

FOR LEASE | BUILD TO SUIT | FOR SALE



# & 181ST AVE

PORTLAND, OREGON



## LOCATION

Interstate 84 and NE 181st Avenue  
Portland, Oregon

## AVAILABLE SPACE

56,467 SF retail pad site with drive-thru

## PRICING

Please call for details

## TRAFFIC COUNTS

I-84 - 110,593 ADT ('20)

NE 181st Ave - 24,763 ADT ('20)

## HIGHLIGHTS

- Drive-thru retail pad site with great visibility/exposure to Interstate 84 and NE 181st Avenue.
- Excellent location in a high employment area. Nearby major employers include US Bank Columbia Center, Albertsons Distribution and Support Center, John Deere Distribution Center, Grocery Outlet Distribution Center and Boeing.
- Nearby retailers include McDonald's, Burger King, 24 Hour Fitness and more.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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# I-84 & NE 181ST AVE

PORTLAND, OR

12,845 ADT (20)



NE Sandy Blvd

14,993 ADT (20)



IRISH BROS ROASTERS



COLUMBIA CENTER

1,700 EMPLOYEES

SITE



NE 181st Ave



1,032 EMPLOYEES

110,593 ADT (20)

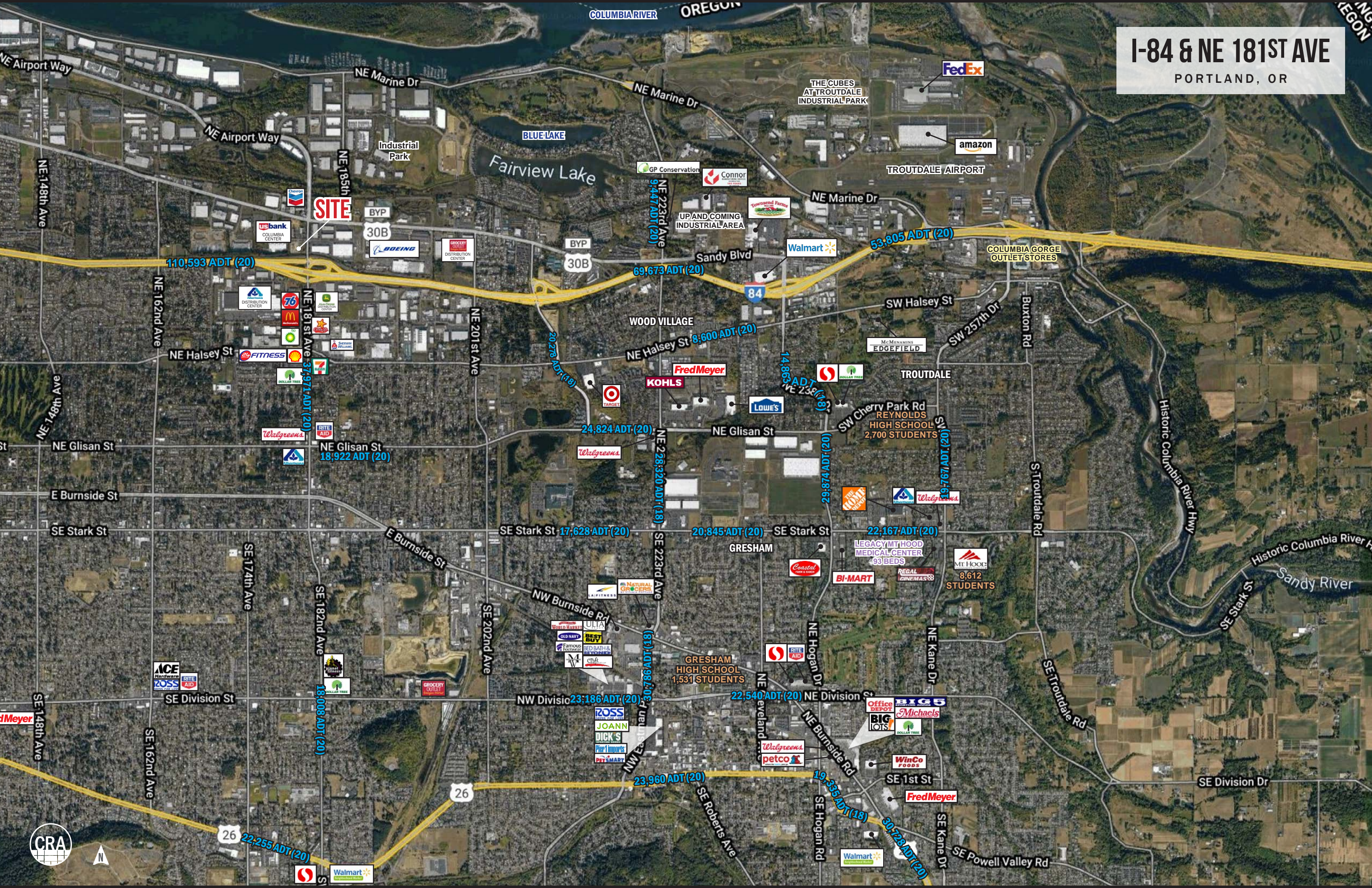


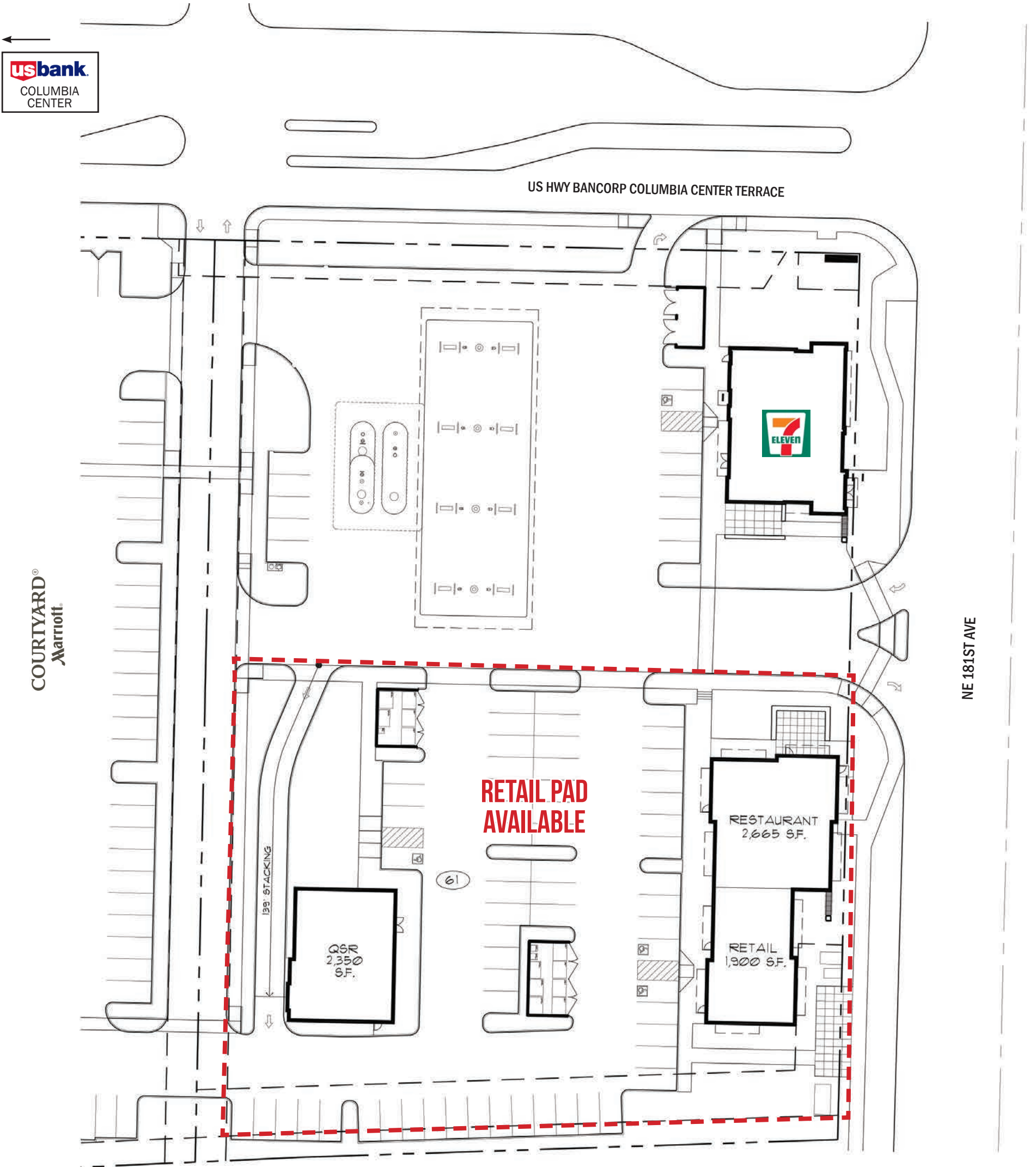
24,763 ADT (20)

