

DO NOT DISTURB TENANT

# PRIME URBAN NEIGHBORHOOD RETAIL



**FOR LEASE ▶ 635 SF MICRO & 865 SF CORNER SPACE**

## ADDRESS

2734 N Killingsworth St, Portland, OR

## AVAILABLE SPACE

### 635 SF Micro inline second-generation bar space

- Perfect low-risk opportunity for a boutique local operator. Includes some FF&E and grease interceptor.

### 865 SF Corner Second Generation retail commercial space. Available with advance notice to tenant.

- Currently set-up as office/design modern light-filled space. Ideal for retail/Office/Commercial uses. Private conference room, kitchenette area and more. Tenant relocating. Please do not disturb.

## RENTAL RATE

635 SF Micro - \$26.00/SF/YR, NNN

865 SF corner space - \$26.00/SF/YR, NNN

## HIGHLIGHTS

- Second generation retail/office ground floor space with stunning modern finishes and expansive light filled window lines.
- Located in the heart of the vibrant and growing Overlook North Portland neighborhood. The property features 25 residential apartment units above with ground floor retail spaces fronting N Killingsworth and N Greeley.
- Nearby neighborhood tenants include Blend Coffee Lounge, Mee Dee Thai Cuisine, Mio Sushi, and located three blocks from Adidas America headquarters.
- Available now!

## TRAFFIC COUNTS

N Killingsworth St - 2,432 ADT ('22)

N Greeley Ave - 13,535 ADT ('22)

