

FOR LEASE @ JANTZEN BEACH

DRIVE-THRU OPPORTUNITY



PORTLAND, OREGON



LOCATION

12225 N Jantzen Ave.
Portland, OR 97217

AVAILABLE SPACE

3,480 SF building w/drive-thru
27,443 SF of land (0.63 AC)

RENTAL RATE

Please call for details

TRAFFIC COUNTS

N Hayden Island Dr – 5,013 ADT ('25)
I-5 – 117,332 ADT ('25)

HIGHLIGHTS

- Easy access and visibility from I-5
- Neighboring tenants include Taco Bell, Floor & Decor and Chevron. Nearby tenants include Target, Home Depot, Dick's Sporting Goods, Petco, Best Buy, Ross, TJ Maxx, Sierra, HomeGoods and many more!



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

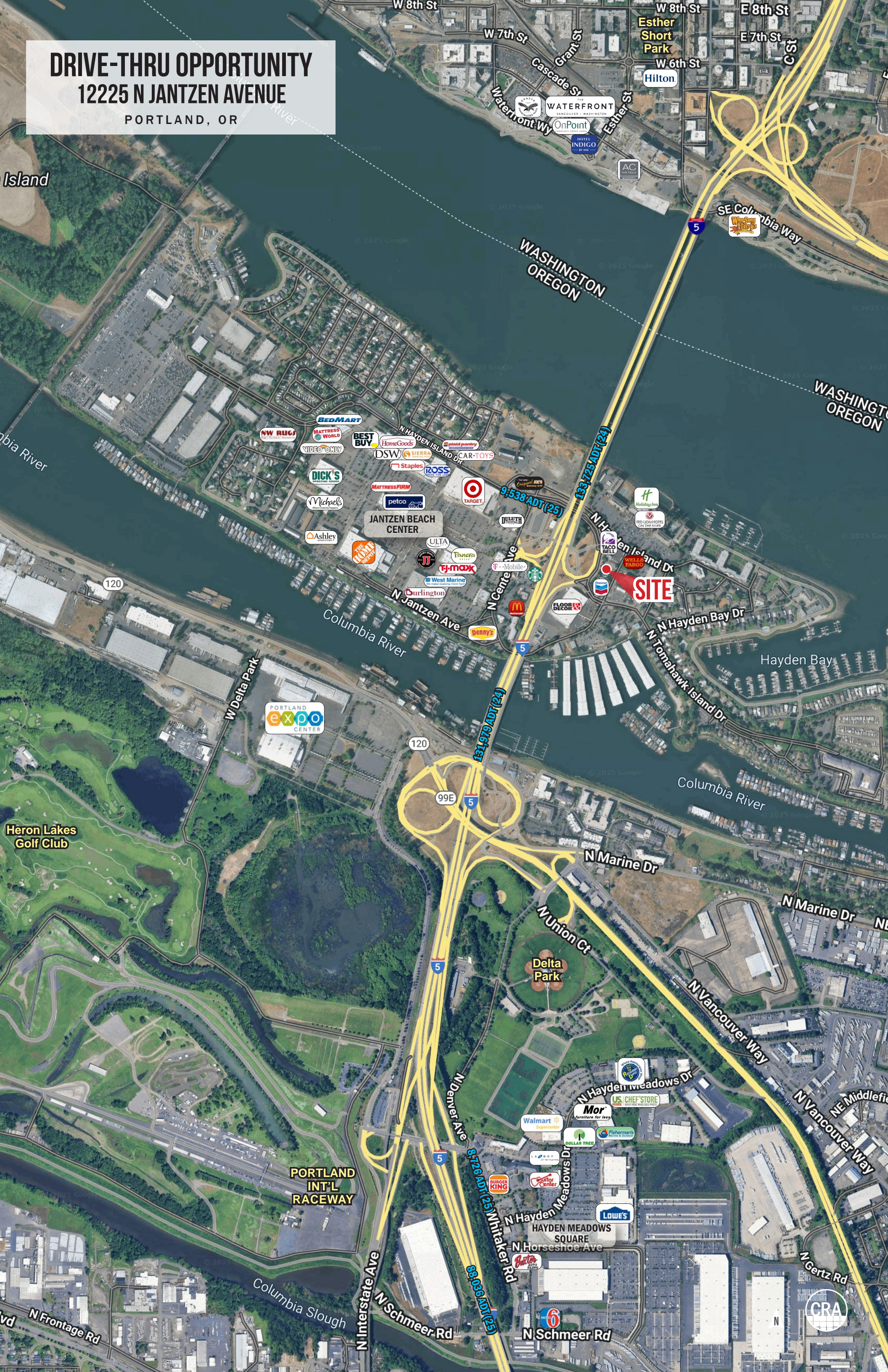
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DRIVE-THRU OPPORTUNITY

