

MARKETPLACE 205

BIG BOX SPACE FOR LEASE | PORTLAND, OR



LOCATION

10100 SE Washington St. Portland, OR

AVAILABLE SPACE

- 142,288 SF (Divisible)
- 14,958 SF


RENTAL RATE

Please call for details

TRAFFIC COUNTS

SE Washington St - 22,751 ADT ('25)
I-205 - 155,506 ADT ('24)

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



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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10100 SE WASHINGTON ST
PORTLAND, OR

22,751 ADT (25)

SE Washington St

SE Washington St



11,673 ADT (25)

SE 96th Ave

SE 96th Ave

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War Veterans Mem Fwy

155,506 ADT (24)

War Veterans Mem Fwy



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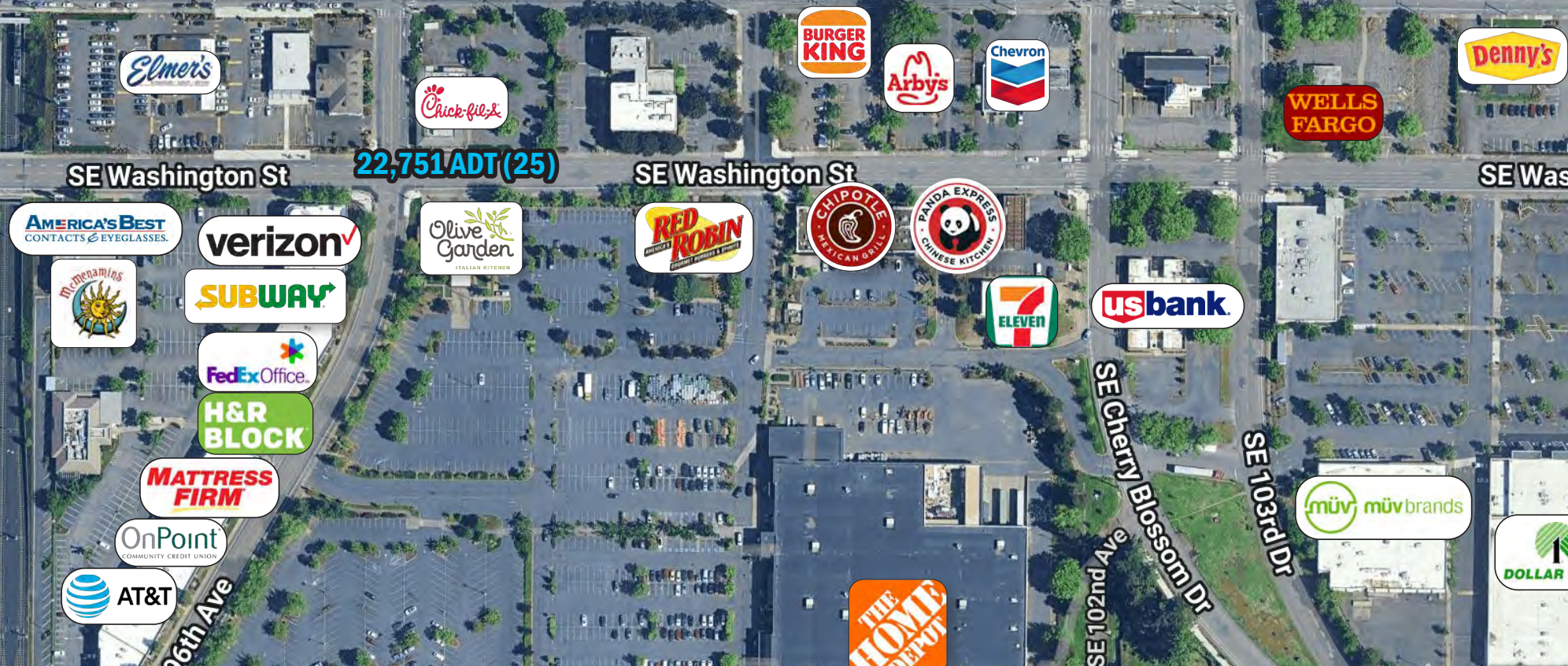
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AVAILABLE
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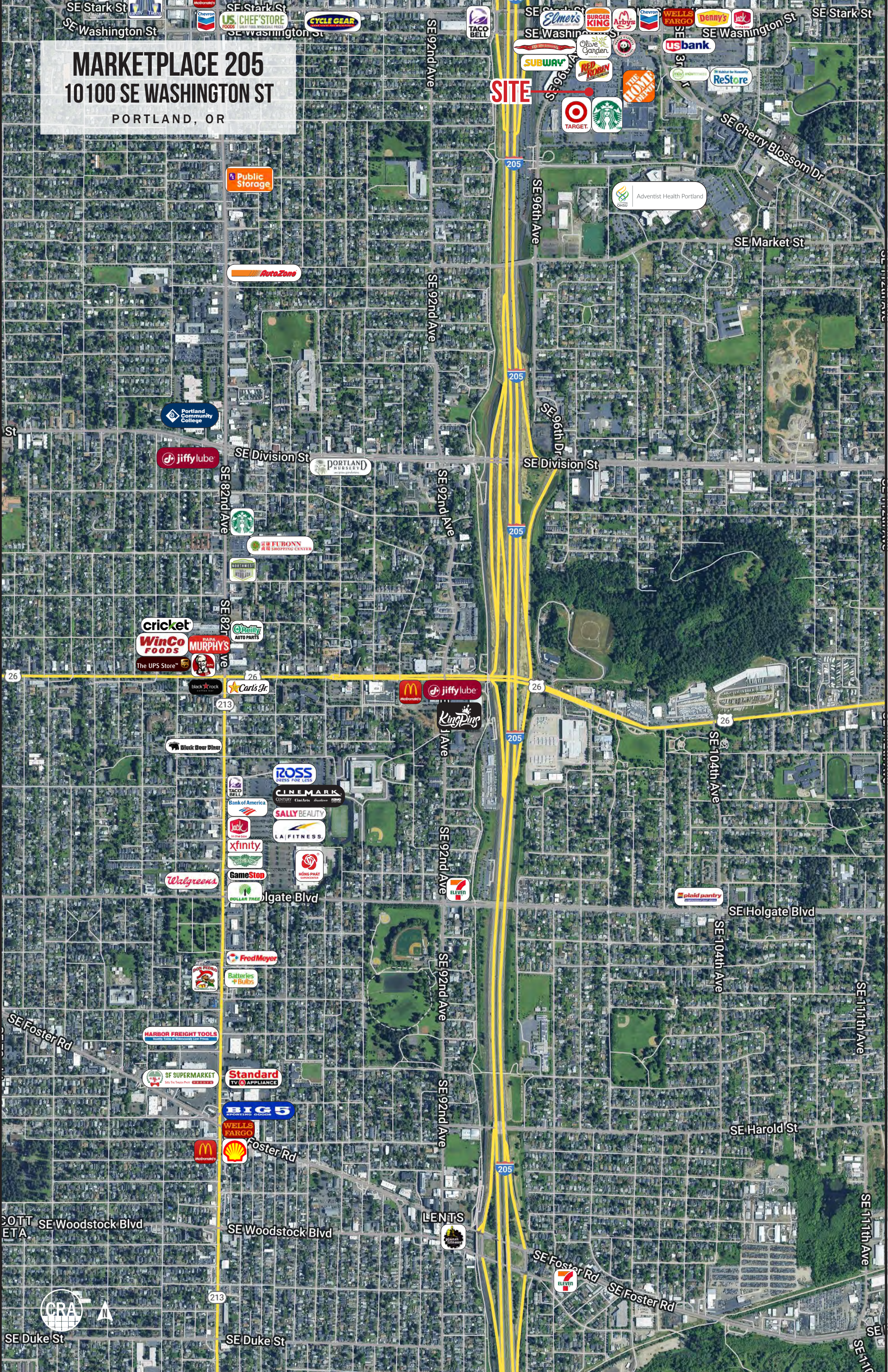
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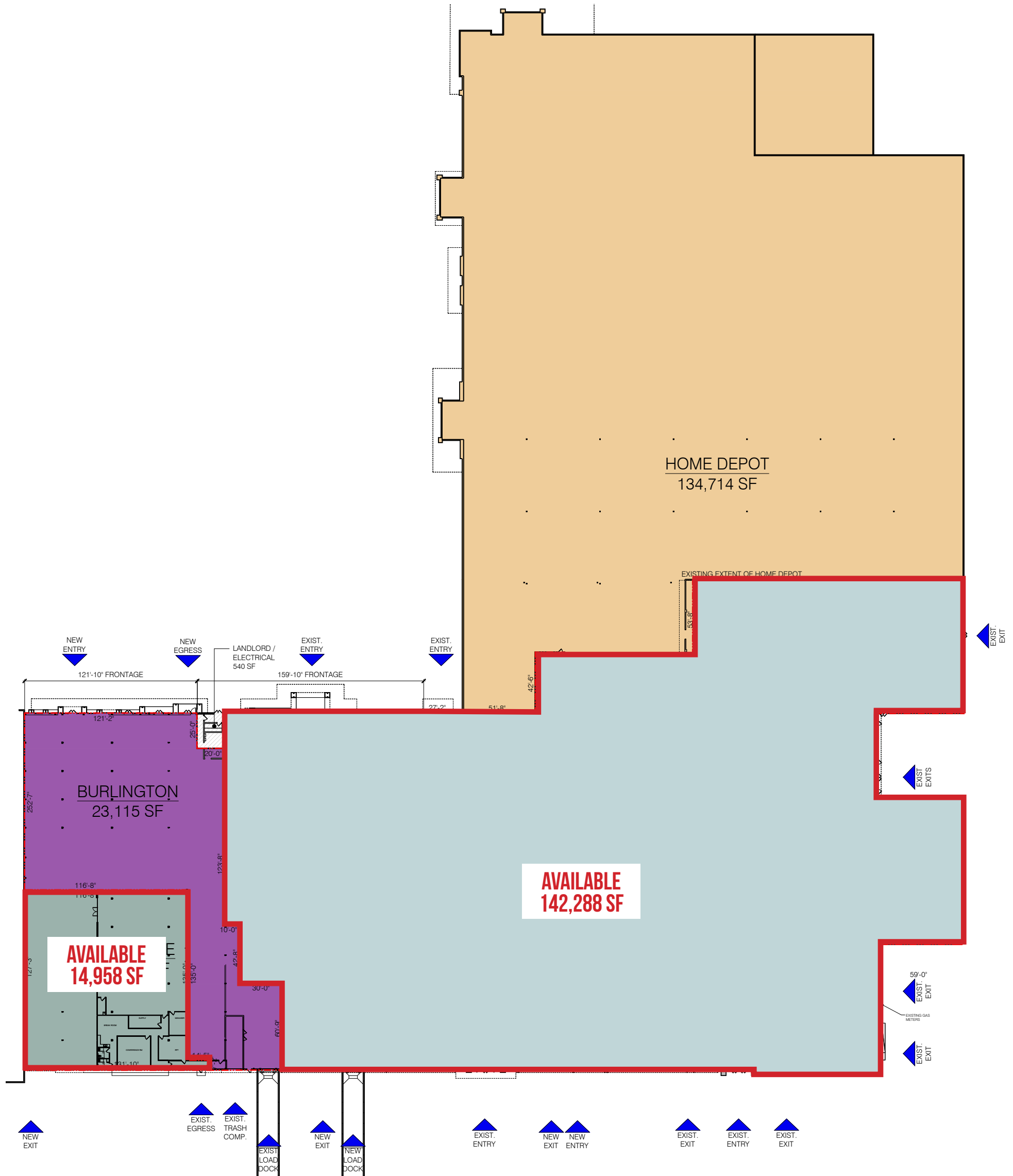


