

GROUND FLOOR RETAIL/OFFICE



FOR LEASE > ST JOHNS NEIGHBORHOOD

LOCATION

7318 N Leavitt Avenue, Portland Oregon

AVAILABLE SPACE

1,386 SF

ASKING RATE

Please call for rates

TRAFFIC COUNTS

N Philadelphia Ave – 20,331 ADT ('20)

N Ivanhoe St – 9,991 ADT ('20)

N Lombard St – 9,122 ADT ('20)

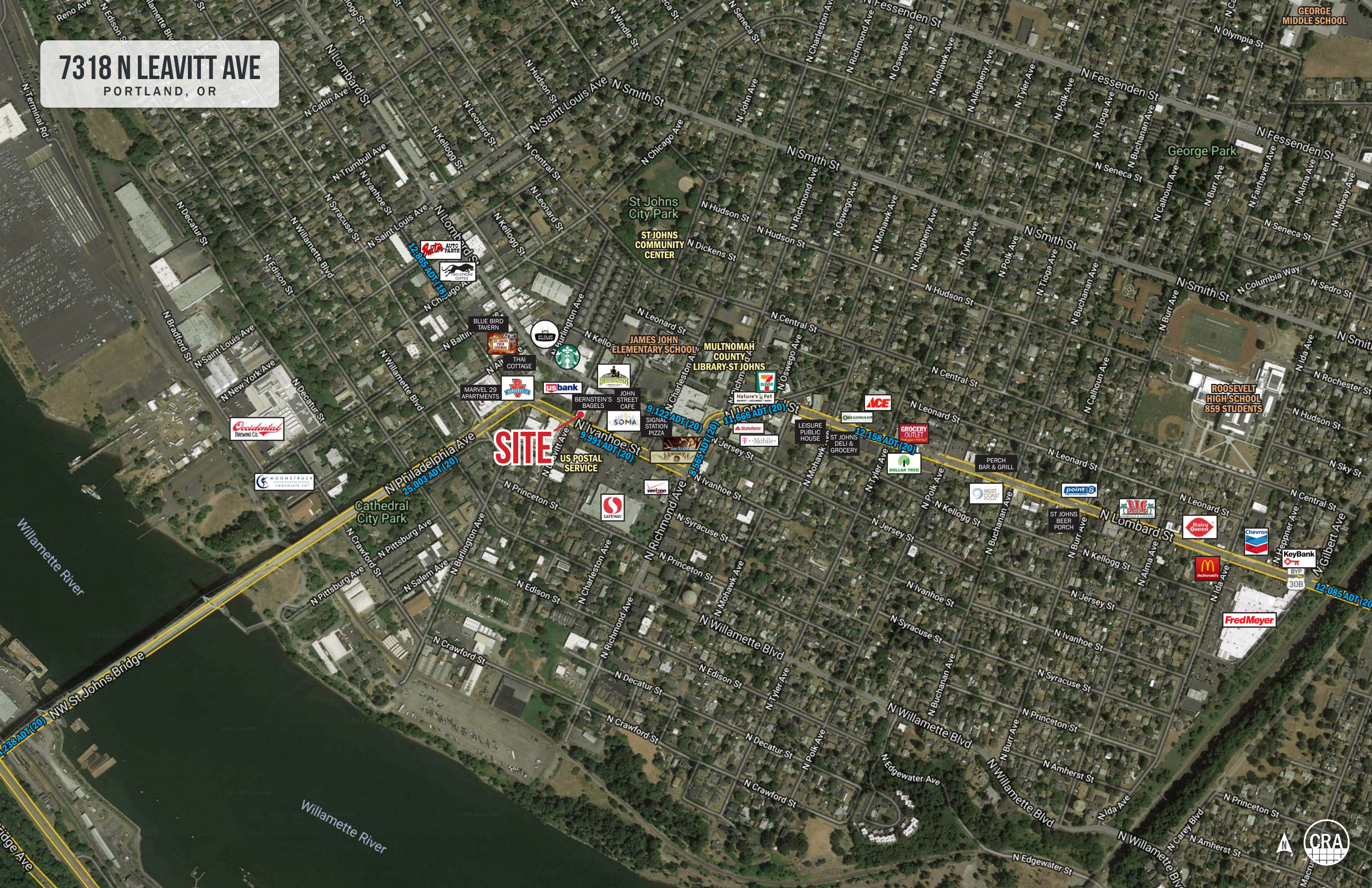
HIGHLIGHTS

- Beautiful ground floor office or retail space in the heart of St. Johns
- Recently renovated space with lobby, multiple offices, a conference room, break room, and attic for storage.
- Area tenants include Bridge City Salon, Wood Fired Eats, US Bank, John Street Café, SOMA Kombucha, StormBreaker Brewing, Signal Station Pizza, Thai Cottage, Block Bikes PDX, Hound & Hare Vintage and many more!



