



FOR LEASE

3962 NORTH MISSISSIPPI AVENUE

PORTLAND, OREGON

➤➤ IN THE HEART OF NORTH MISSISSIPPI HISTORIC DISTRICT

LOCATION

3962 N Mississippi Ave, Portland, Oregon

AVAILABLE SPACE

945 SF (Currently occupied by SockDreams)
Available 4/1/2024



ASKING RATE

\$30.00/SF, NNN (\$5.00/SF, NNN)

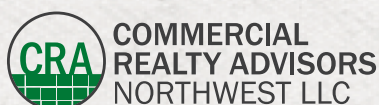


TRAFFIC COUNTS

N Mississippi Ave – 6,605 ADT ('22)

HIGHLIGHTS

- Strong nearby residential demographics with easy walkability.
- Perfect for retail or creative.
- Located in the heart of Mississippi Ave and closeby to N Williams Ave.



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3962 N MISSISSIPPI

AREA MAP

PORTLAND, OR



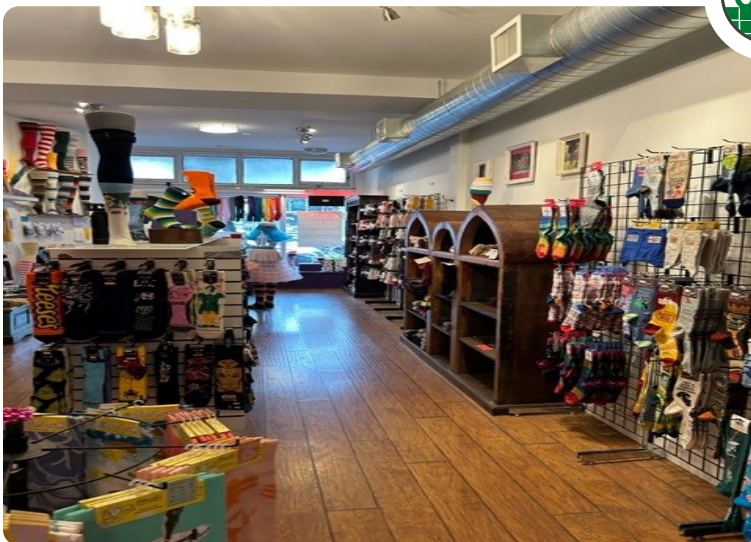
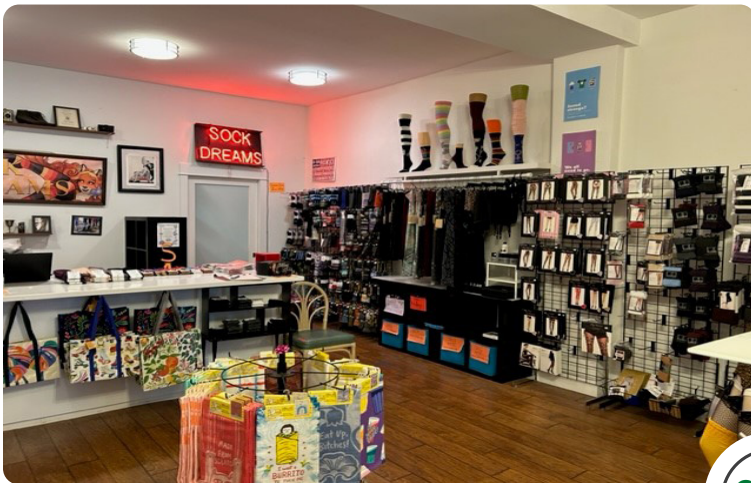
1	PROST!	21	MOLOKO	41	BLACK SEED BURGER CULT	61	ROVENTE PIZZERIA	81	GRIZZLY TATTOO
2	MONSOON THAI	22	GRAVY	42	LITTLE BIG BURGER	62	COCO DONUTS	82	MIGRATION BREWING
3	FOOD CARTS	23	BLACK WAGON	43	THE MEADOW	63	OPEN TANDOOR INDIAN	83	CHOCOLATE CRAFT STUDIO
4	MOBERI	24	TARTUCA	44	ROSE CITY COMICS	64	VENDETTA	84	GRAINS OF WRATH PDX
5	THE RAMBLER	25	SITE	45	BRIDGE CITY COMICS	65	SHINE DISTILLERY & GRILL	85	CRISP SALADS
6	PILOT HOUSE DISTILLING	26	BAR BAR	46	GIFTY KITTY	66	DING TEA WILLIAMS	86	LA COCINA
7	SCOUT REALTY CO	27	MISS DELTA RESTAURANT	47	AIRWAY SCIENCE FOR KIDS	67	DICK'S PRIMAL BURGER	87	EEM - THAI BBQ & COCKTAILS
8	NECTAR	28	MISSISSIPPI STUDIOS	48	KATE'S ICE CREAM	68	THE MATADOR	88	RECLAMATION
9	PAXTON GATE	29	UCHU SUSHI /LUSTRE	49	FLY AWAKE TEA HOUSE	69	XLB	89	EAT: AN OYSTER BAR
10	Q CENTER	30	TEA CHAI TE	50	STORMBREAKER BREWING	70	DOS HERMANOS	90	MAKE+TAKE STUDIO
11	INTERTURBAN	31	MEE-SEN THAI EATERY / CHURN	51	HARD CASE TATTOO	71	JINJU PATISSERIE	91	SUSHI HADA
12	TRAVELING TAPHOUSE	32	SUNLAN LIGHTING	52	BLACK BOOK GUITARS	72	BIRRIERIA PEPE CHILE	92	LIFE OF PIE PIZZA
13	LOVELY'S FIFTY FIFTY	33	MISSISSIPPI NAILS & SPA	53	REBUILDING CENTER	73	POA CAFE	93	WHAT'S THE SCOOP?
14	SALTY'S PET SUPPLY	34	BOISE NAIL & SPA	54	PSYCHIC BAR	74	WORKSHOP VINTAGE	94	ALEFIRE
15	JENNYFER'S BOUTIQUE	35	ZOOMCARE	55	ATLANTIS LOUNGE	75	EITHER/OR	95	THE WHOLE BOWL
16	THE WORN PATH	36	TUPELO ALLEY	56	POR QUE NO?	76	THE CELERY	96	BREAD & HONEY CAFE
17	PURE SALON SPA	37	PISTILS NURSERY	57	ALTURA FURNITURE	77	THE BOX SOCIAL	97	MAUI'S
18	THE FRESH POT	38	BLUE STAR DONUTS	58	SOUTHERN KITCHEN PDX	78	EVOLVED ARTS TATTOO STUDIO		
19	BRIDGETOWN BEERHOUSE	39	SLOAN BOUTIQUE	59	THE SUDRA	79	LUA		
20	THE 1905/FARWELL	40	SAMURI BLUE SUSHI & RAMEN	60	ECLIPTIC BREWING	80	QUESABROSA		