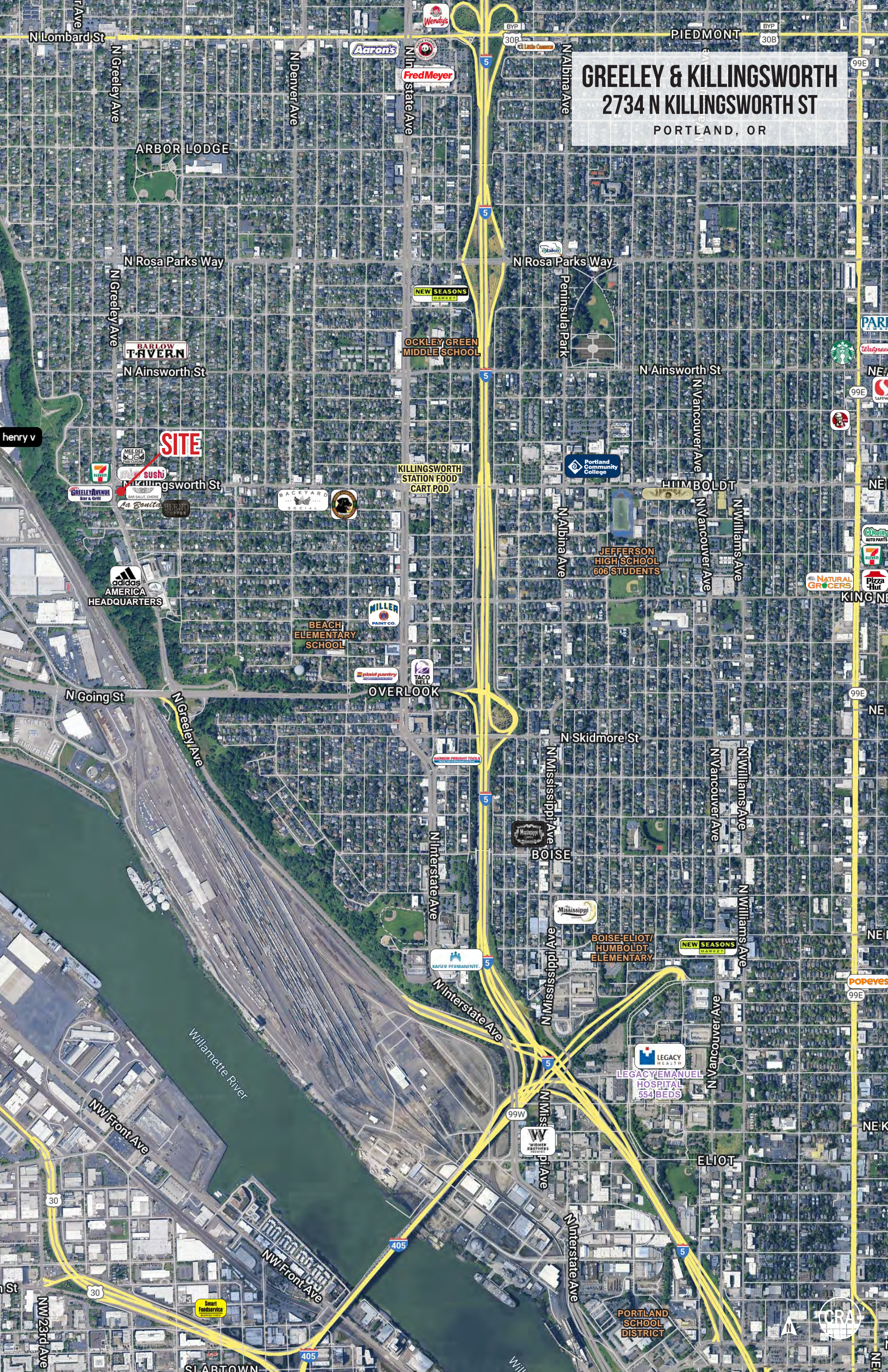


COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

Ashley Heichelbech | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)  
Kathleen Healy | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)

503.274.0211  
[www.cra-nw.com](http://www.cra-nw.com)

