

— FOR LEASE —

KAYA CAMILLA



RETAIL IN THE HEART OF OVERLOOK

ADDRESS

5510 N Denver Ave | Portland, OR 97217

AVAILABLE SPACE

- Unit 2: 1,549 SF

LEASE RATE

\$27 PSF/YR plus NNN

TRAFFIC COUNTS

N. DENVER AVE – 1,083 ADT ('26)

N. KILLINGSWORTH ST – 1,680 ADT ('26)

HIGHLIGHTS

- Located in the burgeoning Overlook North Portland neighborhood, The Kaya Camilla is a modern 4-story boutique mixed-use building featuring ground-floor retail/service space with 36 residential units above.
- Overlook Park and Peninsula Park are located just a short distance away, offering panoramic views of the Willamette River and the downtown Portland skyline, along with sports fields and walking paths.
- The property is easily accessible to transit and major arterials. Located just two blocks from the N. Killingsworth MAX Station, providing direct light-rail access. Quick and easy access to I-5 and close proximity to the vibrant Mississippi District and Adidas North America HQ.
- Adjacent tenants include Urban Pilates and Royal Owl Academy.
- Nearby retail and restaurant tenants include Prince Coffee, Double Mountain Brewery, Letterpress PDX, Spitz Mediterranean Street Food and more.
- Available Now!



