

BARNES-MILLER VILLAGE

BISCUITS CAFE
BREAKFAST • LUNCH

► FOR LEASE ◀

ADDRESS

7365 SW Barnes Road in Portland, Oregon
Intersection of SW Miller & SW Barnes Road

AVAILABLE SPACE

2,016 SF

RENTAL RATE

\$32.00/SF, NNN \$9.44 SF

TRAFFIC COUNTS

Barnes Road – 18,031 ADT ('22)

Miller Road – 9,002 ADT ('22)

HIGHLIGHTS

- Center highly visible from two major thoroughfares.
- Located in an affluent neighborhood (the average household income within 1 mile is over \$163,000).
- Well positioned to draw from multiple surrounding neighborhoods including downtown Portland, Forest Heights and Cedar Hills.
- Easy access to Hwy 26, Hwy 217 and downtown.
- Located on bus line.
- Minutes from St. Vincent Hospital, as well as across the street from grocery anchored center.
- Co-tenants include Biscuits Cafe, Sandoval's, Joy Wok, Pizza Nostra, Postal Annex, and more!



COMMERCIAL
REALTY ADVISORS
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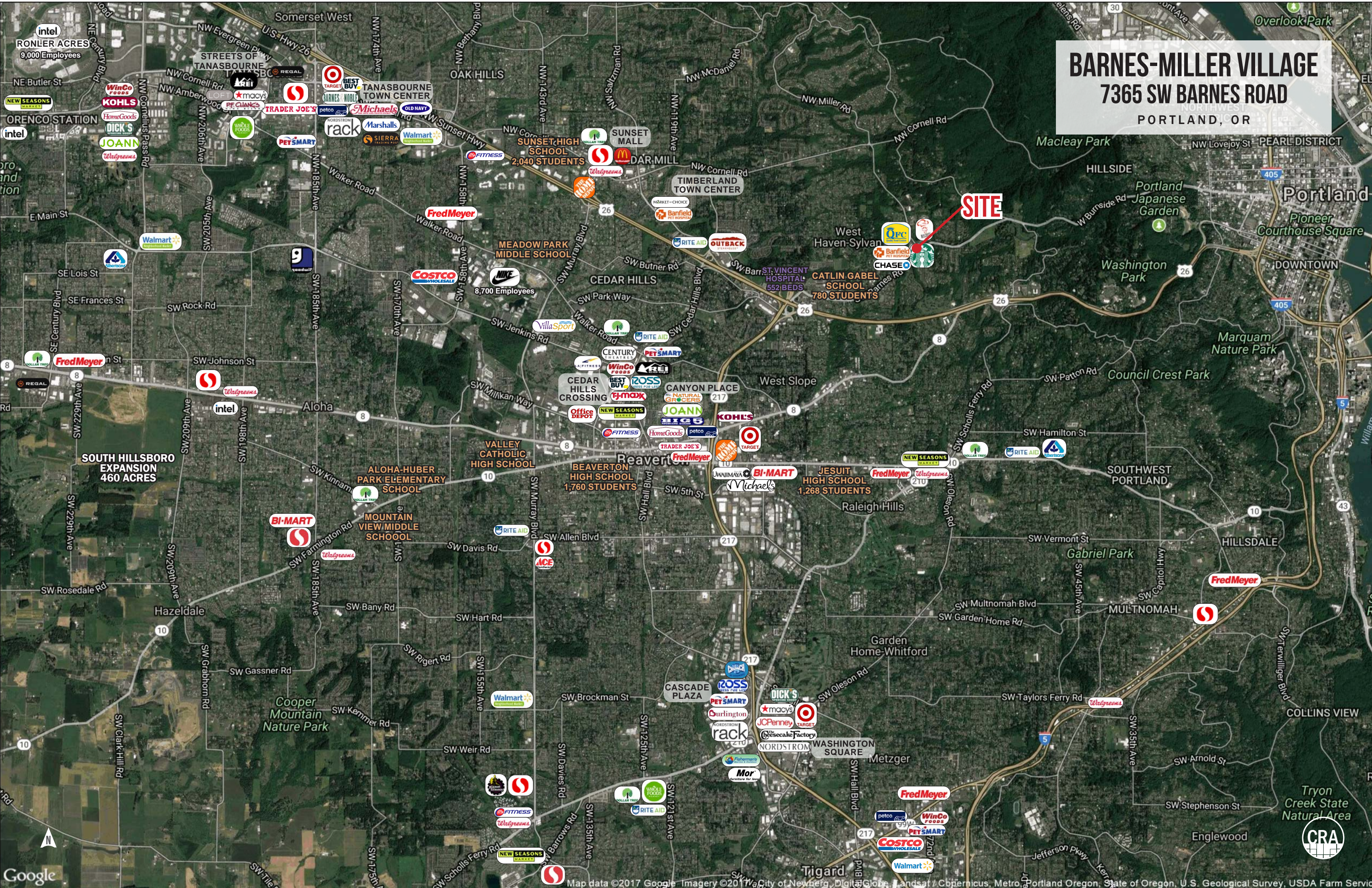


