

4831 NE 42ND AVENUE

ON THE CORNER OF NE 42ND & NE ALBERTA

AVAILABLE
NOW!



► FOR LEASE ◀

LOCATION

4831 NE 42nd Avenue, Portland, Oregon

AVAILABLE SPACE

1,500 SF

ASKING RATE

\$27.00/SF/YR, Modified Gross

TRAFFIC COUNTS

NE 42nd Avenue – 9,522 ADT ('22)

HIGHLIGHTS

- Prime location along the 42nd Ave commercial district and nearby to the Alberta Arts District.
- Perfect for retail or small office.
- Mid-Century Modern building with large storefront windows.
- Pylon signage available.
- Two off-street spaces included for owner or employee parking.
- Great neighborhood for walking and biking to the many small businesses nearby.
- Strong daytime population and residency with high base income.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

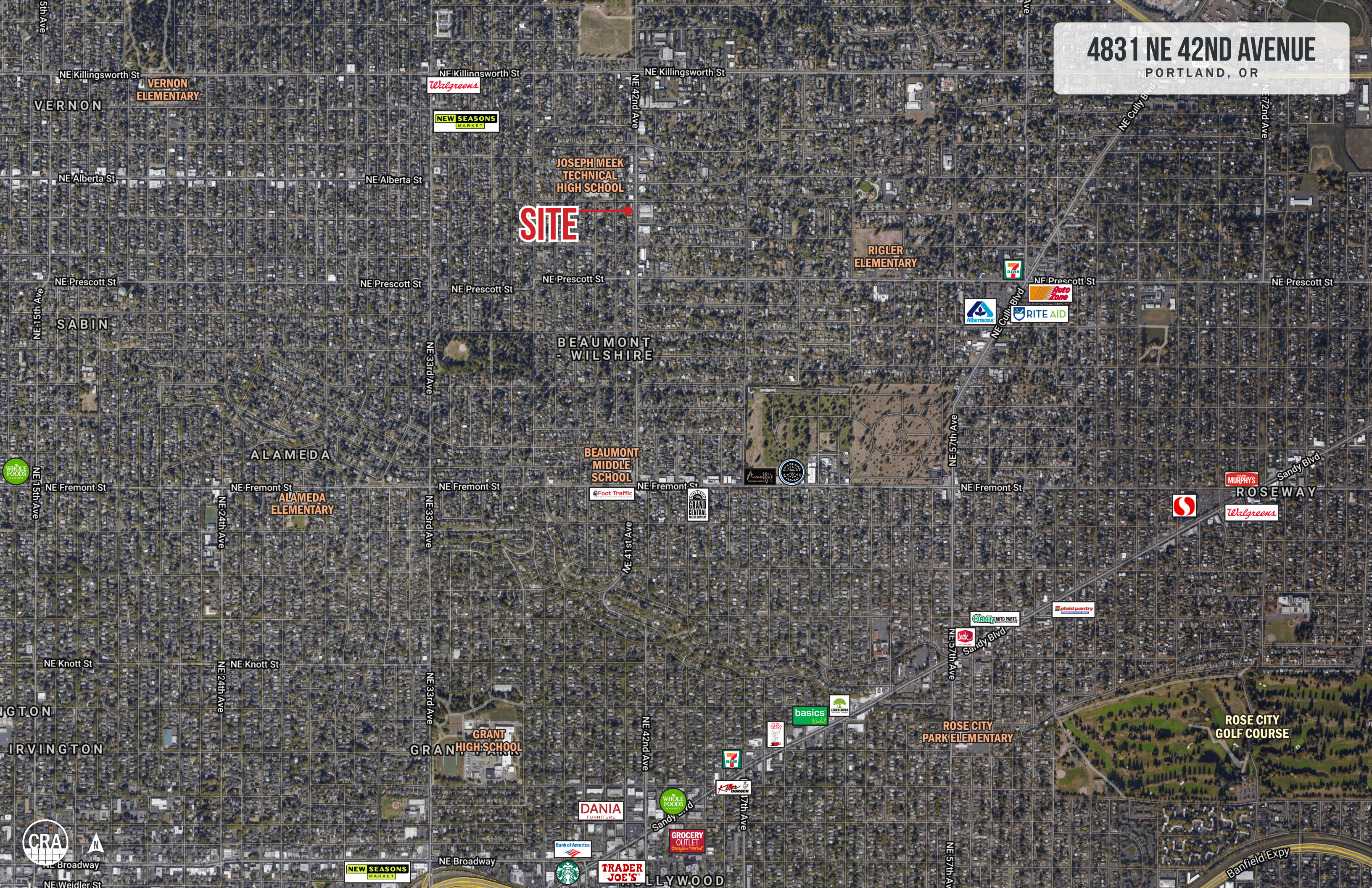
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4831 NE 42ND AVENUE