12225 N JANTZEN AVENUE

PORTLAND, OR





AVAILABLE
3,480 SF
0.63 AC

N Jantzen Dr



T0 I-5

N Tomahawk Island Dr

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DEMOGRAPHIC SUMMARY

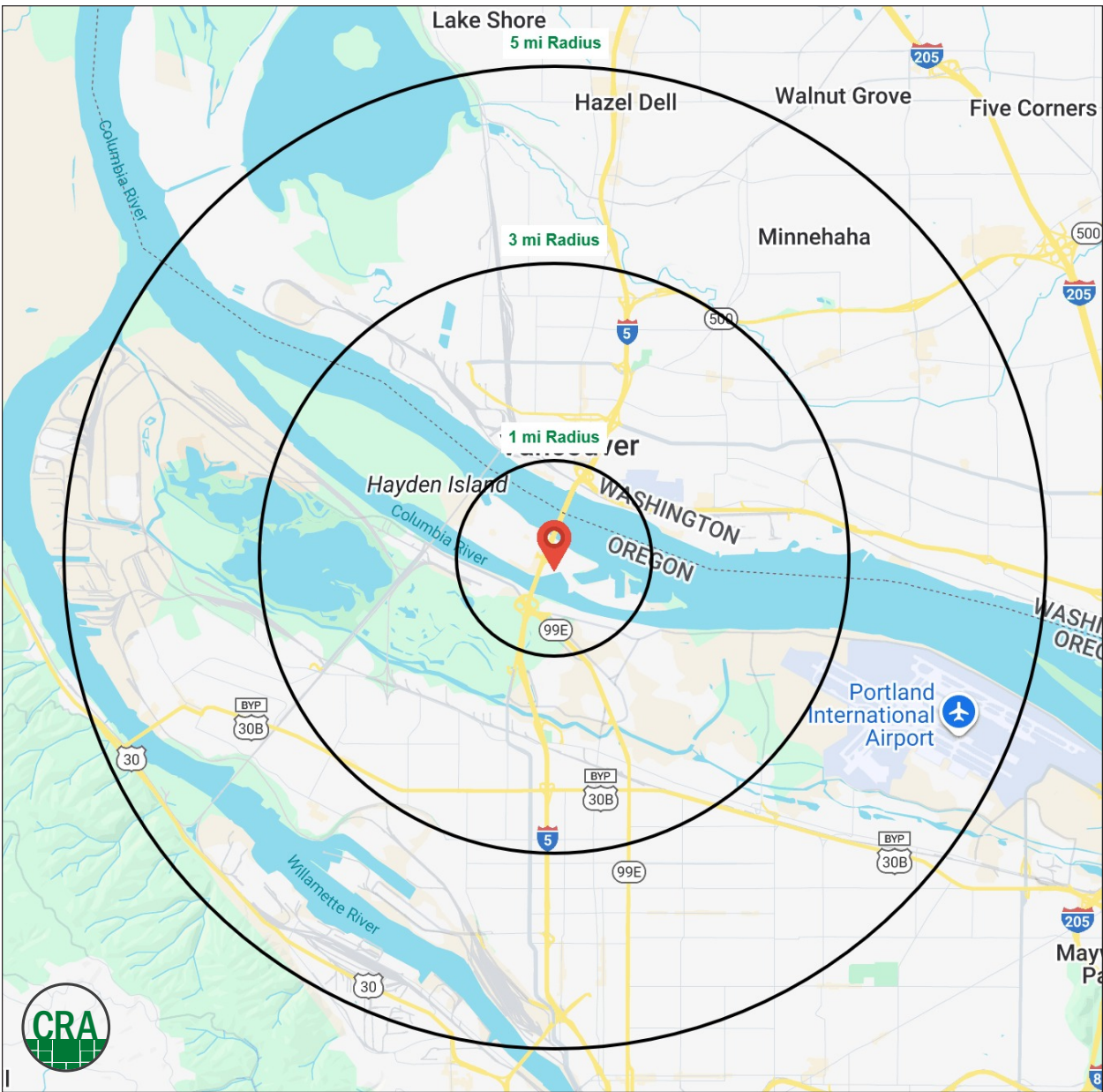
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	5,109	79,044	231,440
Projected Population 2030	5,769	80,617	234,156
Average HH Income	\$115,834	\$114,749	\$124,714
Median HH Income	\$70,570	\$86,641	\$96,178
Median Home Value	\$336,126	\$496,281	\$548,952
Daytime Demographics 16+	7,375	68,613	194,197
Some College or Higher	75.1%	72.4%	74.4%

