

NOW LEASING

# 3165 NW YEON AVENUE

PORTLAND, OREGON



**RETAIL SPACE WITH DRIVE-THRU | FORMER US BANK BRANCH**

## LOCATION

3165 NW Yeon Avenue | Portland OR

## AVAILABLE SPACE

4,414 SF with drive-thru

## ASKING RATE

Call for Details

## TRAFFIC COUNTS

NW Yeon Ave – 35,079 ADT ('22)

## HIGHLIGHTS

- Site includes a drive-thru and has ample parking
- Freestanding pylon sign available
- Located within the Davis Industrial Park in the heart of Portland's heavy industrial area
- Only a few minutes drive from downtown Portland



**PACTRUST**  
PactTrust Realty Associates, L.P.



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

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**www.cra-nw.com**

# 3165 NW YEON AVE RETAIL WITH DRIVE-THRU PORTLAND, OR



**SITE**

WELLS FARGO



SUBWAY



NEW SEASONS MARKET

CVS pharmacy



PARR LUMBER

Tires LES SCHWAB

LEGACY GOOD SAMARITAN MEDICAL CENTER



TRADER JOE'S

Walgreens

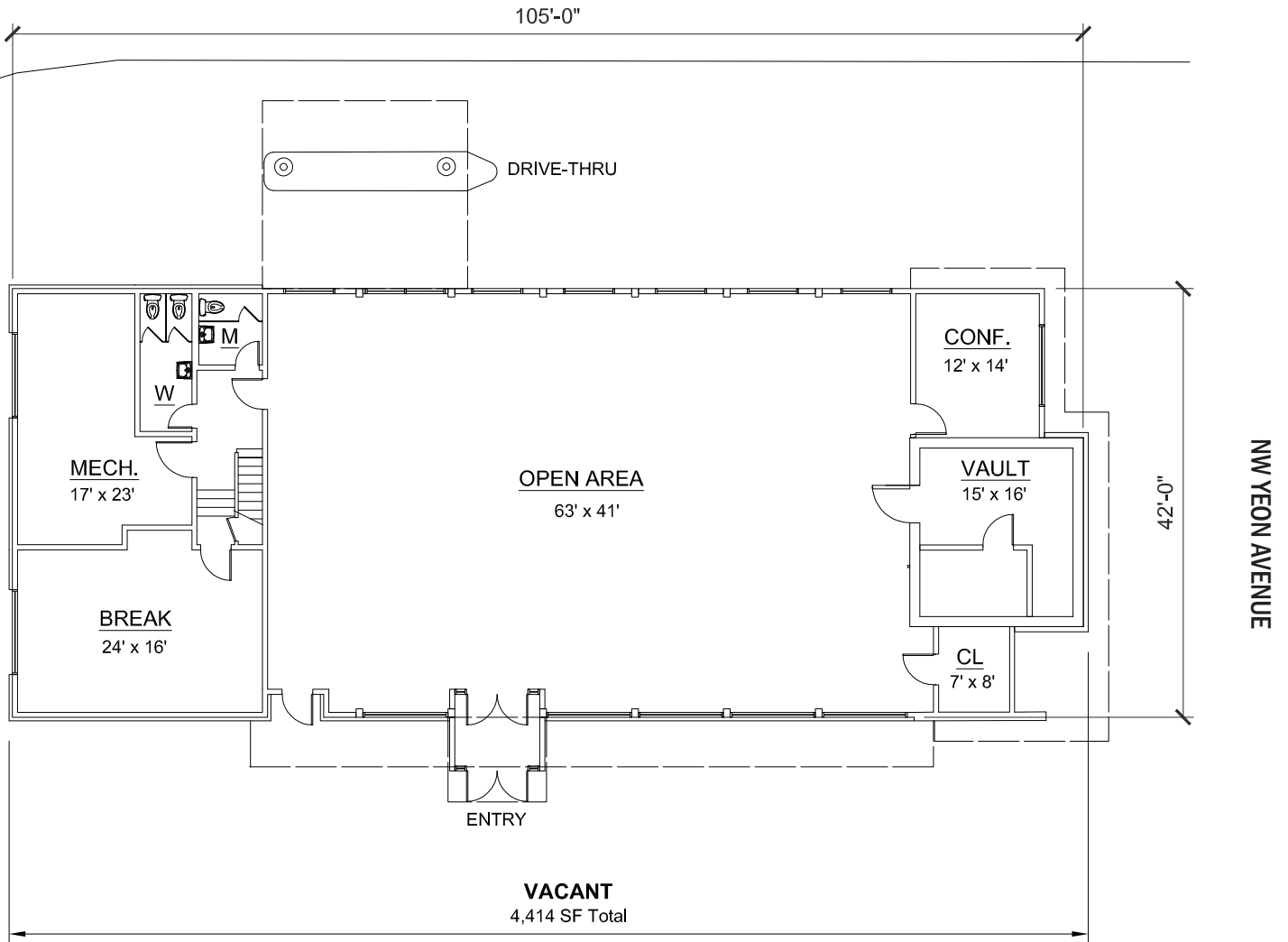
Fred Meyer



# 3165 NW YEON AVE RETAIL WITH DRIVE-THRU PORTLAND, OR

## SITE PLAN

# PACTRUST



# 3165 NW YEON AVE

## RETAIL WITH DRIVE-THRU

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

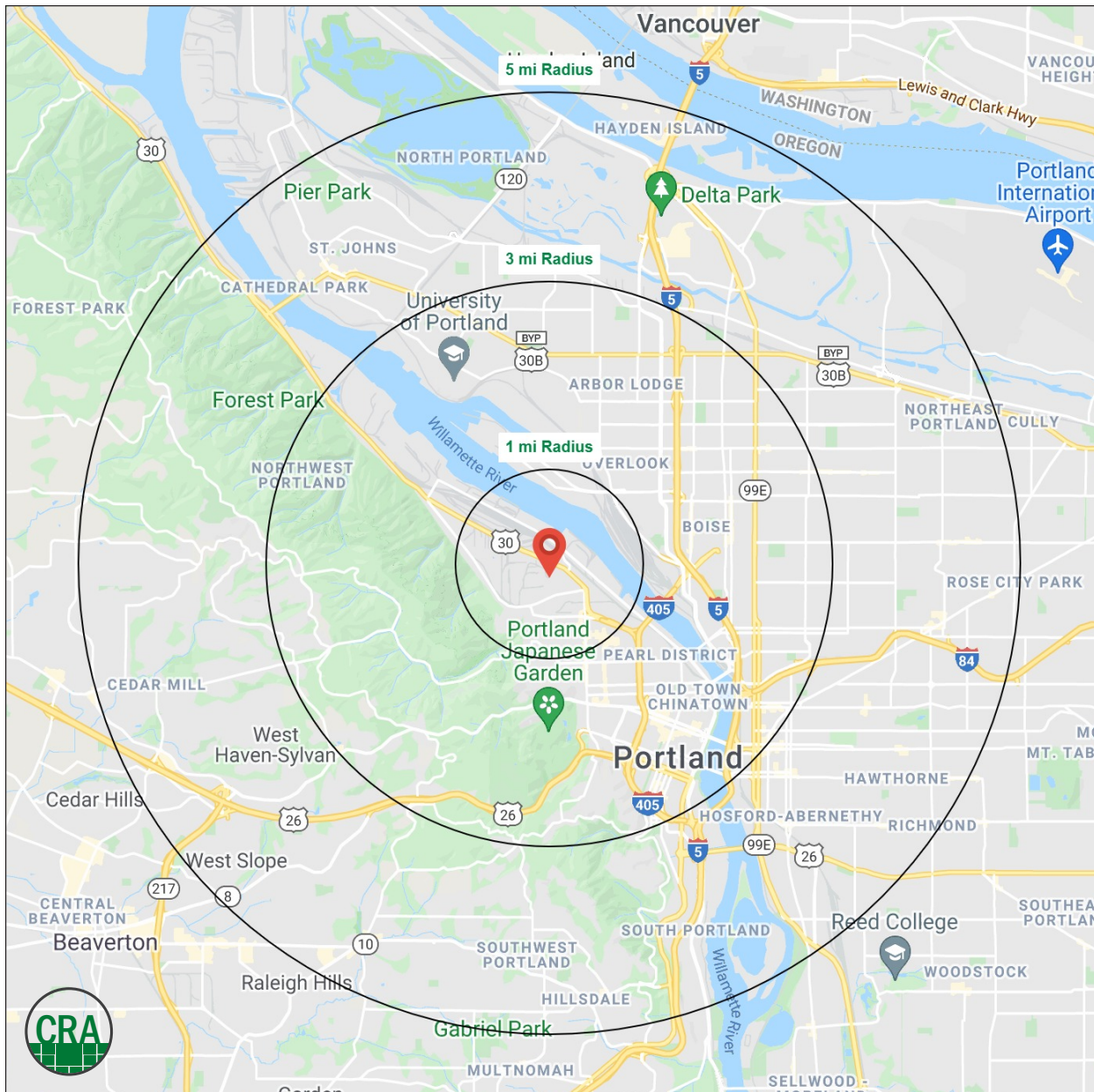
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	7,097	149,249	360,453
Projected Population 2028	8,054	156,888	374,908
Average HH Income	\$143,119	\$134,580	\$147,269
Total Businesses	1,453	17,661	33,279
Total Employees	19,283	185,734	290,558
Daytime Demographics 16+	20,912	227,563	386,219