PORTLAND, OR

SITE



VERNON
ELEMENTARY

JOSEPH MEEK
TECHNICAL
HIGH SCHOOL

RIGLER
ELEMENTARY

BEAUMONT
WILSHIRE

BEAUMONT
MIDDLE
SCHOOL

ALAMEDA

ALAMEDA
ELEMENTARY

ROSEWAY

WALGREENS

GRANT
HIGH SCHOOL

ROSE CITY
PARK ELEMENTARY

ROSE CITY
GOLF COURSE



NEW SEASONS
MARKET

TRADER
JOE'S

Banfield Expy

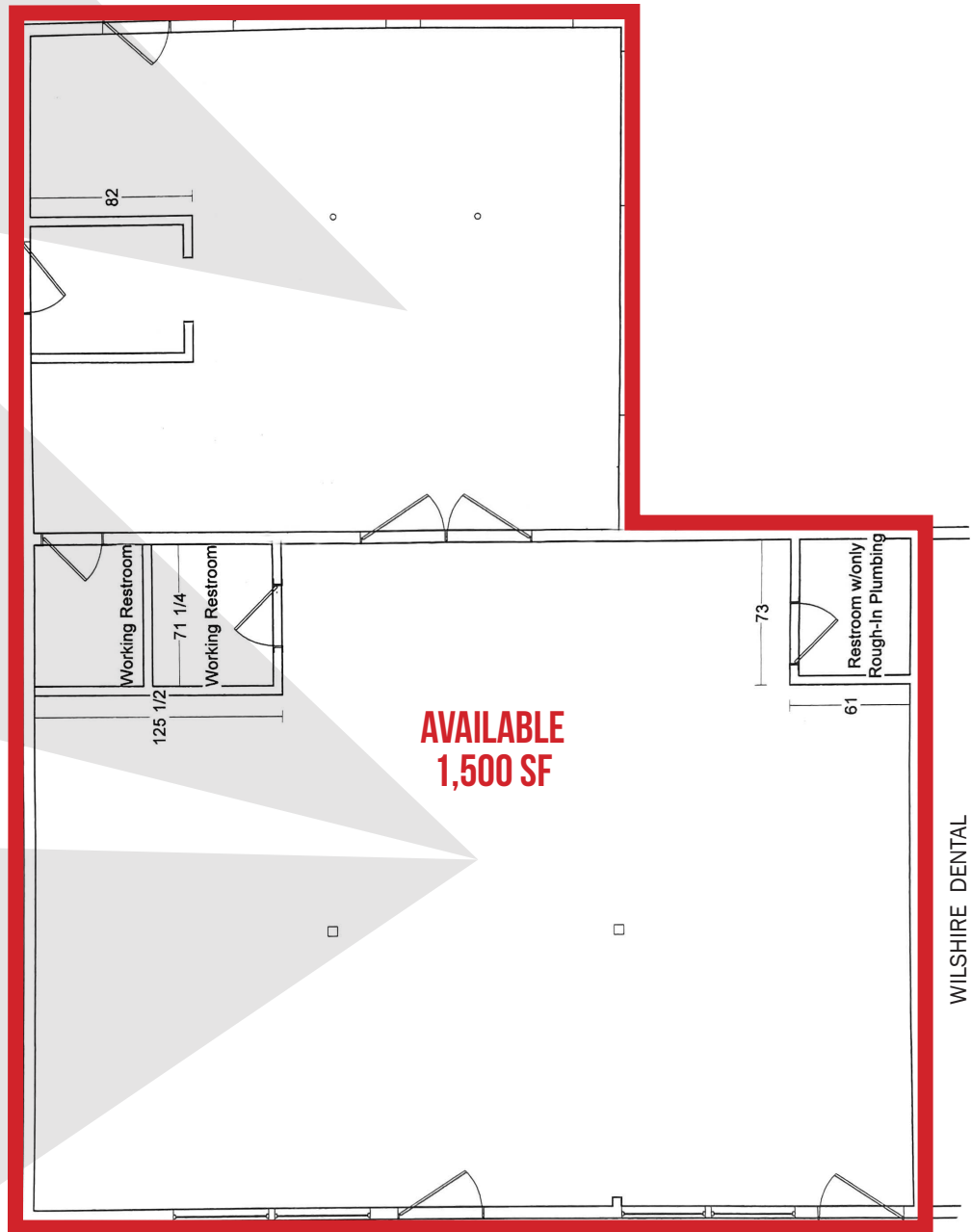
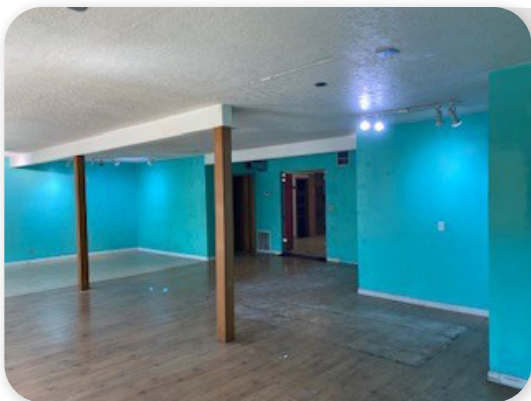
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SITE PLAN & IMAGES



