

MARVEL 29

2ND GENERATION RESTAURANT (TYPE 2 HOOD/VENTING)

**FOR LEASE
ST JOHNS
NEIGHBORHOOD**



LOCATION

7237 N Philadelphia Avenue
Portland Oregon 97203

AVAILABLE SPACE

761 SF

ASKING RATE

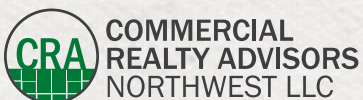
\$28.00/SF/YR, NNN

TRAFFIC COUNTS

N Philadelphia Ave – 18,515 ADT ('22)
N Ivanhoe St – 10,070 ADT ('22)

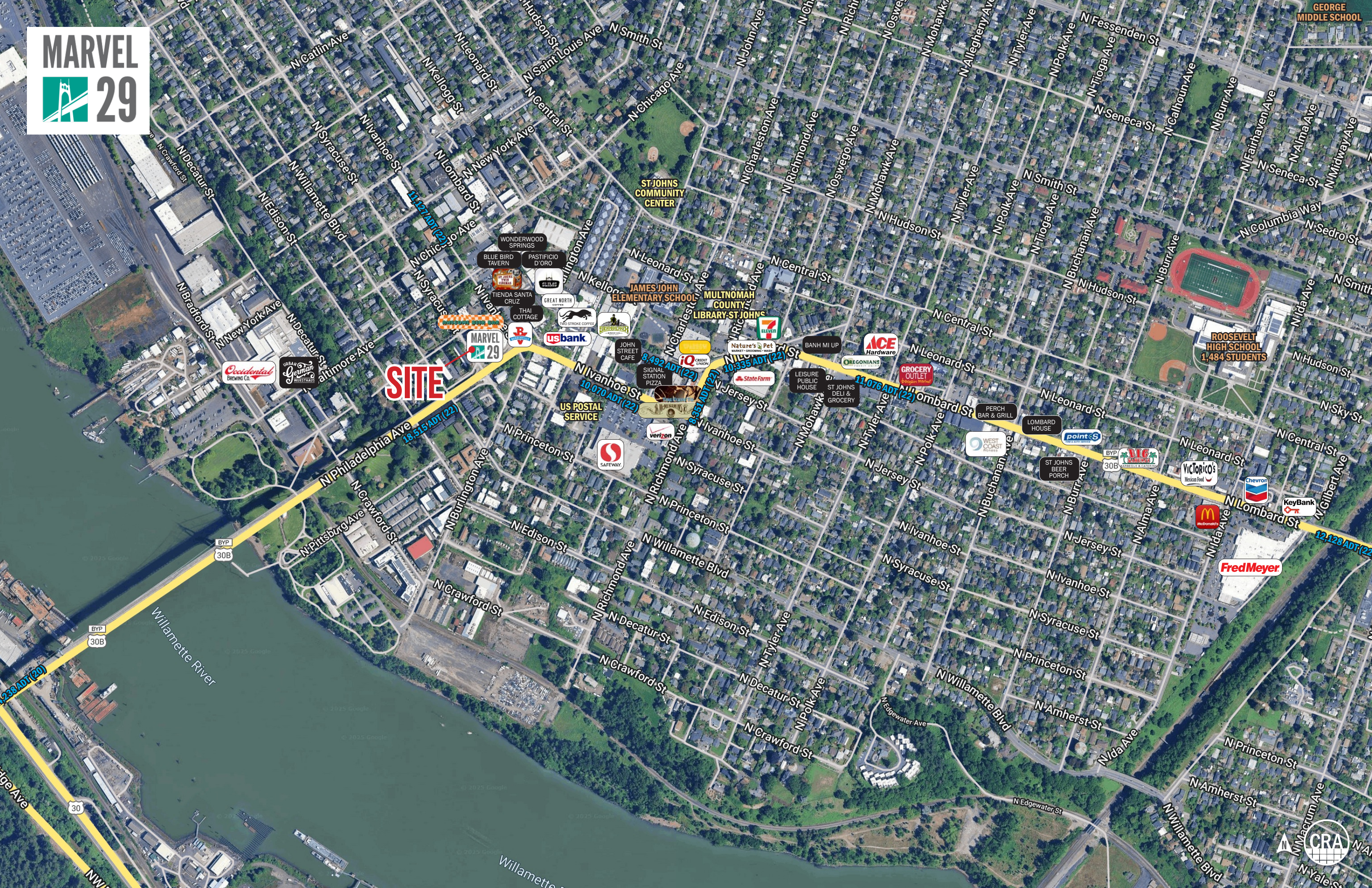
HIGHLIGHTS

- Second generation pizza restaurant space in the heart of St. Johns
- Sinks/plumbing, and type 2 hood available for next tenant
- Located in Marvel 29 with 165 apartment units above ground floor retail.
- Adjacent to Awesome Beer Bar and across from Burgerville
- Available now!



