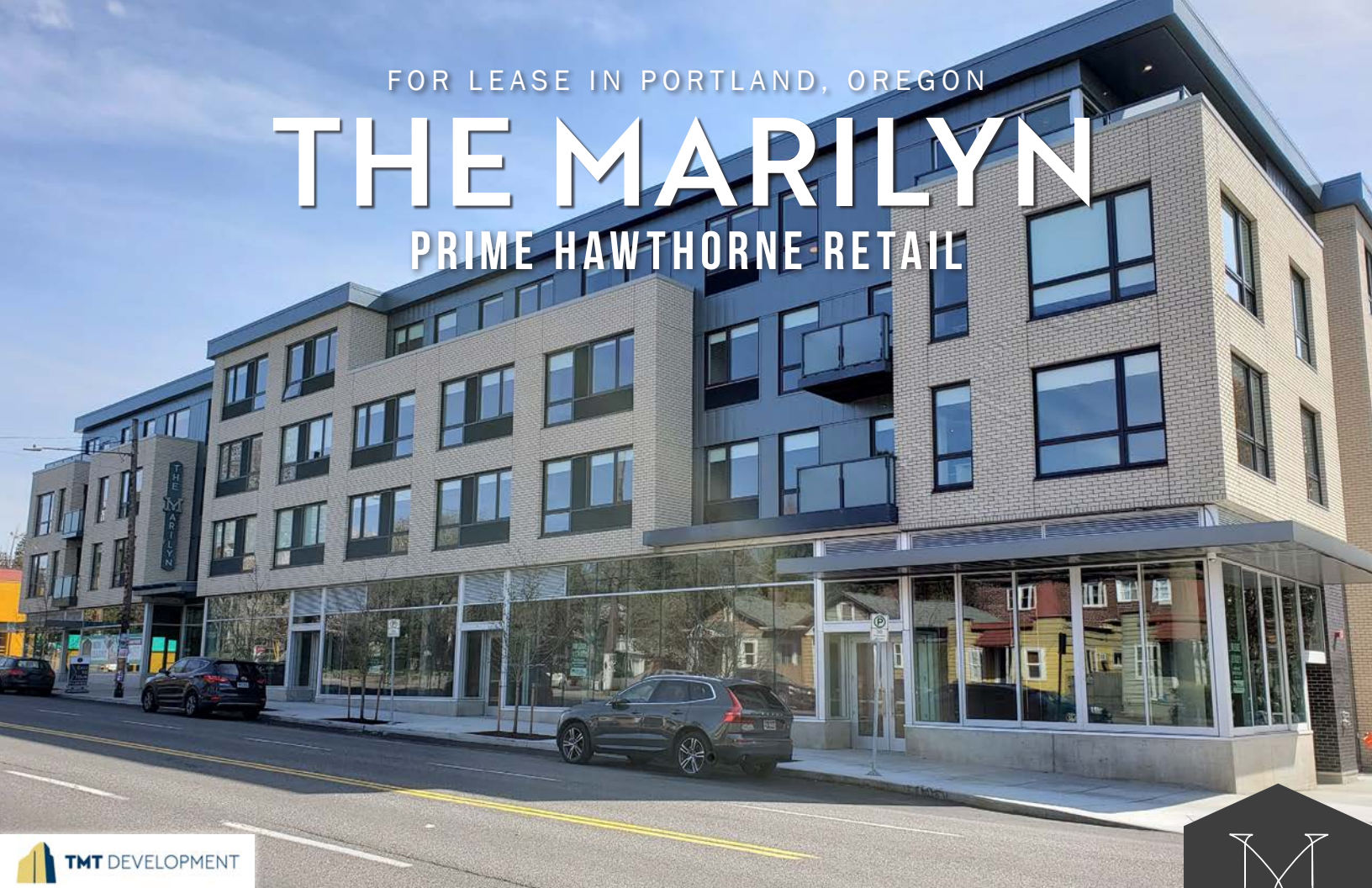


FOR LEASE IN PORTLAND, OREGON

# THE MARILYN

## PRIME HAWTHORNE RETAIL



### LOCATION

2380 SE Hawthorne Blvd  
Portland, OR 97214

### AVAILABLE SPACE

Highly visible 3,345 SF (divisible)  
ground floor retail spaces fronting  
SE Hawthorne Blvd