**GREELEY & KILLINGSWORTH**  
**2734 N KILLINGSWORTH ST**  
PORTLAND, OR



**SITE**

OCKLEY GREEN MIDDLE SCHOOL

JEFFERSON HIGH SCHOOL  
606 STUDENTS

BEACH ELEMENTARY SCHOOL

BOISE-ELIOT/HUMBOLDT ELEMENTARY

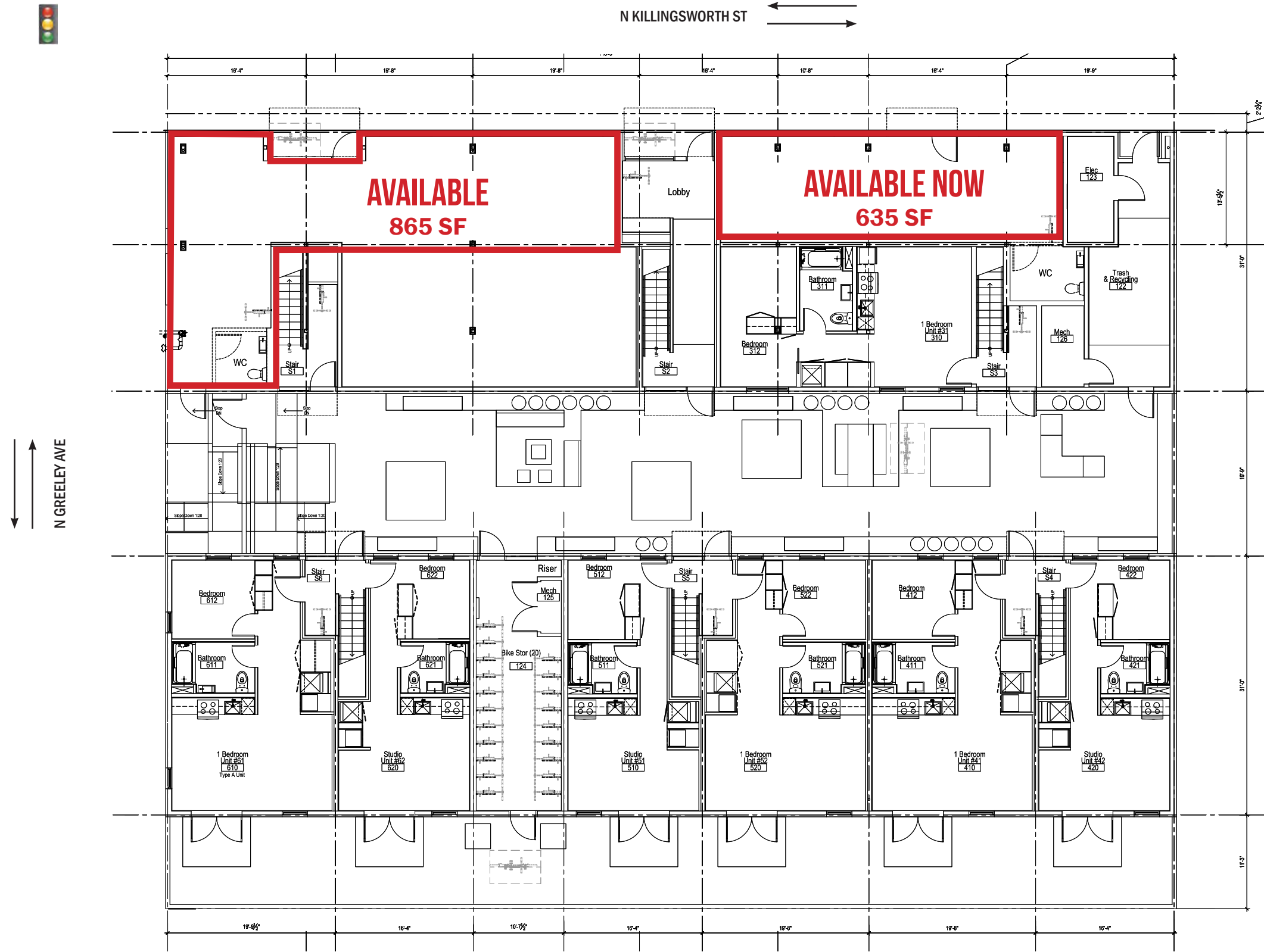
LEGACY EMANUEL HOSPITAL  
554 BEDS

PORTLAND SCHOOL DISTRICT



SITE PLAN

GREELEY & KILLINGSWORTH  
2734 N KILLINGSWORTH ST  
PORTLAND, OR



# GREELEY & KILLINGSWORTH

## 2734 N KILLINGSWORTH ST

### DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2024)	¼ MILE	½ MILE	1 MILE
Estimated Population 2024	1,180	3,923	14,978
Projected Population 2029	1,200	4,034	15,538
Average HH Income	\$122,705	\$125,645	\$120,426
Median Home Value	\$590,315	\$596,394	\$589,395
Daytime Demographics 16+	528	2,877	11,855
Some College or Higher	83.5%	83.9%	82.5%

