

RETAIL PROPERTY FOR LEASE

Powell Street Station

8001 SE POWELL BLVD / PORTLAND, OR 97206



WinCo Foods anchored center with excellent visibility and easy access to SE 82nd & I-205

CONTACT

Matthew Sichel 503 972 7206 / msichel@naielliott.com

NAIElliott



Located next door to WinCo Foods

AVAILABLE SPACE:

1,200 SF
4,320 SF

LEASE RATES:

Please call for details

TRAFFIC COUNTS:

SE 82nd Ave - 26,198 ADT ('20)
SE Powell Blvd - 31,991 ADT ('20)

HIGHLIGHTS:

- Great visibility and access to SE Powell Blvd and SE 82nd Ave
- Located in major retail shopping area with over 131,000 daytime population within 3 miles of the center
- Average daily traffic count over 58,000 cars on SE 82nd Ave and Powell Blvd



Located in the South Tabor neighborhood. Nearby parks include Essex City Park, Harrison City Park and Kern City Park.



- Co-tenants include WinCo Foods, GenX Clothing, The UPS Store, Pizza Hut, Eastport Liquor, Powell Chiropractic and many more.
- Nearby retailers include Walmart Superstore, JoAnn Fabrics, Ross Dress for Less, LA Fitness, O'Reilly's Auto Parts, KFC/A&W, McDonald's, Burgerville and King Pins.
- Located just minutes from the MAX Green Line at the SE Powell Blvd MAX Station stop.



