

PORTLAND, OR

FREMONT PRIME CORNER



RETAIL/RESTAURANT SPACE FOR LEASE > 2,232 SF

ADDRESS

4951 NE Fremont St
Portland, OR 97213

AVAILABLE SPACE

- 2,232 SF retail or restaurant space
Second generation café

PLEASE DO NOT DISTURB TENANTS

RENTAL RATE

\$34/SF/YR, NNN

HIGHLIGHTS

- Prime corner location on the busy NE Fremont commercial corridor
- Second generation café space with infrastructure, HVAC, lighting, and ADA bathrooms in place
- Outdoor seating available
- Local ownership
- Nearby tenants include Hi-Top Tavern, Bikram Yoga, Pip's Doughnuts, Amalfi's Italian, Pizza Nostra, Bang Bang Thai, and many more!

TRAFFIC COUNTS

NE Fremont - 10,395 ADT ('22)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Sam LeFeber

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www.cra-nw.com

FREMONT RETAIL SPACE

4951 NE FREMONT ST
PORTLAND, OR

IMAGES



FREMONT RETAIL SPACE

4951 NE FREMONT ST

PORTLAND, OR



VERNON
ELEMENTARY

Walgreens

NEW SEASONS
MARKET

JOSEPH MEEK
TECHNICAL
HIGH SCHOOL

RIGLER
ELEMENTARY

ALAMEDA

ALAMEDA
ELEMENTARY

BEAUMONT
MIDDLE
SCHOOL

SITE

10,395 ADT (22)

11,078 ADT (22)