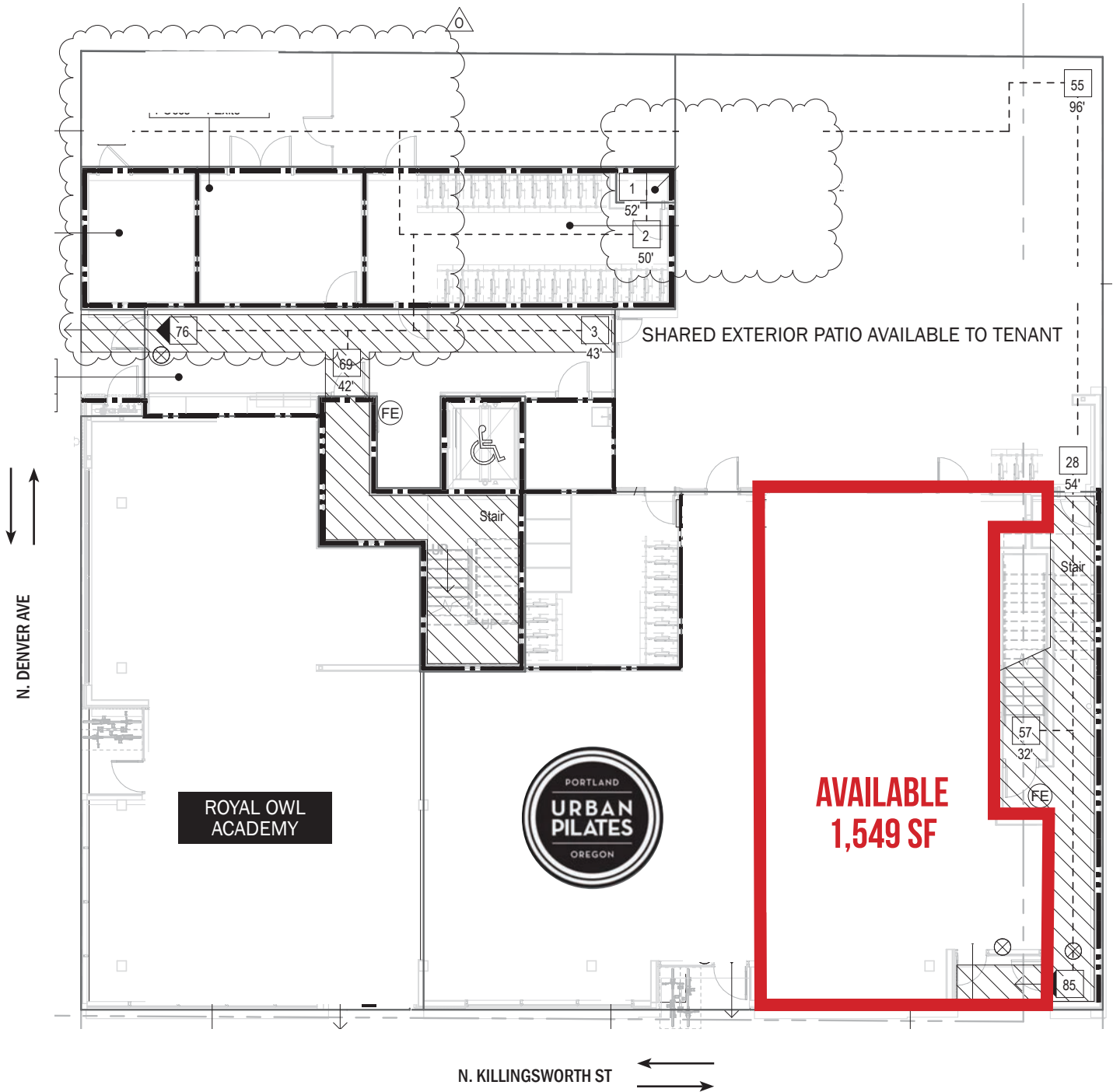
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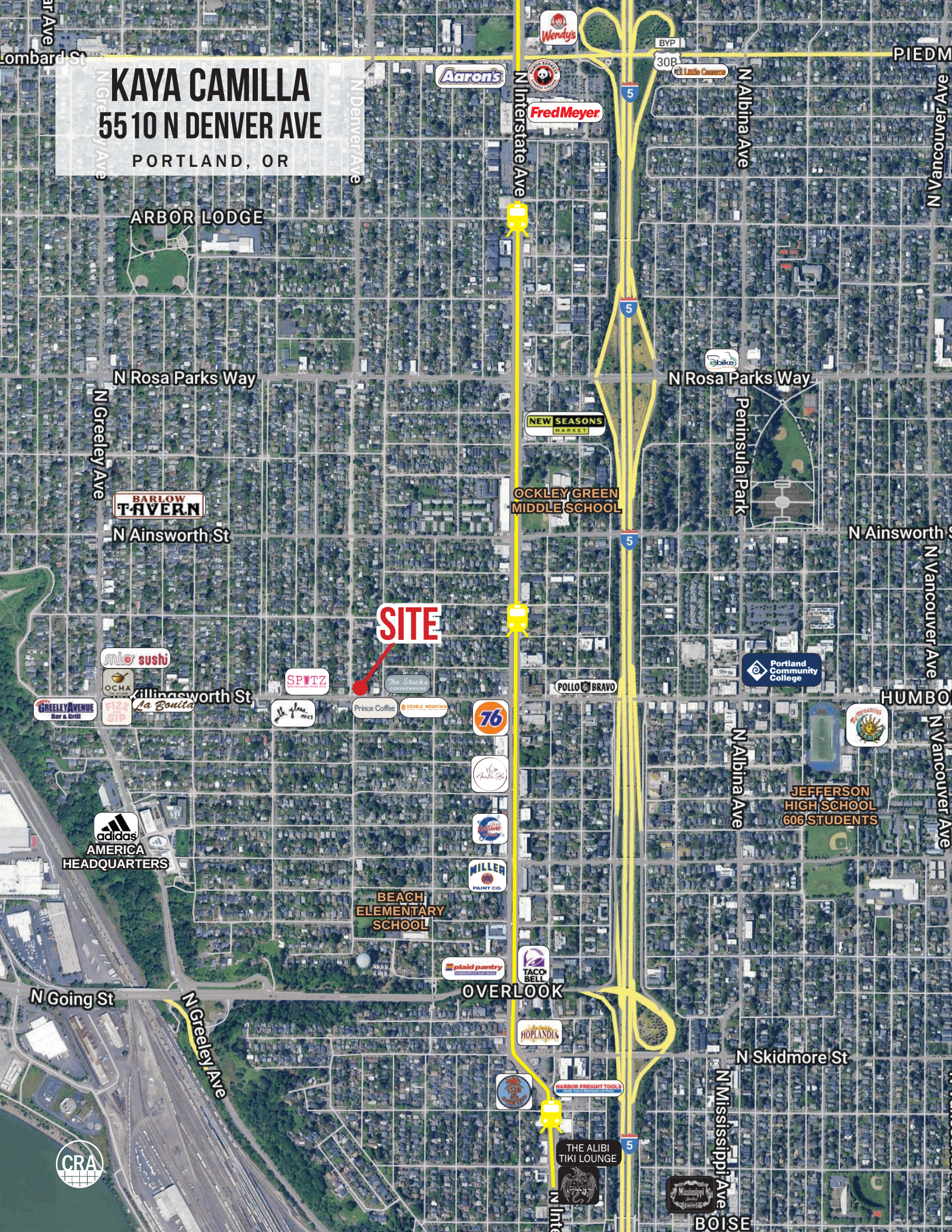
SITE PLAN