### ASKING RATE

Please call for details

### TRAFFIC COUNTS

SE Hawthorne Blvd – 19,413 ADT ('25)

### HIGHLIGHTS

- In the heart of bustling SE Hawthorne Blvd at SE 23rd Avenue.
- A new 4-story mixed-use project with 59 apartments above ground floor retail spaces.
- High-end architectural details, including full height storefronts, operable windows (on corner of 23rd & Hawthorne and 24th & Hawthorne) and high ceilings.
- Neighboring tenants include Grand Central Bakery, Jam on Hawthorne, Hideaway and Hot Lips Pizza.
- Please contact for further details and tours.
- Available Now!



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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





**BUCKMAN NEIGHBORHOOD**  
**11,318 RESIDENTS ('24)**

**SUNNYSIDE NEIGHBORHOOD**  
**7,800 RESIDENTS ('24)**

**HOSFORD-ABERNETHY  
NEIGHBORHOOD**  
**7,616 RESIDENTS ('24)**

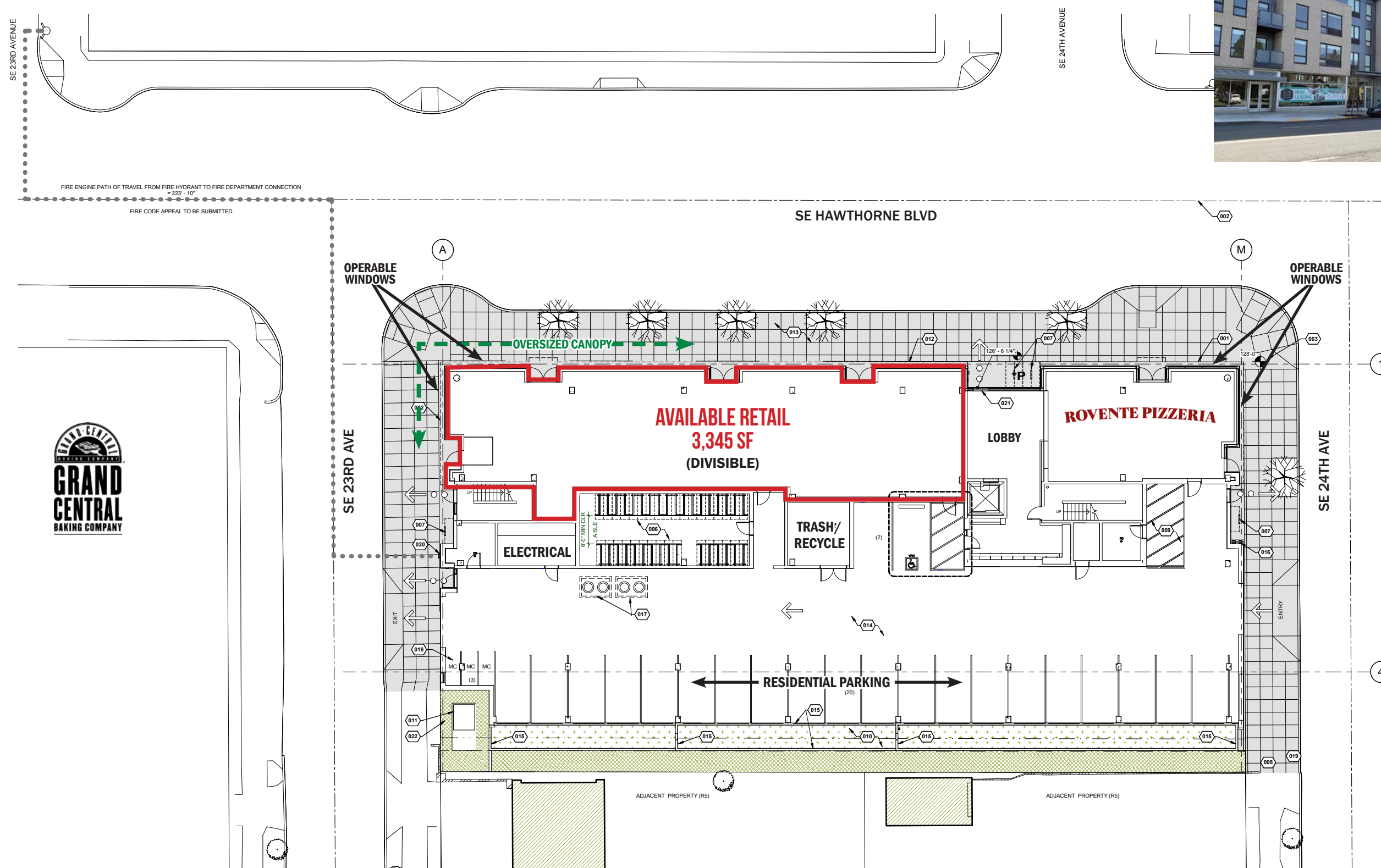
**RICHMOND NEIGHBORHOOD**  
**13,030 RESIDENTS ('24)**

