

FOR LEASE

# HARBOR SHOPS @ JANTZEN BEACH

PORTLAND, OREGON



## LOCATION

I-5 & N Center Ave at Jantzen Beach, Portland, OR

## AVAILABLE SPACE

**Retail Shop Space:** Up to 5,500 SF

**Former Restaurant:** Approx 6,700 SF

**Retail Pads:** Available for Ground Lease or Build-to-Suit

## RENTAL RATE

Please call for details

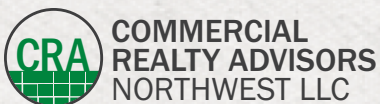
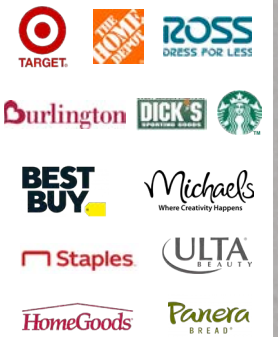
## TRAFFIC COUNTS

I-5 - 133,974 ADT ('22)

Hayden Island @ Center - 9,530 ADT ('22)

## HIGHLIGHTS

Located at Oregon's gateway interchange on I-5, in front of the Jantzen Beach Supercenter, which is the largest premier power shopping center in Oregon. Harbor Shops is easy to identify, easy to access for this customer base, with convenient surface customer off-street parking.



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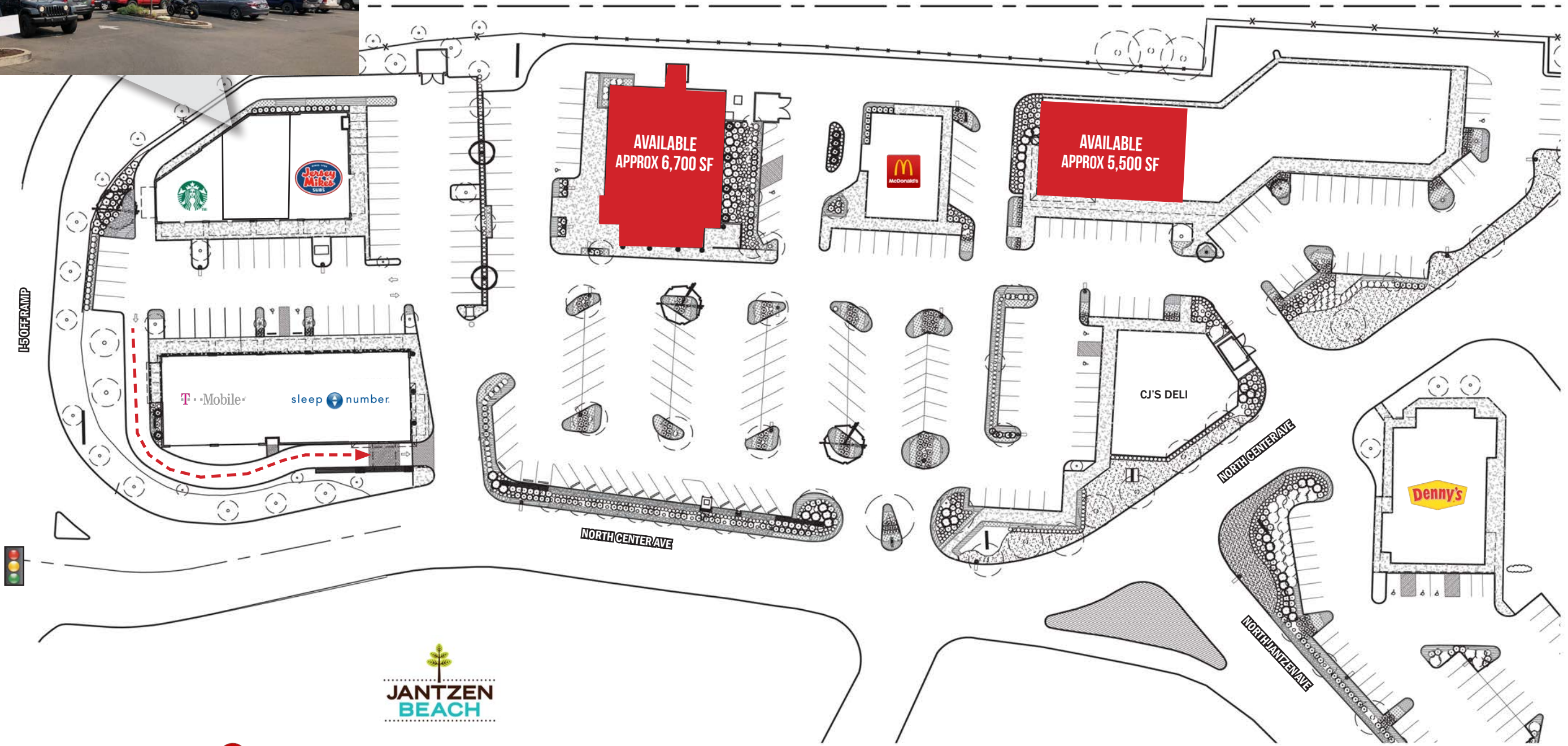
## I-5 AND N CENTER AVE

