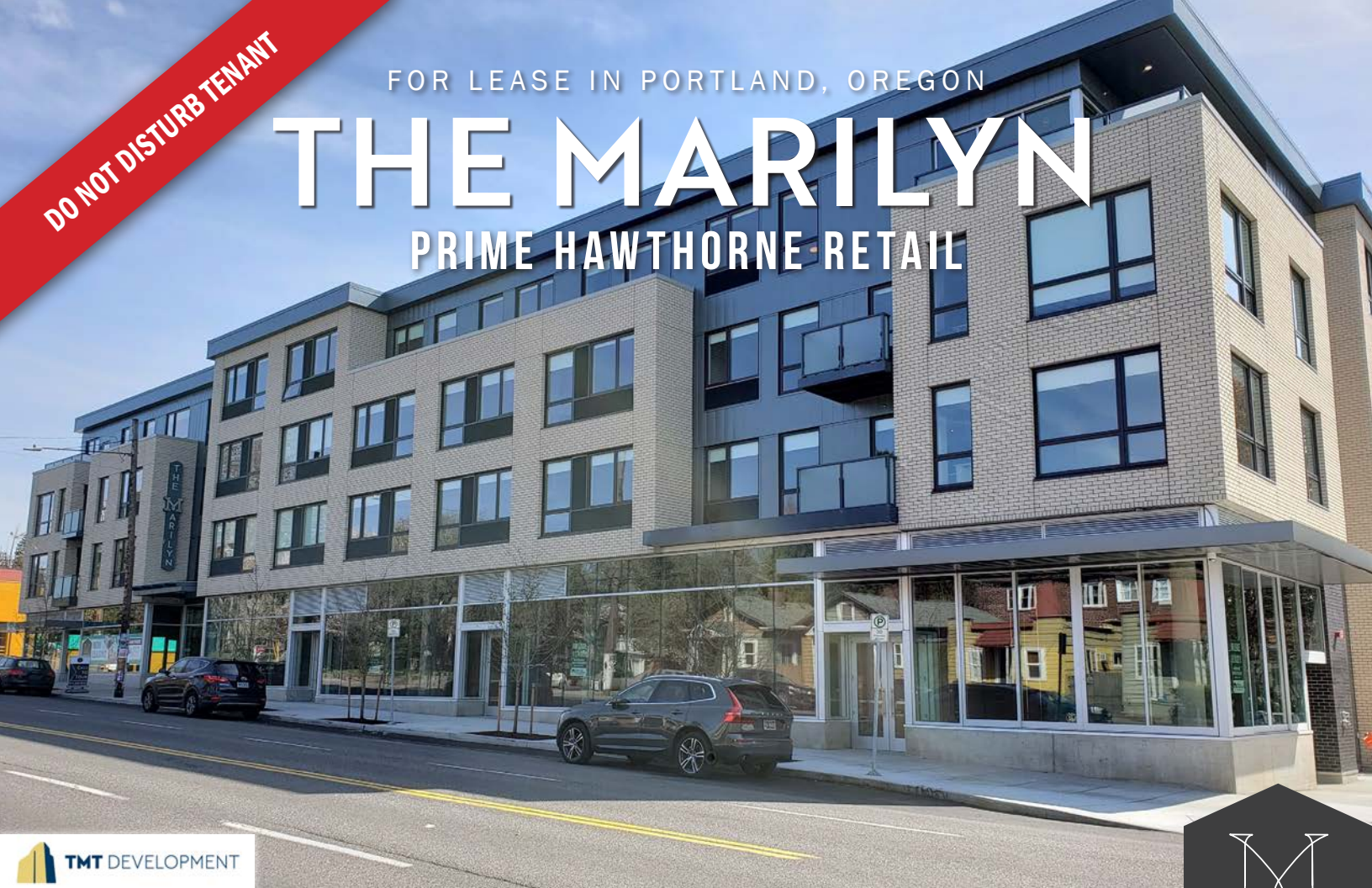


DO NOT DISTURB TENANT

FOR LEASE IN PORTLAND, OREGON

THE MARILYN

PRIME HAWTHORNE RETAIL



LOCATION

2380 SE Hawthorne Blvd
Portland, OR 97214

AVAILABLE SPACE

Highly visible 3,345 SF (divisible)
ground floor retail spaces fronting
SE Hawthorne Blvd