INTERIOR/EXERIOR IMAGES

3962 N MISSISSIPPI

PORTLAND, OR

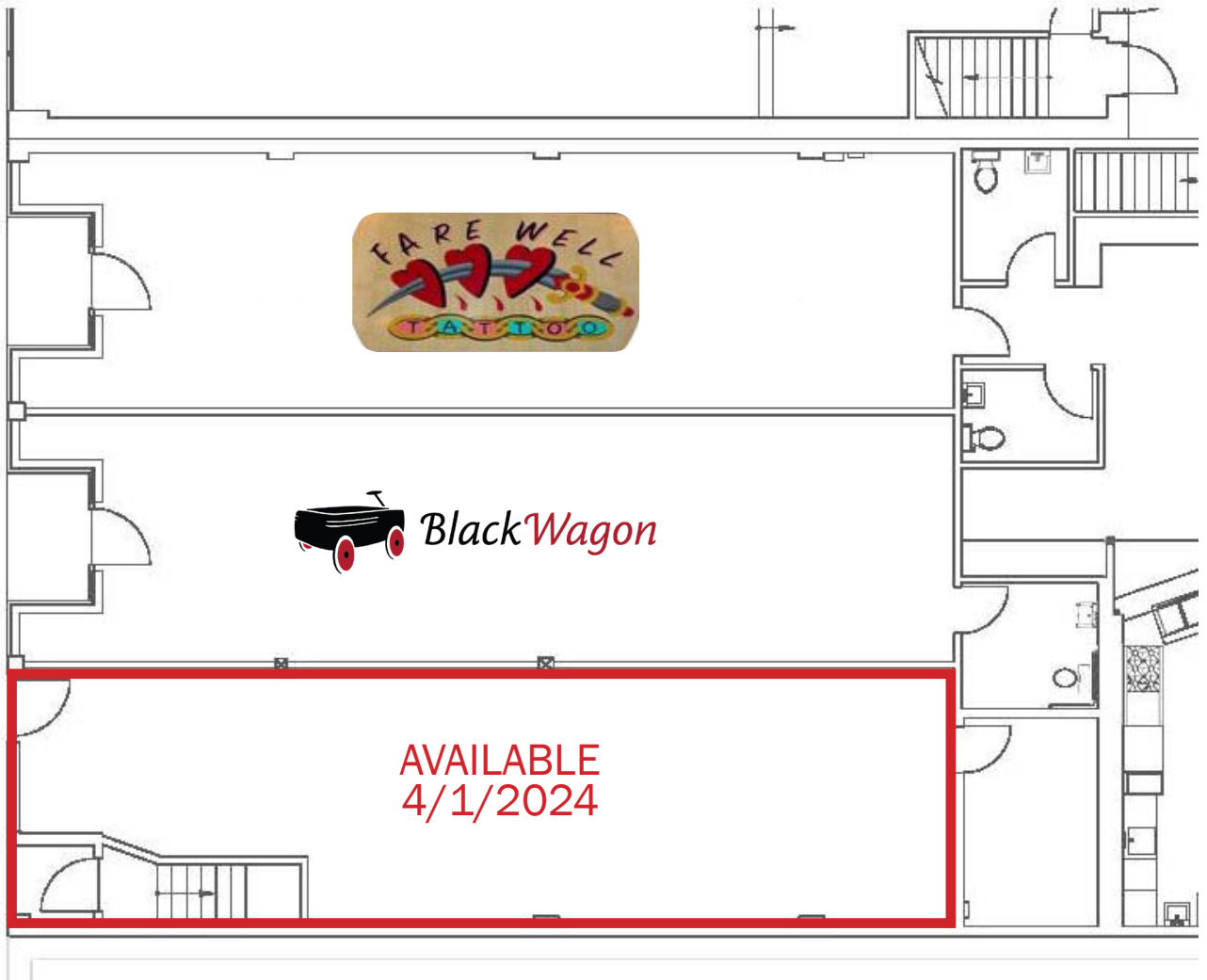


SITE PLAN

3962 N MISSISSIPPI

PORTLAND, OR

N Mississippi Avenue



3962 N MISSISSIPPI

PORTLAND, OR

DEMOGRAPHIC SUMMARY

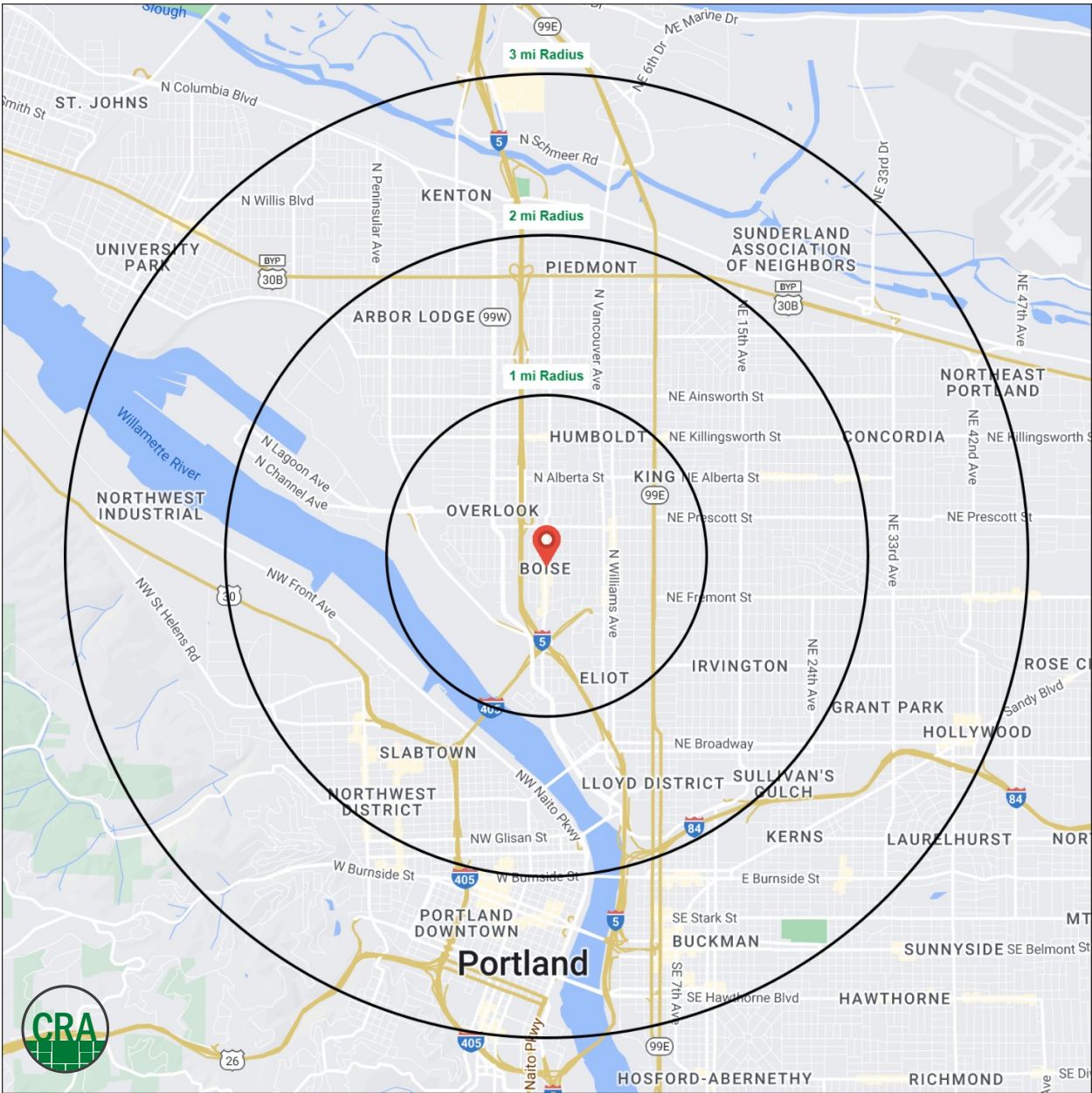
Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	27,238	105,263	191,914
Projected Population 2028	30,212	111,788	201,980
Average HH Income	\$136,962	\$140,385	\$132,787
Median Age	34.7	37.1	37.2
Total Businesses	1,961	9,381	21,771
Some College+	85.4%	86.0%	86.0%