**SITE**





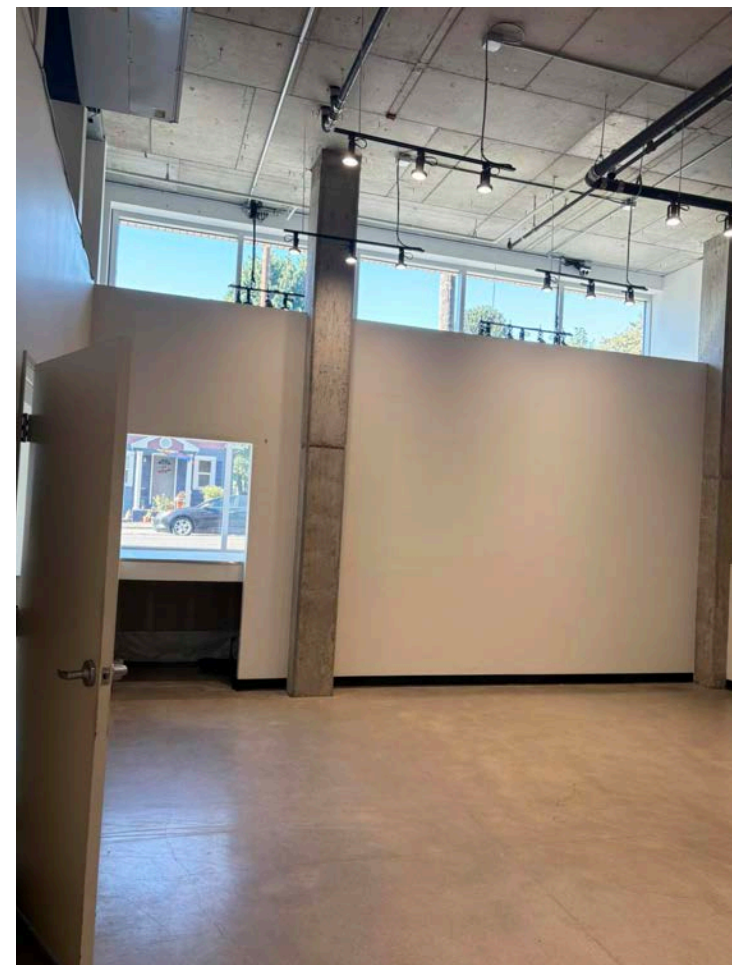