# \$122,705

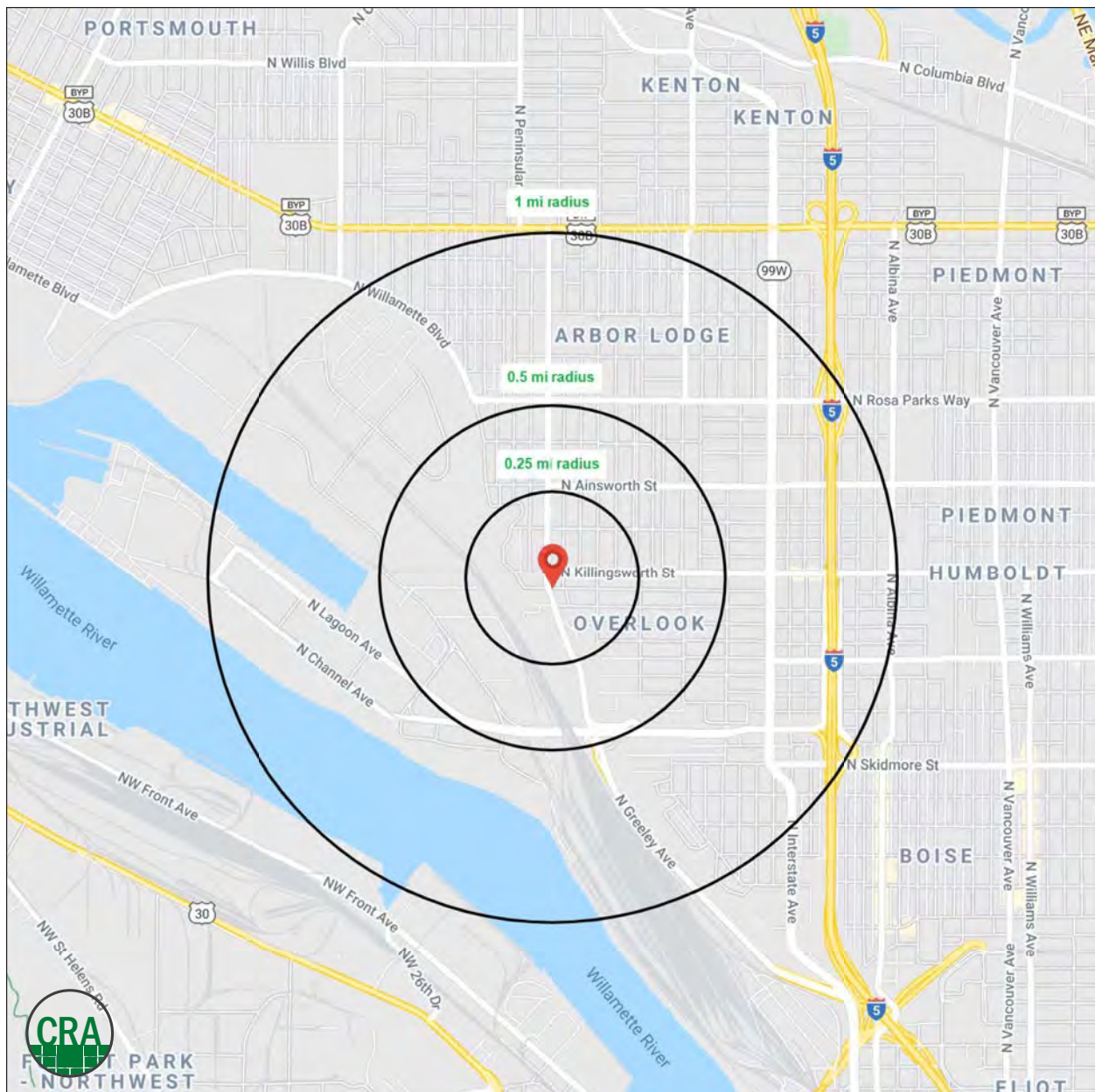
Average Household Income

¼ MILE RADIUS

# 38.6

Median Age

¼ MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.5626/-122.6954

2734 N Killingsworth St Portland, OR 97217	0.25 mi radius	0.5 mi radius	1 mi radius
<b>Population</b>			
2024 Estimated Population	1,180	3,923	14,978
2029 Projected Population	1,200	4,034	15,538
2020 Census Population	1,153	4,301	15,295
2010 Census Population	1,015	3,689	12,642
Projected Annual Growth 2024 to 2029	0.3%	0.6%	0.7%
Historical Annual Growth 2010 to 2024	1.2%	0.5%	1.3%
2024 Median Age	38.6	38.8	37.5
<b>Households</b>			
2024 Estimated Households	533	1,797	6,817
2029 Projected Households	550	1,876	7,146
2020 Census Households	504	1,860	6,558
2010 Census Households	439	1,581	5,431
Projected Annual Growth 2024 to 2029	0.6%	0.9%	1.0%
Historical Annual Growth 2010 to 2024	1.5%	1.0%	1.8%
<b>Race and Ethnicity</b>			
2024 Estimated White	79.9%	79.4%	75.3%
2024 Estimated Black or African American	4.1%	4.3%	7.0%
2024 Estimated Asian or Pacific Islander	4.8%	5.0%	5.3%
2024 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
2024 Estimated Other Races	10.4%	10.6%	11.7%
2024 Estimated Hispanic	8.7%	8.8%	9.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$145,775	\$149,859	\$144,225
2024 Estimated Median Household Income	\$122,705	\$125,645	\$120,426
2024 Estimated Per Capita Income	\$65,935	\$68,711	\$65,793
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.4%	2.0%
2024 Estimated Some High School (Grade Level 9 to 11)	1.4%	1.4%	1.9%
2024 Estimated High School Graduate	14.1%	13.3%	13.6%
2024 Estimated Some College	14.4%	15.5%	16.8%
2024 Estimated Associates Degree Only	2.2%	2.7%	5.0%
2024 Estimated Bachelors Degree Only	40.1%	39.7%	40.1%
2024 Estimated Graduate Degree	26.8%	25.9%	20.6%
<b>Business</b>			
2024 Estimated Total Businesses	68	219	840
2024 Estimated Total Employees	239	1,989	8,741
2024 Estimated Employee Population per Business	3.5	9.1	10.4
2024 Estimated Residential Population per Business	17.4	17.9	17.8

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

**ASHLEY HEICHELBECH** 503.490.7212 | ashley@cra-nw.com

**KATHLEEN HEALY** 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

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



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.