BARNES-MILLER VILLAGE

7365 SW BARNES ROAD

PORTLAND, OR

SITE



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**BARNES-MILLER
VILLAGE**

**WEST HILLS
SHOPPING CENTER**



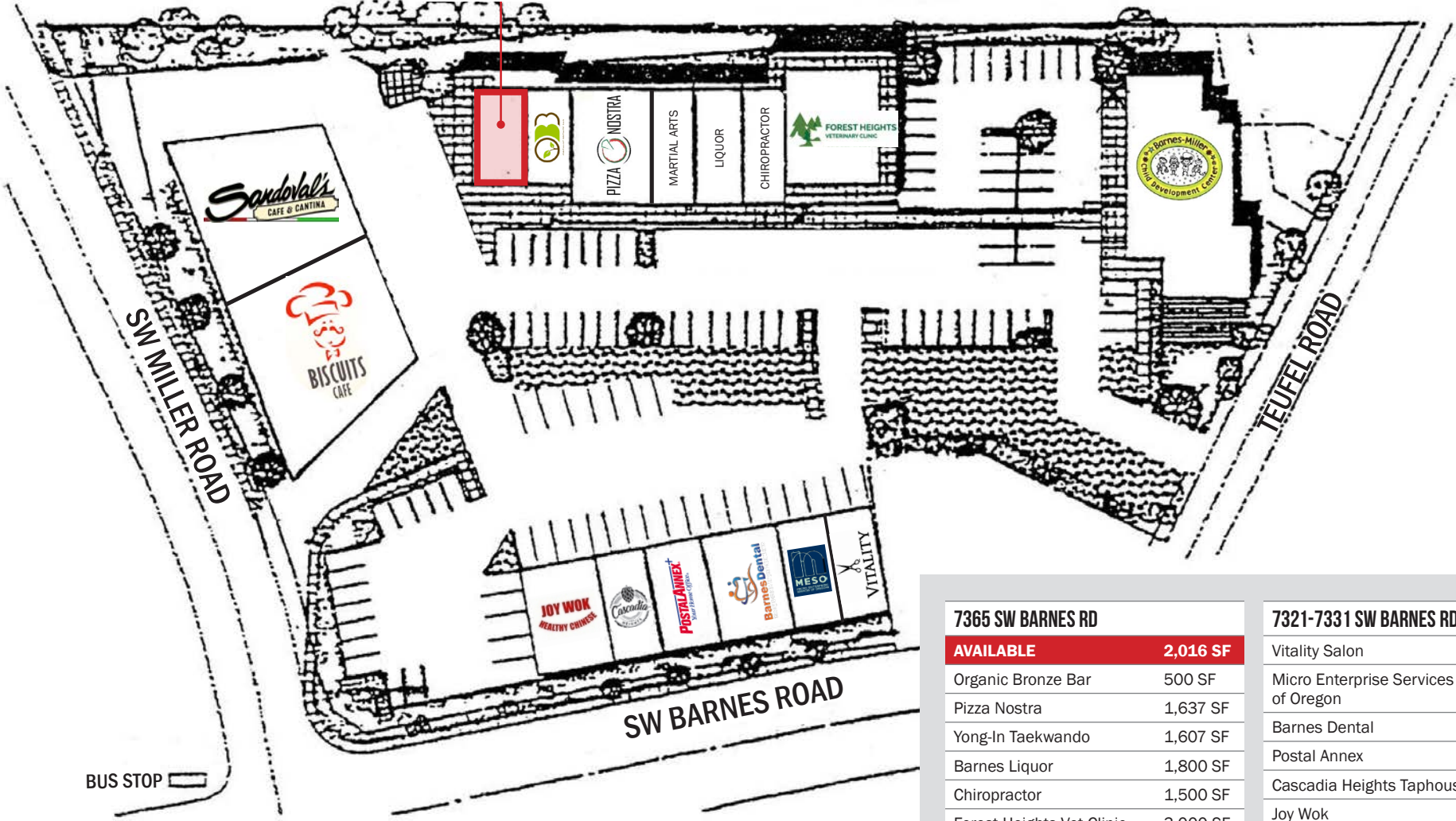
BARNES-MILLER VILLAGE

7365 SW BARNES ROAD

PORTLAND, OR

SITE PLAN

**AVAILABLE
2,016 SF**



BUS STOP

7365 SW BARNES RD	
AVAILABLE	2,016 SF
Organic Bronze Bar	500 SF
Pizza Nostra	1,637 SF
Yong-In Taekwando	1,607 SF
Barnes Liquor	1,800 SF
Chiropractor	1,500 SF
Forest Heights Vet Clinic	3,000 SF

460 SW MILLER RD	
Biscuits Cafe	3,000 SF
Sandoval's Cafe & Cantina	3,600 SF

7321-7331 SW BARNES RD	
Vitality Salon	1,202 SF
Micro Enterprise Services of Oregon	1,323 SF
Barnes Dental	2,400 SF
Postal Annex	1,500 SF
Cascadia Heights Taphouse	1,594 SF
Joy Wok	2,100 SF

