

RETAIL PROPERTY FOR LEASE

Fremont Place

3507-3515 NE 15TH AVE / PORTLAND, OR 97212

Anchored by Whole Foods Market



AVAILABLE SPACES

- 3,550 SF

TRAFFIC COUNTS

NE Fremont St - 11,202 ADT ('20)

NE 15th Ave - 6,898 ADT ('20)

LEASE RATE

Please call for details

HIGHLIGHTS

- Other tenants include Backyard Bird Shop, A Children's Place Bookstore, Irvington Vet Clinic, Starbucks, Advantis Credit Union, UPS Store, Papa Murphy's, Beanstalk and A Blossom Clinic.
- No cannabis please.

CONTACT

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Ideal for retail, office, medical, pharmacy or creative office space



- Located on NE Fremont, the neighborhood's main east-west thoroughfare with high traffic counts.
- Surrounded by dense residential population with an average household income of over \$127,000 within a one mile radius.
- An affluent neighborhood with many homes in Irvington selling for over a million dollars.
- Location is a focal site of resources to the communities of Irvington, Alameda, Boise and Grant neighborhoods.



78
BIKE SCORE



84
WALK SCORE



51
TRANSIT SCORE

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Photo Gallery



CONTACT

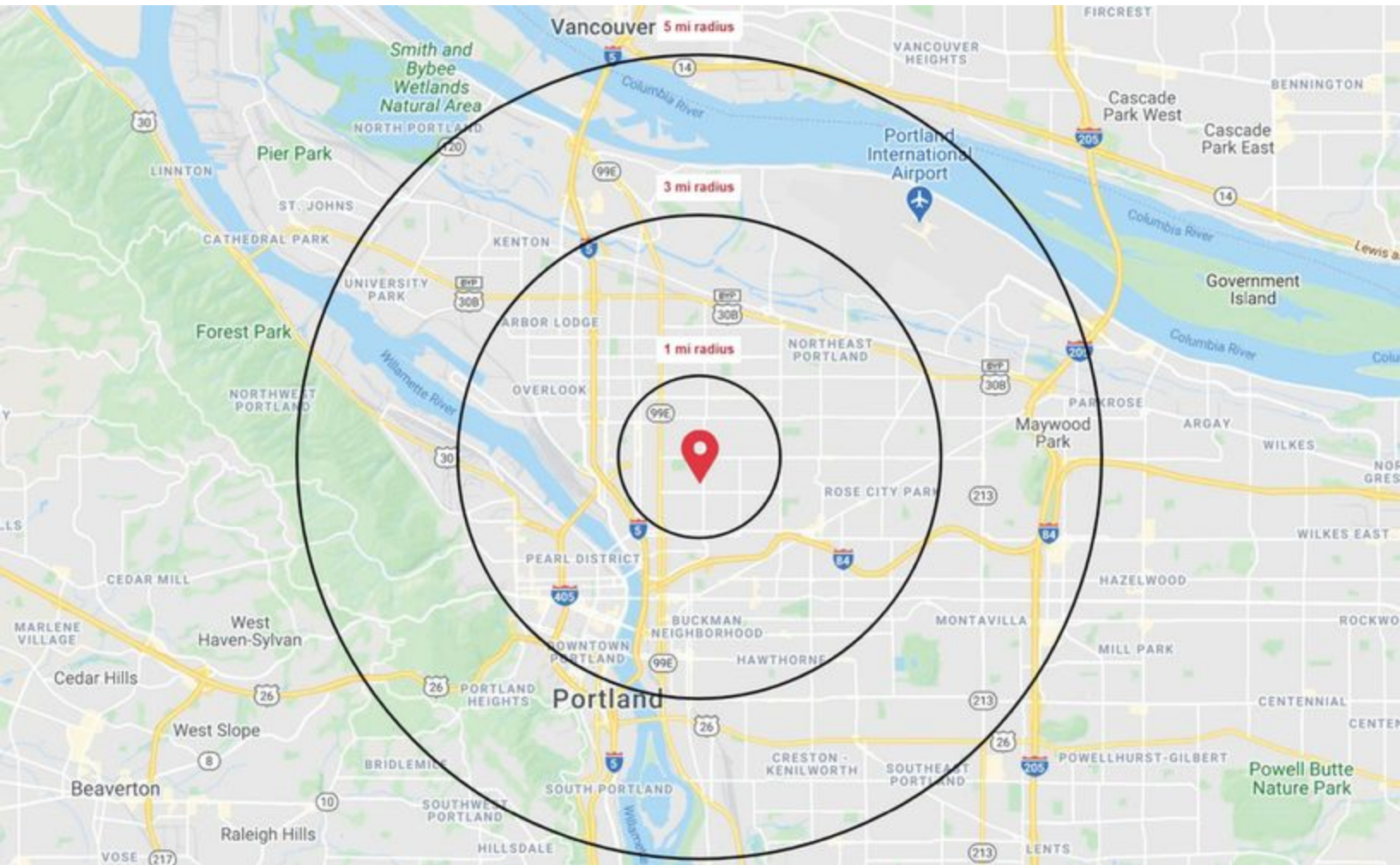
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Demographics