7318 N LEAVITT AVE

PORTLAND, OR



SITE

1,238 ADT (20)

25,003 ADT (20)

9,991 ADT (20)

9,122 ADT (20)

8,365 ADT (20)

11,666 ADT (20)

12,158 ADT (20)

12,085 ADT (20)



INTERIOR IMAGES

7318 N LEAVITT AVE
PORTLAND, OR



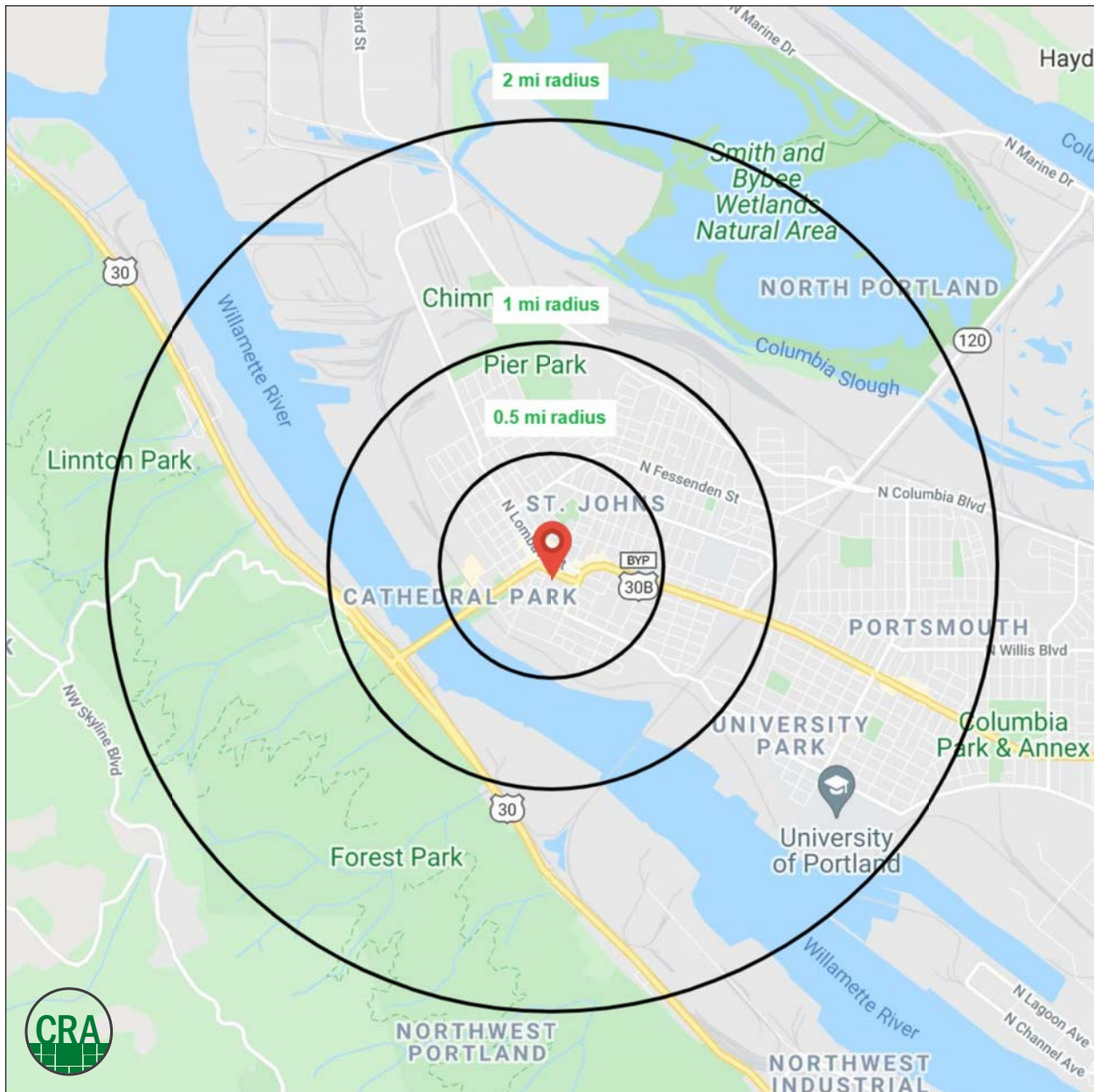
DEMOGRAPHIC SUMMARY

7318 N LEAVITT AVE PORTLAND, OR

| Source: Regis - SitesUSA (2021) | 0.5 MILE | 1 MILE | 2 MILE |
|---------------------------------|----------|----------|----------|
| Estimated Population 2021 | 6,241 | 16,209 | 32,486 |
| Projected Population 2026 | 6,688 | 16,698 | 32,799 |
| Average HH Income | \$92,280 | \$86,575 | \$86,160 |
| Median Age | 36.3 | 35.6 | 33.6 |
| Total Businesses | 364 | 633 | 1,123 |
| Total Employees | 2,013 | 4,613 | 9,862 |

6,241
Estimated 2021 Population
0.5 MILE RADIUS

\$92,280
Average Household Income
0.5 MILE RADIUS



Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5895/-122.7539

| N Leavitt Ave | 0.5 mi | 1 mi | 2 mi |
|---|---------------|---------------|---------------|
| Portland, OR 97203 | radius | radius | radius |
| Population | | | |
| 2021 Estimated Population | 6,241 | 16,209 | 32,486 |
| 2026 Projected Population | 6,688 | 16,698 | 32,799 |
| 2010 Census Population | 4,889 | 14,270 | 29,657 |
| 2000 Census Population | 4,563 | 13,297 | 26,413 |
| Projected Annual Growth 2021 to 2026 | 1.4% | 0.6% | 0.2% |
| Historical Annual Growth 2000 to 2021 | 1.8% | 1.0% | 1.1% |
| 2021 Median Age | 36.3 | 35.6 | 33.6 |
| Households | | | |
| 2021 Estimated Households | 2,996 | 7,033 | 12,520 |
| 2026 Projected Households | 3,325 | 7,543 | 13,223 |
| 2010 Census Households | 2,254 | 5,963 | 10,989 |