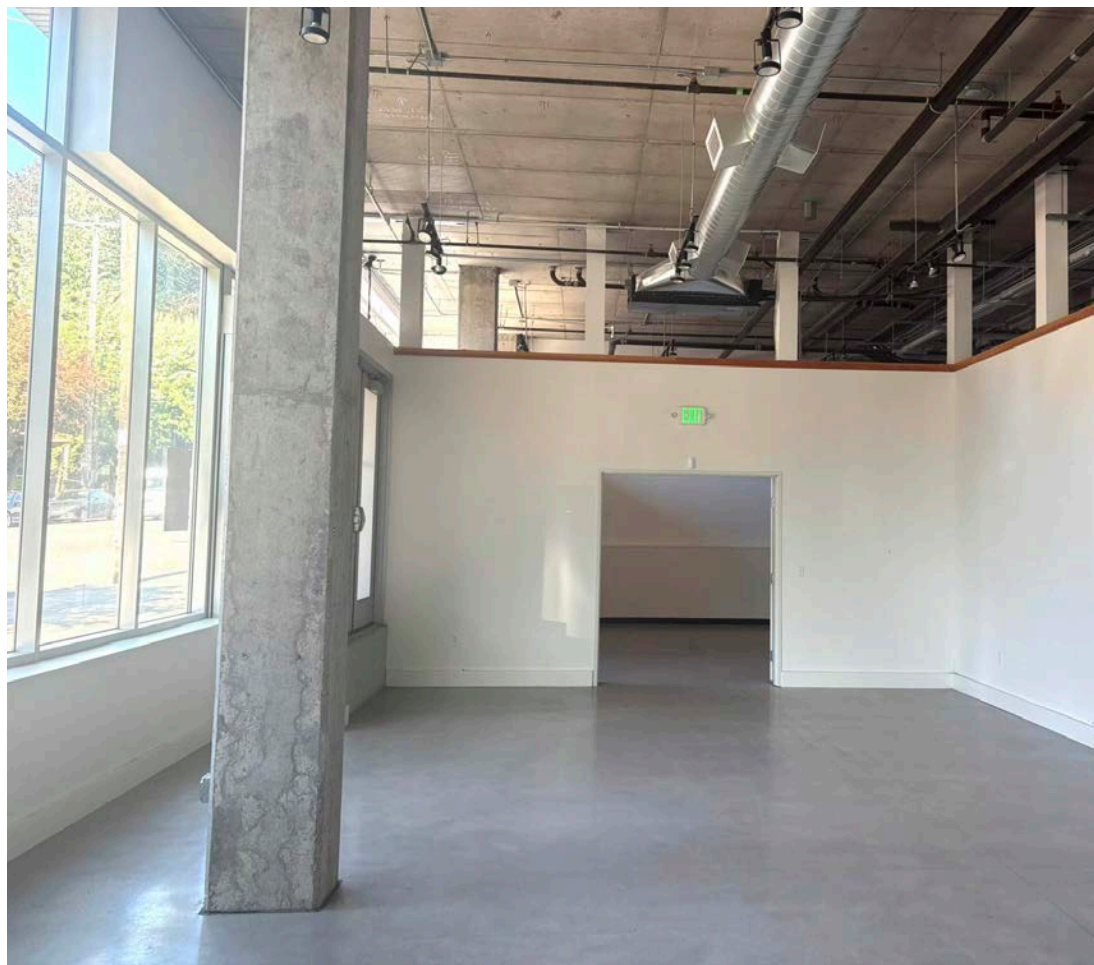
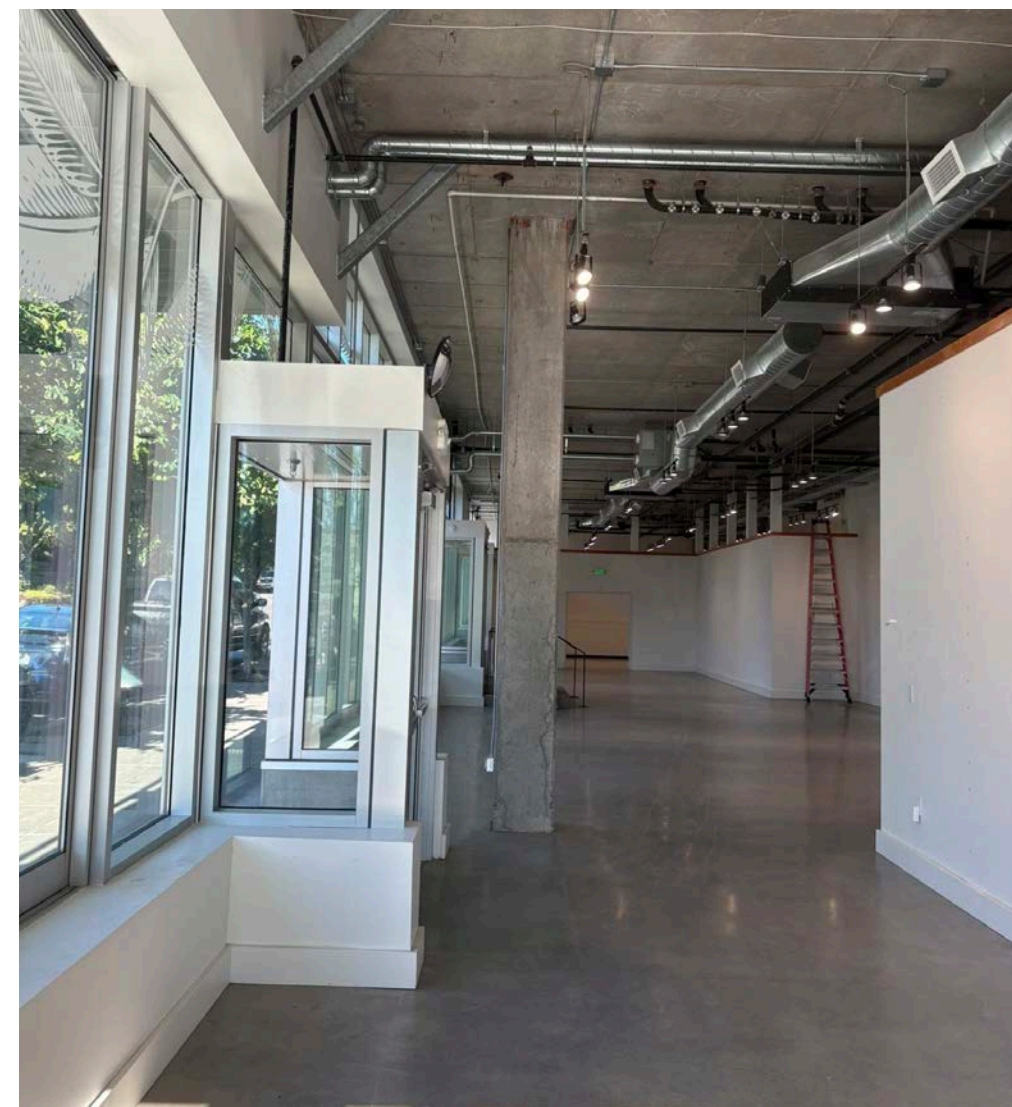