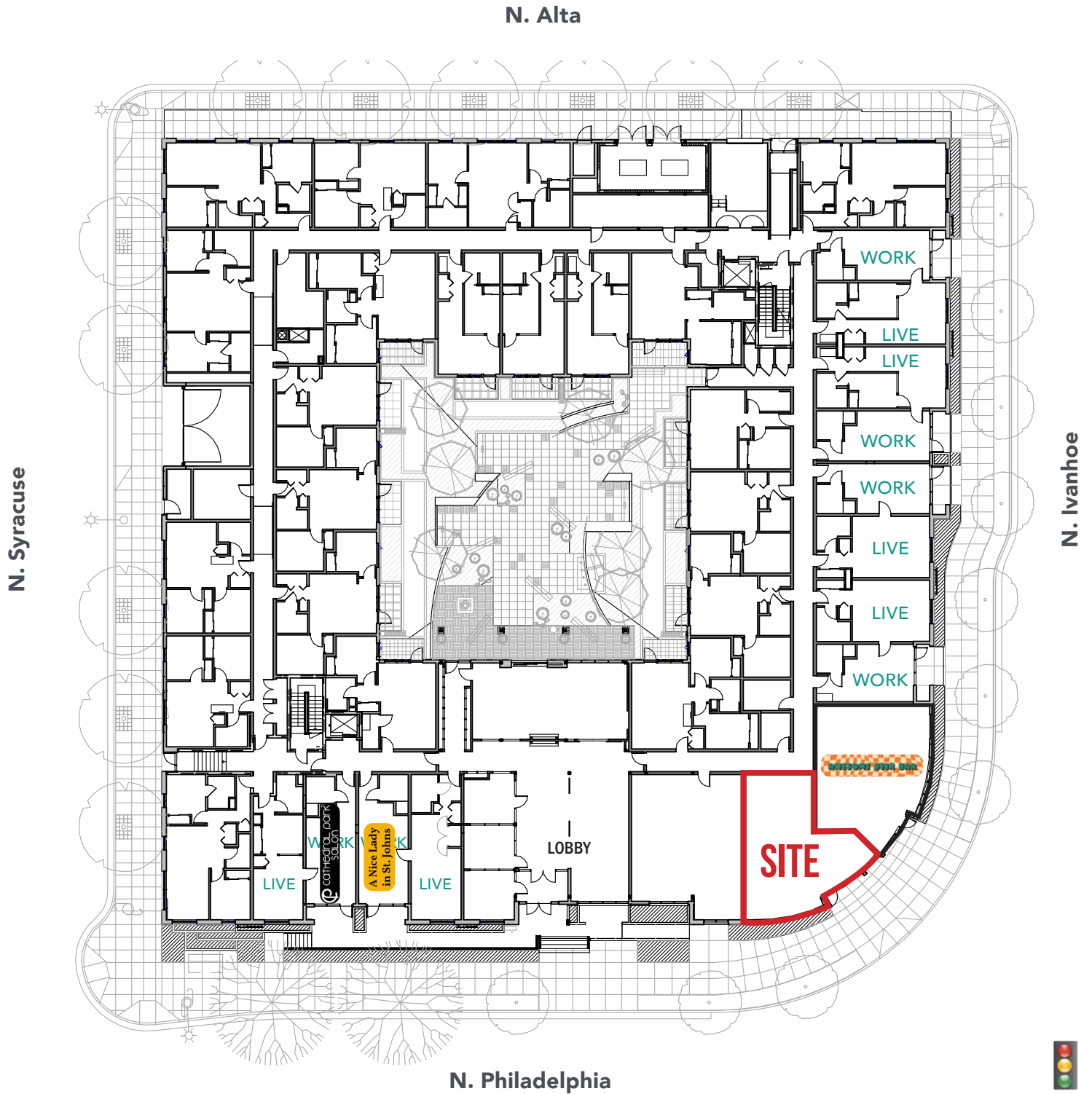
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