

**FOR
LEASE**

**SE PORTLAND
MIXED-USE
BUILDING**

**RETAIL / SERVICE
STOREFRONT
OPPORTUNITY**

- on -

**SE HOLGATE
SOUTHEAST
PORTLAND**

**REAL ESTATE
INVESTMENT GROUP**
2839 SW 2nd Avenue
Portland OR, 97201
503.222.1655
www.reig.com

5151 SE HOLGATE BLVD, PORTLAND OR
LENOX ADDITION LEASING

NEW RETAIL • RESTAURANT • SERVICE SPACE
LEASE RATE: \$24 - 28 / SF / YR + NNN
LEASABLE AREA: 695 - 2,529 SF (MULTIPLE OPTIONS - SEE PLAN)

Property Features:

- Retail / Restaurant / Service Space in New Mixed-Use Building
- 4-Story, 64-Unit Apartment Building with Class A Ground-Floor Retail Space
- All Spaces Feature Hood Ventilation Shaft and Grease Trap

Location Features:

- Frontage Along SE Holgate Blvd at SE 52nd Ave
- Walking Distance to Shops, Restaurants and Amenities
- TriMet Bus Stop Outside and 9,000 Vehicles Per Day along SE Holgate
- Nearby Highlights Include Creston Park, Dutch Bros, Laurelwood Park, Off The Griddle, Portland Mercado, Plaid Pandry, Shut Up and Eat, Toast, Slingshot Lounge, Trader Joe's, Walgreens, New Season's Market, Woodstock Park, George Morlan Plumbing, Foster Burger, Carts on Foster, Reed College

[View Site Location](#)


Michelle D. Rozakis
503.222.1195
mrozakis@reig.com

Nikki Diamond
503.946.1959
nikki.diamond@reig.com

**REAL ESTATE
INVESTMENT GROUP**

GROUND-FLOOR RETAIL / RESTAURANT / SERVICE SPACE

LENOX ADDITION

5151 SE HOLGATE BLVD, PORTLAND ORT



SEEKING

RESTAURANT • SERVICE • FITNESS • BAKERY
BEAUTY • MEDICAL • COFFEE • BEER/WINE
SMALL OFFICE • GENERAL RETAIL



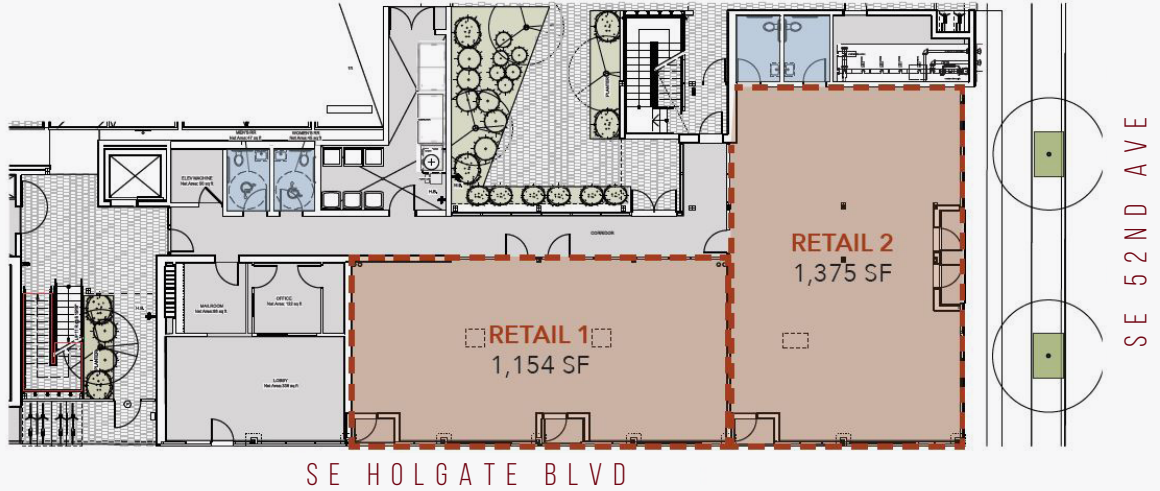
SE Holgate and SE 52nd Ave is located at the center of the Creston-Kenilworth neighborhood, one of Portland's fastest-growing areas. This southeast Portland neighborhood is in high demand with rising property values and increasing demographics for neighborhood-focused goods and services. New Seasons Market enjoys great success on SE Woodstock just south of the site, while Trader Joe's just west along Cesar E. Chavez Blvd continues to drive traffic to the general area. The location is also just a 15 minute drive, 32 minute bus ride, or 33 minute bike ride away from downtown Portland.