MURPHY'S

Walgreens

GRANT
HIGH SCHOOL

ROSE CITY
PARK ELEMENTARY

ROSE CITY
GOLF COURSE

DANIA
FURNITURE

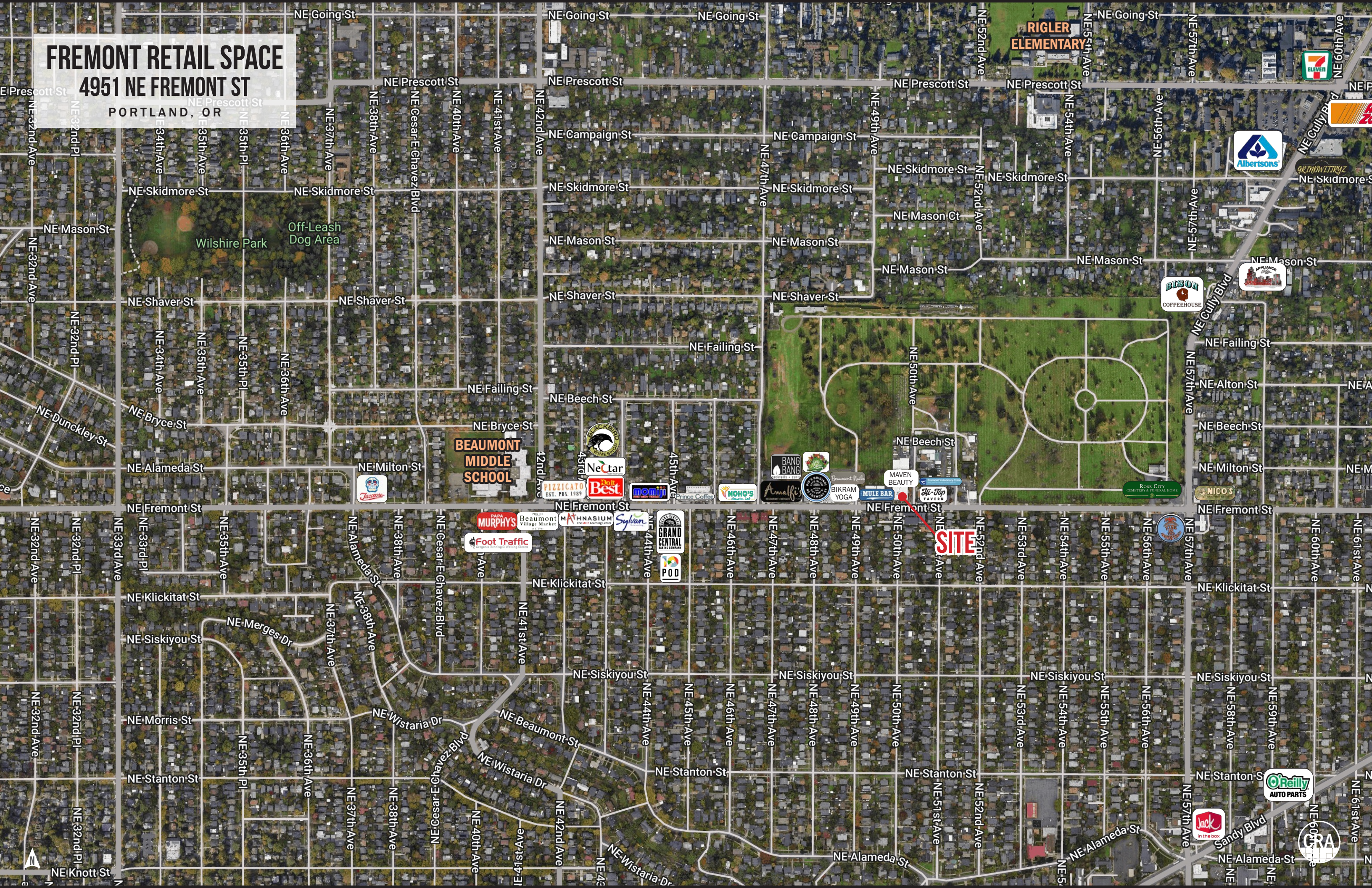
TRADER
JOE'S



FREMONT RETAIL SPACE

4951 NE FREMONT ST

PORTLAND, OR



RIGLER
ELEMENTARY

BEAUMONT
MIDDLE
SCHOOL

SITE



FREMONT RETAIL SPACE

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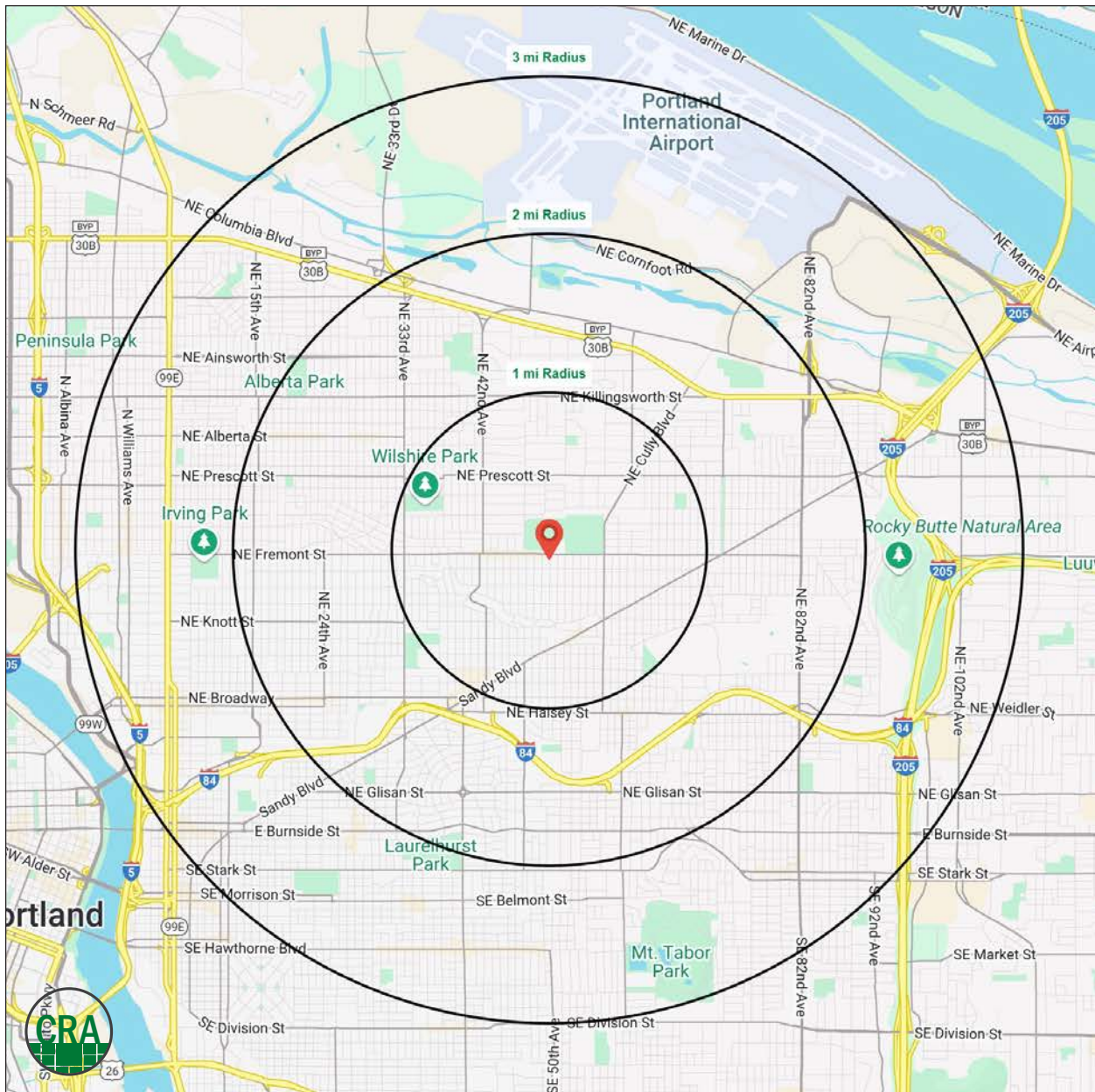
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	23,505	86,273	178,723
Estimated Households	9,982	37,689	82,364
Average HH Income	\$154,865	\$146,456	\$135,905
Median Home Value	\$644,204	\$651,938	\$631,857
Daytime Demographics 16+	13,173	54,868	147,725
Some College or Higher	85.4%	84.2%	82.7%