OWNER/EMPLOYEE PARKING AREA
(2 SPACES INCLUDED)



WILSHIRE DENTAL

NE 42ND AVENUE



*SITE PLAN NOT TO SCALE. FOR MARKETING PURPOSES ONLY.

4831 NE 42ND AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

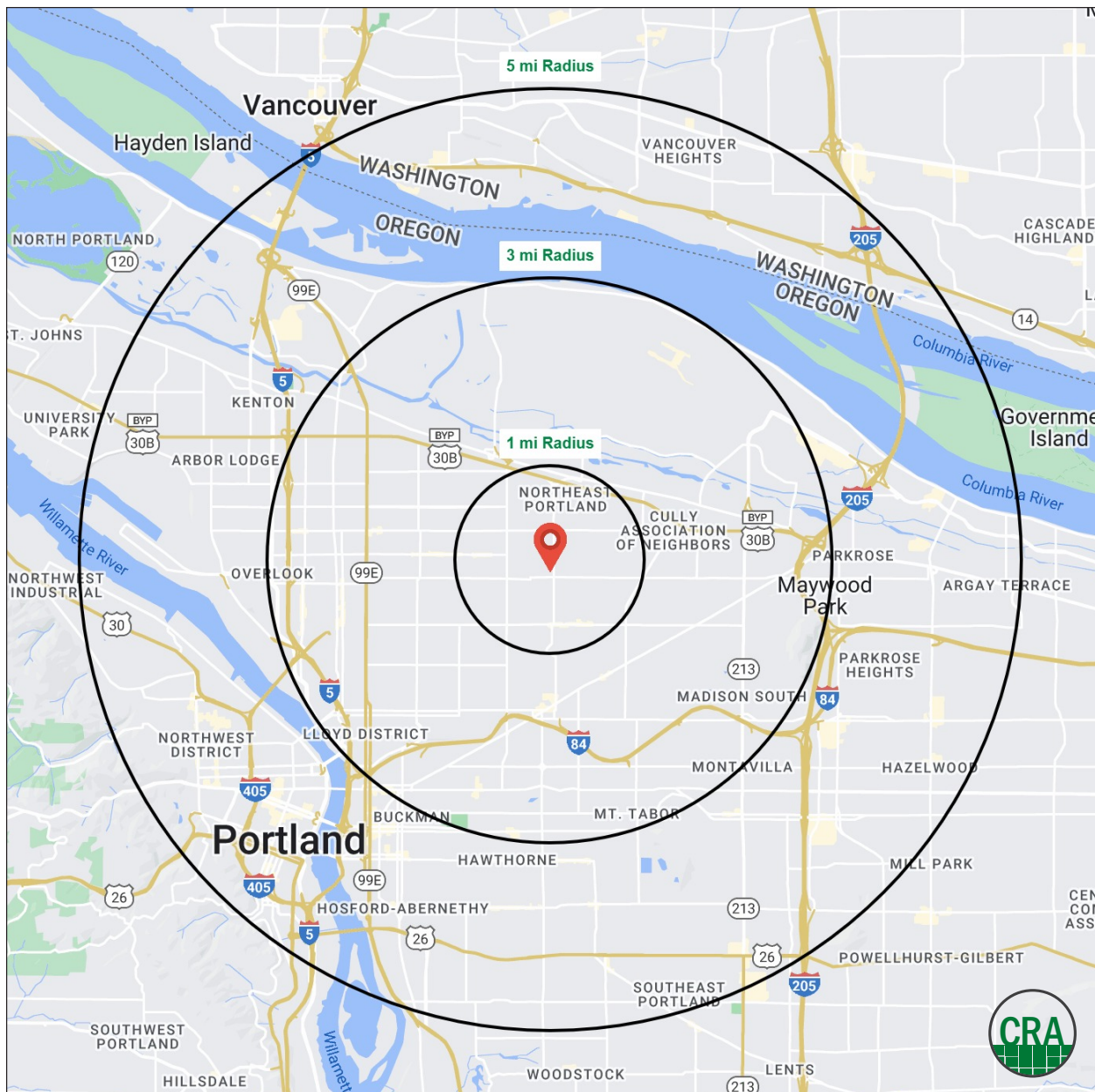
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	23,352	167,732	407,711
Projected Population 2026	23,263	173,860	425,104
Average HH Income	\$123,420	\$107,137	\$100,786
Median Age	37.9	37.2	37.9
Total Businesses	1,107	11,721	34,487
2021 Est. Some College+	84.7%	83.0%	80.9%