ASKING RATE

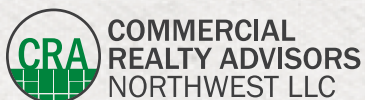
Please call for details

TRAFFIC COUNTS

SE Hawthorne Blvd – 19,451 ADT ('22)

HIGHLIGHTS

- In the heart of bustling SE Hawthorne Blvd at SE 23rd Avenue.
- A new 4-story mixed-use project with 59 apartments above ground floor retail spaces.
- High-end architectural details, including full height storefronts, operable windows (on corner of 23rd & Hawthorne and 24th & Hawthorne) and high ceilings.
- Neighboring tenants include Grand Central Bakery, Jam on Hawthorne, Hideaway and Hot Lips Pizza.
- Please contact for further details and tours.



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503.274.0211
www.cra-nw.com



BUCKMAN NEIGHBORHOOD
11,318 RESIDENTS ('24)

SUNNYSIDE NEIGHBORHOOD
7,800 RESIDENTS ('24)

HOSFORD-ABERNETHY NEIGHBORHOOD
7,616 RESIDENTS ('24)

RICHMOND NEIGHBORHOOD
13,030 RESIDENTS ('24)

SITE

BARLEY MILL PUB

GOL

COMMONWEALTH SKATEBOARDING

CineMagic

