

COMMERCIAL KITCHEN



— FOR LEASE —

ADDRESS

4839 NE 106th Ave | Portland, OR 97220

AVAILABLE SPACE

2,744 SF

RENTAL RATE

\$5,000/month + NNs

TRAFFIC COUNTS

NE Sandy Blvd – 23,630 ADT ('22)

HIGHLIGHTS

- Commercial kitchen with plenty of infrastructure, including a type 2 hood, walk ins, dish pits, storage, prep space, etc.
- Easy access to NE Sandy Blvd and I-205
- Close to PDX
- Available now!



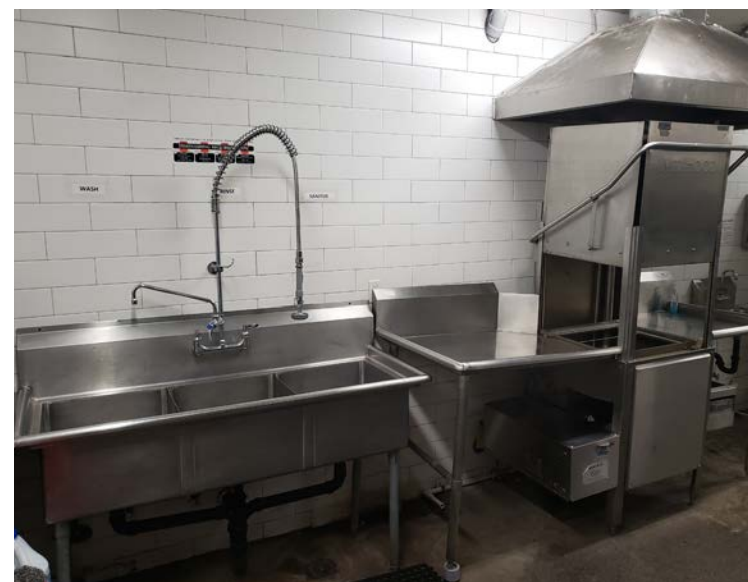
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Sam LeFeber 503.866.1956 | sam@cra-nw.com