KAYA CAMILLA
5510 N DENVER AVE
PORTLAND, OR



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

KAYA CAMILLA
5510 N DENVER AVE
PORTLAND, OR



ARBOR LODGE

N Rosa Parks Way

BARLOW
TAVERN

N Ainsworth St

SITE

mo sushi

OCHA

Killingworth St

La Bonita

SPITZ

Prince Coffee

DOUBLE MOUNTAIN

76

Artistic

Miller

PAINT CO.

BEACH
ELEMENTARY
SCHOOL

plaid pantry

OVERLOOK

HOPLANDIA

HARBOR FREIGHT TOOLS

THE ALIBI
TIKI LOUNGE

N Rosa Parks Way

Peninsula Park

OCKLEY GREEN
MIDDLE SCHOOL

POLLO BRAVO

Portland
Community
College

HUMBO

JEFFERSON
HIGH SCHOOL
606 STUDENTS

N Albina Ave

N Skidmore St

N Mississippi Ave

BOISE

N Ainsworth St

N Vancouver Ave

N Vancouver Ave

N Vancouver Ave

N Vancouver Ave

N Vancouver Ave

Lombard St

N Greeley Ave

N Denver Ave

N Interstate Ave

BYP

30B

N Little Commerce

N Albina Ave

PIEDM

N Vancouver Ave

N Greeley Ave

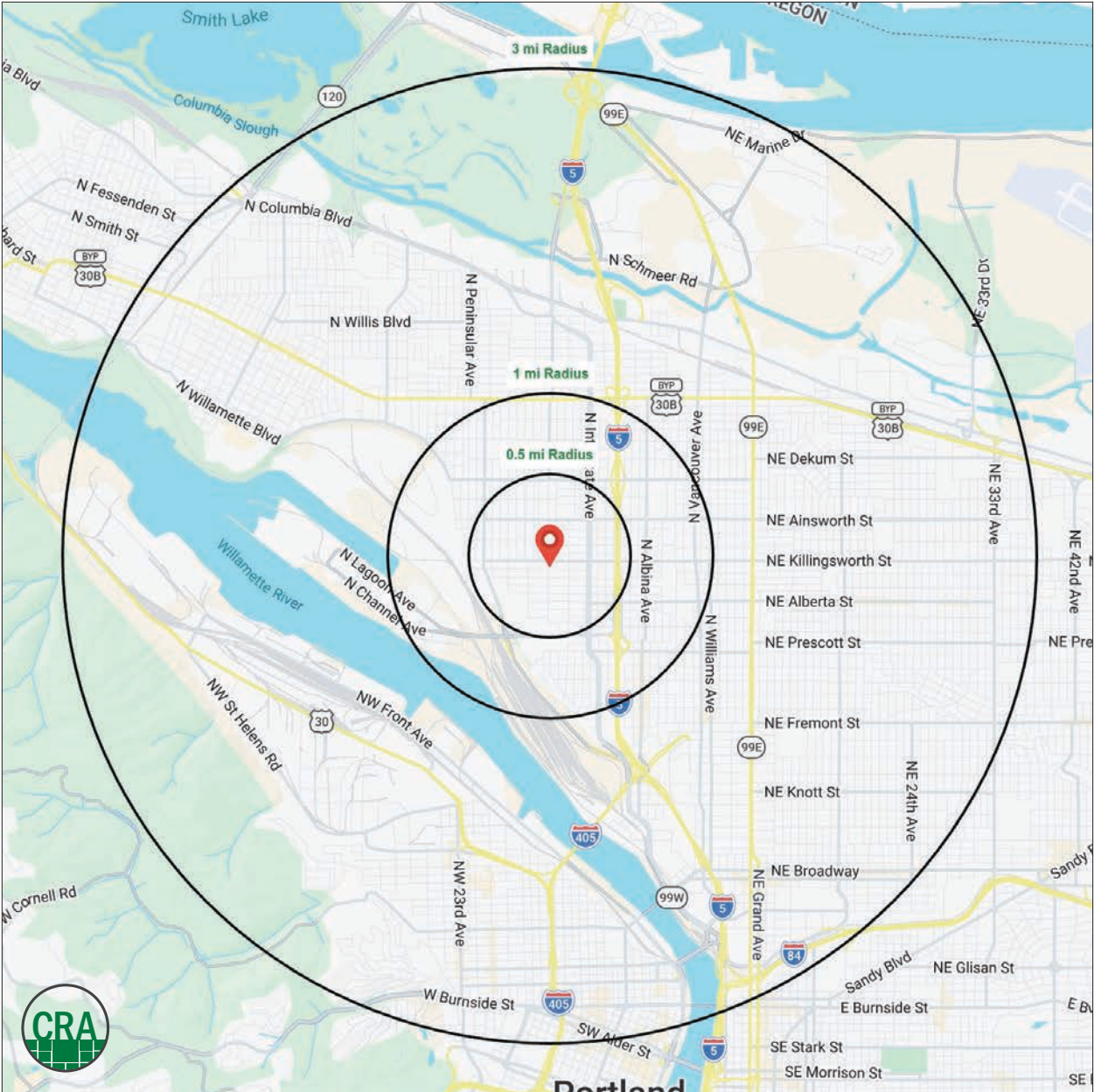
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KAYA CAMILLA
5510 N DENVER AVE
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	.5 MILE	1 MILE	3 MILE
Estimated Population 2026	7,830	22,144	166,295
Estimated Households	3,821	10,377	80,787
Average HH Income	\$142,336	\$138,769	\$138,134
Median Home Value	\$600,604	\$617,368	\$7672,237
Median Age	37.7	37.3	37.6
Daytime Demographics 16+	2,479	12,266	189,527