98

BIKE SCORE



84

WALK SCORE



55

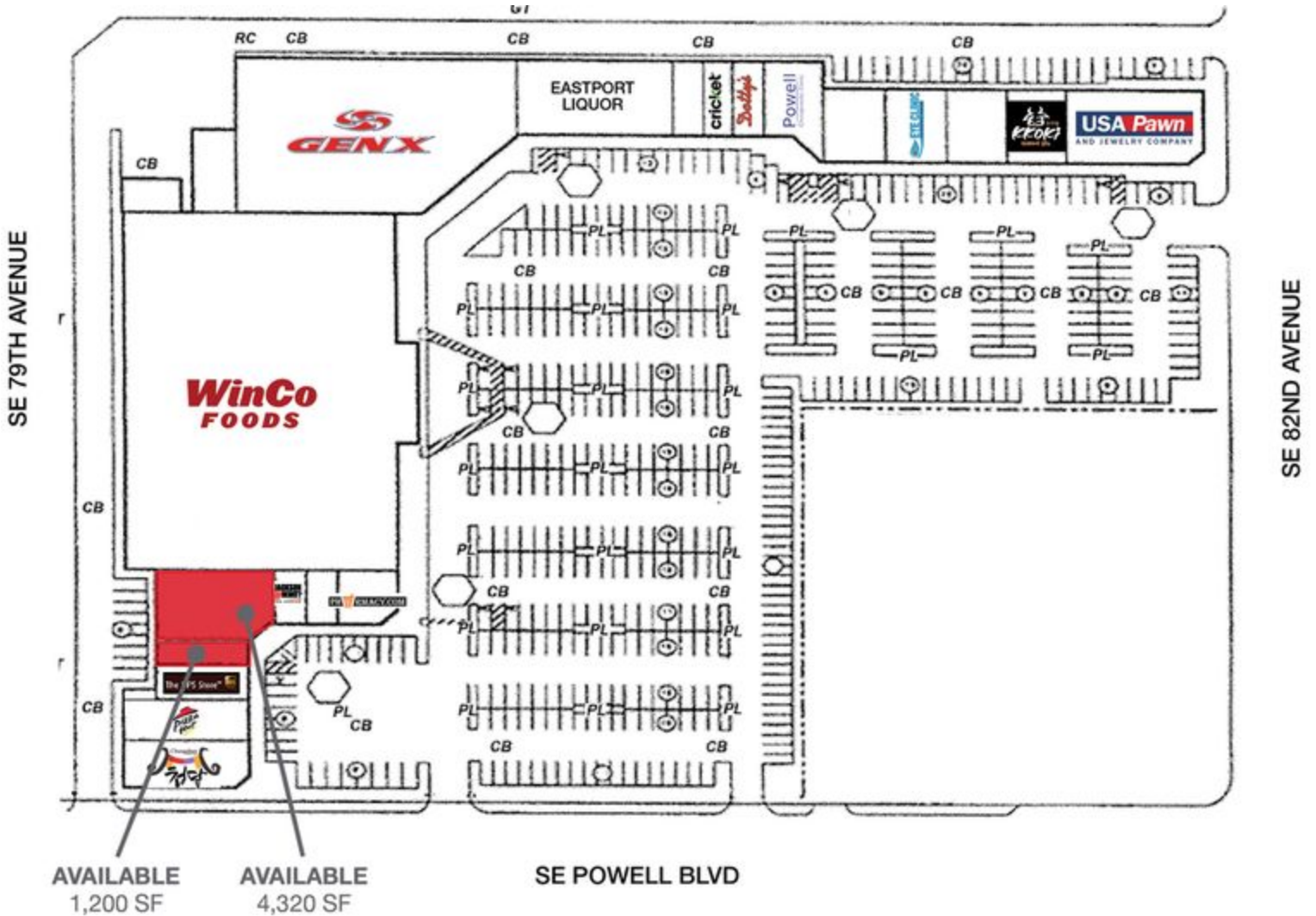
TRANSIT SCORE

CONTACT

Matthew Sichel 503 972 7206 / msichel@naielliott.com

NAI Elliott

Site Plan



CONTACT

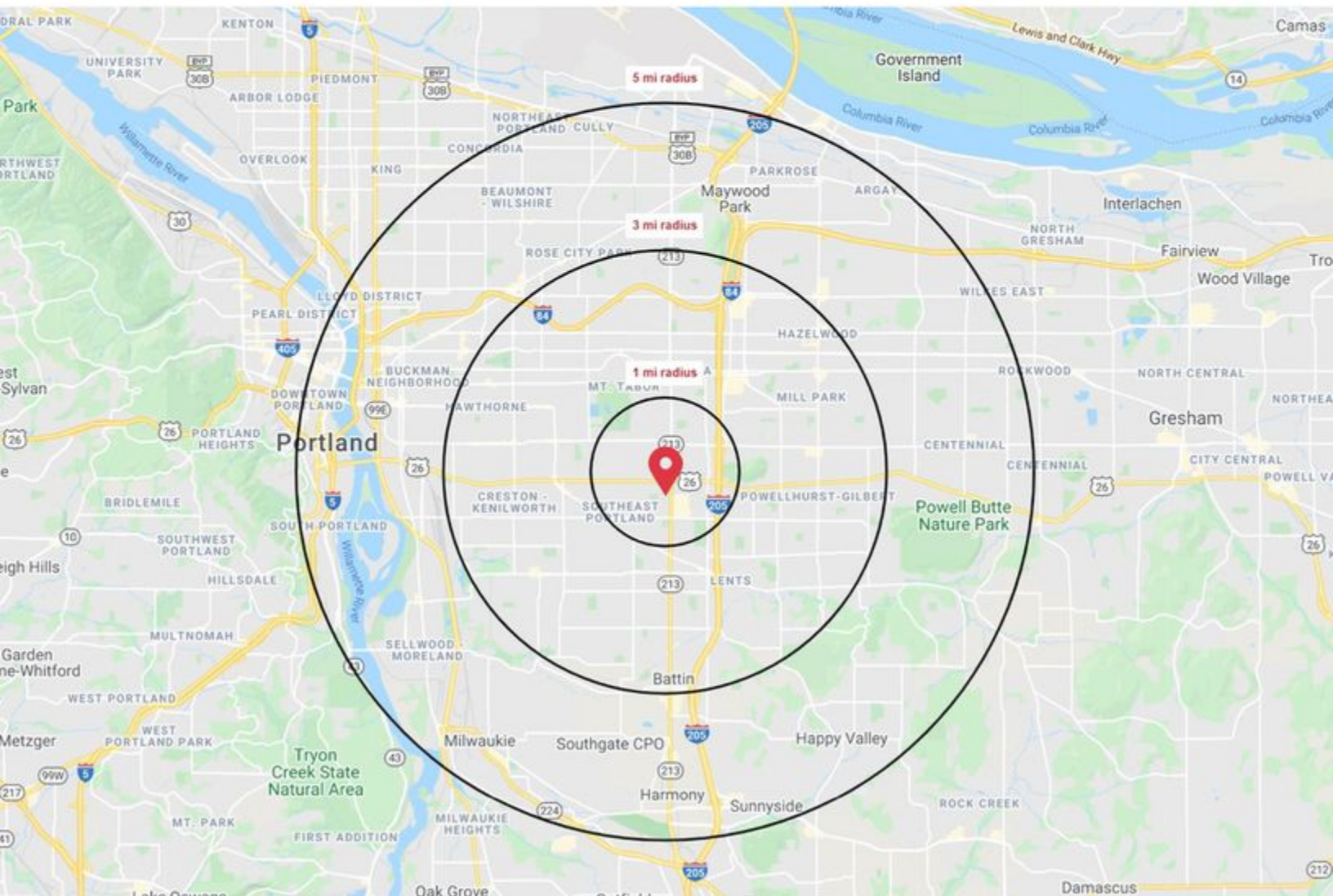
Matthew Sichel 503 972 7206 / msichel@naielliott.com