87,550 ADT (20)

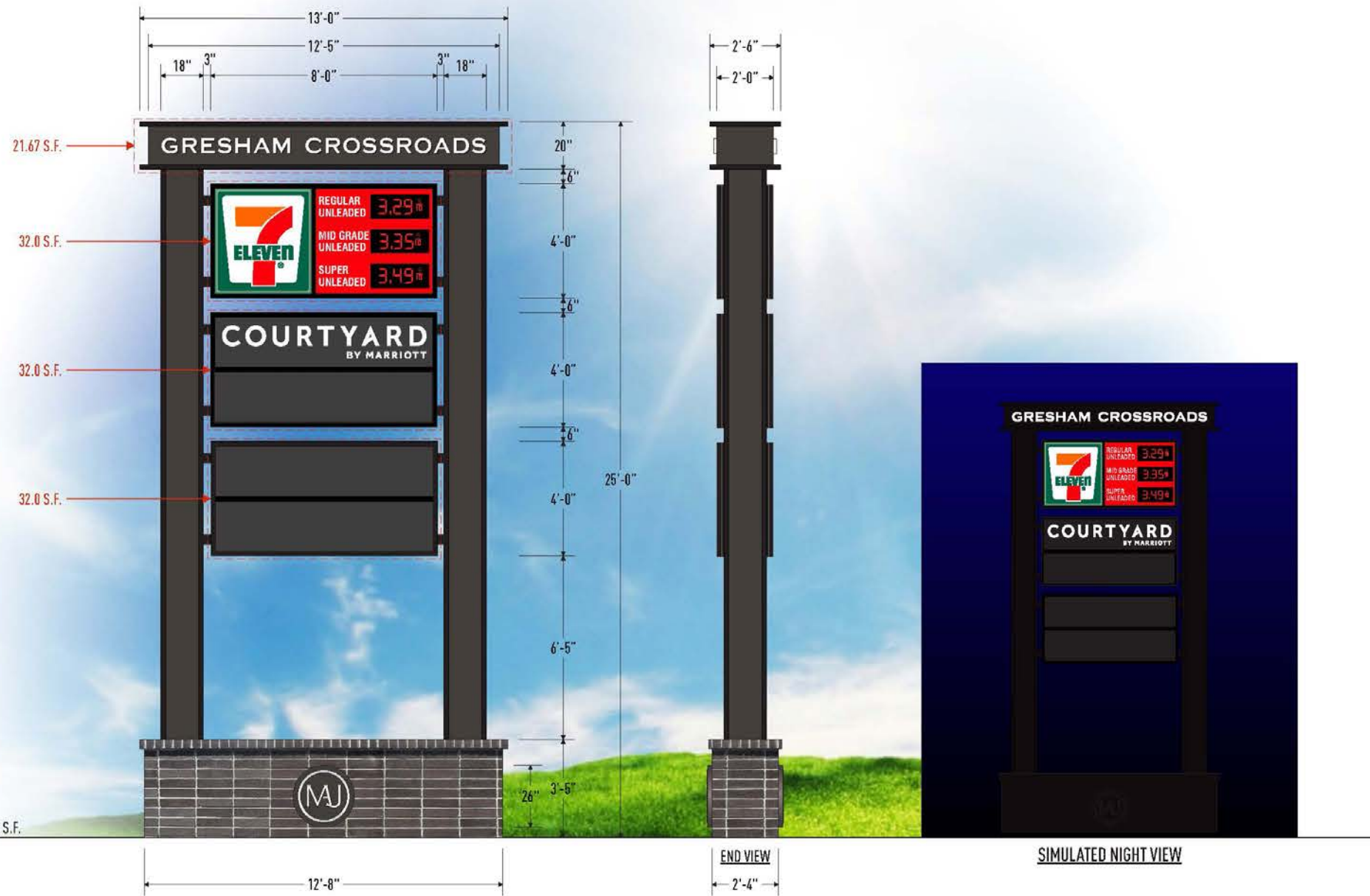


**I-84 & NE 181ST AVE**  
 PORTLAND, OR





SPECIFICATIONS | MULTI-TENANT PYLON



A | DISPLAY DETAILS - 117.67 S.F.  
Scale: 1/4" = 1'-0"