105,263

Estimated 2023 Population
2 MILE RADIUS

\$140,385

Average Household Income
2 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5518/-122.6752

3962 N Mississippi Ave Portland, OR 97227	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	27,238	105,263	191,914
2028 Projected Population	30,212	111,788	201,980
2020 Census Population	26,609	104,770	192,445
2010 Census Population	18,970	81,841	158,422
Projected Annual Growth 2023 to 2028	2.2%	1.2%	1.0%
Historical Annual Growth 2010 to 2023	3.4%	2.2%	1.6%
2023 Median Age	34.7	37.1	37.2
Households			
2023 Estimated Households	11,902	52,149	96,685
2028 Projected Households	13,362	55,691	102,590
2020 Census Households	11,462	51,288	95,839
2010 Census Households	8,187	38,991	76,305
Projected Annual Growth 2023 to 2028	2.5%	1.4%	1.2%
Historical Annual Growth 2010 to 2023	3.5%	2.6%	2.1%
Race and Ethnicity			
2023 Estimated White	67.6%	72.4%	73.0%
2023 Estimated Black or African American	13.9%	9.1%	7.3%
2023 Estimated Asian or Pacific Islander	4.5%	5.5%	7.0%
2023 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.8%
2023 Estimated Other Races	13.2%	12.1%	11.8%
2023 Estimated Hispanic	11.3%	11.3%	11.2%
Income			
2023 Estimated Average Household Income	\$136,962	\$140,385	\$132,787
2023 Estimated Median Household Income	\$96,810	\$102,120	\$97,420
2023 Estimated Per Capita Income	\$60,132	\$70,010	\$67,409
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.2%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.0%	2.0%
2023 Estimated High School Graduate	11.9%	10.7%	10.4%
2023 Estimated Some College	13.6%	15.6%	16.8%
2023 Estimated Associates Degree Only	5.2%	5.3%	5.3%
2023 Estimated Bachelors Degree Only	41.5%	38.8%	38.3%
2023 Estimated Graduate Degree	25.0%	26.3%	25.6%
Business			
2023 Estimated Total Businesses	1,961	9,381	21,771
2023 Estimated Total Employees	17,014	92,465	213,621
2023 Estimated Employee Population per Business	8.7	9.9	9.8
2023 Estimated Residential Population per Business	13.9	11.2	8.8

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. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.