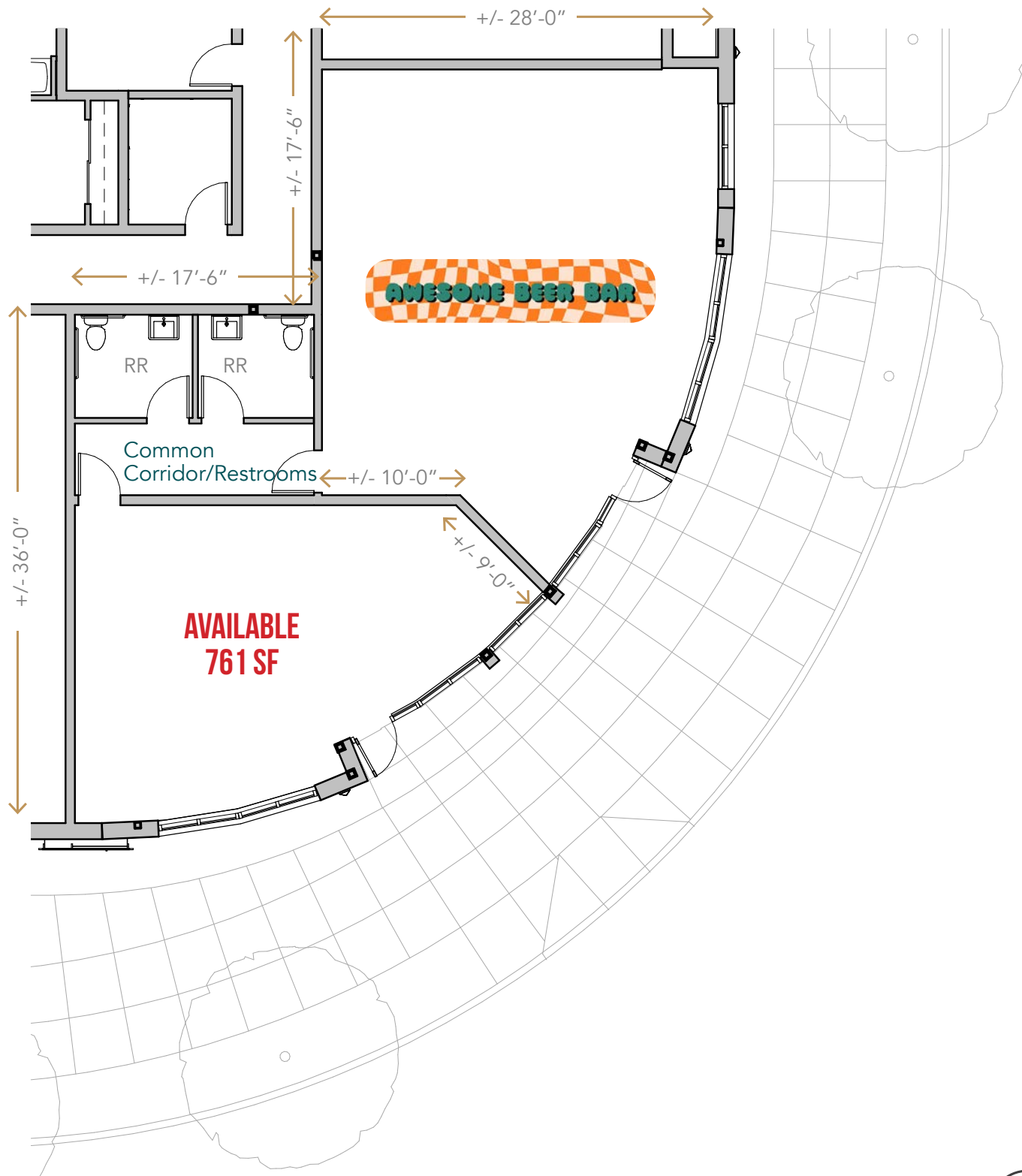