2424 SE Holgate Boulevard  
Portland, Oregon 97202  
503-232-4172  
securitysigns.com  
OR CCB# 122889  
WA SECURSI028CF



Account Manager: Kevin Keljo  
Project Name: **MAJ** GRESHAM  
NE 181st Ave  
Gresham, OR

**Sign Type A**  
Illuminated  
Manufacture and install one (1) D/F Multi-Tenant Pylon Display

- Center ID Cabinet**  
Fabricated aluminum. Painted MP Satin Black & Deep River Grey. Copy is 3/4" push-thru acrylic with 3M 230-20 White applied 1st surface and white diffuser 2nd surface with LED illumination.
- Tenant Cabinet**  
Construction: Fabricated aluminum painted MP Satin Black. 2" Retainers  
Face: .150" White polycarb 3M Matte Black vinyl overlays  
Illumination: White LEDs
- Columns**  
Fabricated aluminum, trim painted MP Satin Black, body painted Deep River Grey
- MAJ Medallion**  
Frame: 2" aluminum return painted Deep River Grey  
Face: .090" aluminum painted Deep River Grey  
Logo: .25" brushed aluminum finish
- Base**  
Construction: Decorative masonry brick
- INSTALLATION**  
Pole: 10" Square  
Installation: Poured concrete footing, pending engineering

