



WESTERLY@UPTOWN
SHOPS SHOPPING CENTER



LOCATION W Burnside St & NW 23rd Ave, Portland, Oregon

AVAILABLE SPACE 1,510 SF

RENTAL RATE \$25.00/SF/YR, NNN

- COMMENTS**
- A rare blend of daily grocery and pharmacy clientele mixed with upscale restaurants, apparel and other retail/services
 - Abundant amount of off-street parking that The Westerly Shops share with Uptown Shopping Center
 - Located in the heart of the urban Uptown District, connecting Portland's urban core with the affluent West Hills

TRAFFIC COUNT W Burnside St – 22,844 ADT (18)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2020	38,879	150,267	412,221
Population Forecast 2025	40,446	155,557	425,381
Average HH Income	\$102,398	\$107,638	\$116,760
Employees	44,983	217,904	323,442

Source: Regis – SitesUSA (2021)



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NORTHWEST PORTLAND

THE WESTERLY RETAIL SHOPS & UPTOWN SHOPPING CENTER TRADE AREA

PORTLAND'S WEST HILLS

SITE

8,032 ADT (18)

19,235 ADT (18)

22,944 ADT (18)

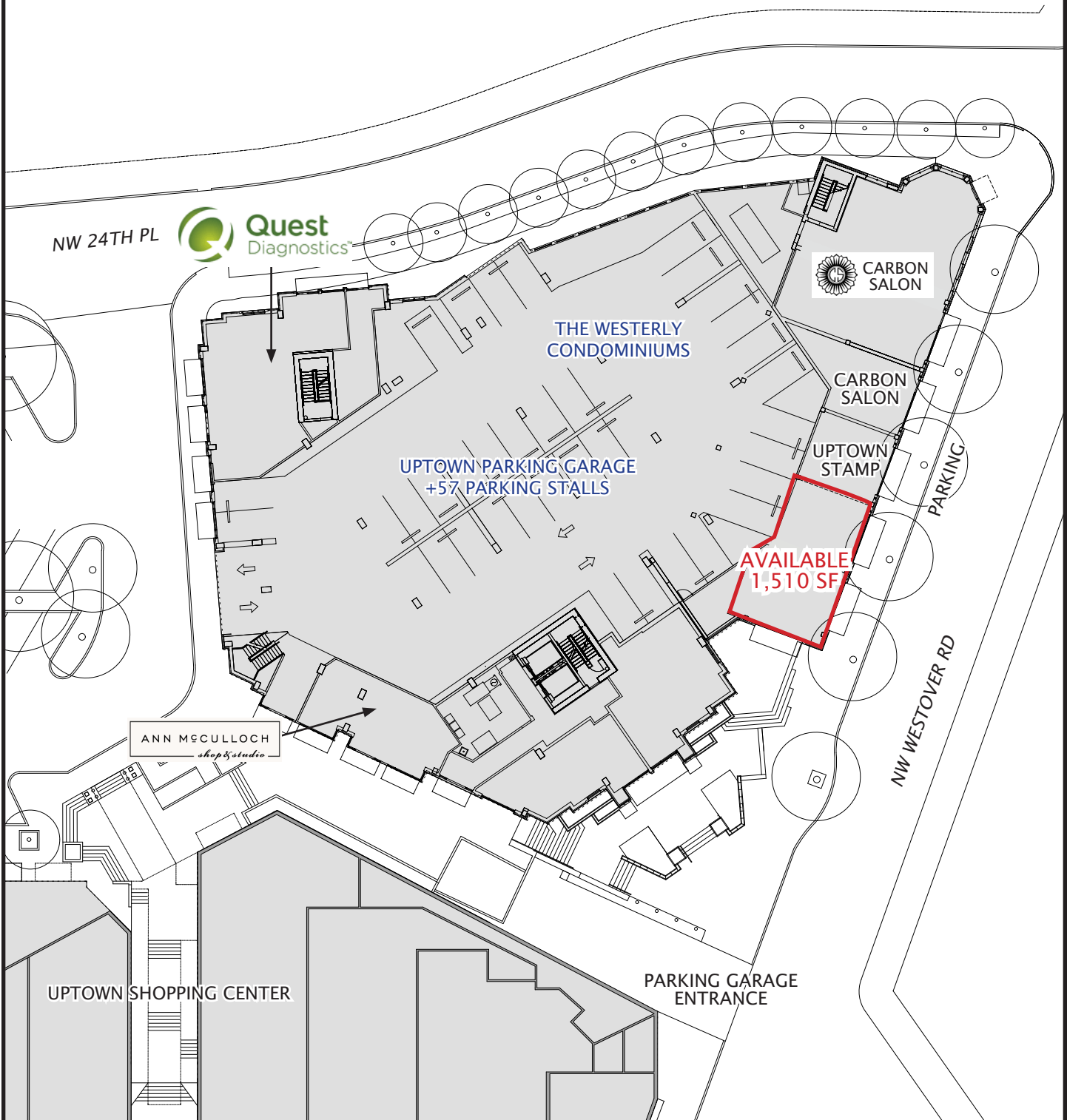
7,784 ADT (18)