**20,912**

Daytime Demographics 16+  
1 MILE RADIUS

**\$143,119**

Average Household Income  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5447/-122.7059

<b>3165 NW Yeon Ave</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Portland, OR 97210</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2023 Estimated Population	7,097	149,249	360,453
2028 Projected Population	8,054	156,888	374,908
2020 Census Population	6,710	149,131	361,240
2010 Census Population	4,686	121,523	308,715
Projected Annual Growth 2023 to 2028	2.7%	1.0%	0.8%
Historical Annual Growth 2010 to 2023	4.0%	1.8%	1.3%
2023 Median Age	39.2	37.3	38.1
<b>Households</b>			
2023 Estimated Households	3,963	76,270	170,796
2028 Projected Households	4,583	80,625	180,056
2020 Census Households	3,708	75,543	169,184
2010 Census Households	2,607	59,663	141,959
Projected Annual Growth 2023 to 2028	3.1%	1.1%	1.1%
Historical Annual Growth 2010 to 2023	4.0%	2.1%	1.6%
<b>Race and Ethnicity</b>			
2023 Estimated White	78.6%	71.5%	73.7%
2023 Estimated Black or African American	2.1%	7.3%	5.8%
2023 Estimated Asian or Pacific Islander	8.0%	8.4%	7.8%
2023 Estimated American Indian or Native Alaskan	0.5%	0.8%	0.8%
2023 Estimated Other Races	10.8%	12.0%	11.9%
2023 Estimated Hispanic	8.8%	11.5%	10.9%
<b>Income</b>			
2023 Estimated Average Household Income	\$143,119	\$134,580	\$147,269
2023 Estimated Median Household Income	\$118,260	\$97,794	\$108,232
2023 Estimated Per Capita Income	\$80,274	\$69,391	\$70,171
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.5%	1.7%
2023 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.0%	2.0%
2023 Estimated High School Graduate	3.4%	10.9%	10.2%
2023 Estimated Some College	14.8%	16.3%	16.7%
2023 Estimated Associates Degree Only	2.7%	5.3%	5.3%
2023 Estimated Bachelors Degree Only	43.1%	37.3%	37.3%
2023 Estimated Graduate Degree	33.2%	26.6%	26.8%
<b>Business</b>			
2023 Estimated Total Businesses	1,453	17,661	33,279
2023 Estimated Total Employees	19,283	185,734	290,558
2023 Estimated Employee Population per Business	13.3	10.5	8.7
2023 Estimated Residential Population per Business	4.9	8.5	10.8

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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