PORTLAND, OR

### EXISTING SITE PLAN



135,700 ADT ('18)



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# HARBOR SHOPS @ JANTZEN BEACH

## I-5 AND N CENTER AVE

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

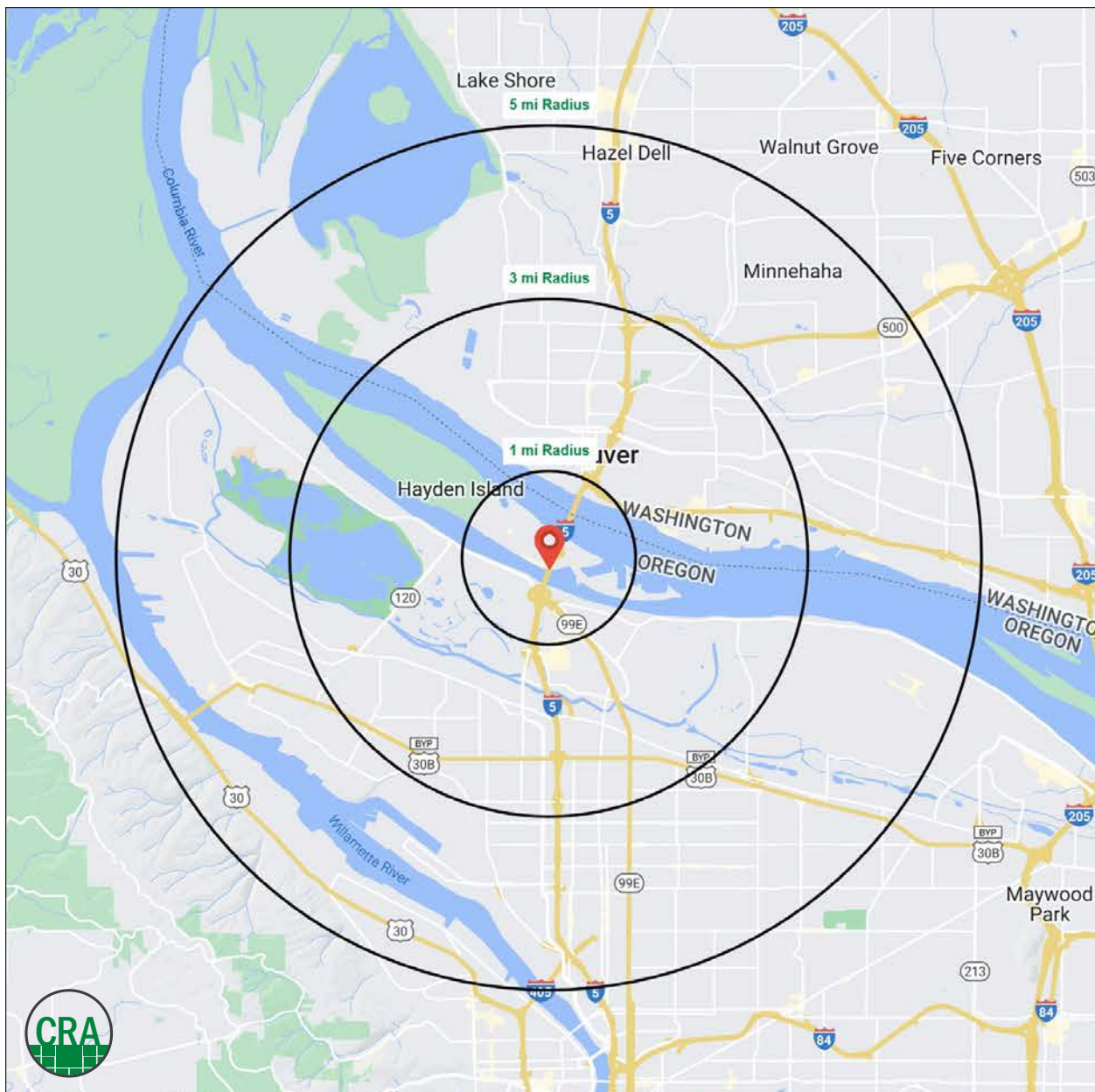
| Source: Regis - SitesUSA (2023) | 1 MILE    | 3 MILE    | 5 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2022       | 2,843     | 77,400    | 226,742   |
| Average HH Income               | \$71,113  | \$87,366  | \$98,369  |
| Median HH Income                | \$84,460  | \$72,610  | \$81,808  |
| Median Home Value               | \$208,961 | \$433,014 | \$482,614 |
| Daytime Demographics 16+        | 7,618     | 74,874    | 218,809   |
| Some College or Higher          | 69.0%     | 72.7%     | 74.5%     |