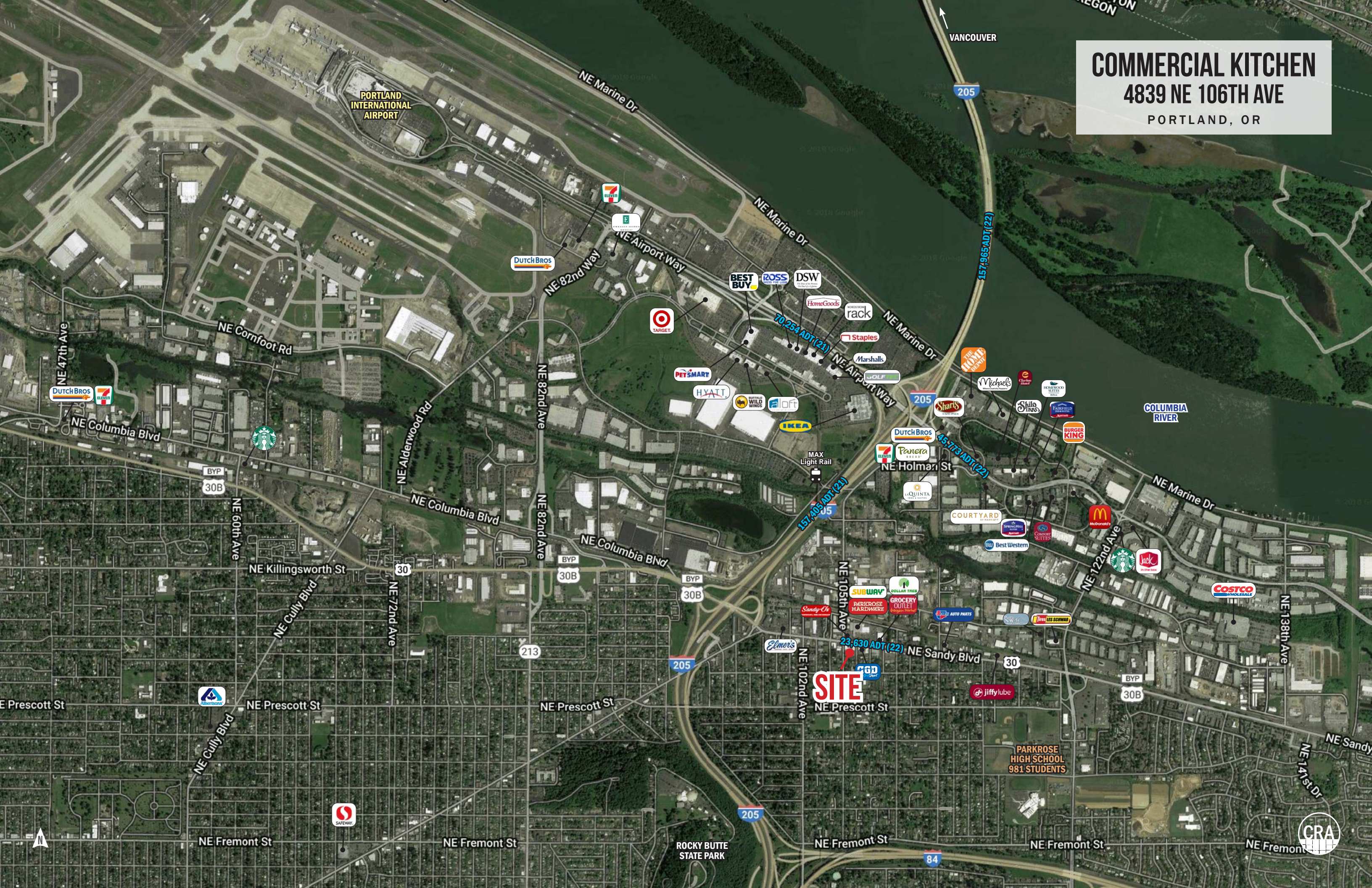
Joe Casey 541.908.1708 | joe@cra-nw.com

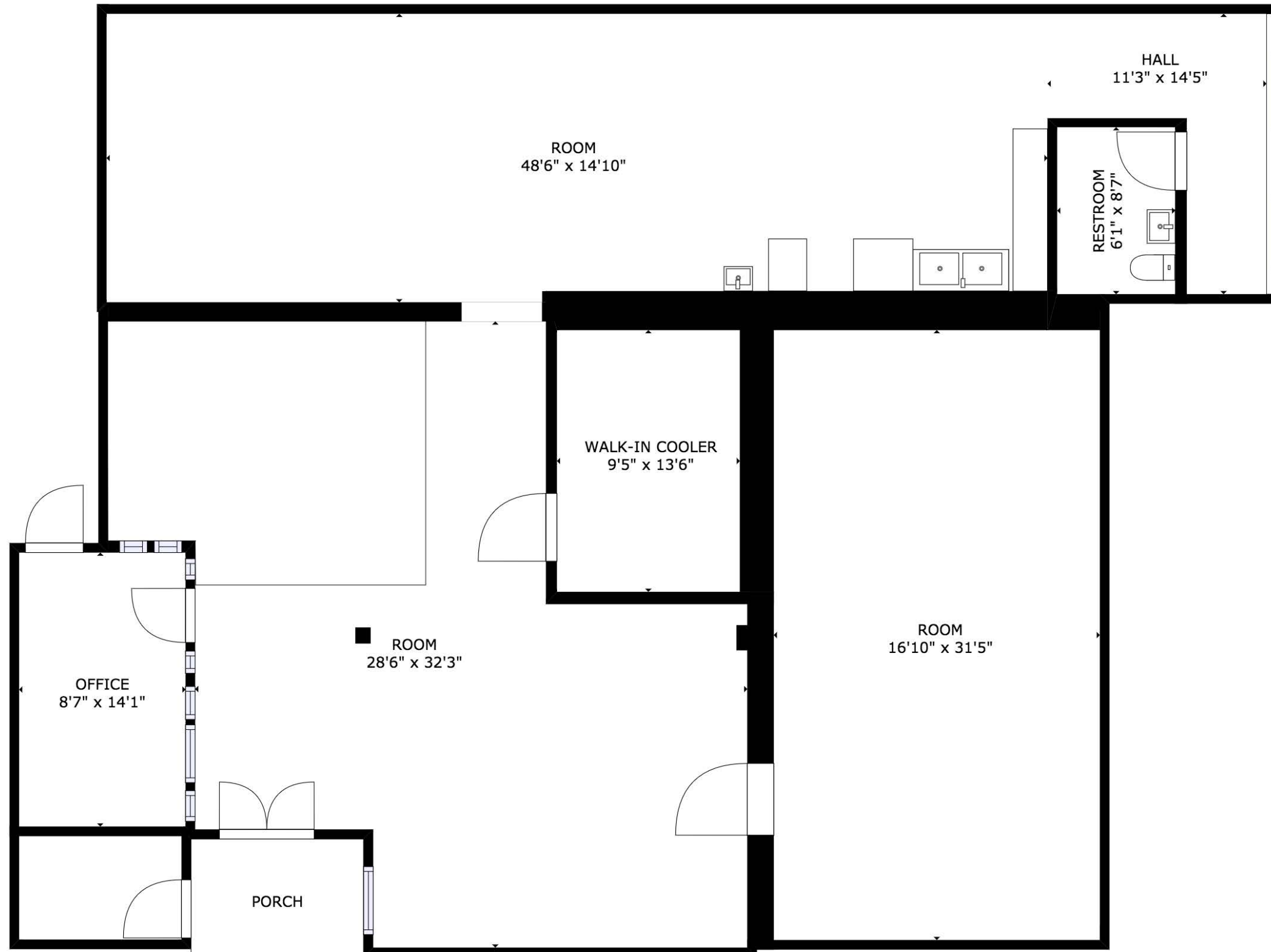
503.274.0211

www.cra-nw.com



COMMERCIAL KITCHEN
4839 NE 106TH AVE
PORTLAND, OR





The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



COMMERCIAL KITCHEN

4839 NE 106TH AVE

