

# MARKETPLACE 205

THREE BIG BOX SPACES FOR LEASE | PORTLAND, OR



## LOCATION

10100 SE Washington St. Portland, OR

## AVAILABLE SPACE

- 14,958 SF
- 33,300 SF
- 53,683 SF


## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

SE Washington St– 22,751 ADT ('25)

## HIGHLIGHTS

- Rare large format box space available
- Strong retail corridor
- Abundant parking
- Close proximity to I-205
- Anchored by Target and Home Depot
- 4 million visits per year according to  Placer.ai



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# MARKETPLACE 205

## 10100 SE WASHINGTON ST

PORTLAND, OR

22,751 ADT (25)

SE Washington St

SE Washington St

AMERICA'S BEST  
CONTACTS & EYEGLASSES



verizon

SUBWAY

FedEx Office

H&R  
BLOCK

MATTRESS  
FIRM

OnPoint  
COMMUNITY CREDIT UNION

AT&T

11,673 ADT (25)



Burlington

Urban Air  
ADVENTURE PARK

THE  
HOME  
DEPOT

AVAILABLE  
53,683 SF

AVAILABLE  
33,300 SF

AVAILABLE  
14,958 SF

War Veterans Mem Fwy

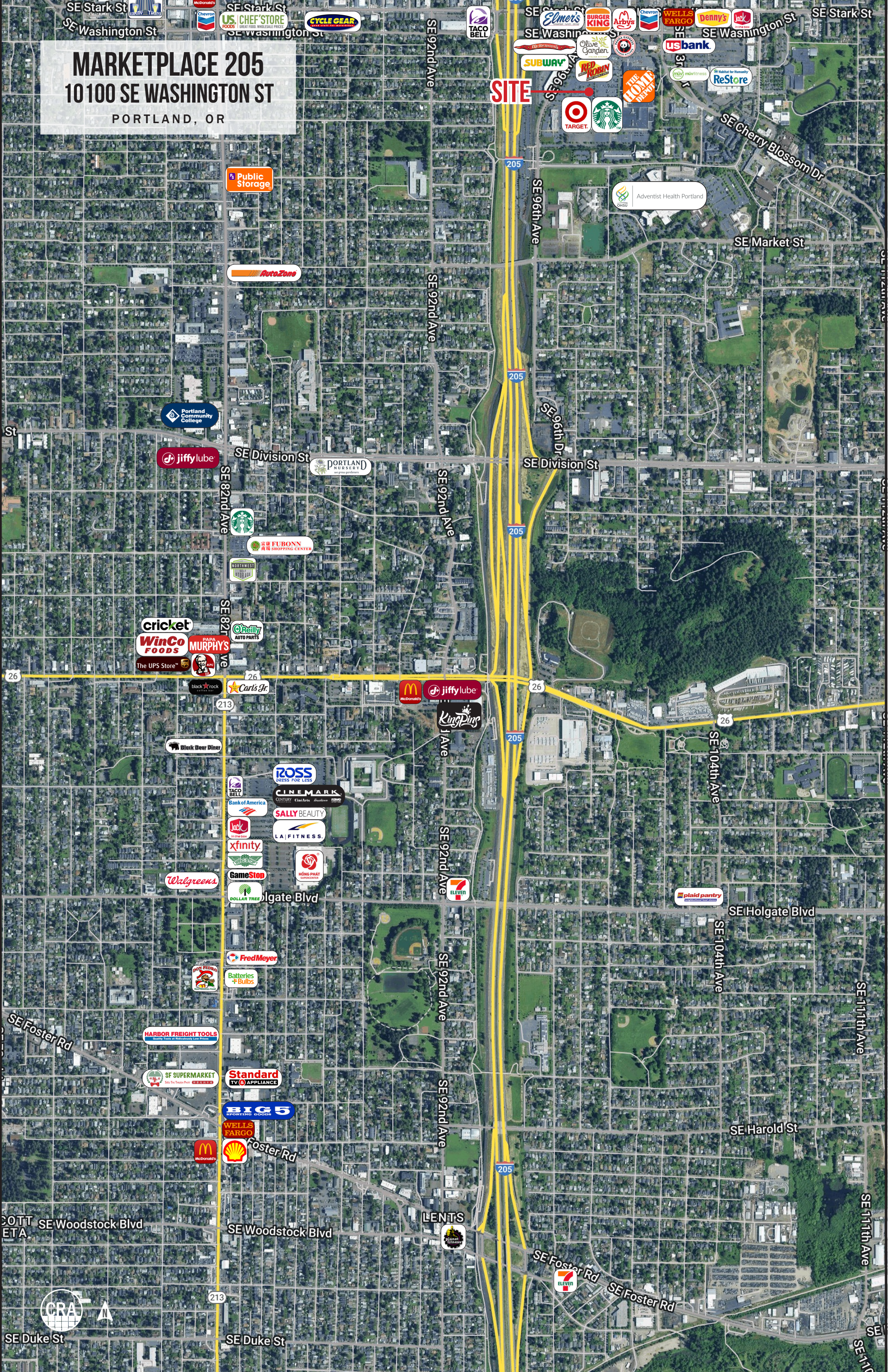
155,506 ADT (24)