20,784 ADT (18)

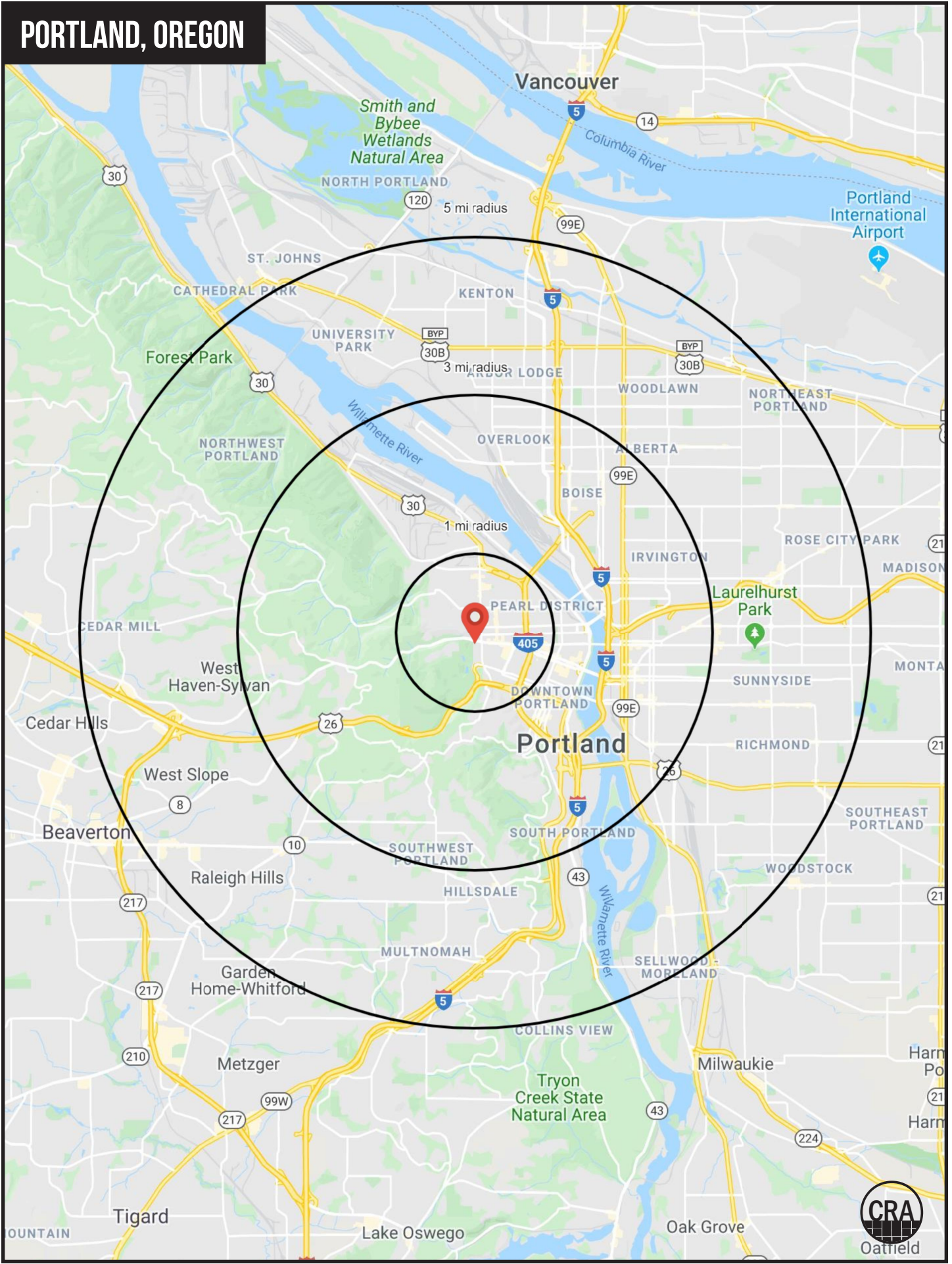
10,000 ADT (18)