	1 MILE	3 MILE	5 MILE
Estimated Total Population 2020	34,048	222,592	395,993
Projected Total Population 2025	35,231	229,433	407,113
Average HH Income	\$127,841	\$103,354	\$103,638
Median Home Value	\$595,540	\$521,671	\$495,782
Estimated Total Households	15,122	112,698	189,192
Daytime Demographics 16+	24,376	296,826	460,737
Some College or Higher	86.7%	85.1%	82.7%

Source: Regis – SitesUSA (2021)



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Demographics-Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.5484/-122.6512

3507-3515 NE 15th Ave Portland, OR 97212		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	34,048	222,592	395,993
	2025 Projected Population	35,231	229,433	407,113
	2010 Census Population	29,020	186,718	340,956
	2000 Census Population	28,319	172,058	317,023
	Projected Annual Growth 2020 to 2025	0.7%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	1.0%	1.5%	1.2%
HOUSEHOLDS	2020 Estimated Households	15,122	112,698	189,192
	2025 Projected Households	16,182	119,939	201,338
	2010 Census Households	12,521	89,742	155,531
	2000 Census Households	11,777	80,039	140,878
	Projected Annual Growth 2020 to 2025	1.4%	1.3%	1.3%
	Historical Annual Growth 2000 to 2020	1.4%	2.0%	1.7%
AGE	2020 Est. Population Under 10 Years	11.9%	9.5%	9.4%
	2020 Est. Population 10 to 19 Years	9.7%	7.9%	8.5%
	2020 Est. Population 20 to 29 Years	14.4%	16.7%	16.1%
	2020 Est. Population 30 to 44 Years	29.8%	30.8%	29.4%
	2020 Est. Population 45 to 59 Years	17.3%	17.8%	18.0%
	2020 Est. Population 60 to 74 Years	13.4%	13.5%	13.9%
	2020 Est. Population 75 Years or Over	3.5%	3.8%	4.8%
	2020 Est. Median Age	36.1	36.3	36.9
MARITAL STATUS & GENDER	2020 Est. Male Population	48.7%	50.3%	49.8%
	2020 Est. Female Population	51.3%	49.7%	50.2%
	2020 Est. Never Married	43.1%	46.9%	44.7%
	2020 Est. Now Married	41.8%	34.9%	36.5%
	2020 Est. Separated or Divorced	12.8%	15.5%	15.6%
	2020 Est. Widowed	2.2%	2.7%	3.2%
INCOME	2020 Est. HH Income \$200,000 or More	18.5%	12.2%	11.9%
	2020 Est. HH Income \$150,000 to \$199,999	10.2%	8.9%	8.8%
	2020 Est. HH Income \$100,000 to \$149,999	18.3%	17.8%	18.0%
	2020 Est. HH Income \$75,000 to \$99,999	12.7%	12.8%	13.3%
	2020 Est. HH Income \$50,000 to \$74,999	14.1%	15.1%	15.9%
	2020 Est. HH Income \$35,000 to \$49,999	7.4%	9.4%	9.6%
	2020 Est. HH Income \$25,000 to \$34,999	4.8%	6.4%	6.4%
	2020 Est. HH Income \$15,000 to \$24,999	5.2%	5.5%	5.6%
	2020 Est. HH Income Under \$15,000	8.9%	11.9%	10.6%
	2020 Est. Average Household Income	\$127,841	\$103,354	\$103,638
	2020 Est. Median Household Income	\$101,031	\$82,334	\$83,343
	2020 Est. Per Capita Income	\$56,863	\$52,744	\$49,879
	2020 Est. Total Businesses	2,214	23,325	34,289
2020 Est. Total Employees	15,708	233,201	342,922	