Demographics

	1 MILE	3 MILE	5 MILE
Estimated Total Population 2020	23,215	220,125	493,435
Projected Total Population 2025	23,604	225,535	506,144
Average HH Income	\$80,115	\$86,862	\$92,845
Median Home Value	\$379,527	\$415,713	\$434,444
Estimated Total Households	9,562	90,204	208,618
Daytime Demographics 16+	13,608	131,051	423,914
Some College or Higher	70.0%	71.8%	73.5%

Source: Regis - SitesUSA (2021)



CONTACT

Matthew Sichel 503 972 7206 / msichel@naielliott.com



Demographics-Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.4991/-122.5803

Powell Street Station Portland, OR 97206		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	23,215	220,125	493,435
	2025 Projected Population	23,604	225,535	506,144
	2010 Census Population	21,633	200,416	441,857
	2000 Census Population	19,783	183,585	400,457
	Projected Annual Growth 2020 to 2025	0.3%	0.5%	0.5%
	Historical Annual Growth 2000 to 2020	0.9%	1.0%	1.2%
HOUSEHOLDS	2020 Estimated Households	9,562	90,204	208,618
	2025 Projected Households	10,101	95,919	221,729
	2010 Census Households	8,753	80,478	181,159
	2000 Census Households	7,830	73,200	164,863
	Projected Annual Growth 2020 to 2025	1.1%	1.3%	1.3%
	Historical Annual Growth 2000 to 2020	1.1%	1.2%	1.3%
AGE	2020 Est. Population Under 10 Years	9.7%	10.5%	10.5%
	2020 Est. Population 10 to 19 Years	9.2%	9.8%	9.9%
	2020 Est. Population 20 to 29 Years	13.3%	14.2%	14.2%
	2020 Est. Population 30 to 44 Years	27.2%	27.6%	26.6%
	2020 Est. Population 45 to 59 Years	19.2%	18.8%	18.9%
	2020 Est. Population 60 to 74 Years	14.2%	13.5%	14.2%
	2020 Est. Population 75 Years or Over	7.2%	5.7%	5.8%
	2020 Est. Median Age	38.5	37.1	37.6
MARITAL STATUS & GENDER	2020 Est. Male Population	49.1%	49.2%	49.4%
	2020 Est. Female Population	50.9%	50.8%	50.6%
	2020 Est. Never Married	39.1%	40.7%	38.9%
	2020 Est. Now Married	37.5%	39.3%	40.4%
	2020 Est. Separated or Divorced	18.0%	15.9%	16.3%
	2020 Est. Widowed	5.5%	4.1%	4.4%
INCOME	2020 Est. HH Income \$200,000 or More	4.7%	7.5%	9.1%
	2020 Est. HH Income \$150,000 to \$199,999	7.4%	7.2%	7.7%
	2020 Est. HH Income \$100,000 to \$149,999	17.8%	17.2%	17.2%
	2020 Est. HH Income \$75,000 to \$99,999	14.4%	15.0%	14.4%
	2020 Est. HH Income \$50,000 to \$74,999	16.2%	18.4%	17.8%
	2020 Est. HH Income \$35,000 to \$49,999	11.1%	11.3%	10.5%
	2020 Est. HH Income \$25,000 to \$34,999	8.4%	7.6%	7.3%
	2020 Est. HH Income \$15,000 to \$24,999	6.3%	6.2%	6.2%
	2020 Est. HH Income Under \$15,000	13.5%	9.6%	9.7%
	2020 Est. Average Household Income	\$80,115	\$86,862	\$92,845
	2020 Est. Median Household Income	\$65,358	\$73,608	\$77,617
	2020 Est. Per Capita Income	\$33,108	\$35,795	\$39,503
	2020 Est. Total Businesses	1,025	9,618	30,571
2020 Est. Total Employees	5,920	64,992	268,641	

