%

**202,178**  
Estimated Population 2025  
3 MILE RADIUS

**\$120,591**  
Average HH Income  
3 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.4946/-122.5783

3830 SE 82nd Ave Portland, OR 97266	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	22,322	202,178	459,147
2030 Projected Population	21,377	196,559	449,183
2020 Census Population	23,977	211,043	473,812
2010 Census Population	22,194	194,421	430,562
Projected Annual Growth 2025 to 2030	-0.8%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2025	-	0.3%	0.4%
2025 Median Age	38.3	38.1	38.7
<b>Households</b>			
2025 Estimated Households	9,051	82,788	196,726
2030 Projected Households	8,714	80,964	194,842
2020 Census Households	9,306	83,398	195,067
2010 Census Households	8,749	77,224	176,038
Projected Annual Growth 2025 to 2030	-0.7%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2025	0.2%	0.5%	0.8%
<b>Race and Ethnicity</b>			
2025 Estimated White	61.2%	67.7%	69.4%
2025 Estimated Black or African American	6.6%	5.7%	5.7%
2025 Estimated Asian or Pacific Islander	17.8%	12.1%	10.5%
2025 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.9%
2025 Estimated Other Races	13.4%	13.6%	13.5%
2025 Estimated Hispanic	12.9%	13.2%	13.1%
<b>Income</b>			
2025 Estimated Average Household Income	\$114,880	\$120,591	\$123,143
2025 Estimated Median Household Income	\$90,935	\$95,202	\$95,888
2025 Estimated Per Capita Income	\$46,877	\$49,710	\$53,029
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	5.3%	3.8%	3.5%
2025 Estimated Some High School (Grade Level 9 to 11)	5.1%	4.7%	4.3%
2025 Estimated High School Graduate	18.4%	19.0%	17.3%
2025 Estimated Some College	18.3%	18.4%	19.2%
2025 Estimated Associates Degree Only	7.5%	8.0%	7.8%
2025 Estimated Bachelors Degree Only	28.4%	29.3%	30.0%
2025 Estimated Graduate Degree	17.0%	16.8%	18.0%
<b>Business</b>			
2025 Estimated Total Businesses	1,153	9,930	29,621
2025 Estimated Total Employees	5,919	64,808	222,028
2025 Estimated Employee Population per Business	5.1	6.5	7.5
2025 Estimated Residential Population per Business	19.4	20.4	15.5

*For more information, please contact:*

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**KELLI MAKS** 503.680.3765 | [kelli@cra-nw.com](mailto:kelli@cra-nw.com)



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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