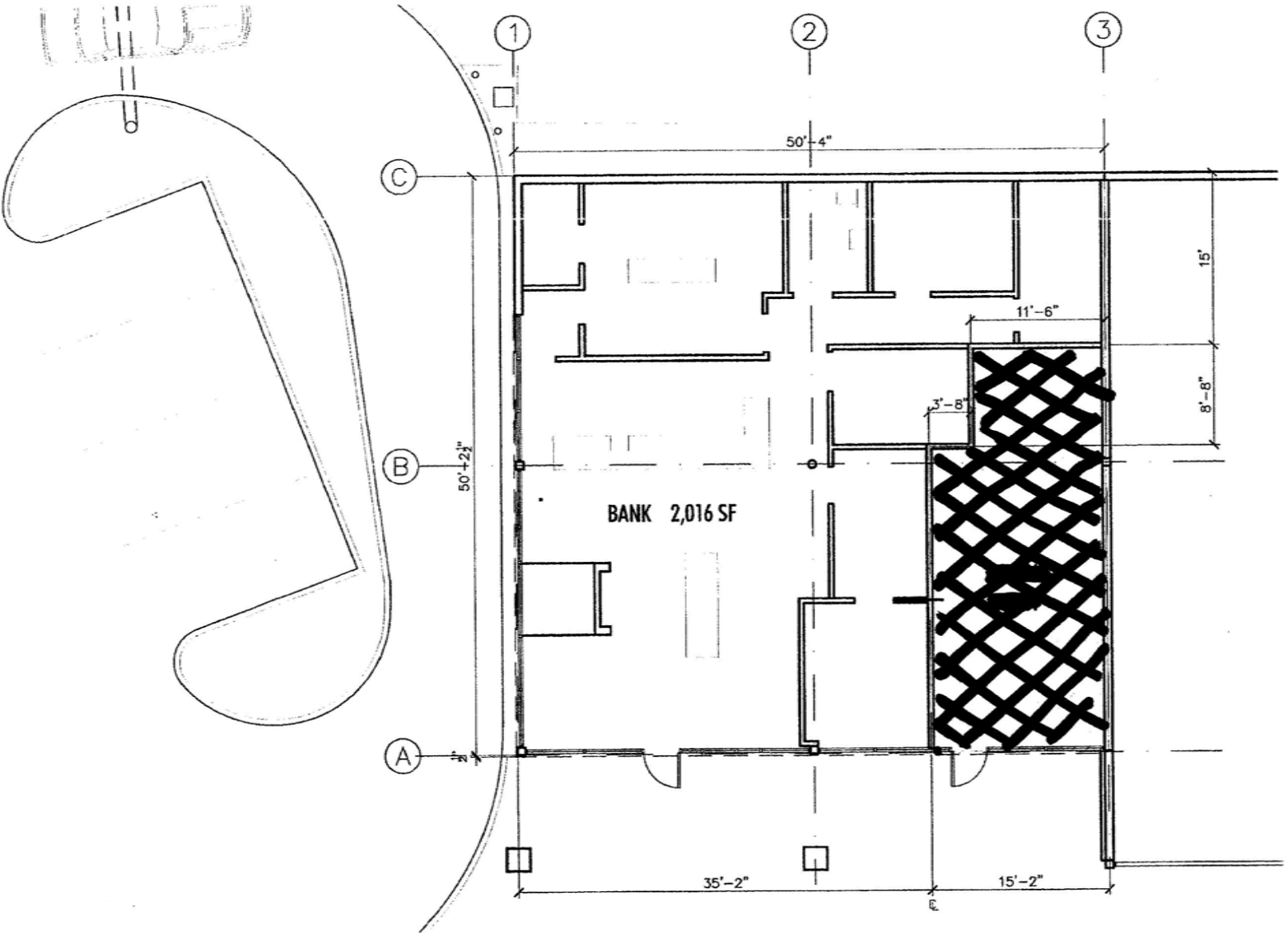


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7365 SW BARNES ROAD

PORTLAND, OR

FLOOR PLAN | 2,016 SF SPACE



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7365 SW BARNES ROAD

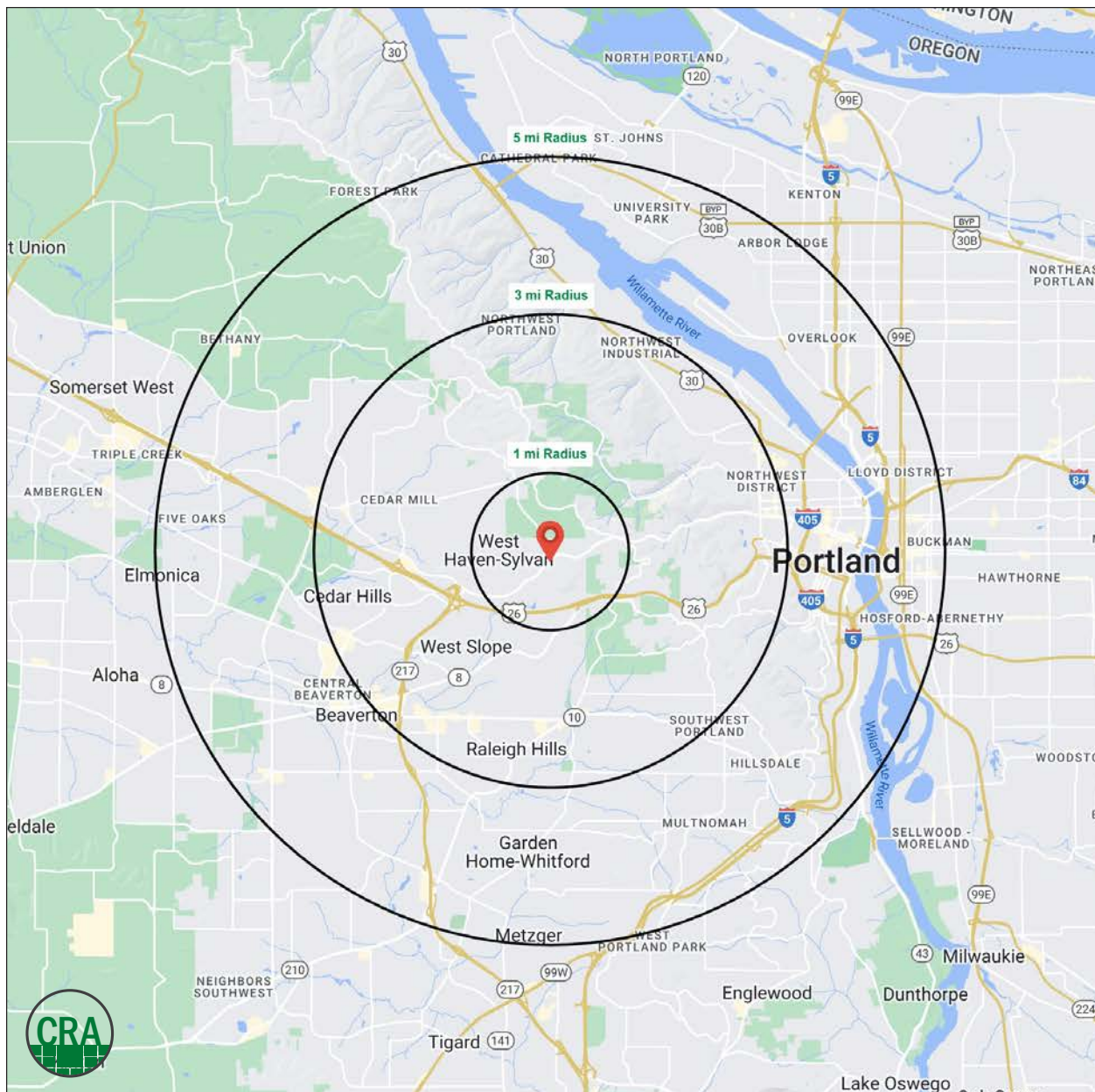
DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	8,083	94,627	337,048
Projected Population 2028	8,347	97,833	348,881
Average HH Income	\$163,262	\$186,089	\$148,260
Median HH Income	\$121,786	\$133,530	\$109,286
Median Home Value	\$745,905	\$696,431	\$600,720
Daytime Demographics 16+	4,928	78,455	378,677
Some College or Higher	90.7%	88.3%	84.6%