This report is produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. ©2020, Sites USA, Chandler AZ 480-491-1112. Demographic source: Applied Geographic Solutions 4/2020, TIGER Geography

CONTACT

Matthew Sichel 503 972 7206 / msichel@naielliott.com



Demographics-Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections
 Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.4991/-122.5803

Powell Street Station Portland, OR 97206		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	61.0%	70.9%	72.5%
	2020 Est. Black	5.1%	4.9%	5.5%
	2020 Est. Asian or Pacific Islander	23.2%	12.9%	10.6%
	2020 Est. American Indian or Alaska Native	1.0%	1.0%	1.0%
	2020 Est. Other Races	9.6%	10.4%	10.3%
HISPANIC	2020 Est. Hispanic Population	2,153	24,982	58,554
	2020 Est. Hispanic Population	9.3%	11.3%	11.9%
	2025 Proj. Hispanic Population	9.5%	11.9%	12.4%
	2010 Hispanic Population	9.7%	10.3%	10.5%
EDUCATION (Adults 25 or older)	2020 Est. Adult Population (25 Years or Over)	17,659	163,183	364,994
	2020 Est. Elementary (Grade Level 0 to 8)	5.6%	4.3%	3.8%
	2020 Est. Some High School (Grade Level 9 to 11)	5.3%	5.1%	4.7%
	2020 Est. High School Graduate	19.0%	18.9%	18.1%
	2020 Est. Some College	22.4%	21.8%	21.8%
	2020 Est. Associate Degree Only	8.9%	8.1%	7.9%
	2020 Est. Bachelor Degree Only	25.8%	25.8%	26.5%
	2020 Est. Graduate Degree	12.9%	16.1%	17.4%
HOUSING	2020 Est. Total Housing Units	9,867	93,212	216,254
	2020 Est. Owner-Occupied	51.3%	51.7%	49.7%
	2020 Est. Renter-Occupied	45.6%	45.1%	46.7%
	2020 Est. Vacant Housing	3.1%	3.2%	3.5%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	4.1%	4.9%	6.1%
	2020 Homes Built 2000 to 2009	8.6%	7.7%	8.2%
	2020 Homes Built 1990 to 1999	8.4%	8.4%	9.5%
	2020 Homes Built 1980 to 1989	8.8%	6.7%	7.6%
	2020 Homes Built 1970 to 1979	9.5%	10.3%	10.9%
	2020 Homes Built 1960 to 1969	9.0%	9.8%	10.7%
	2020 Homes Built 1950 to 1959	18.4%	15.5%	12.0%
	2020 Homes Built Before 1949	30.1%	33.6%	31.6%
HOME VALUES	2020 Home Value \$1,000,000 or More	1.7%	2.1%	2.7%
	2020 Home Value \$500,000 to \$999,999	18.7%	28.0%	31.5%
	2020 Home Value \$400,000 to \$499,999	20.0%	20.0%	19.3%
	2020 Home Value \$300,000 to \$399,999	36.6%	27.9%	26.3%
	2020 Home Value \$200,000 to \$299,999	18.7%	14.7%	13.1%
	2020 Home Value \$150,000 to \$199,999	2.0%	3.0%	2.7%
	2020 Home Value \$100,000 to \$149,999	0.7%	1.0%	1.0%
	2020 Home Value \$50,000 to \$99,999	0.5%	1.0%	0.9%
	2020 Home Value \$25,000 to \$49,999	0.5%	1.0%	1.1%
	2020 Home Value Under \$25,000	0.6%	1.2%	1.4%
	2020 Median Home Value	\$379,527	\$415,713	\$434,444
	2020 Median Rent	\$1,118	\$1,144	\$1,166

