

# HAWTHORNE

# RARE SECOND GENERATION PRIME RETAIL SPACE



FOR LEASE

Walk Score

96

Bike Score

100

Transit Score

49

## ADDRESS

3432 SE Hawthorne Blvd  
Portland, OR 97214

## AVAILABLE SPACE

- **STOREFRONT RETAIL:**  
1,518 SF inline  
Available now
- **PRIME CORNER:**  
7,892 SF on two levels  
Ground 4,703 SF | Mezzanine 3,189 SF

## RENTAL RATE

Please call for details

## HIGHLIGHTS

- Prime retail space in the heart of the Hawthorne shopping district. Unbeatable location for retail tenants seeking second generation, maximum visibility, excellent co-tenancy and prime exposure. Footwise and Blush Beauty Bar opening soon!
- Nearby retailers and restaurants include Farmhouse Kitchen Thai Cuisine, Hello India, Harlow, Moberi, The Waffle Window, Bread & Ink Café, McMenamins Bagdad Theater & Pub, The Perfume House and more.

## TRAFFIC COUNT

SE Hawthorne Blvd – 19,104 ADT ('22)



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

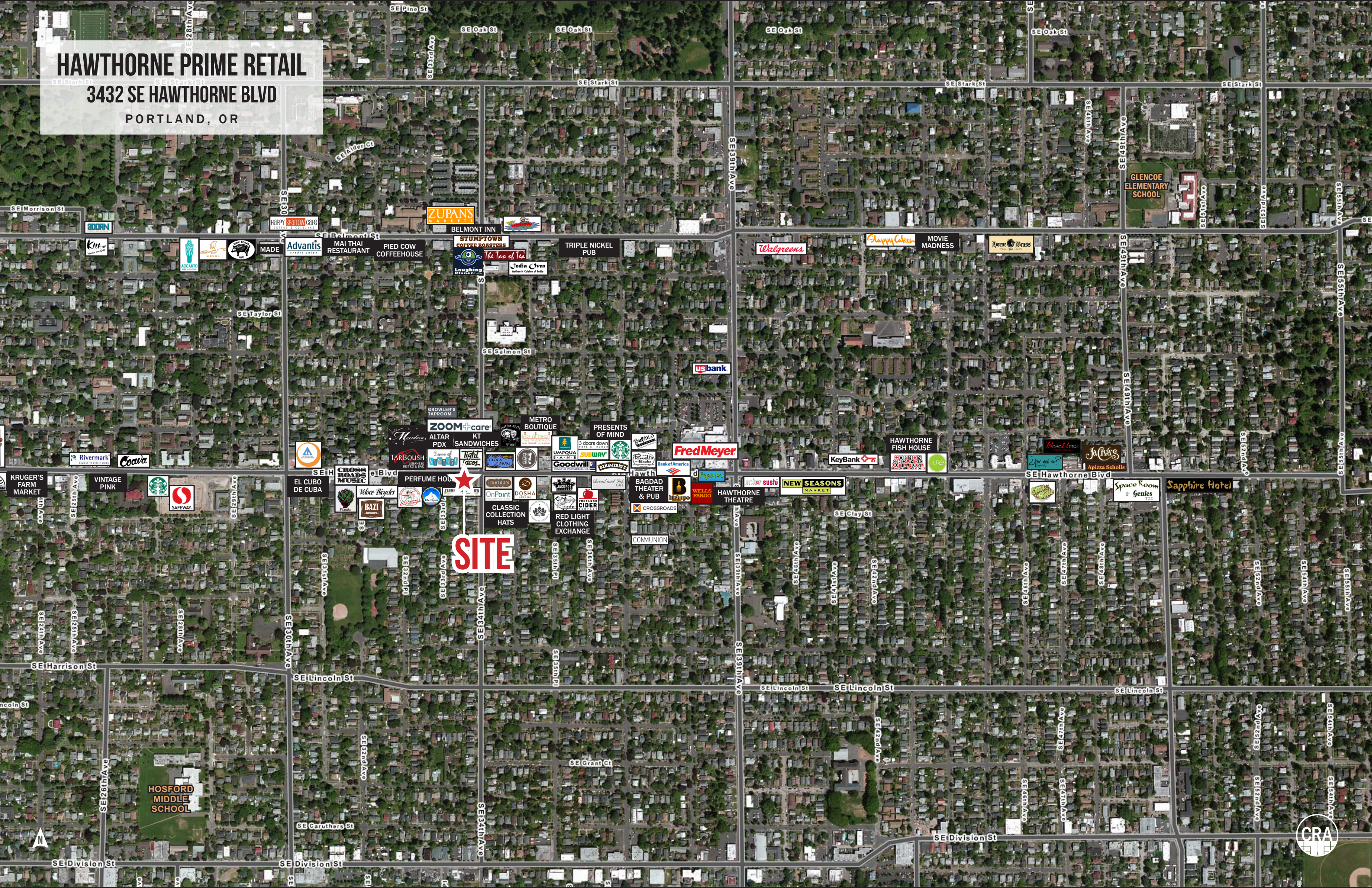
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# HAWTHORNE PRIME RETAIL

