

# FOR SALE OR LEASE

# 37,577 SF FLEX/RETAIL

PORTLAND, OR



## ADDRESS

2100 North Hayden Island Dr.  
Portland, OR 97217

## AVAILABLE SPACE

37,577 SF | 1.70 Acres

## SALE PRICE/RENT RATE

\$7,295,000 | \$194 PSF  
Rent Rate \$1.20 NNN

## ZONING

CE - City of Portland

## TRAFFIC COUNTS

N Hayden Island drive - 8,392 ADT ('22)  
I-205 - 133,974 ADT ('22)

## HIGHLIGHTS

- Opportunity located in Jantzen Beach, one of the largest retail centers in all of Oregon. It is a Target and Home Depot anchored, dominant Portland shopping destination, featuring a strong lineup of well-known and high-quality tenants.
- 40 Parking Stalls
- Ceiling Height: 28' .10" Under Roof Deck, 24' .6" Under Trusses
- Area retailers include Target, Home Depot, Petco, Dick's Sporting Goods, Sierra, HomeGoods, Ross, TJ Maxx, Burlington, Ulta and many more.



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IMAGES

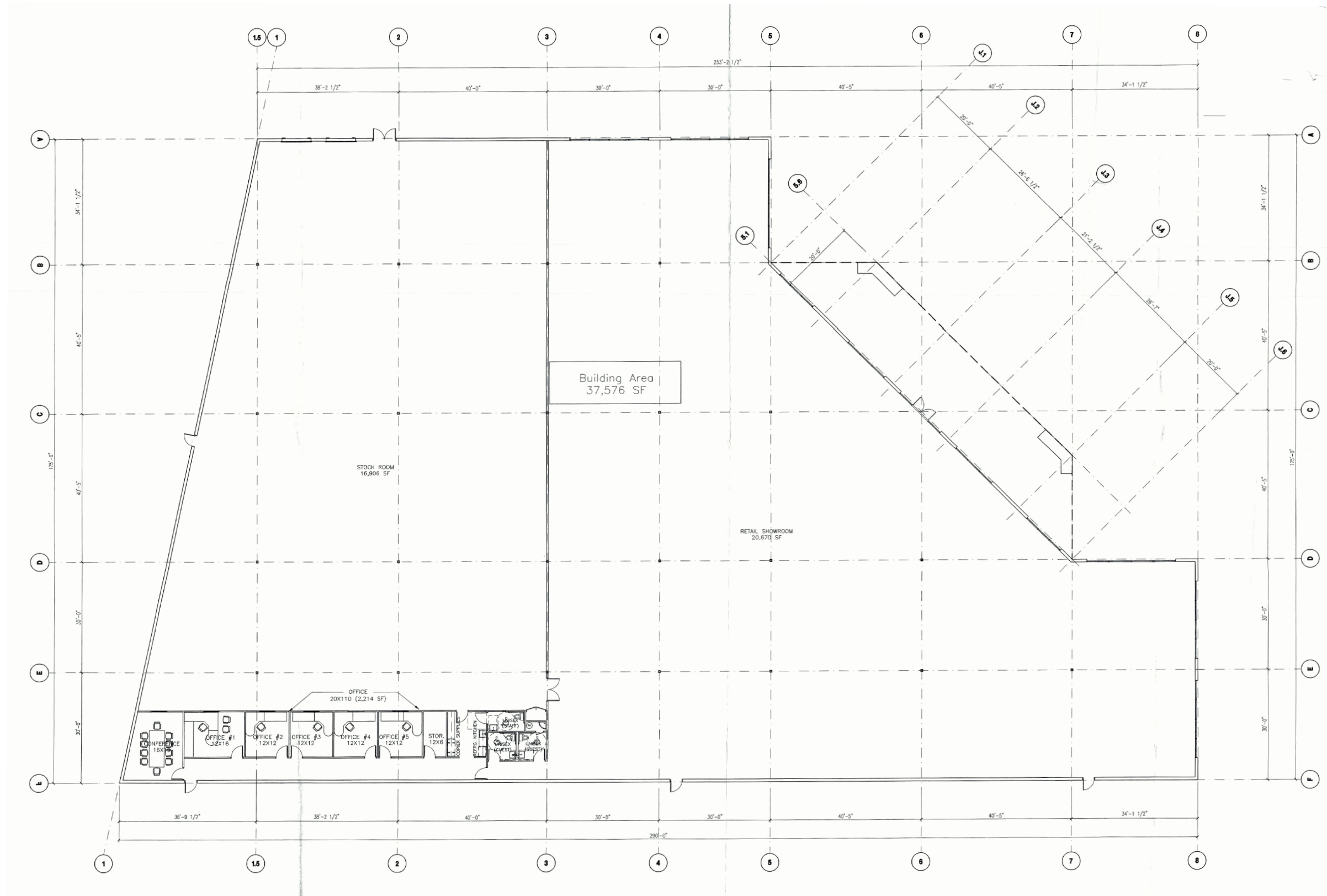
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FLOOR PLAN