\$163,262
Average Household Income
1 MILE RADIUS

90.7%
Some College or Higher
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5168/-122.7529

Barnes-Miller Village Portland, OR 97225	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,083	94,627	337,048
2028 Projected Population	8,347	97,833	348,881
2020 Census Population	7,971	93,832	335,830
2010 Census Population	7,086	85,560	289,454
Projected Annual Growth 2023 to 2028	0.7%	0.7%	0.7%
Historical Annual Growth 2010 to 2023	1.1%	0.8%	1.3%
2023 Median Age	42.7	41.2	38.6
Households			
2023 Estimated Households	3,763	43,380	156,243
2028 Projected Households	4,030	46,107	165,706
2020 Census Households	3,668	42,548	154,215
2010 Census Households	3,411	39,532	131,138
Projected Annual Growth 2023 to 2028	1.4%	1.3%	1.2%
Historical Annual Growth 2010 to 2023	0.8%	0.7%	1.5%
Race and Ethnicity			
2023 Estimated White	77.3%	75.9%	70.6%
2023 Estimated Black or African American	1.7%	2.2%	3.8%
2023 Estimated Asian or Pacific Islander	8.5%	9.8%	11.5%
2023 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.7%
2023 Estimated Other Races	12.1%	11.7%	13.3%
2023 Estimated Hispanic	11.5%	10.0%	12.8%
Income			
2023 Estimated Average Household Income	\$163,262	\$186,089	\$148,260
2023 Estimated Median Household Income	\$121,786	\$133,530	\$109,286
2023 Estimated Per Capita Income	\$76,577	\$85,474	\$69,078
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.4%	2.2%
2023 Estimated Some High School (Grade Level 9 to 11)	0.7%	1.2%	2.0%
2023 Estimated High School Graduate	7.9%	9.1%	11.3%
2023 Estimated Some College	14.9%	15.1%	17.2%
2023 Estimated Associates Degree Only	6.4%	5.0%	5.7%
2023 Estimated Bachelors Degree Only	35.4%	37.0%	35.6%
2023 Estimated Graduate Degree	34.0%	31.3%	26.0%
Business			
2023 Estimated Total Businesses	458	7,476	31,120
2023 Estimated Total Employees	2,869	52,303	285,359
2023 Estimated Employee Population per Business	6.3	7.0	9.2
2023 Estimated Residential Population per Business	17.6	12.7	10.8

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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