3432 SE HAWTHORNE BLVD  
PORTLAND, OR



**SITE**



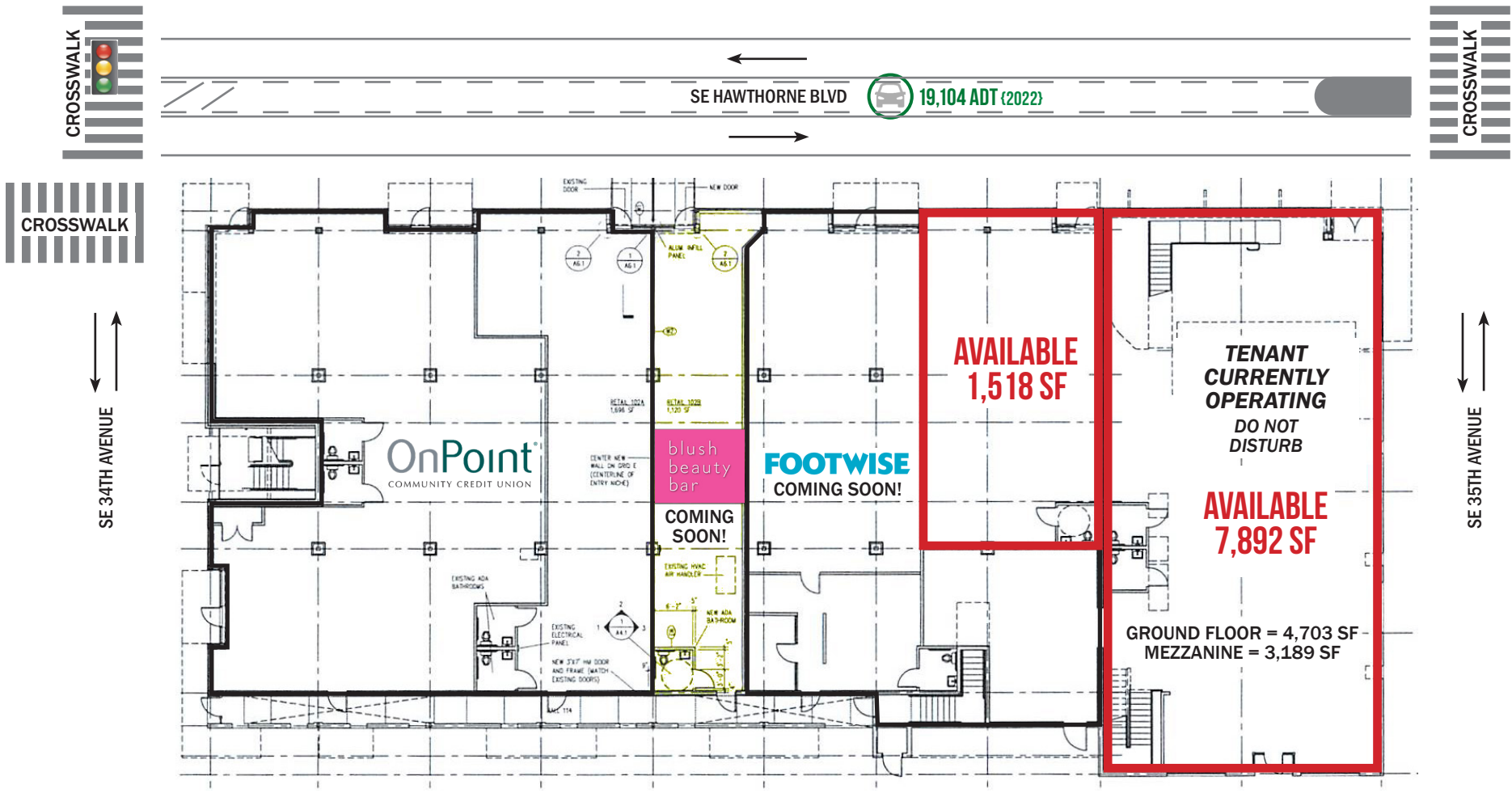


# HAWTHORNE PRIME RETAIL

3432 SE HAWTHORNE BLVD

PORTLAND, OR

## SITE PLAN



# HAWTHORNE PRIME RETAIL

## 3432 SE HAWTHORNE BLVD

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	36,603	229,721	502,723
Projected Population 2027	37,361	234,230	508,980
Average HH Income	\$109,680	\$106,101	\$106,527
Median Home Value	\$570,452	\$535,448	\$500,708
Daytime Demographics 16+	19,296	291,146	507,025
Some College or Higher	88.4%	83.8%	79.2%