Recumbent pds

Black Star Bags

HOTCLIPS PIZZA

FIT BODY BOOT CAMP

Rivermark

Coava

Backstory

MUDBAY

SAFEWAY

HOLMAN'S FUNERAL SERVICE

Artisan

EXCALIBUR COMICS

COMBE

GRAND CENTRAL

nimblefish

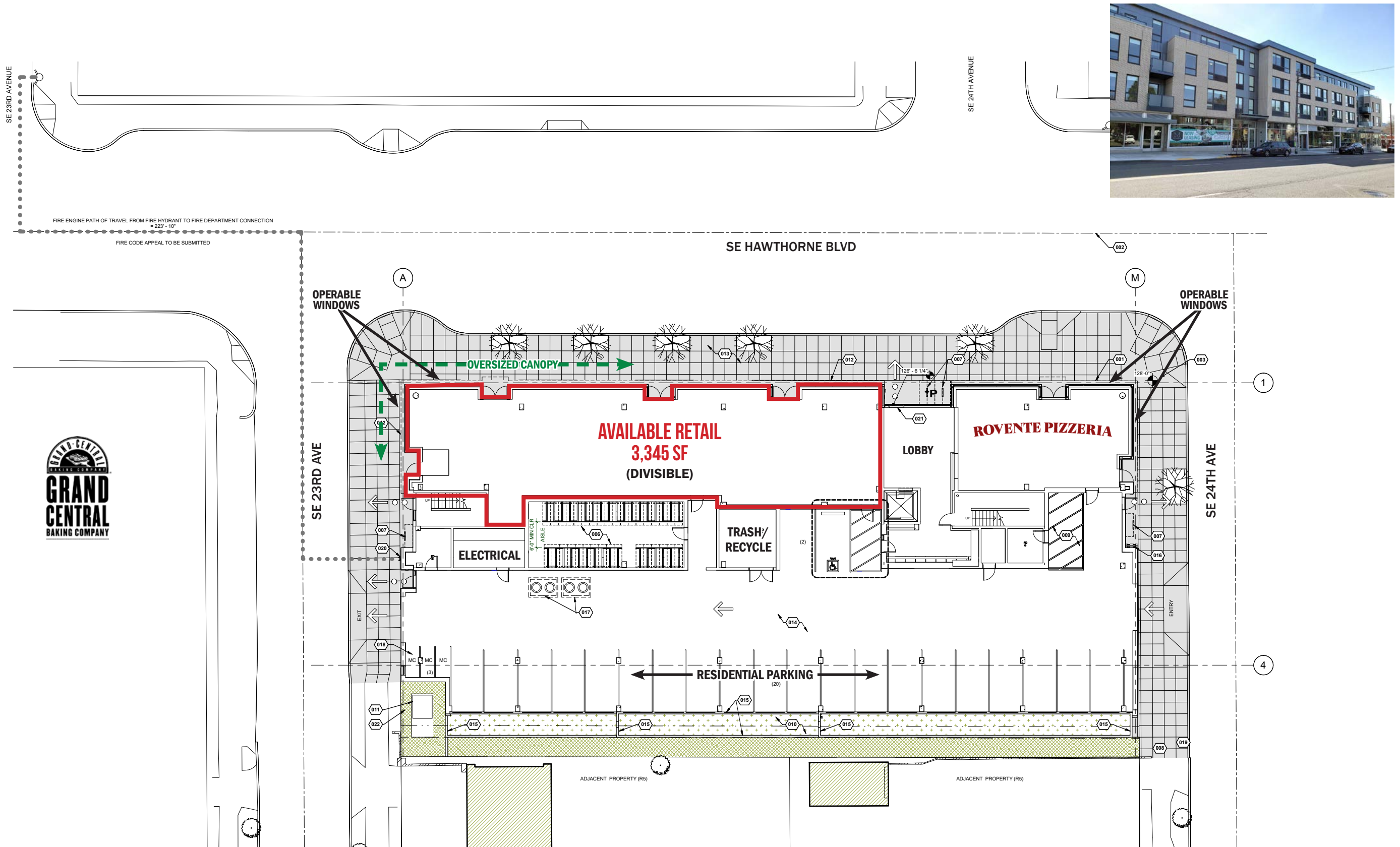
7 ELEVEN

PARINA FARINA

True Value

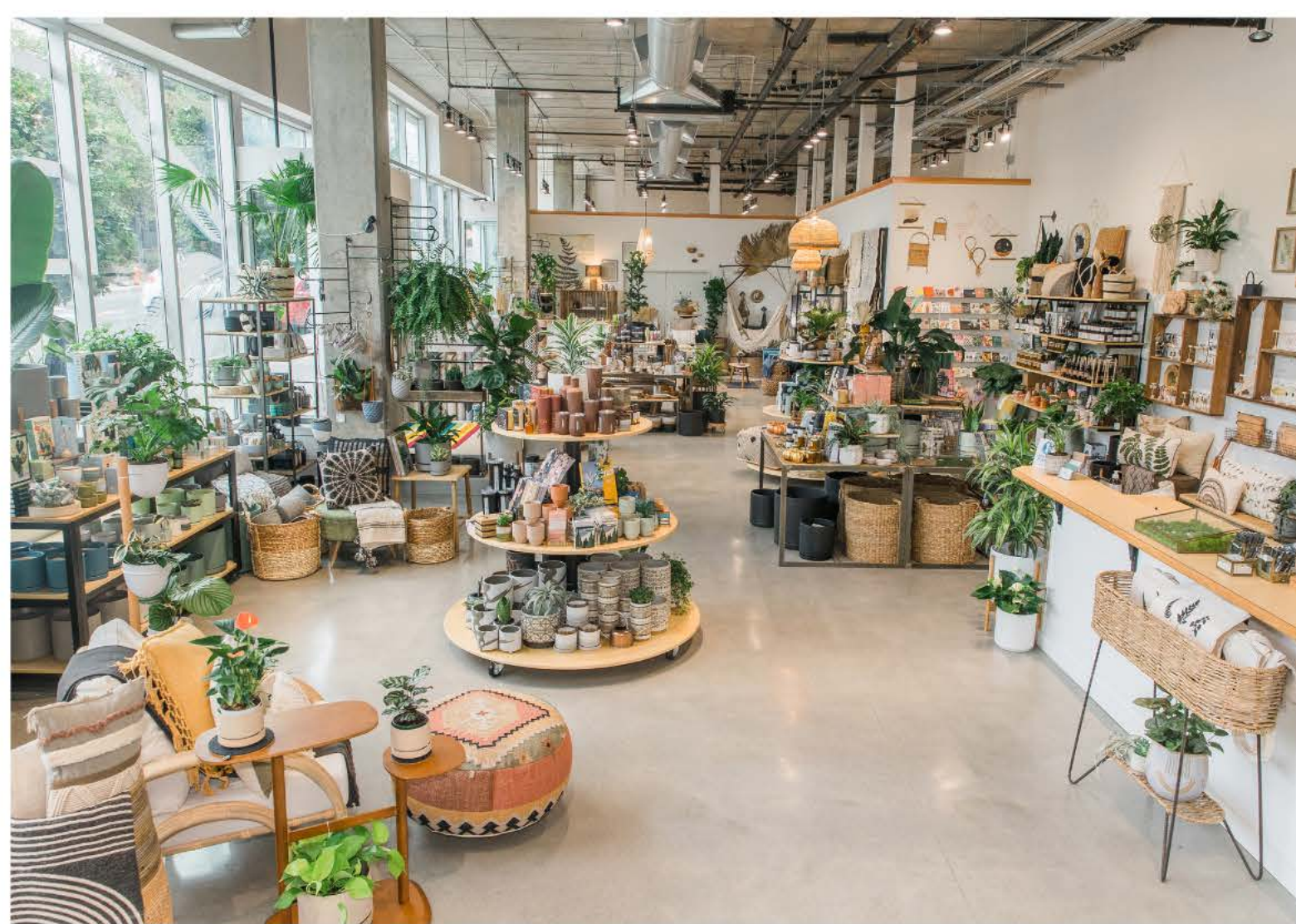


SITE PLAN





IMAGES



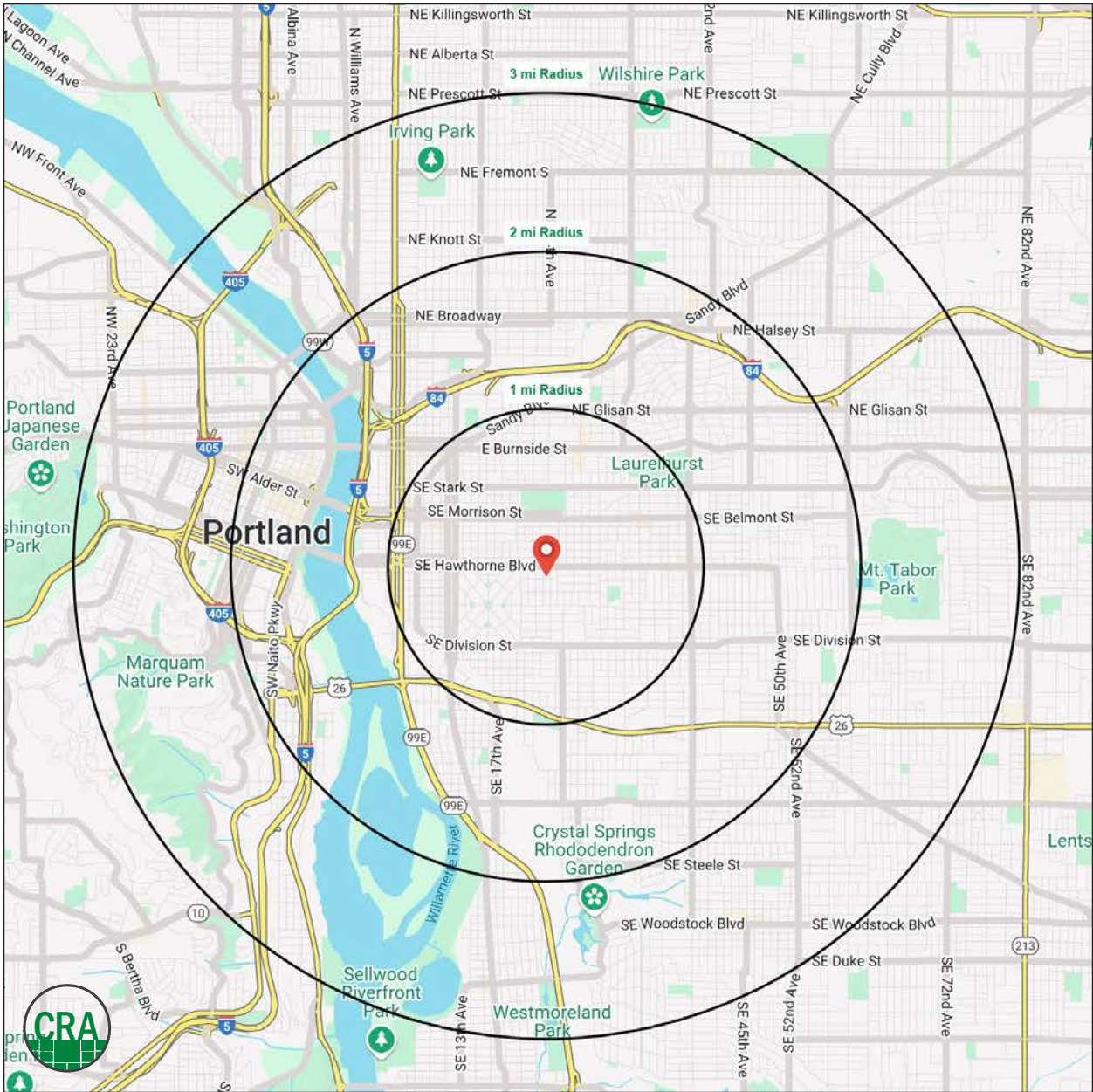


DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	33,855	107,535	235,312
Estimated Households	17,777	56,707	122,300
Average HH Income	\$125,885	\$127,404	\$133,892
Median Age	36.1	38.1	38.7
Total Businesses	3,329	13,855	24,323
Total Employees	19,474	136,066	213,822

107,535
Estimated 2024 Population
2 MILE RADIUS

\$127,404
Average Household Income
2 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.512/-122.6416

The Marilyn Portland, OR 97214	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	33,855	107,535	235,312