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10100 SE WASHINGTON ST
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SITE





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DEMOGRAPHIC SUMMARY

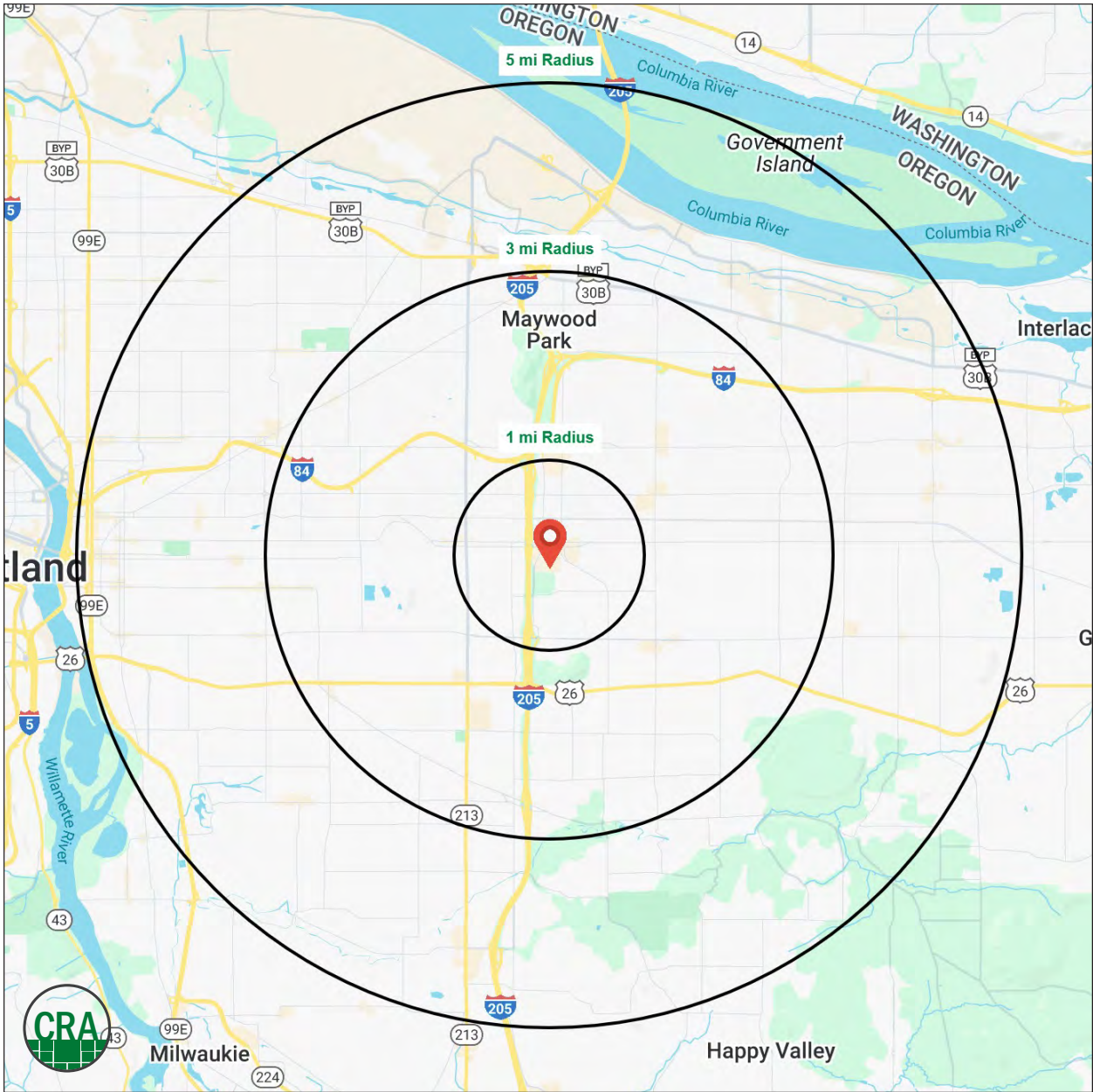
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	20,127	192,710	427,340
Estimated Households 2025	8,281	78,302	178,253
Average HH Income	\$92,530	\$112,753	\$120,775
Median Home Value	\$453,245	\$504,623	\$555,288
Daytime Demographics 16+	20,313	116,889	310,590
Some College 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
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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Licensed brokers in Oregon & Washington

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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. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.