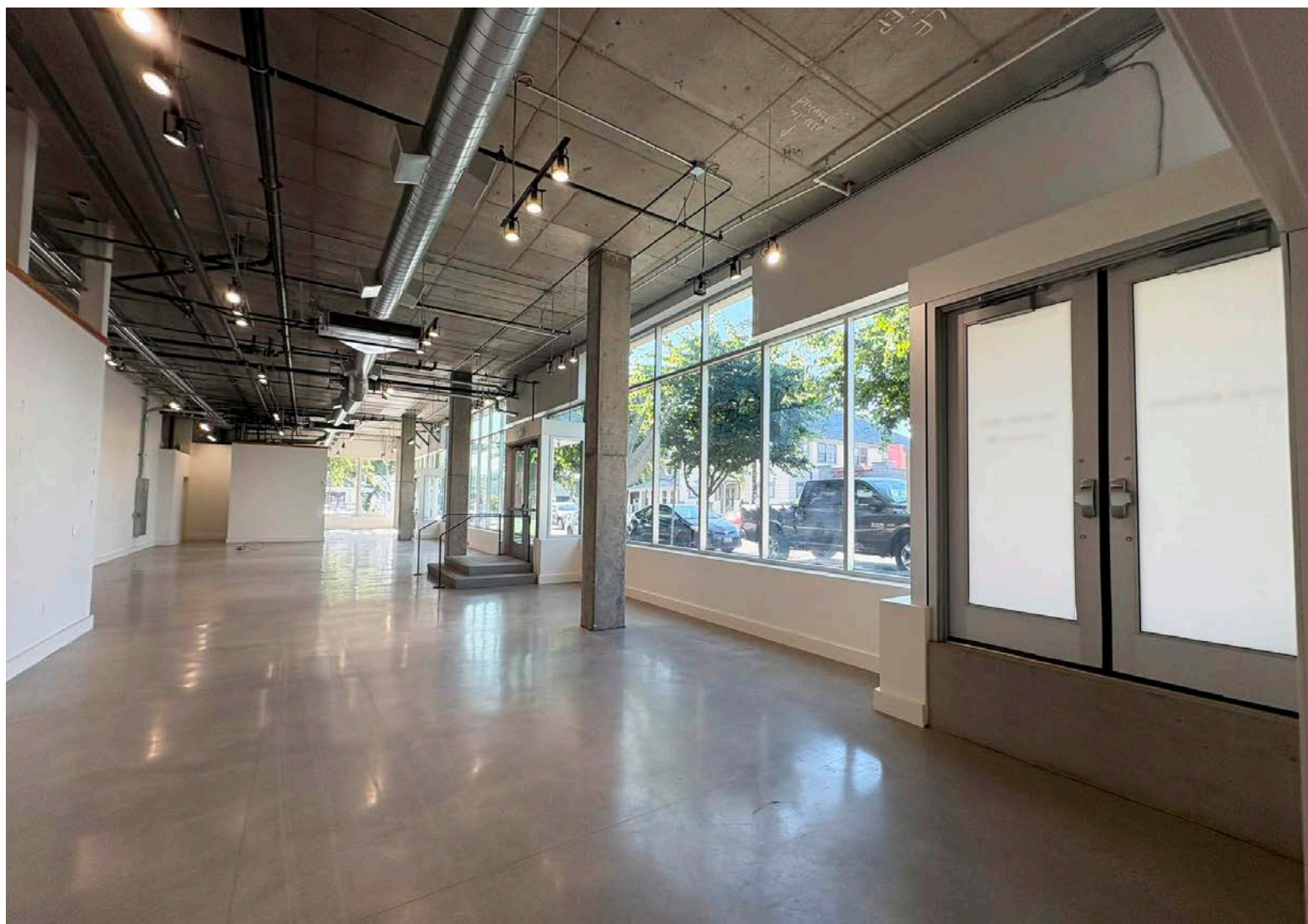
## SITE PLAN