SITE PLAN | WESTERLY SHOPS



PORTLAND, OREGON



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.525/-122.7002

RF1

The Westerly Shops

Portland, OR 97210

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	38,879	150,267	412,221
	2025 Projected Population	40,446	155,557	425,381
	2010 Census Population	29,955	117,213	354,031
	2000 Census Population	23,463	101,287	322,911
	Projected Annual Growth 2020 to 2025	0.8%	0.7%	0.6%
	Historical Annual Growth 2000 to 2020	3.3%	2.4%	1.4%
HOUSEHOLDS	2020 Estimated Households	26,189	83,870	198,459
	2025 Projected Households	27,944	89,358	211,260
	2010 Census Households	19,262	62,126	163,575
	2000 Census Households	15,263	52,748	146,899
	Projected Annual Growth 2020 to 2025	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2020	3.6%	2.9%	1.8%
AGE	2020 Est. Population Under 10 Years	6.1%	8.3%	9.5%
	2020 Est. Population 10 to 19 Years	4.9%	7.7%	8.6%
	2020 Est. Population 20 to 29 Years	21.5%	18.9%	15.7%
	2020 Est. Population 30 to 44 Years	29.8%	28.3%	28.3%
	2020 Est. Population 45 to 59 Years	17.1%	17.6%	18.4%
	2020 Est. Population 60 to 74 Years	16.2%	14.6%	14.7%
	2020 Est. Population 75 Years or Over	4.4%	4.6%	5.0%
	2020 Est. Median Age	37.3	36.8	37.7
MARITAL STATUS & GENDER	2020 Est. Male Population	51.8%	51.0%	49.6%
	2020 Est. Female Population	48.2%	49.0%	50.4%
	2020 Est. Never Married	50.5%	47.8%	42.1%
	2020 Est. Now Married	29.5%	33.0%	39.8%
	2020 Est. Separated or Divorced	16.8%	16.1%	14.8%
	2020 Est. Widowed	3.2%	3.1%	3.3%
INCOME	2020 Est. HH Income \$200,000 or More	12.6%	14.0%	15.1%
	2020 Est. HH Income \$150,000 to \$199,999	7.0%	8.1%	9.8%
	2020 Est. HH Income \$100,000 to \$149,999	16.3%	16.0%	18.0%
	2020 Est. HH Income \$75,000 to \$99,999	10.7%	11.8%	12.9%
	2020 Est. HH Income \$50,000 to \$74,999	13.0%	14.2%	14.9%
	2020 Est. HH Income \$35,000 to \$49,999	9.1%	9.1%	8.7%
	2020 Est. HH Income \$25,000 to \$34,999	7.4%	7.0%	5.8%
	2020 Est. HH Income \$15,000 to \$24,999	5.9%	6.0%	5.0%
	2020 Est. HH Income Under \$15,000	18.0%	13.8%	9.7%
	2020 Est. Average Household Income	\$102,398	\$107,638	\$116,760
	2020 Est. Median Household Income	\$73,310	\$81,752	\$92,211
	2020 Est. Per Capita Income	\$69,397	\$60,604	\$56,524
2020 Est. Total Businesses	4,696	19,456	35,064	
2020 Est. Total Employees	44,983	217,904	323,442	

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RACE	2020 Est. White	80.2%	77.8%	78.0%
	2020 Est. Black	5.5%	6.8%	6.6%
	2020 Est. Asian or Pacific Islander	6.5%	5.9%	6.1%
	2020 Est. American Indian or Alaska Native	0.8%	1.1%	0.8%
	2020 Est. Other Races	7.1%	8.4%	8.4%
HISPANIC	2020 Est. Hispanic Population	2,507	14,880	37,760
	2020 Est. Hispanic Population	6.4%	9.9%	9.2%
	2025 Proj. Hispanic Population	6.8%	10.4%	9.7%
	2010 Hispanic Population	5.2%	5.6%	6.4%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	31,633	115,310	312,667
	2020 Est. Elementary (Grade Level 0 to 8)	1.0%	1.4%	1.5%
	2020 Est. Some High School (Grade Level 9 to 11)	1.8%	2.0%	2.0%
	2020 Est. High School Graduate	8.9%	9.2%	10.3%
	2020 Est. Some College	16.3%	16.9%	17.4%
	2020 Est. Associate Degree Only	4.8%	5.6%	6.2%
	2020 Est. Bachelor Degree Only	38.7%	36.3%	35.3%
	2020 Est. Graduate Degree	28.5%	28.6%	27.3%
HOUSING	2020 Est. Total Housing Units	27,645	88,023	206,426
	2020 Est. Owner-Occupied	19.1%	28.6%	44.7%
	2020 Est. Renter-Occupied	75.6%	66.7%	51.4%
	2020 Est. Vacant Housing	5.3%	4.7%	3.9%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	10.8%	11.7%	8.6%
	2020 Homes Built 2000 to 2009	15.9%	12.2%	9.8%
	2020 Homes Built 1990 to 1999	9.1%	9.0%	8.6%
	2020 Homes Built 1980 to 1989	6.2%	6.4%	6.4%
	2020 Homes Built 1970 to 1979	6.8%	8.5%	9.4%
	2020 Homes Built 1960 to 1969	7.3%	7.8%	8.4%
	2020 Homes Built 1950 to 1959	5.6%	6.6%	8.7%
	2020 Homes Built Before 1949	33.0%	33.1%	36.2%
HOME VALUES	2020 Home Value \$1,000,000 or More	16.6%	10.1%	4.9%
	2020 Home Value \$500,000 to \$999,999	47.0%	52.2%	46.6%
	2020 Home Value \$400,000 to \$499,999	14.6%	17.3%	22.0%
	2020 Home Value \$300,000 to \$399,999	16.2%	14.6%	18.8%
	2020 Home Value \$200,000 to \$299,999	3.8%	4.1%	5.5%
	2020 Home Value \$150,000 to \$199,999	0.6%	0.5%	0.8%
	2020 Home Value \$100,000 to \$149,999	0.4%	0.3%	0.3%
	2020 Home Value \$50,000 to \$99,999	0.3%	0.4%	0.3%
	2020 Home Value \$25,000 to \$49,999	-	0.1%	0.4%
	2020 Home Value Under \$25,000	0.4%	0.3%	0.4%
	2020 Median Home Value	\$573,712	\$542,101	\$484,381
	2020 Median Rent	\$1,186	\$1,227	\$1,230

