

# 3500 & 3508 SE HAWTHORNE BLVD

## 2ND GENERATION CORNER RESTAURANT + RETAIL



**FOR LEASE > PORTLAND, OREGON**

Building image for illustrative purposes based on intended exterior building/paint improvements

### ADDRESS

3500 & 3508 SE Hawthorne Blvd  
Portland, OR 97214

### AVAILABLE SPACE

3500 - 3,000 SF 2nd Generation Corner Restaurant  
3508 - 2,000 SF Retail Space

### RENTAL RATE

\$30 PSF/YR/NNN

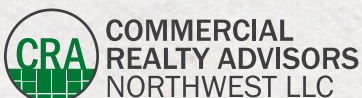


### HIGHLIGHTS

- Prime second generation corner restaurant and inline retail space located on bustling SE Hawthorne.
- Restaurant space has type 1 hood, two updated restrooms, and reusable plumbing.
- Area tenants include Mulligan's Bar & Grill, Sloan, Doshia Salon Spa, Footwise, Fried Egg I'm in Love, Farmhouse Kitchen Thai Cuisine and more.
- Available now!

### TRAFFIC COUNT

SE Hawthorne Blvd - 19,104 ADT ('22)



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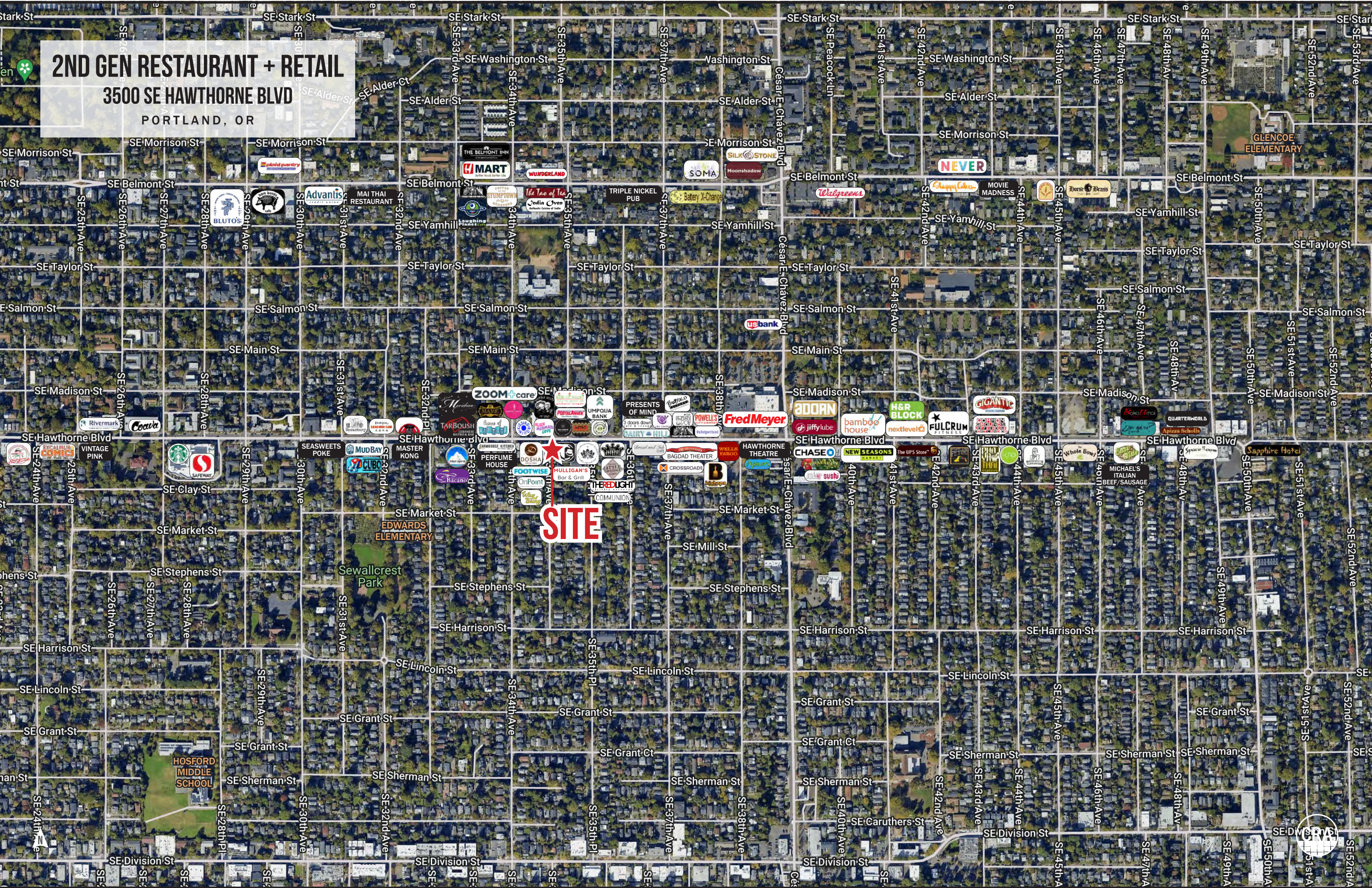
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# 2ND GEN RESTAURANT + RETAIL