War Veterans Mem Fwy

205



MARKETPLACE 205  
10100 SE WASHINGTON ST  
PORTLAND, OR



SITE





## SITE PLAN



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.



MARKETPLACE 205

10100 SE WASHINGTON ST

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	20,127	192,710	427,340
Estimated Households 2025	8,281	78,302	178,253
Average HH Income	\$92,530	\$112,753	\$120,775
Median Home Value	\$453,245	\$504,623	\$555,288
Daytime Demographics 16+	20,313	116,889	310,590
Some College or Higher	67.2%	69.8%	73.2%

\$112,753

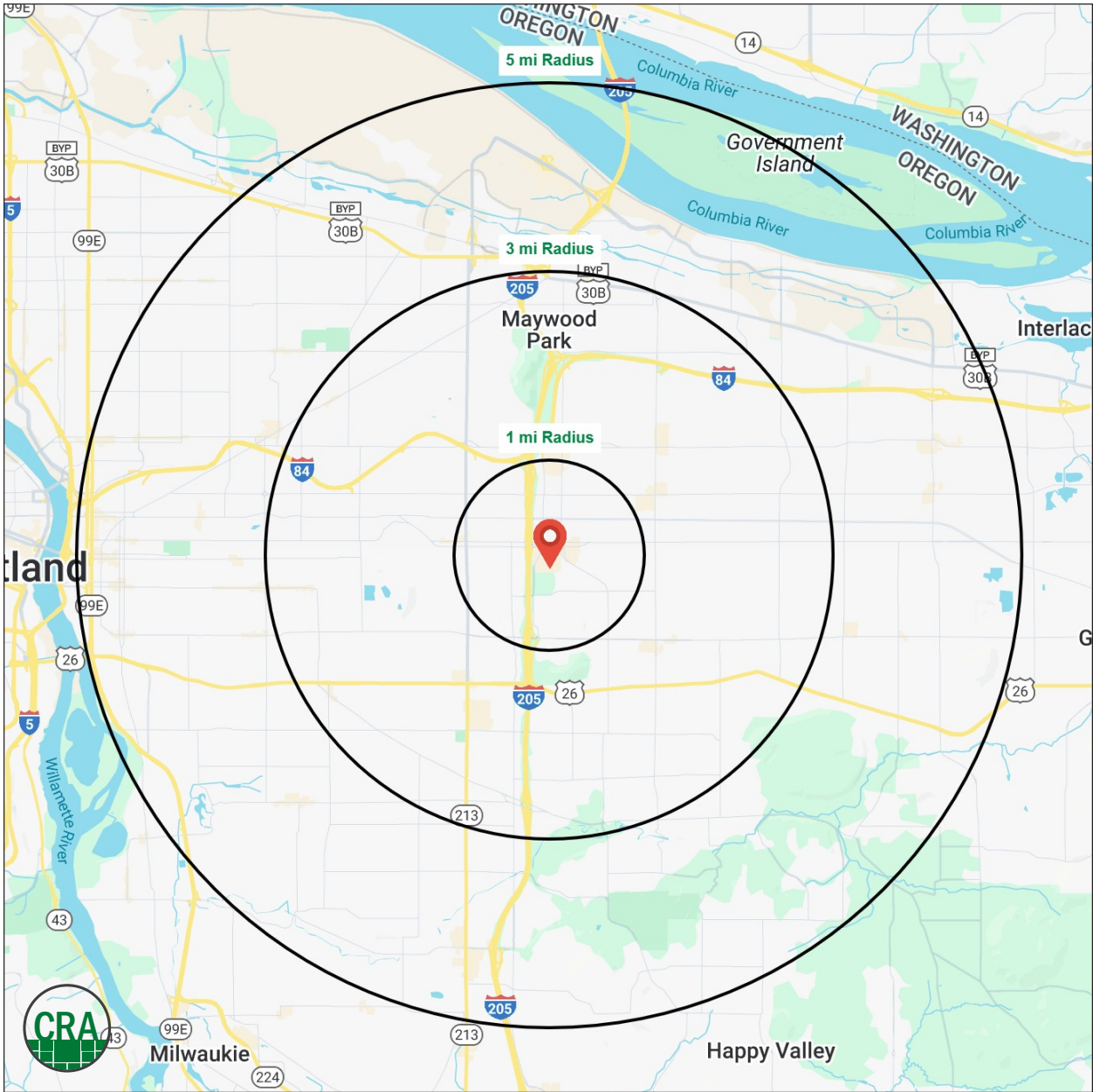
Average Household Income

3 MILE RADIUS

39.2

Median Age

1 MILE RADIUS





## Summary Profile

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



Lat/Lon: 45.5168/-122.5608

MARKETPLACE 205 Portland, OR 97216	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	20,127	192,710	427,340
2030 Projected Population	19,606	185,805	415,883
2020 Census Population	20,665	204,417	448,616
2010 Census Population	18,853	189,950	413,459
Projected Annual Growth 2025 to 2030	-0.5%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2025	0.5%	-	0.2%
2025 Median Age	39.2	38.4	38.3
<b>Households</b>			
2025 Estimated Households	8,281	78,302	178,253
2030 Projected Households	8,123	75,961	174,959
2020 Census Households	8,123	79,637	179,897
2010 Census Households	7,599	74,346	165,004
