



**REAL ESTATE**  
INVESTMENT GROUP

2839 SW 2nd Avenue  
Portland OR, 97201  
503.222.1655  
www.reig.com

**N HAYDEN MEADOWS DR & N WHITAKER RD, PORTLAND, OR**  
**DELTA PARK RETAIL PADS**

**THREE (3) RETAIL PAD SITES FOR LEASE**  
**IDEAL FOR MULTIPLE USES** (ZONED GC)

**Land Area: (A) 1.36 AC - (B) 1.12 AC - (C) 1.03 AC**  
**ALL AVAILABLE NOW -Please Call for Pricing-**



**Property Features:**

- 3 Pad Sites for Lease (1.36 AC, 1.12 AC, 1.03 AC) in Delta Park Shopping Center
- **Auto Parts/Care/Tires, Fitness & Fast Food/Drive-Thru Uses Ideal**
- Direct Entry from High-Volume N Hayden Meadows Drive Retailer Access
- Anchored by WalMart, Lowe's, Dick's Sporting Goods, Dollar Tree & Guitar Center

**Location Features:**

- Convenient Access to Shopping Center from I-5
- Over 92,000 VPD on I-5 with Convenient Access
- Close to Hayden Island Shopping Destinations and Washington State Border
- Good Visibility from Anchoring Stores and Traffic on N Hayden Meadows Dr

[View Site Location](#)  
Google Maps

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Retail Pad Sites for Lease

# DELTA PARK RETAIL PADS

Portland, OR



**BEST WESTERN  
PARKING**

**PAD LEASE A**  
1.36 AC  
**AVAILABLE NOW**  
1223 N HAYDEN MEADOWS DR

**PAD LEASE B**  
1.12 AC  
**AVAILABLE NOW**  
9620 N WHITAKER RD  
4,992 SF Rest. Building

**PAD LEASE C**  
1.03 AC  
**AVAILABLE NOW**  
1220 N HAYDEN MEADOWS DR  
5,773 SF Rest. Building

Retail Pad Sites for Lease

# DELTA PARK RETAIL PADS

Portland, OR



# DELTA PARK RETAIL PADS

Portland, OR

Table 130-1 Commercial Zone Primary Uses								
Use Categories	CN1	CN2	CO1	CO2	CM	CS	CG GENERAL COMMERCIAL	CX
<b>Residential Categories</b>								
Household Living	Y	Y	Y	Y	Y	Y	Y	Y
Group Living	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]
<b>Commercial Categories</b>								
Retail Sales And Service	L [2]	Y	N	L [3]	L [4]	Y	Y	Y
Office	L [2]	Y	Y	Y	L [4]	Y	Y	Y
Quick Vehicle Servicing	N	L [12]	N	N	N	N	Y	L [12]
Vehicle Repair	N	N	N	N	N	Y	Y	L [5]
Commercial Parking	N	N	N	N	N	Y	CU [11]	CU [11]
Self-Service Storage	N	N	N	N	N	N	L [6]	L [6]
Commercial Outdoor Recreation	N	N	N	N	Y	Y	Y	Y
Major Event Entertainment	N	N	N	N	N	CU	CU	Y
<b>Industrial Categories</b>								
Manufacturing And Production	L/CU [2]	L/CU [2]	N	N	L/CU [4, 5]	L/CU [5]	L/CU [5,7]	L/CU [5]
Warehouse And Freight Movement	N	N	N	N	N	N	CU [5,7]	N
Wholesale Sales	N	N	N	N	L [4, 5]	L [5]	L [5,7]	L [5]
Industrial Service	N	N	N	N	N	CU [5]	CU [5,7]	CU [5]
Railroad Yards	N	N	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N	N	N
Basic Utilities	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [10]
Community Service	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]
Parks And Open Areas	Y	Y	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	Y	Y	Y	Y	Y
Colleges	Y	Y	Y	Y	Y	Y	Y	Y
Medical Centers	Y	Y	Y	Y	Y	Y	Y	Y
Religious Institutions	Y	Y	Y	Y	Y	Y	Y	Y
Daycare	Y	Y	Y	Y	Y	Y	Y	Y
<b>Other Categories</b>								
Agriculture	L [13]	L [13]	L [13]	L [13]	L [13]	L/CU [14]	L/CU [14]	L/CU [14]
Aviation And Surface Passenger Terminals	N	N	N	N	N	N	CU	CU
Detention Facilities	N	N	N	N	N	N	CU	CU
Mining	N	N	N	N	N	N	N	N
Radio Frequency Transmission Facilities	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]
Rail Lines And Utility Corridors	CU	CU	CU	CU	CU	CU	CU	CU

Y = Yes, Allowed

CU = Conditional Use Review Required

L = Allowed, But Special Limitations

N = No, Prohibited

Retail Pad Sites for Lease

# DELTA PARK RETAIL PADS

Portland, OR



1182 N Hayden Meadows Dr Portland, OR 97217		1 mi radius	3 mi radius	5 mi radius
2016 Estimated Population		5,234	92,426	261,551
2021 Projected Population		5,650	99,253	282,878
2010 Census Population		4,671	83,883	236,827
2000 Census Population		4,104	78,835	218,801
Projected Annual Growth 2016 to 2021		1.6%	1.5%	1.6%
Historical Annual Growth 2000 to 2016		1.7%	1.1%	1.2%
2016 Est. HH Income Under \$15,000		10.3%	14.9%	14.9%
2016 Est. Average Household Income		\$65,975	\$71,315	\$76,709
2016 Est. Median Household Income		\$53,625	\$56,282	\$59,369
2016 Est. Per Capita Income		\$27,655	\$28,968	\$34,258
2016 Est. Total Businesses		446	5,639	20,858
2016 Est. Total Employees		8,370	73,517	247,866

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com \*