## IMAGES





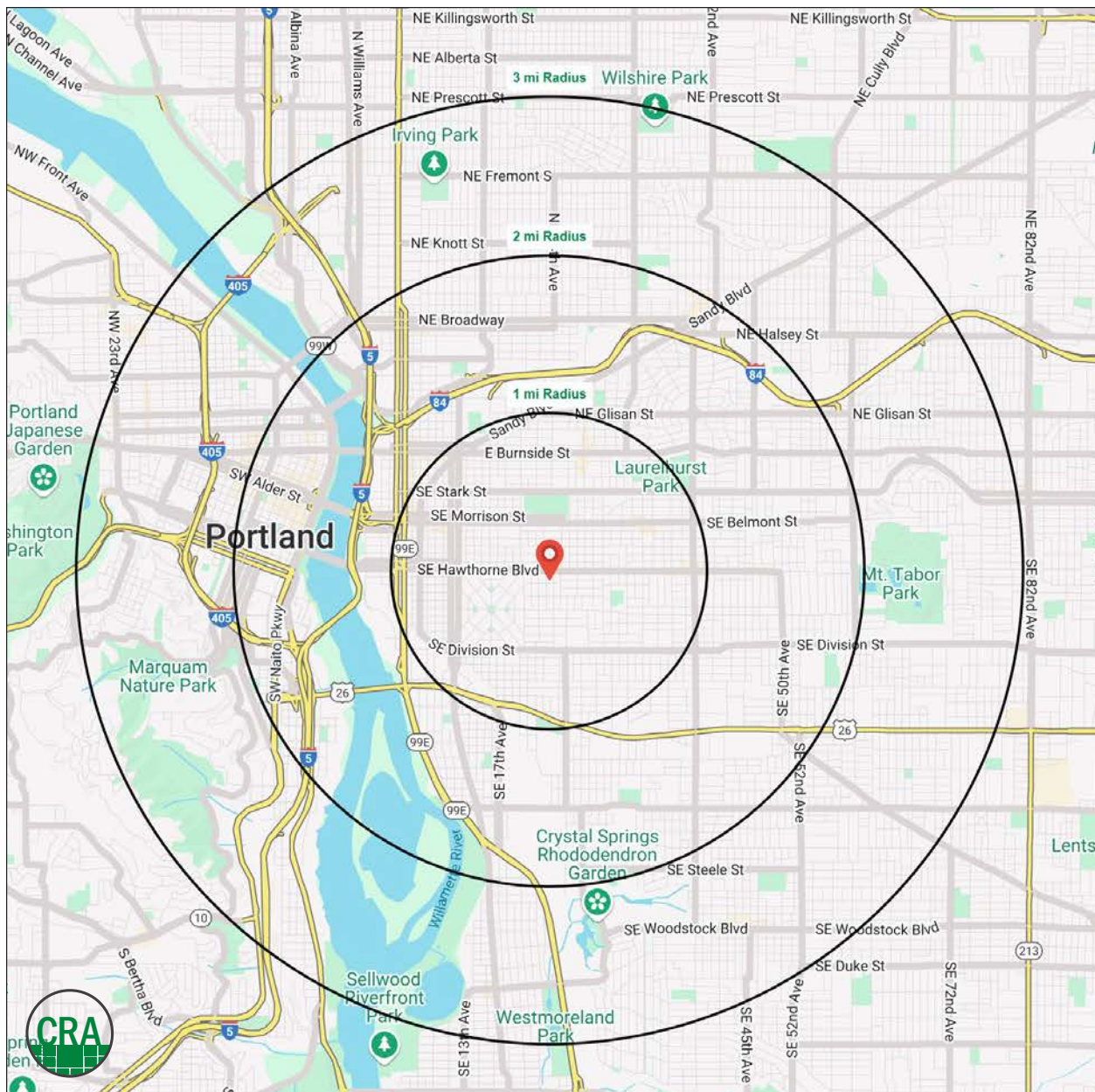
## DEMOGRAPHIC SUMMARY



Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	33,656	114,101	247,329
Estimated Households	17,971	57,309	123,488
Average HH Income	\$123,923	\$128,503	\$136,392
Median Age	36.2	38.3	38.9
Total Businesses	3,308	13,955	24,641
Total Employees	19,284	135,679	214,664

**114,101**  
Estimated 2025 Population  
2 MILE RADIUS

**\$128,503**  
Average Household Income  
2 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.5119/-122.6416

The Marilyn Portland, OR 97214	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2025 Estimated Population	33,656	114,101	247,329
2030 Projected Population	33,574	112,291	245,206
2020 Census Population	35,119	109,510	235,891
2010 Census Population	28,911	90,684	200,251
Projected Annual Growth 2025 to 2030	-	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	1.1%	1.7%	1.6%
2025 Median Age	36.2	38.3	38.9
<b>Households</b>			
2025 Estimated Households	17,971	57,309	123,488
2030 Projected Households	18,192	57,608	124,318
2020 Census Households	17,786	55,854	119,186
2010 Census Households	14,427	45,036	98,509
Projected Annual Growth 2025 to 2030	0.2%	0.1%	0.1%
Historical Annual Growth 2010 to 2025	1.6%	1.8%	1.7%