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	35,501	131,216	352,631
	2020 Est. Civilian Employed	63.9%	63.8%	65.4%
	2020 Est. Civilian Unemployed	5.9%	5.9%	5.8%
	2020 Est. in Armed Forces	-	0.1%	-
	2020 Est. not in Labor Force	30.1%	30.2%	28.8%
	2020 Labor Force Males	51.8%	51.0%	49.4%
	2020 Labor Force Females	48.2%	49.0%	50.6%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	22,695	83,744	230,668
	2020 Mgmt, Business, & Financial Operations	24.9%	23.3%	22.1%
	2020 Professional, Related	34.3%	35.2%	34.8%
	2020 Service	11.9%	13.0%	13.3%
	2020 Sales, Office	19.6%	17.9%	17.9%
	2020 Farming, Fishing, Forestry	-	0.2%	0.2%
	2020 Construction, Extraction, Maintenance	3.6%	3.6%	4.2%
	2020 Production, Transport, Material Moving	5.6%	6.7%	7.5%
	2020 White Collar Workers	78.8%	76.4%	74.8%
	2020 Blue Collar Workers	21.2%	23.6%	25.2%
	TRANSPORTATION TO WORK	2020 Drive to Work Alone	47.4%	50.9%
2020 Drive to Work in Carpool		4.2%	5.5%	6.6%
2020 Travel to Work by Public Transportation		15.7%	14.5%	12.7%
2020 Drive to Work on Motorcycle		-	-	0.2%
2020 Walk or Bicycle to Work		22.1%	17.8%	13.3%
2020 Other Means		0.7%	0.8%	0.6%
2020 Work at Home		10.0%	10.3%	10.6%
TRAVEL TIME		2020 Travel to Work in 14 Minutes or Less	23.6%	24.7%
	2020 Travel to Work in 15 to 29 Minutes	47.4%	46.4%	47.6%
	2020 Travel to Work in 30 to 59 Minutes	25.7%	25.3%	30.0%
	2020 Travel to Work in 60 Minutes or More	5.9%	4.8%	5.2%
	2020 Average Travel Time to Work	20.8	20.7	22.4
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$1.85 B	\$6.19 B	\$15.57 B
	2020 Est. Apparel	\$66.44 M	\$222.16 M	\$559.08 M
	2020 Est. Contributions, Gifts	\$111.84 M	\$377.03 M	\$950.78 M
	2020 Est. Education, Reading	\$66.28 M	\$222.45 M	\$558.35 M
	2020 Est. Entertainment	\$104.67 M	\$352.46 M	\$894.24 M
	2020 Est. Food, Beverages, Tobacco	\$282.05 M	\$937.19 M	\$2.35 B
	2020 Est. Furnishings, Equipment	\$64.95 M	\$218.38 M	\$554.13 M
	2020 Est. Health Care, Insurance	\$163.49 M	\$547.01 M	\$1.38 B
	2020 Est. Household Operations, Shelter, Utilities	\$608.58 M	\$2.02 B	\$5.03 B
	2020 Est. Miscellaneous Expenses	\$35.51 M	\$118.24 M	\$297.09 M
	2020 Est. Personal Care	\$24.95 M	\$83.16 M	\$209.17 M
	2020 Est. Transportation	\$325.71 M	\$1.1 B	\$2.79 B

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