This report is 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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RACE	2020 Est. White	75.0%	75.4%	74.4%
	2020 Est. Black	10.9%	9.0%	7.8%
	2020 Est. Asian or Pacific Islander	3.3%	5.3%	7.4%
	2020 Est. American Indian or Alaska Native	1.0%	1.0%	1.0%
	2020 Est. Other Races	9.8%	9.2%	9.3%
HISPANIC	2020 Est. Hispanic Population	4,384	23,542	40,147
	2020 Est. Hispanic Population	12.9%	10.6%	10.1%
	2025 Proj. Hispanic Population	13.6%	11.1%	10.6%
	2010 Hispanic Population	6.2%	7.0%	7.7%
EDUCATION (Adults 25 or older)	2020 Est. Adult Population (25 Years or Over)	24,924	170,501	300,353
	2020 Est. Elementary (Grade Level 0 to 8)	1.4%	1.8%	2.2%
	2020 Est. Some High School (Grade Level 9 to 11)	2.2%	2.3%	2.7%
	2020 Est. High School Graduate	9.6%	10.9%	12.4%
	2020 Est. Some College	14.9%	18.3%	18.8%
	2020 Est. Associate Degree Only	4.8%	6.1%	6.7%
	2020 Est. Bachelor Degree Only	35.7%	35.8%	33.4%
	2020 Est. Graduate Degree	31.3%	24.8%	23.8%
HOUSING	2020 Est. Total Housing Units	15,694	117,446	196,923
	2020 Est. Owner-Occupied	50.0%	38.0%	43.3%
	2020 Est. Renter-Occupied	46.4%	57.9%	52.8%
	2020 Est. Vacant Housing	3.6%	4.0%	3.9%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	9.0%	9.1%	8.4%
	2020 Homes Built 2000 to 2009	5.9%	9.5%	8.8%
	2020 Homes Built 1990 to 1999	5.7%	6.8%	7.0%
	2020 Homes Built 1980 to 1989	4.2%	4.9%	5.4%
	2020 Homes Built 1970 to 1979	6.1%	6.8%	7.9%
	2020 Homes Built 1960 to 1969	5.1%	6.4%	7.6%
	2020 Homes Built 1950 to 1959	4.8%	7.1%	9.6%
	2020 Homes Built Before 1949	55.6%	45.3%	41.3%
HOME VALUES	2020 Home Value \$1,000,000 or More	4.9%	4.2%	4.3%
	2020 Home Value \$500,000 to \$999,999	61.1%	45.7%	39.4%
	2020 Home Value \$400,000 to \$499,999	16.5%	21.9%	21.5%
	2020 Home Value \$300,000 to \$399,999	13.1%	19.9%	23.1%
	2020 Home Value \$200,000 to \$299,999	3.3%	5.9%	8.2%
	2020 Home Value \$150,000 to \$199,999	0.4%	0.7%	1.3%
	2020 Home Value \$100,000 to \$149,999	0.1%	0.2%	0.4%
	2020 Home Value \$50,000 to \$99,999	0.2%	0.5%	0.6%
	2020 Home Value \$25,000 to \$49,999	0.2%	0.5%	0.6%
	2020 Home Value Under \$25,000	0.2%	0.5%	0.6%
	2020 Median Home Value	\$595,540	\$521,671	\$495,782
	2020 Median Rent	\$1,277	\$1,210	\$1,214

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	27,837	190,884	339,672
	2020 Est. Civilian Employed	68.8%	66.6%	65.2%
	2020 Est. Civilian Unemployed	5.9%	5.9%	5.9%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	25.2%	27.4%	28.7%
	2020 Labor Force Males	48.1%	50.2%	49.6%
	2020 Labor Force Females	51.9%	49.8%	50.4%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	19,143	127,131	221,588
	2020 Mgmt, Business, & Financial Operations	23.7%	21.6%	20.5%
	2020 Professional, Related	38.7%	34.5%	33.4%
	2020 Service	12.7%	14.2%	15.0%
	2020 Sales, Office	15.0%	17.7%	17.6%
	2020 Farming, Fishing, Forestry	-	0.2%	0.2%
	2020 Construction, Extraction, Maintenance	3.4%	4.3%	4.8%
	2020 Production, Transport, Material Moving	6.4%	7.5%	8.5%
	2020 White Collar Workers	77.4%	73.8%	71.5%
	2020 Blue Collar Workers	22.6%	26.2%	28.5%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	53.7%	52.3%	54.7%
	2020 Drive to Work in Carpool	5.9%	6.3%	6.7%
	2020 Travel to Work by Public Transportation	12.9%	14.0%	13.7%
	2020 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	2020 Walk or Bicycle to Work	15.4%	16.2%	14.1%
	2020 Other Means	0.4%	0.6%	0.6%
	2020 Work at Home	11.6%	10.4%	10.0%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	22.2%	21.8%	20.8%
	2020 Travel to Work in 15 to 29 Minutes	48.3%	47.7%	45.8%
	2020 Travel to Work in 30 to 59 Minutes	26.6%	28.6%	30.6%
	2020 Travel to Work in 60 Minutes or More	5.7%	5.6%	5.8%
	2020 Average Travel Time to Work	21.5	21.8	22.7
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$1.27 B	\$8.08 B	\$13.62 B
	2020 Est. Apparel	\$45.88 M	\$289.44 M	\$487.23 M
	2020 Est. Contributions, Gifts	\$78.77 M	\$482.12 M	\$813.46 M
	2020 Est. Education, Reading	\$46.76 M	\$283.09 M	\$474.19 M
	2020 Est. Entertainment	\$73.47 M	\$460.05 M	\$776.95 M
	2020 Est. Food, Beverages, Tobacco	\$190.57 M	\$1.23 B	\$2.07 B
	2020 Est. Furnishings, Equipment	\$45.44 M	\$285.51 M	\$482.18 M
	2020 Est. Health Care, Insurance	\$111.91 M	\$718.05 M	\$1.22 B
	2020 Est. Household Operations, Shelter, Utilities	\$407.61 M	\$2.62 B	\$4.41 B
	2020 Est. Miscellaneous Expenses	\$24.19 M	\$153.95 M	\$259.45 M
	2020 Est. Personal Care	\$17.03 M	\$108.68 M	\$183.19 M
	2020 Est. Transportation	\$227.34 M	\$1.44 B	\$2.44 B

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