2029 Projected Population	33,566	105,394	231,859
2020 Census Population	35,119	109,510	235,891
2010 Census Population	28,911	90,684	200,251
Projected Annual Growth 2024 to 2029	-0.2%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	1.2%	1.3%	1.3%
2024 Median Age	36.1	38.1	38.7
Households			
2024 Estimated Households	17,777	56,707	122,300
2029 Projected Households	17,869	56,341	122,318
2020 Census Households	17,786	55,854	119,186
2010 Census Households	14,427	45,036	98,509
Projected Annual Growth 2024 to 2029	0.1%	-0.1%	-
Historical Annual Growth 2010 to 2024	1.7%	1.9%	1.7%
Race and Ethnicity			
2024 Estimated White	80.0%	78.0%	77.4%
2024 Estimated Black or African American	2.5%	3.6%	4.2%
2024 Estimated Asian or Pacific Islander	5.6%	6.7%	7.2%
2024 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.6%
2024 Estimated Other Races	11.4%	11.0%	10.7%
2024 Estimated Hispanic	9.6%	9.3%	9.0%
Income			
2024 Estimated Average Household Income	\$125,885	\$127,404	\$133,892
2024 Estimated Median Household Income	\$93,483	\$95,688	\$98,973
2024 Estimated Per Capita Income	\$66,466	\$67,651	\$69,994
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.6%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.3%	2.3%
2024 Estimated High School Graduate	10.2%	10.5%	10.9%
2024 Estimated Some College	16.8%	17.2%	16.2%
2024 Estimated Associates Degree Only	4.9%	5.4%	5.4%
2024 Estimated Bachelors Degree Only	40.1%	36.9%	35.8%
2024 Estimated Graduate Degree	25.3%	26.0%	27.9%
Business			
2024 Estimated Total Businesses	3,329	13,855	24,323
2024 Estimated Total Employees	19,474	136,066	213,822
2024 Estimated Employee Population per Business	5.9	9.8	8.8
2024 Estimated Residential Population per Business	10.2	7.8	9.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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503.274.0211

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