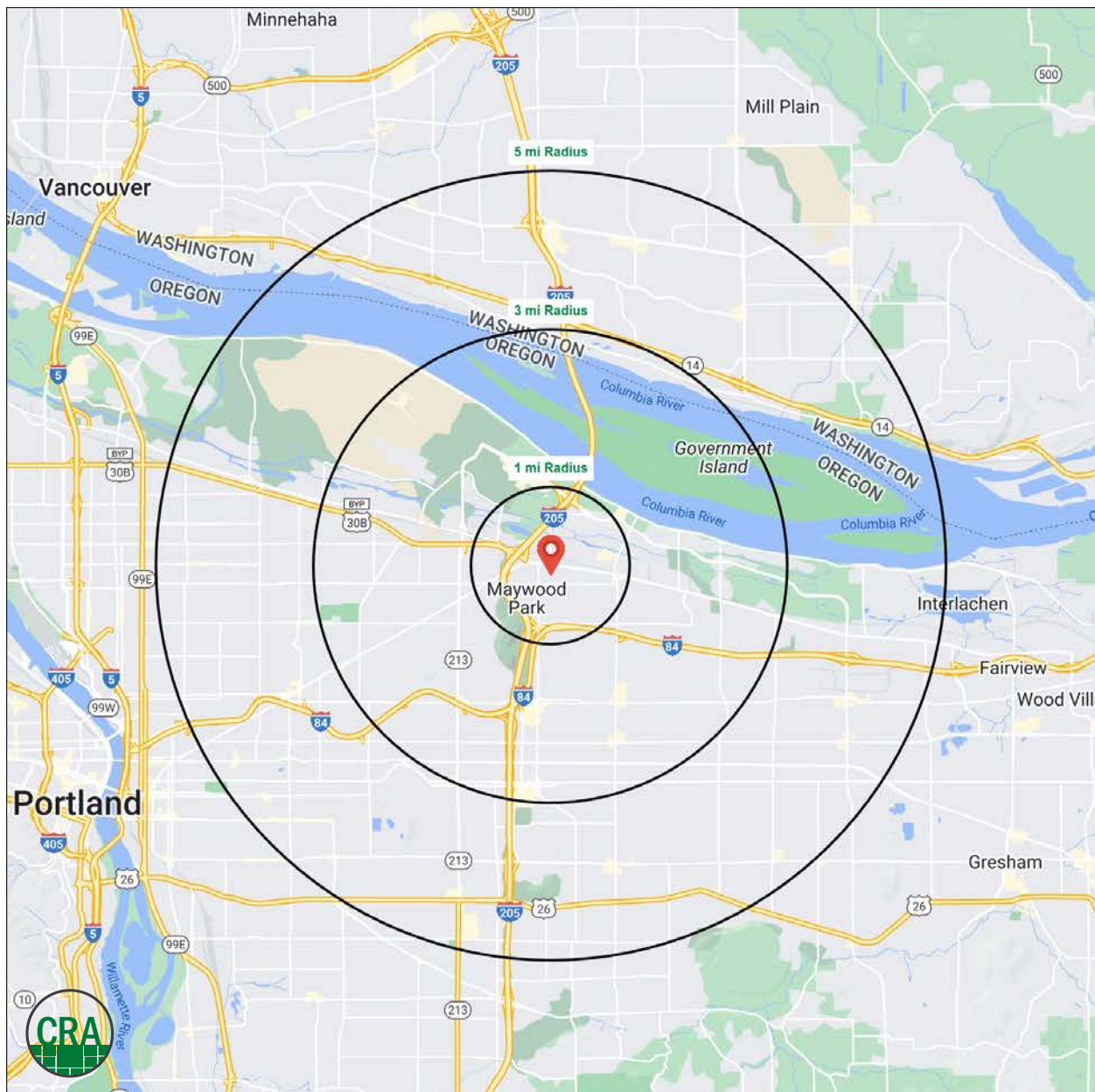
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	9,256	90,925	357,743
Estimated Households	3,431	36,232	144,715
Average HH Income	\$107,043	\$117,585	\$126,224
Median Home Value	\$425,829	\$448,452	\$489,343
Median Age	38.7	40.3	39.0
Daytime Demographics 16+	11,394	84,845	257,650