\$142,336
AVERAGE HH INCOME
.5 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.563/-122.6872

5510 N Denver Ave Portland, OR 97217	0.5 mi radius	1 mi radius	3 mi radius
Population			
2026 Estimated Population	7,830	22,144	166,295
2031 Projected Population	8,426	23,261	168,236
2020 Census Population	7,491	22,051	158,441
2010 Census Population	5,989	18,316	130,865
Projected Annual Growth 2026 to 2031	1.5%	1.0%	0.2%
Historical Annual Growth 2010 to 2026	1.9%	1.3%	1.7%
2026 Median Age	37.7	37.3	37.6
Households			
2026 Estimated Households	3,821	10,377	80,787
2031 Projected Households	4,101	10,855	81,949
2020 Census Households	3,258	9,496	74,667
2010 Census Households	2,587	7,924	60,332
Projected Annual Growth 2026 to 2031	1.5%	0.9%	0.3%
Historical Annual Growth 2010 to 2026	3.0%	1.9%	2.1%
Race and Ethnicity			
2026 Estimated White	73.5%	71.9%	70.8%
2026 Estimated Black or African American	7.3%	9.3%	9.1%
2026 Estimated Asian or Pacific Islander	5.6%	5.3%	6.3%
2026 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.9%
2026 Estimated Other Races	12.7%	12.7%	12.8%
2026 Estimated Hispanic	11.3%	11.1%	11.9%
Income			
2026 Estimated Average Household Income	\$142,336	\$138,769	\$138,134
2026 Estimated Median Household Income	\$125,630	\$113,395	\$103,011
2026 Estimated Per Capita Income	\$69,501	\$65,211	\$67,592
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.5%	1.8%
2026 Estimated Some High School (Grade Level 9 to 11)	0.7%	2.1%	2.8%
2026 Estimated High School Graduate	11.0%	13.3%	12.6%
2026 Estimated Some College	12.9%	14.0%	16.3%
2026 Estimated Associates Degree Only	4.4%	5.6%	5.9%
2026 Estimated Bachelors Degree Only	47.9%	42.5%	35.1%
2026 Estimated Graduate Degree	21.3%	21.0%	25.6%
Business			
2026 Estimated Total Businesses	339	1,145	14,230
2026 Estimated Total Employees	1,256	7,718	144,887
2026 Estimated Employee Population per Business	3.7	6.7	10.2
2026 Estimated Residential Population per Business	23.1	19.3	11.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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