# 37.1

Median Age  
3 MILE RADIUS

# 74,874

Daytime Demographics  
Age 16 Years or Over  
3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6105/-122.6804

| <b>Harbor Shops @ Jantzen Beach</b>                   | <b>1 mi</b>   | <b>3 mi</b>   | <b>5 mi</b>   |
|---|---------------|---------------|---------------|
| <b>Portland, OR 97217</b>                             | <b>radius</b> | <b>radius</b> | <b>radius</b> |
| <b>Population</b>                                     |               |               |               |
| 2022 Estimated Population                             | 2,843         | 77,400        | 226,742       |
| 2027 Projected Population                             | 2,846         | 81,267        | 238,944       |
| 2020 Census Population                                | 2,843         | 77,168        | 225,037       |
| 2010 Census Population                                | 2,125         | 69,355        | 196,239       |
| Projected Annual Growth 2022 to 2027                  | -             | 1.0%          | 1.1%          |
| Historical Annual Growth 2010 to 2022                 | 2.8%          | 1.0%          | 1.3%          |
| 2022 Median Age                                       | 49.5          | 37.1          | 36.8          |
| <b>Households</b>                                     |               |               |               |
| 2022 Estimated Households                             | 1,473         | 33,004        | 93,964        |
| 2027 Projected Households                             | 1,501         | 35,796        | 101,885       |
| 2020 Census Households                                | 1,464         | 32,580        | 92,445        |
| 2010 Census Households                                | 1,094         | 28,906        | 80,144        |
| Projected Annual Growth 2022 to 2027                  | 0.4%          | 1.7%          | 1.7%          |
| Historical Annual Growth 2010 to 2022                 | 2.9%          | 1.2%          | 1.4%          |
| <b>Race and Ethnicity</b>                             |               |               |               |
| 2022 Estimated White                                  | 69.3%         | 69.4%         | 70.5%         |
| 2022 Estimated Black or African American              | 6.5%          | 8.6%          | 8.0%          |
| 2022 Estimated Asian or Pacific Islander              | 3.6%          | 5.1%          | 5.8%          |
| 2022 Estimated American Indian or Native Alaskan      | 1.6%          | 1.2%          | 1.0%          |
| 2022 Estimated Other Races                            | 19.0%         | 15.7%         | 14.6%         |
| 2022 Estimated Hispanic                               | 22.2%         | 16.1%         | 14.2%         |
| <b>Income</b>   |               |               |               |
| 2022 Estimated Average Household Income               | \$71,113      | \$87,366      | \$98,369      |
| 2022 Estimated Median Household Income                | \$84,460      | \$72,610      | \$81,808      |
| 2022 Estimated Per Capita Income                      | \$37,462      | \$37,751      | \$41,110      |
| <b>Education (Age 25+)</b>                            |               |               |               |
| 2022 Estimated Elementary (Grade Level 0 to 8)        | 4.5%          | 4.0%          | 2.9%          |
| 2022 Estimated Some High School (Grade Level 9 to 11) | 6.7%          | 4.9%          | 4.3%          |
| 2022 Estimated High School Graduate                   | 19.8%         | 18.4%         | 18.3%         |
| 2022 Estimated Some College                           | 24.2%         | 21.8%         | 19.8%         |
| 2022 Estimated Associates Degree Only                 | 7.8%          | 8.7%          | 8.1%          |
| 2022 Estimated Bachelors Degree Only                  | 22.4%         | 26.5%         | 28.2%         |
| 2022 Estimated Graduate Degree                        | 14.6%         | 15.7%         | 18.5%         |
| <b>Business</b>                                       |               |               |               |
| 2022 Estimated Total Businesses                       | 521           | 5,300         | 14,132        |
| 2022 Estimated Total Employees                        | 6,681         | 51,900        | 155,943       |
| 2022 Estimated Employee Population per Business       | 12.8          | 9.8           | 11.0          |
| 2022 Estimated Residential Population per Business    | 5.5           | 14.6          | 16.0          |

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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