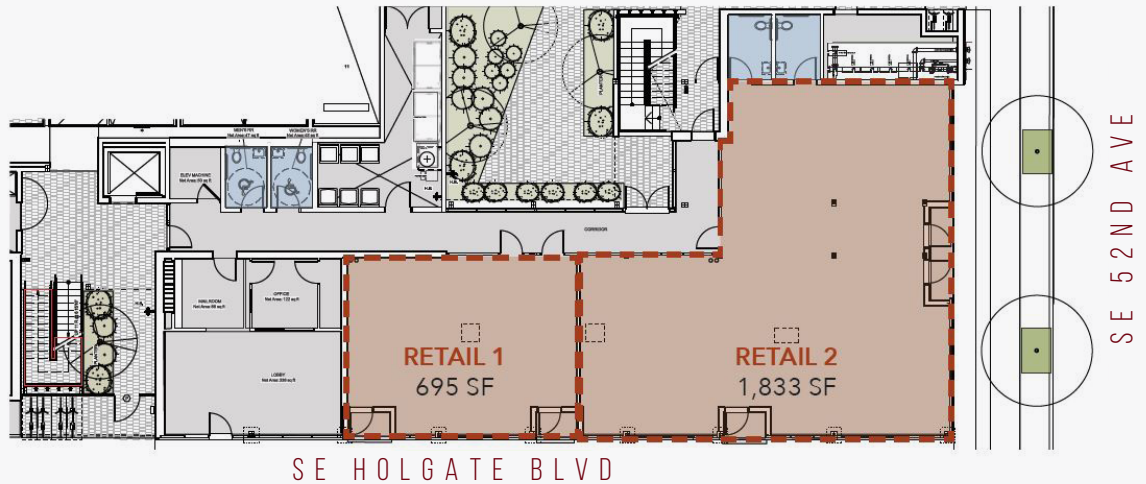
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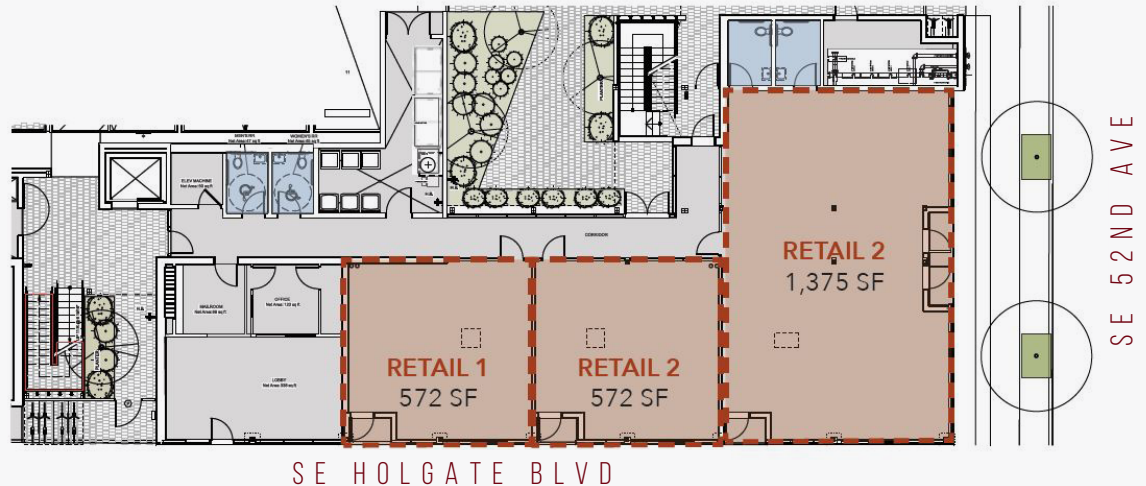
Option I



Option II



Option III

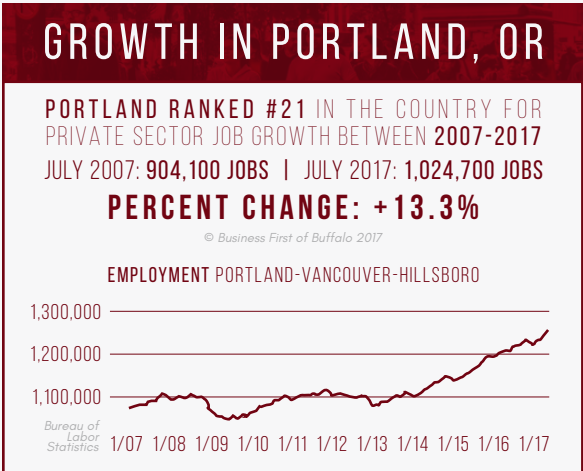


RESTAURANT OPPORTUNITY GREASE TRAP • VENTILATION • OPERABLE WINDOWS

GROUND-FLOOR RETAIL / RESTAURANT / SERVICE SPACE

LENOX ADDITION

5151 SE HOLGATE BLVD, PORTLAND ORT



5151 SE Holgate Blvd Portland, OR 97206		1 mi radius	3 mi radius	5 mi radius
AREA DEMOGRAPHICS	2018 Estimated Population	26,895	203,593	498,773
	2023 Projected Population	27,583	210,662	517,210
	2010 Census Population	25,198	184,704	443,980
	2000 Census Population	25,181	175,051	401,672
	Projected Annual Growth 2018 to 2023	0.5%	0.7%	0.7%
	Historical Annual Growth 2000 to 2018	0.4%	0.9%	1.3%
	2018 Est. HH Income Under \$15,000	11.4%	10.7%	11.6%
	2018 Est. Average Household Income	\$87,816	\$89,709	\$93,536
	2018 Est. Median Household Income	\$66,471	\$69,792	\$71,745
	2018 Est. Per Capita Income	\$38,157	\$39,032	\$41,661
2018 Est. Total Businesses	869	9,889	33,523	
2018 Est. Total Employees	5,063	88,375	361,273	

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