23,352

Estimated 2021 Population
1 MILE RADIUS

\$123,420

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.558/-122.6206

4831 NE 42nd Ave	1 mi	3 mi	5 mi
Portland, OR 97218	radius	radius	radius
Population			
2021 Estimated Population	23,352	167,732	407,711
2026 Projected Population	23,263	173,860	425,104
2020 Census Population	23,183	168,290	406,052
2010 Census Population	21,522	146,237	352,916
Projected Annual Growth 2021 to 2026	-	0.7%	0.9%
Historical Annual Growth 2010 to 2021	0.8%	1.3%	1.4%
2021 Median Age	37.9	37.2	37.9
Households			
2021 Estimated Households	9,410	73,512	188,579
2026 Projected Households	9,746	78,928	203,641
2020 Census Households	9,362	73,644	187,477
2010 Census Households	8,640	63,249	160,085
Projected Annual Growth 2021 to 2026	0.7%	1.5%	1.6%
Historical Annual Growth 2010 to 2021	0.8%	1.5%	1.6%
Race and Ethnicity			
2021 Estimated White	67.4%	67.6%	68.8%
2021 Estimated Black or African American	11.7%	11.1%	7.3%
2021 Estimated Asian or Pacific Islander	5.5%	5.7%	8.0%
2021 Estimated American Indian or Native Alaskan	1.4%	1.0%	1.0%
2021 Estimated Other Races	14.1%	14.6%	14.8%
2021 Estimated Hispanic	10.3%	10.7%	11.2%
Income			
2021 Estimated Average Household Income	\$123,420	\$107,137	\$100,786
2021 Estimated Median Household Income	\$110,545	\$88,174	\$81,547
2021 Estimated Per Capita Income	\$49,877	\$47,270	\$47,043
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.2%	2.3%
2021 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.5%	3.1%
2021 Estimated High School Graduate	11.4%	12.3%	13.8%
2021 Estimated Some College	17.4%	18.3%	19.5%
2021 Estimated Associates Degree Only	6.6%	6.3%	6.6%
2021 Estimated Bachelors Degree Only	34.6%	34.5%	32.4%
2021 Estimated Graduate Degree	26.1%	23.9%	22.4%
Business			
2021 Estimated Total Businesses	1,107	11,721	34,487
2021 Estimated Total Employees	5,589	105,274	353,166
2021 Estimated Employee Population per Business	5.0	9.0	10.2
2021 Estimated Residential Population per Business	21.1	14.3	11.8

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.