OVERALL GROUND FLOOR SITE PLAN



SITE PLAN

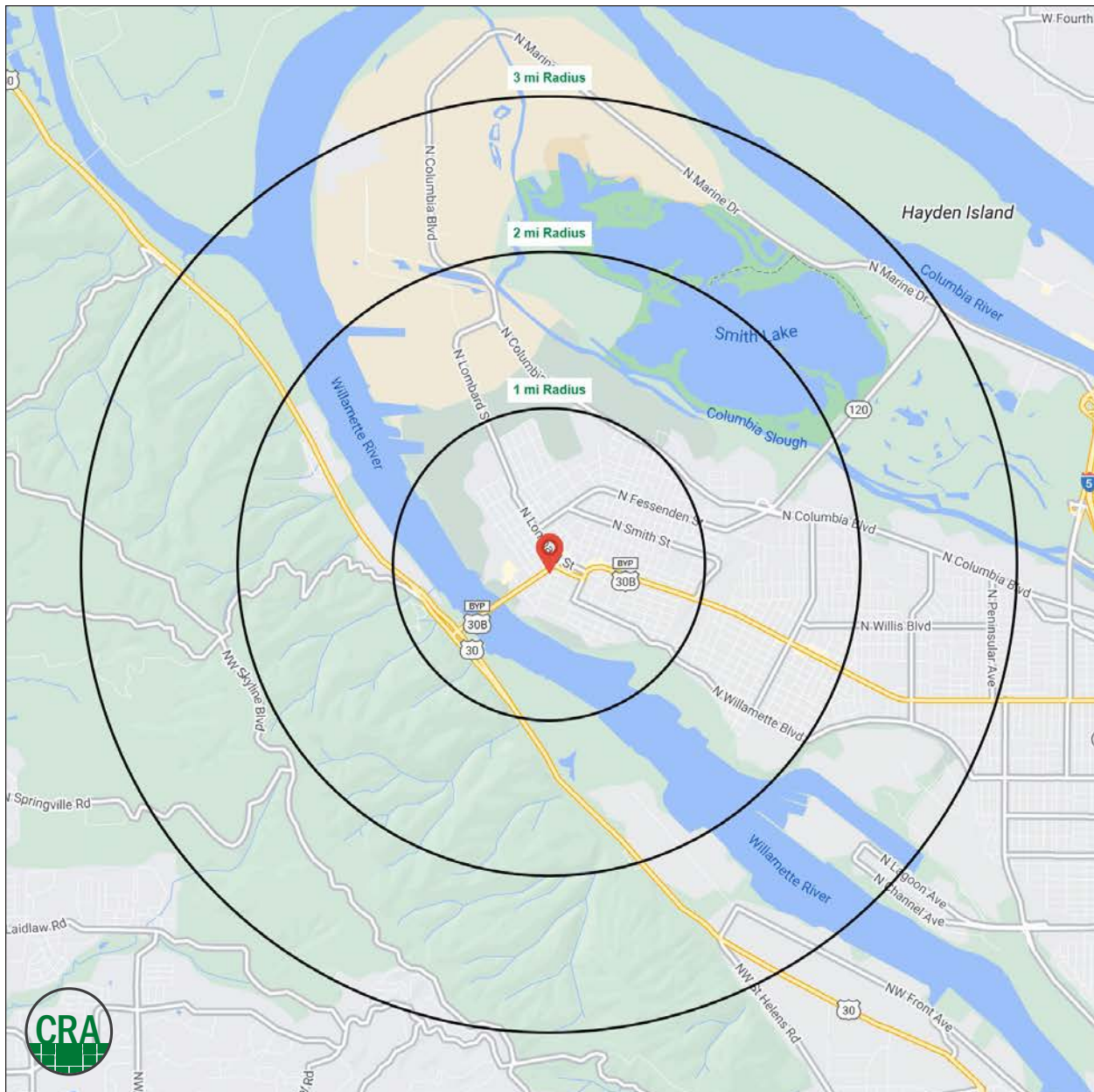


DEMOGRAPHIC SUMMARY

| Source: Regis - SitesUSA (2025) | 1 MILE | 2 MILE | 3 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2024 | 14,368 | 30,369 | 40,388 |
| Estimated Households | 6,694 | 12,266 | 16,214 |
| Average HH Income | \$103,816 | \$109,833 | \$119,194 |
| Median Home Value | \$478,165 | \$490,998 | \$517,079 |
| Total Businesses | 681 | 1,198 | 1,963 |
| Total Employees | 4,702 | 9,559 | 22,188 |

14,368
Estimated 2024 Population
1 MILE RADIUS

36.4
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: 45.5896/-122.7559

| Marvel 29 | 1 mi | 2 mi | 3 mi |
|---|---------------|---------------|---------------|
| Portland, OR 97203 | radius | radius | radius |
| Population | | | |
| 2024 Estimated Population | 14,368 | 30,369 | 40,388 |
| 2029 Projected Population | 14,447 | 30,393 | 40,088 |
| 2020 Census Population | 15,248 | 31,547 | 42,426 |
| 2010 Census Population | 13,518 | 28,485 | 38,579 |
| Projected Annual Growth 2024 to 2029 | 0.1% | - | -0.1% |
| Historical Annual Growth 2010 to 2024 | 0.4% | 0.5% | 0.3% |
| 2024 Median Age | 36.4 | 34.0 | 34.8 |
| Households | | | |
| 2024 Estimated Households | 6,694 | 12,266 | 16,214 |
| 2029 Projected Households | 6,756 | 12,316 | 16,124 |
| 2020 Census Households | 6,472 | 11,766 | 15,790 |
| 2010 Census Households | 5,694 | 10,651 | 14,374 |
| Projected Annual Growth 2024 to 2029 | 0.2% | - | -0.1% |
| Historical Annual Growth 2010 to 2024 | 1.3% | 1.1% | 0.9% |