Client Approval: \_\_\_\_\_  
Landlord Approval: \_\_\_\_\_



# DEMOGRAPHIC SUMMARY

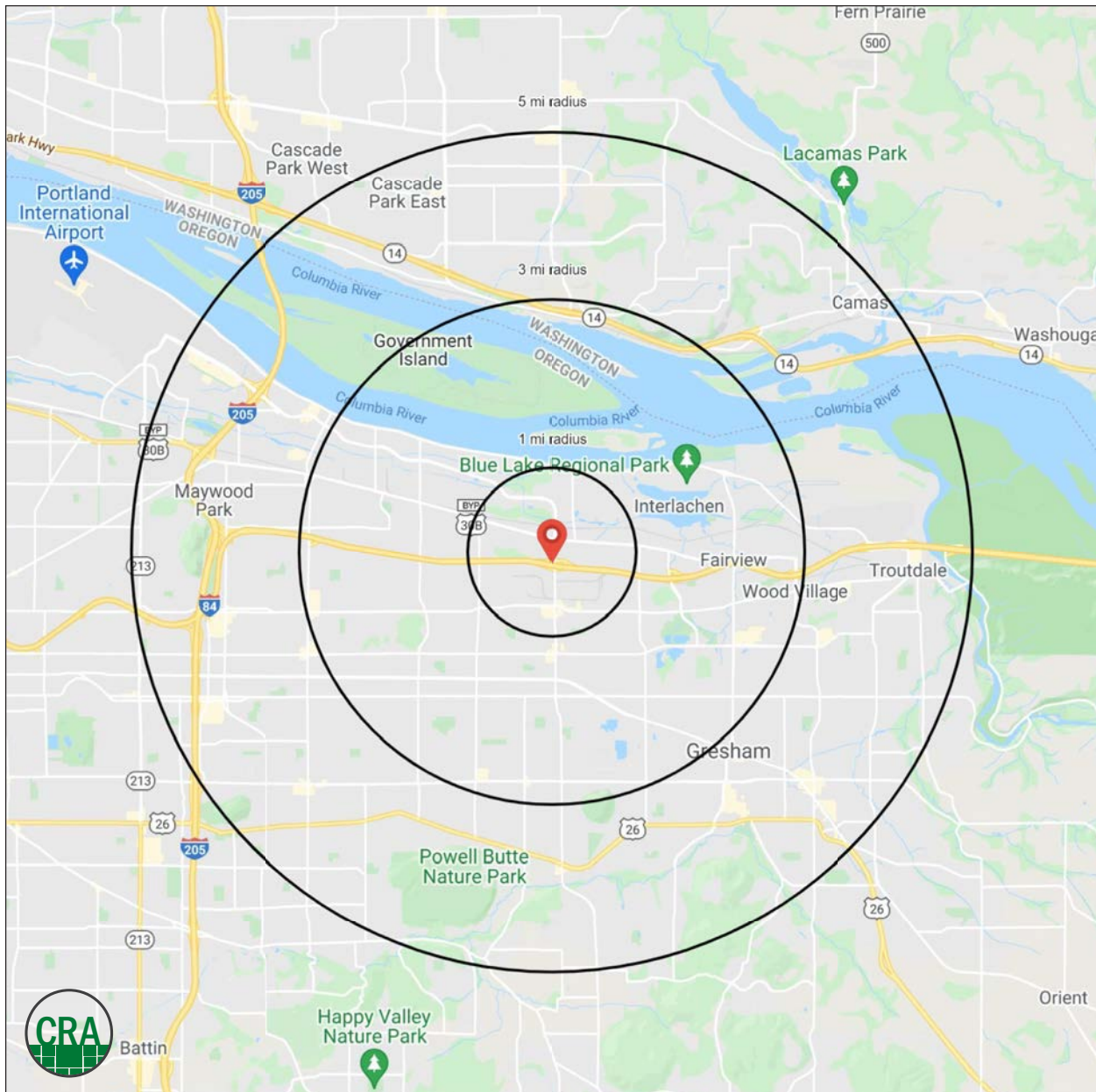
# I-84 & NE 181ST AVE

PORTLAND, OR

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	6,471	100,794	292,496
Average HH Income	\$60,276	\$68,602	\$79,695
Estimated Households	2,689	37,910	111,009
Median Home Value	\$346,982	\$330,106	\$351,775
Daytime Demographics 16+	13,882	74,647	208,100
Total Employees	11,726	40,567	111,755

## 38.4

Median Age  
3 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.5435/-122.478

<b>I-84 &amp; NE 181st Ave - north</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Portland, OR 97230</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2021 Estimated Population	6,471	100,794	292,496
2026 Projected Population	6,369	100,736	294,446
2010 Census Population	6,263	94,168	275,744
2000 Census Population	5,305	81,653	235,636
Projected Annual Growth 2021 to 2026	-0.3%	-	0.1%
Historical Annual Growth 2000 to 2021	1.0%	1.1%	1.1%
2021 Median Age	40.1	38.4	38.5
<b>Households</b>			
2021 Estimated Households	2,689	37,910	111,009
2026 Projected Households	2,734	39,319	115,322
2010 Census Households	2,542	34,495	102,039
2000 Census Households	2,155	30,668	88,073
Projected Annual Growth 2021 to 2026	0.3%	0.7%	0.8%
Historical Annual Growth 2000 to 2021	1.2%	1.1%	1.2%
<b>Race and Ethnicity</b>			
2021 Estimated White	61.2%	64.7%	69.0%
2021 Estimated Black or African American	9.1%	7.0%	5.5%
2021 Estimated Asian or Pacific Islander	13.8%	10.3%	11.0%
2021 Estimated American Indian or Native Alaskan	0.8%	1.2%	1.1%
2021 Estimated Other Races	15.1%	16.9%	13.4%
2021 Estimated Hispanic	18.3%	21.4%	16.4%
<b>Income</b>			
2021 Estimated Average Household Income	\$60,276	\$68,602	\$79,695
2021 Estimated Median Household Income	\$49,876	\$58,423	\$66,440
2021 Estimated Per Capita Income	\$25,175	\$26,007	\$30,461
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	7.4%	7.1%	5.7%
2021 Estimated Some High School (Grade Level 9 to 11)	7.6%	8.4%	7.0%
2021 Estimated High School Graduate	26.0%	26.9%	25.1%
2021 Estimated Some College	26.0%	26.5%	25.1%
2021 Estimated Associates Degree Only	7.0%	8.2%	9.2%
2021 Estimated Bachelors Degree Only	18.9%	15.0%	18.0%
2021 Estimated Graduate Degree	6.9%	7.8%	9.9%
<b>Business</b>			
2021 Estimated Total Businesses	556	3,623	11,793
2021 Estimated Total Employees	11,726	40,567	111,755
2021 Estimated Employee Population per Business	21.1	11.2	9.5
2021 Estimated Residential Population per Business	11.6	27.8	24.8

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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