\$115,834

Average Household Income
1 MILE RADIUS

37.8

Median Age
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.6112/-122.677

12225 N Jantzen Ave Portland, OR 97217	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	5,109	79,044	231,440
2030 Projected Population	5,769	80,617	234,156
2020 Census Population	3,775	77,880	230,899
2010 Census Population	2,888	70,062	201,549
Projected Annual Growth 2025 to 2030	2.6%	0.4%	0.2%
Historical Annual Growth 2010 to 2025	5.1%	0.9%	1.0%
2025 Median Age	47.8	37.8	37.1
Households			
2025 Estimated Households	3,090	36,584	100,475
2030 Projected Households	3,659	38,482	103,417
2020 Census Households	2,071	33,131	94,801
2010 Census Households	1,573	29,412	82,315
Projected Annual Growth 2025 to 2030	3.7%	1.0%	0.6%
Historical Annual Growth 2010 to 2025	6.4%	1.6%	1.5%
Race and Ethnicity			
2025 Estimated White	72.6%	69.9%	70.4%
2025 Estimated Black or African American	5.4%	7.7%	7.7%
2025 Estimated Asian or Pacific Islander	4.7%	5.0%	5.4%
2025 Estimated American Indian or Native Alaskan	1.5%	1.2%	1.1%
2025 Estimated Other Races	15.9%	16.2%	15.3%
2025 Estimated Hispanic	14.6%	15.9%	14.6%
Income			
2025 Estimated Average Household Income	\$115,834	\$114,749	\$124,714
2025 Estimated Median Household Income	\$70,570	\$86,641	\$96,178
2025 Estimated Per Capita Income	\$70,415	\$53,348	\$54,380
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.9%	3.5%	2.7%
2025 Estimated Some High School (Grade Level 9 to 11)	4.0%	5.5%	4.6%
2025 Estimated High School Graduate	18.0%	18.5%	18.3%
2025 Estimated Some College	23.3%	22.0%	20.2%
2025 Estimated Associates Degree Only	8.4%	8.1%	8.0%
2025 Estimated Bachelors Degree Only	25.8%	27.2%	29.1%
2025 Estimated Graduate Degree	17.6%	15.2%	17.1%
Business			
2025 Estimated Total Businesses	562	5,312	14,337
2025 Estimated Total Employees	5,405	46,660	132,492
2025 Estimated Employee Population per Business	9.6	8.8	9.2
2025 Estimated Residential Population per Business	9.1	14.9	16.1

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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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