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**SITE**

**BEDMART**

**MATTRESS WORLD**  
northwest.com

BELLAS BEAUTY SUPPLY

**BEST BUY**

Staples

HomeGoods

SIERRA TRADING POST

DSW

ROSS DRESS FOR LESS

**TARGET**

DULUTH TRADING CO.

**NW RUGS**  
Rugs • Furniture • Accessories

JANTZEN BEACH CENTER

**DICK'S**  
SPORTING GOODS

Michaels  
Where Creativity Happens

Ashley HOMESTORE

THE HOME DEPOT

**BOOT BARN**

**MATTRESS FIRM**

petco

West Marine  
We make boating more fun!

at&t

LANE BRYANT

DXL  
BIG + TALL

Oregon Hot Tub  
Fuel Better • Sleep Better • Live Better

ULTA BEAUTY

**TJ-maxx**

JJ

Denny's

**Burlington**

McDonald's

**FLOOR DECOR**

TACO BELL

**BURGER KING**

OXFORD SUITES  
PORTLAND

PORTLAND expo CENTER



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**SITE**

- NW Rug
- Best Buy
- DSW
- Sierra
- Ross
- Dick's Sporting Goods
- Staples
- Target
- Michael's
- Mattress Firm
- Petco
- Ulta
- Ashley HomeStore
- TJ Maxx
- Burlington
- Denny's
- McDonald's
- Starbucks
- CVS
- Walgreens

- Walmart
- Dick's
- Lowes
- Amazon
- Burger King
- Mor
- US Chef Store
- McDonald's
- Caribou Coffee
- Caribou Coffee