<b>Race and Ethnicity</b>			
2025 Estimated White	79.1%	76.9%	76.4%
2025 Estimated Black or African American	2.6%	4.0%	4.4%
2025 Estimated Asian or Pacific Islander	5.8%	6.7%	7.3%
2025 Estimated American Indian or Native Alaskan	0.5%	0.8%	0.7%
2025 Estimated Other Races	12.0%	11.6%	11.2%
2025 Estimated Hispanic	10.2%	10.2%	9.8%
<b>Income</b>			
2025 Estimated Average Household Income	\$123,923	\$128,503	\$136,392
2025 Estimated Median Household Income	\$93,449	\$97,313	\$101,510
2025 Estimated Per Capita Income	\$66,517	\$64,946	\$68,460
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.2%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.8%	2.5%
2025 Estimated High School Graduate	9.7%	10.6%	10.4%
2025 Estimated Some College	17.1%	17.4%	16.1%
2025 Estimated Associates Degree Only	5.4%	5.6%	5.8%
2025 Estimated Bachelors Degree Only	40.4%	36.7%	36.9%
2025 Estimated Graduate Degree	25.2%	25.7%	26.9%
<b>Business</b>			
2025 Estimated Total Businesses	3,308	13,955	24,641
2025 Estimated Total Employees	19,284	135,679	214,664
2025 Estimated Employee Population per Business	5.8	9.7	8.7
2025 Estimated Residential Population per Business	10.2	8.2	10.0

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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