## 3500 SE HAWTHORNE BLVD

PORTLAND, OR



**SITE**



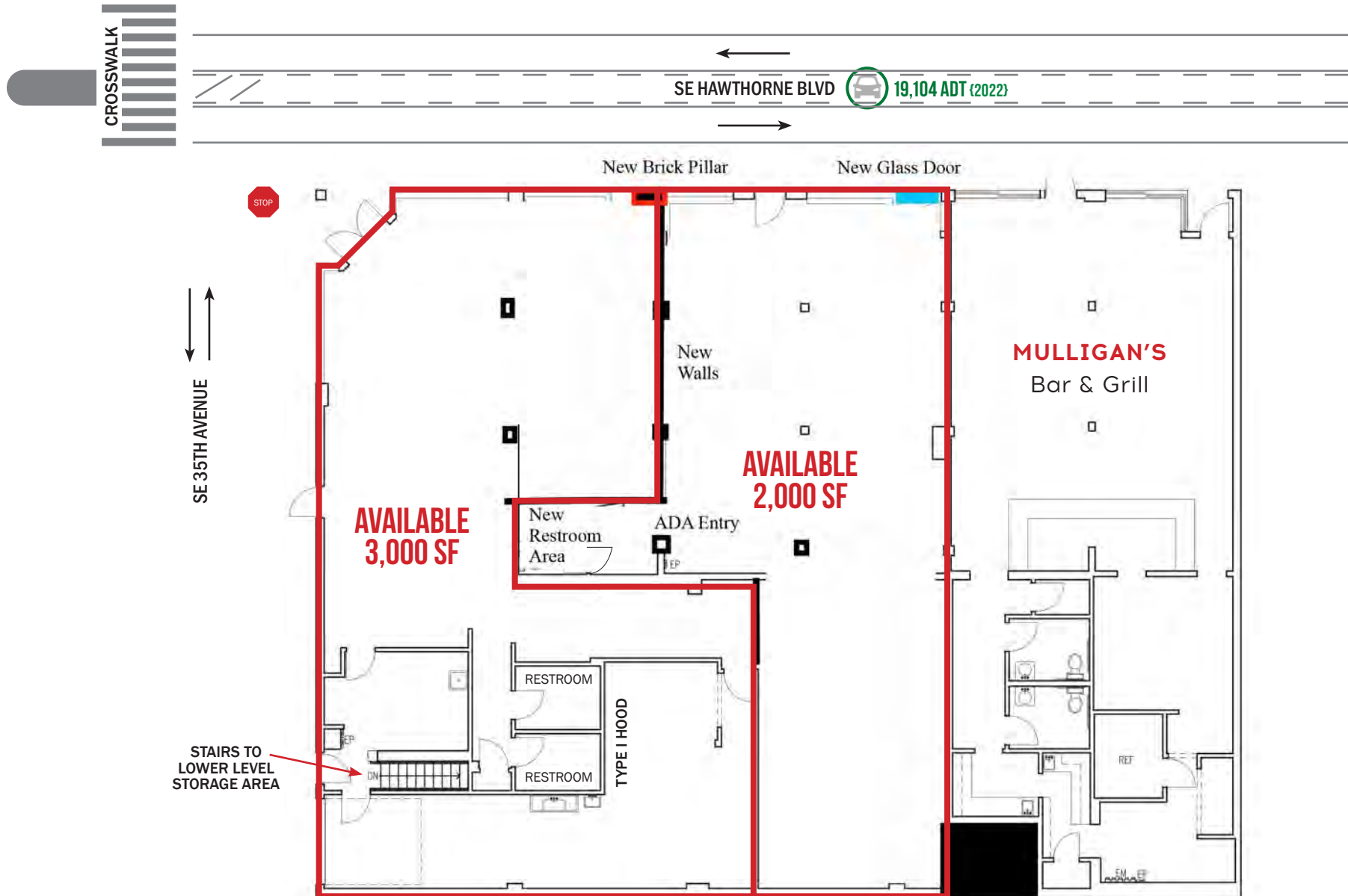


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3500 & 3508 SE HAWTHORNE BLVD

PORTLAND, OR

## SITE PLAN



# 2ND GEN RESTAURANT + RETAIL

## 3500 & 3508 SE HAWTHORNE BLVD

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)

	1 MILE	2 MILE	3 MILE
Estimated Population 2024	34,494	105,947	229,096
Estimated Households	16,898	52,562	113,421
Average HH Income	\$149,704	\$132,482	\$133,642
Median Home Value	\$686,178	\$660,878	\$642,864
Daytime Demographics 16+	18,153	92,494	261,009
Some College or Higher	89.0%	85.8%	83.8%