\$107,043

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: 45.5585/-122.5543

4839 NE 106th Ave Portland, OR 97220	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	9,256	90,925	357,743
2028 Projected Population	8,200	84,298	339,719
2020 Census Population	9,756	93,719	366,248
2010 Census Population	9,500	89,291	339,301
Projected Annual Growth 2023 to 2028	-2.3%	-1.5%	-1.0%
Historical Annual Growth 2010 to 2023	-0.2%	0.1%	0.4%
2023 Median Age	38.7	40.3	39.0
Households			
2023 Estimated Households	3,431	36,232	144,715
2028 Projected Households	3,133	34,723	141,610
2020 Census Households	3,632	37,195	146,475
2010 Census Households	3,532	35,642	135,794
Projected Annual Growth 2023 to 2028	-1.7%	-0.8%	-0.4%
Historical Annual Growth 2010 to 2023	-0.2%	0.1%	0.5%
Race and Ethnicity			
2023 Estimated White	57.9%	63.1%	66.6%
2023 Estimated Black or African American	13.1%	9.5%	7.2%
2023 Estimated Asian or Pacific Islander	11.6%	11.8%	10.6%
2023 Estimated American Indian or Native Alaskan	1.2%	1.1%	0.9%
2023 Estimated Other Races	16.2%	14.5%	14.7%
2023 Estimated Hispanic	17.4%	14.8%	14.7%
Income			
2023 Estimated Average Household Income	\$107,043	\$117,585	\$126,224
2023 Estimated Median Household Income	\$75,481	\$86,751	\$91,910
2023 Estimated Per Capita Income	\$40,743	\$47,358	\$51,381
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	6.0%	4.4%	4.3%
2023 Estimated Some High School (Grade Level 9 to 11)	6.9%	4.9%	4.4%
2023 Estimated High School Graduate	24.1%	20.1%	18.1%
2023 Estimated Some College	24.2%	21.1%	21.0%
2023 Estimated Associates Degree Only	8.4%	8.4%	8.2%
2023 Estimated Bachelors Degree Only	20.5%	27.0%	27.3%
2023 Estimated Graduate Degree	9.8%	14.1%	16.7%
Business			
2023 Estimated Total Businesses	852	5,938	19,941
2023 Estimated Total Employees	8,419	57,876	154,429
2023 Estimated Employee Population per Business	9.9	9.7	7.7
2023 Estimated Residential Population per Business	10.9	15.3	17.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



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