This report is produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.
 ©2020, Sites USA, Chandler AZ 480-491-1112 Demographic source: Applied Geographic Solutions 4/2020, TIGER Geography

CONTACT

Matthew Sichel 503 972 7206 / msichel@naielliott.com



Demographics-Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections
 Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.4991/-122.5803

Powell Street Station Portland, OR 97206		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	19,714	184,093	411,982
	2020 Est. Civilian Employed	60.9%	64.0%	62.2%
	2020 Est. Civilian Unemployed	6.0%	5.9%	5.8%
	2020 Est. in Armed Forces	0.1%	-	0.1%
	2020 Est. not in Labor Force	33.0%	29.9%	31.9%
	2020 Labor Force Males	48.9%	48.9%	49.1%
	2020 Labor Force Females	51.1%	51.1%	50.9%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	11,999	117,856	256,240
	2020 Mgmt, Business, & Financial Operations	15.8%	16.5%	17.4%
	2020 Professional, Related	28.4%	27.9%	28.3%
	2020 Service	20.1%	19.1%	17.4%
	2020 Sales, Office	16.0%	17.8%	18.6%
	2020 Farming, Fishing, Forestry	0.2%	0.3%	0.4%
	2020 Construction, Extraction, Maintenance	7.6%	6.5%	6.3%
	2020 Production, Transport, Material Moving	11.9%	11.9%	11.7%
	2020 White Collar Workers	60.2%	62.1%	64.3%
	2020 Blue Collar Workers	39.8%	37.9%	35.7%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	60.3%	60.5%	61.1%
	2020 Drive to Work in Carpool	8.7%	8.3%	8.5%
	2020 Travel to Work by Public Transportation	15.1%	13.3%	11.7%
	2020 Drive to Work on Motorcycle	-	0.1%	0.1%
	2020 Walk or Bicycle to Work	8.4%	8.7%	9.0%
	2020 Other Means	0.3%	0.5%	0.7%
	2020 Work at Home	7.2%	8.6%	8.9%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	15.1%	15.7%	17.5%
	2020 Travel to Work in 15 to 29 Minutes	37.8%	42.6%	42.1%
	2020 Travel to Work in 30 to 59 Minutes	38.1%	36.4%	33.3%
	2020 Travel to Work in 60 Minutes or More	7.8%	7.0%	6.8%
	2020 Average Travel Time to Work	26.9	25.3	24.4
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$577 M	\$5.73 B	\$13.87 B
	2020 Est. Apparel	\$20.39 M	\$203.43 M	\$493.49 M
	2020 Est. Contributions, Gifts	\$32.22 M	\$328.43 M	\$808.17 M
	2020 Est. Education, Reading	\$18.34 M	\$186.99 M	\$463.78 M
	2020 Est. Entertainment	\$32.44 M	\$324.26 M	\$787.51 M
	2020 Est. Food, Beverages, Tobacco	\$89.16 M	\$880.64 M	\$2.12 B
	2020 Est. Furnishings, Equipment	\$20.19 M	\$201.6 M	\$489.09 M
	2020 Est. Health Care, Insurance	\$52.78 M	\$520.51 M	\$1.25 B
	2020 Est. Household Operations, Shelter, Utilities	\$188.02 M	\$1.86 B	\$4.5 B
	2020 Est. Miscellaneous Expenses	\$10.9 M	\$108.5 M	\$263 M
	2020 Est. Personal Care	\$7.77 M	\$77.11 M	\$186.47 M
2020 Est. Transportation	\$104.78 M	\$1.04 B	\$2.51 B	

This report is produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.
 ©2020, Sites USA, Chandler AZ 480-491-1112 Demographic source: Applied Geographic Solutions 4/2020, TIGER Geography

CONTACT

Matthew Sichel 503 972 7206 / msichel@naielliott.com