\$154,865
Average Household Income
1 MILE RADIUS

41.7
Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5485/-122.6115

4951 NE Fremont St Portland, OR 97213	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	23,505	86,273	178,723
2029 Projected Population	22,829	83,368	174,043
2020 Census Population	24,087	90,176	187,049
2010 Census Population	22,588	84,317	164,477
Projected Annual Growth 2024 to 2029	-0.6%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2024	0.3%	0.2%	0.6%
2024 Median Age	41.7	40.4	38.8
Households			
2024 Estimated Households	9,982	37,689	82,364
2029 Projected Households	9,798	36,789	81,138
2020 Census Households	10,044	38,254	82,684
2010 Census Households	9,362	35,512	71,611
Projected Annual Growth 2024 to 2029	-0.4%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2024	0.5%	0.4%	1.1%
Race and Ethnicity			
2024 Estimated White	79.1%	76.1%	74.2%
2024 Estimated Black or African American	4.3%	5.8%	7.2%
2024 Estimated Asian or Pacific Islander	6.1%	6.2%	6.4%
2024 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.7%
2024 Estimated Other Races	9.9%	11.1%	11.5%
2024 Estimated Hispanic	8.5%	9.9%	10.1%
Income			
2024 Estimated Average Household Income	\$154,865	\$146,456	\$135,905
2024 Estimated Median Household Income	\$121,919	\$114,969	\$103,774
2024 Estimated Per Capita Income	\$65,834	\$64,105	\$62,876
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.1%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.7%	3.0%
2024 Estimated High School Graduate	10.6%	10.9%	12.2%
2024 Estimated Some College	15.8%	16.2%	16.6%
2024 Estimated Associates Degree Only	6.8%	6.4%	6.0%
2024 Estimated Bachelors Degree Only	36.9%	35.7%	36.2%
2024 Estimated Graduate Degree	25.9%	25.9%	23.9%
Business			
2024 Estimated Total Businesses	1,560	5,599	13,562
2024 Estimated Total Employees	6,286	32,037	102,015
2024 Estimated Employee Population per Business	4.0	5.7	7.5
2024 Estimated Residential Population per Business	15.1	15.4	13.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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