# 36.2

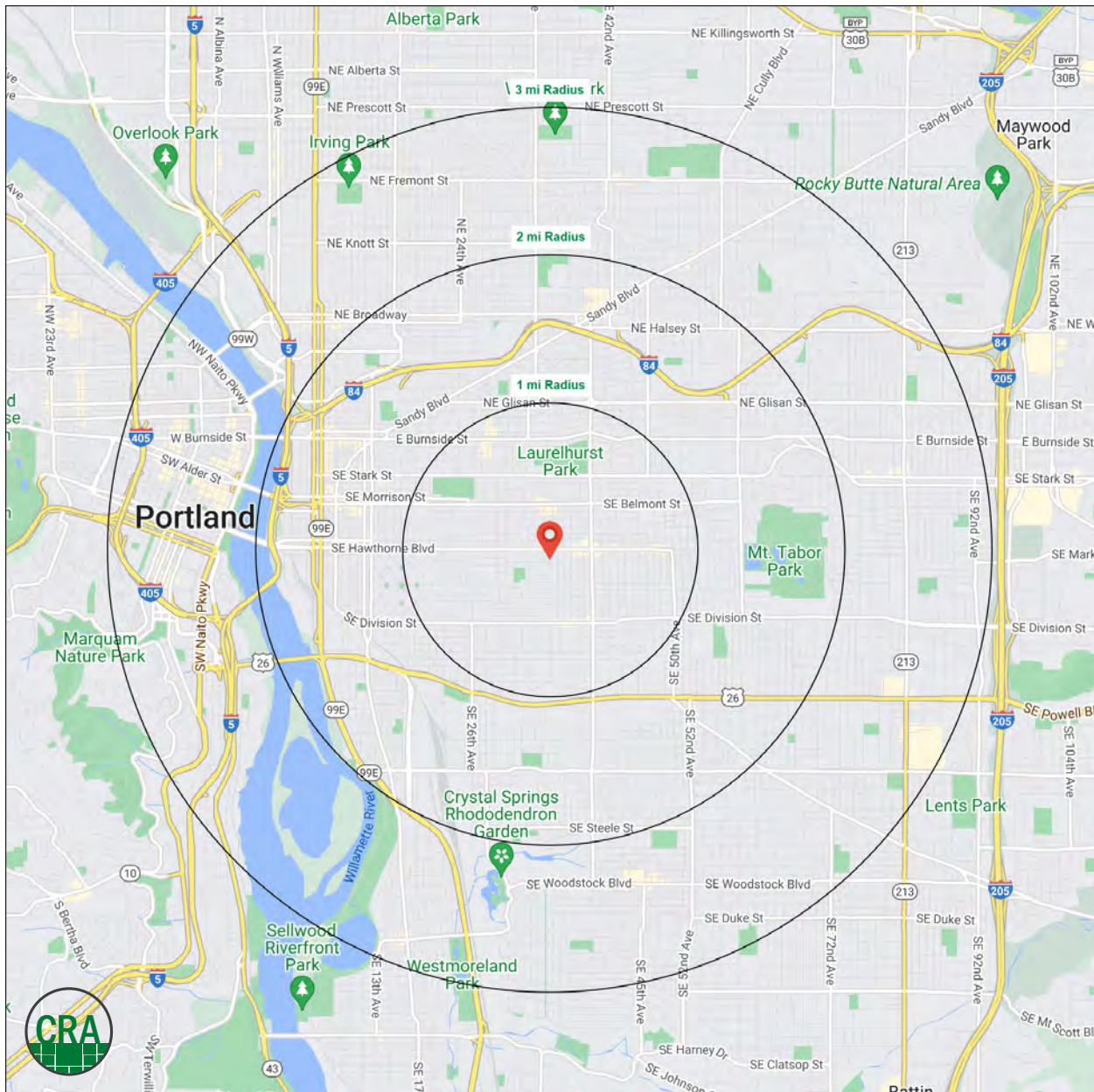
Median Age

1 MILE RADIUS

# \$686,178

Median Home Value

1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5119/-122.6285

<b>3500 SE Hawthorne Blvd</b>	<b>1 mi</b>	<b>2 mi</b>	<b>3 mi</b>
<b>Portland, OR 97214</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2024 Estimated Population	34,494	105,947	229,096
2029 Projected Population	33,046	103,616	224,218
2020 Census Population	37,081	109,080	232,180
2010 Census Population	32,037	93,928	202,882
Projected Annual Growth 2024 to 2029	-0.8%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	0.5%	0.9%	0.9%
2024 Median Age	36.2	36.7	37.9
<b>Households</b>			
2024 Estimated Households	16,898	52,562	113,421
2029 Projected Households	16,347	52,139	112,706
2020 Census Households	17,472	52,699	111,520
2010 Census Households	15,140	44,531	95,026
Projected Annual Growth 2024 to 2029	-0.7%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	0.8%	1.3%	1.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	69.4%	70.5%	70.8%
2024 Estimated Black or African American	7.5%	7.0%	6.6%
2024 Estimated Asian or Pacific Islander	10.3%	9.8%	9.6%
2024 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.7%
2024 Estimated Other Races	12.4%	12.2%	12.3%
2024 Estimated Hispanic	12.4%	12.0%	12.0%
<b>Income</b>			
2024 Estimated Average Household Income	\$149,704	\$132,482	\$133,642
2024 Estimated Median Household Income	\$111,703	\$98,199	\$99,503
2024 Estimated Per Capita Income	\$73,551	\$66,036	\$66,567
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.5%	2.0%
2024 Estimated Some High School (Grade Level 9 to 11)	1.0%	2.3%	2.6%
2024 Estimated High School Graduate	8.7%	10.4%	11.5%
2024 Estimated Some College	14.5%	17.2%	16.8%
2024 Estimated Associates Degree Only	5.3%	5.5%	5.5%
2024 Estimated Bachelors Degree Only	41.8%	38.0%	35.2%
2024 Estimated Graduate Degree	27.4%	25.1%	26.3%
<b>Business</b>			
2024 Estimated Total Businesses	2,336	9,867	22,861
2024 Estimated Total Employees	10,898	67,328	197,955
2024 Estimated Employee Population per Business	4.7	6.8	8.7
2024 Estimated Residential Population per Business	14.8	10.7	10.0



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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