# 36.0

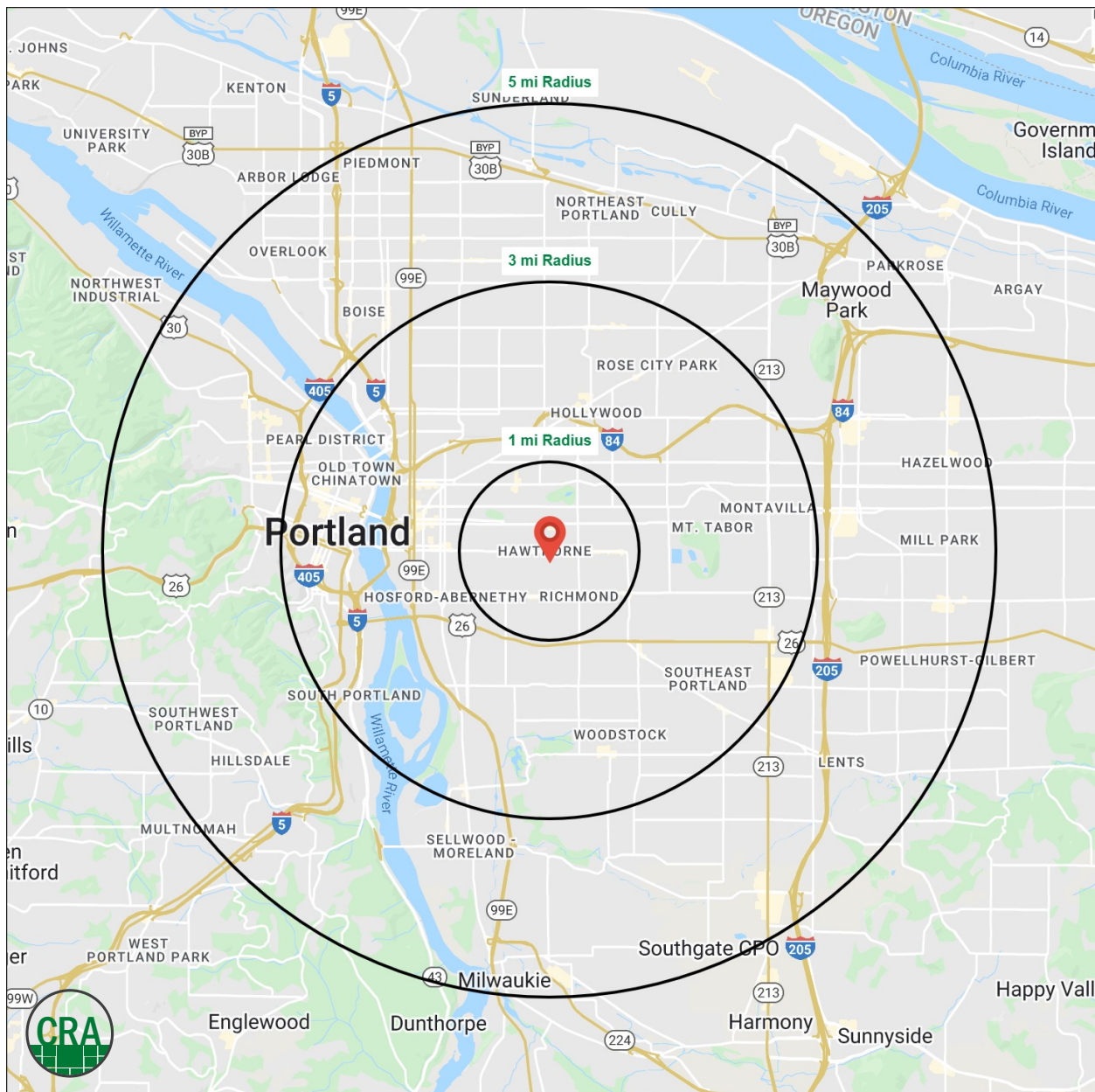
Median Age

1 MILE RADIUS

# \$570,452

Median Home Value

1 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.5119/-122.6292

<b>3432 SE Hawthorne Blvd Portland, OR 97214</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2022 Estimated Population	36,603	229,721	502,723
2027 Projected Population	37,361	234,230	508,980
2020 Census Population	36,920	232,276	508,266
2010 Census Population	32,039	202,346	450,123
Projected Annual Growth 2022 to 2027	0.4%	0.4%	0.2%
Historical Annual Growth 2010 to 2022	1.2%	1.1%	1.0%
2022 Median Age	36.0	37.9	37.4
<b>Households</b>			
2022 Estimated Households	17,291	110,936	225,987
2027 Projected Households	17,716	113,657	230,438
2020 Census Households	17,440	111,997	228,330
2010 Census Households	15,173	95,066	198,806
Projected Annual Growth 2022 to 2027	0.5%	0.5%	0.4%
Historical Annual Growth 2010 to 2022	1.2%	1.4%	1.1%
<b>Race and Ethnicity</b>			
2022 Estimated White	80.0%	74.2%	70.2%
2022 Estimated Black or African American	1.5%	3.4%	5.1%
2022 Estimated Asian or Pacific Islander	4.9%	7.7%	8.4%