Projected Annual Growth 2025 to 2030	-0.4%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2025	0.6%	0.4%	0.5%
<b>Race and Ethnicity</b>			
2025 Estimated White	63.7%	65.4%	68.2%
2025 Estimated Black or African American	8.8%	7.4%	6.4%
2025 Estimated Asian or Pacific Islander	12.9%	12.6%	10.6%
2025 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.9%
2025 Estimated Other Races	13.6%	13.7%	13.9%
2025 Estimated Hispanic	13.8%	13.6%	13.6%
<b>Income</b>			
2025 Estimated Average Household Income	\$92,530	\$112,753	\$120,775
2025 Estimated Median Household Income	\$75,099	\$87,286	\$94,206
2025 Estimated Per Capita Income	\$38,606	\$46,115	\$50,648
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	4.4%	4.4%	4.0%
2025 Estimated Some High School (Grade Level 9 to 11)	5.9%	5.6%	4.7%
2025 Estimated High School Graduate	22.5%	20.2%	18.1%
2025 Estimated Some College	19.8%	19.4%	19.2%
2025 Estimated Associates Degree Only	9.6%	8.2%	7.9%
2025 Estimated Bachelors Degree Only	27.5%	27.3%	29.1%
2025 Estimated Graduate Degree	10.4%	14.9%	16.9%
<b>Business</b>			
2025 Estimated Total Businesses	1,117	9,313	25,438
2025 Estimated Total Employees	14,152	60,682	187,491
2025 Estimated Employee Population per Business	12.7	6.5	7.4
2025 Estimated Residential Population per Business	18.0	20.7	16.8

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.