| Race and Ethnicity | | | |
| 2024 Estimated White | 69.3% | 66.4% | 66.7% |
| 2024 Estimated Black or African American | 6.8% | 8.0% | 8.3% |
| 2024 Estimated Asian or Pacific Islander | 5.0% | 6.5% | 6.7% |
| 2024 Estimated American Indian or Native Alaskan | 1.4% | 1.3% | 1.3% |
| 2024 Estimated Other Races | 17.5% | 17.8% | 17.0% |
| 2024 Estimated Hispanic | 17.0% | 17.4% | 16.5% |
| Income | | | |
| 2024 Estimated Average Household Income | \$103,816 | \$109,833 | \$119,194 |
| 2024 Estimated Median Household Income | \$80,011 | \$85,587 | \$94,828 |
| 2024 Estimated Per Capita Income | \$48,425 | \$44,801 | \$48,267 |
| Education (Age 25+) | | | |
| 2024 Estimated Elementary (Grade Level 0 to 8) | 3.0% | 3.7% | 3.4% |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 2.0% | 3.9% | 3.9% |
| 2024 Estimated High School Graduate | 17.4% | 17.4% | 15.5% |
| 2024 Estimated Some College | 19.2% | 20.0% | 19.4% |
| 2024 Estimated Associates Degree Only | 7.8% | 6.8% | 6.8% |
| 2024 Estimated Bachelors Degree Only | 34.6% | 31.4% | 33.2% |
| 2024 Estimated Graduate Degree | 16.2% | 16.7% | 17.9% |
| Business | | | |
| 2024 Estimated Total Businesses | 681 | 1,198 | 1,963 |
| 2024 Estimated Total Employees | 4,702 | 9,559 | 22,188 |
| 2024 Estimated Employee Population per Business | 6.9 | 8.0 | 11.3 |
| 2024 Estimated Residential Population per Business | 21.1 | 25.4 | 20.6 |

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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