2022 Estimated American Indian or Native Alaskan	0.5%	0.8%	1.0%
2022 Estimated Other Races	13.0%	13.8%	15.2%
2022 Estimated Hispanic	8.4%	9.9%	11.6%
<b>Income</b>			
2022 Estimated Average Household Income	\$109,680	\$106,101	\$106,527
2022 Estimated Median Household Income	\$92,811	\$83,417	\$82,785
2022 Estimated Per Capita Income	\$52,028	\$51,694	\$48,263
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.8%	2.7%
2022 Estimated Some High School (Grade Level 9 to 11)	1.5%	2.8%	3.4%
2022 Estimated High School Graduate	9.2%	11.6%	14.7%
2022 Estimated Some College	18.3%	18.6%	19.0%
2022 Estimated Associates Degree Only	5.7%	5.8%	6.6%
2022 Estimated Bachelors Degree Only	39.2%	34.4%	31.6%
2022 Estimated Graduate Degree	25.3%	25.1%	22.0%
<b>Business</b>			
2022 Estimated Total Businesses	2,328	23,194	39,766
2022 Estimated Total Employees	11,374	226,788	371,244
2022 Estimated Employee Population per Business	4.9	9.8	9.3
2022 Estimated Residential Population per Business	15.7	9.9	12.6



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.