| 2000 Census Households | 1,929 | 5,136 | 9,535 |
| Projected Annual Growth 2021 to 2026 | 2.2% | 1.5% | 1.1% |
| Historical Annual Growth 2000 to 2021 | 2.6% | 1.8% | 1.5% |
| Race and Ethnicity | | | |
| 2021 Estimated White | 75.1% | 67.2% | 64.8% |
| 2021 Estimated Black or African American | 6.7% | 9.1% | 11.0% |
| 2021 Estimated Asian or Pacific Islander | 3.9% | 5.3% | 5.6% |
| 2021 Estimated American Indian or Native Alaskan | 1.3% | 1.8% | 1.7% |
| 2021 Estimated Other Races | 12.9% | 16.7% | 16.9% |
| 2021 Estimated Hispanic | 15.5% | 19.1% | 18.6% |
| Income | | | |
| 2021 Estimated Average Household Income | \$92,280 | \$86,575 | \$86,160 |
| 2021 Estimated Median Household Income | \$74,064 | \$73,354 | \$72,254 |
| 2021 Estimated Per Capita Income | \$44,301 | \$37,566 | \$33,568 |
| Education (Age 25+) | | | |
| 2021 Estimated Elementary (Grade Level 0 to 8) | 1.4% | 3.3% | 3.7% |
| 2021 Estimated Some High School (Grade Level 9 to 11) | 5.0% | 5.5% | 5.9% |
| 2021 Estimated High School Graduate | 18.3% | 17.4% | 18.4% |
| 2021 Estimated Some College | 18.7% | 19.8% | 19.8% |
| 2021 Estimated Associates Degree Only | 6.6% | 7.2% | 7.3% |
| 2021 Estimated Bachelors Degree Only | 31.3% | 30.5% | 29.2% |
| 2021 Estimated Graduate Degree | 18.7% | 16.3% | 15.7% |
| Business | | | |
| 2021 Estimated Total Businesses | 364 | 633 | 1,123 |
| 2021 Estimated Total Employees | 2,013 | 4,613 | 9,862 |
| 2021 Estimated Employee Population per Business | 5.5 | 7.3 | 8.8 |
| 2021 Estimated Residential Population per Business | 17.2 | 25.6 | 28.9 |

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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