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**SITE**

VANCOUVER

PORTLAND



# 37,577 SF FLEX/RETAIL 2100 NORTH HAYDEN ISLAND DR

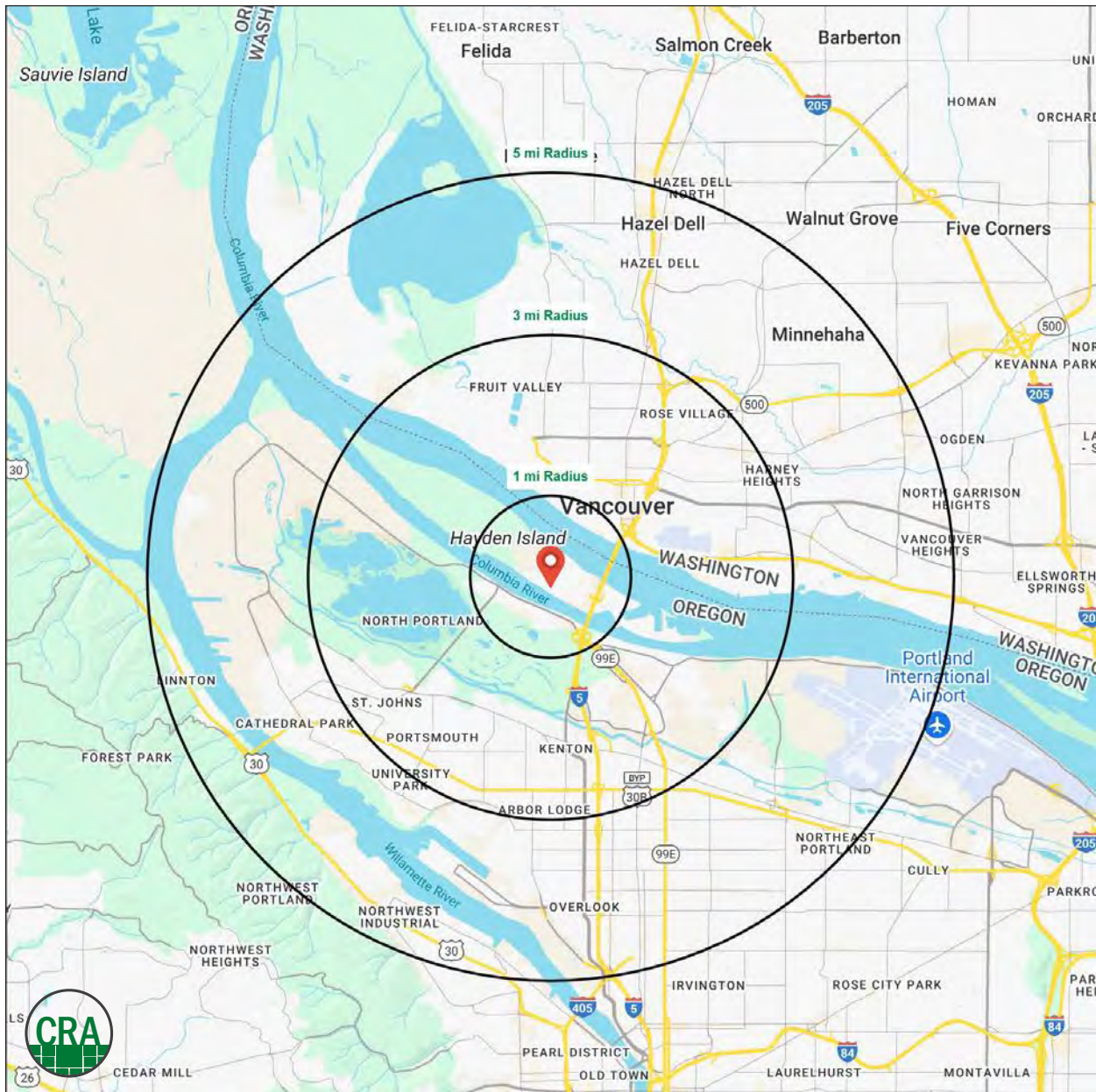
## DEMOGRAPHIC SUMMARY

Portland, OR

Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	2,370	71,371	206,099
Projected Population 2029	2,596	74,542	212,506
Average HH Income	\$100,762	\$112,377	\$121,969
Median Home Value	\$177,136	\$486,105	\$530,225
Daytime Demographics 16+	5,346	70,012	174,006

**\$112,377**  
Average Household Income  
3 MILE RADIUS

**37.7**  
Median Age  
3 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.6151/-122.6902

2100 N Hayden Island Dr Portland, OR 97217	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	2,370	71,371	206,099
2029 Projected Population	2,596	74,542	212,506
2020 Census Population	2,221	70,099	203,426
2010 Census Population	1,814	63,064	176,904
Projected Annual Growth 2024 to 2029	1.9%	0.9%	0.6%
Historical Annual Growth 2010 to 2024	2.2%	0.9%	1.2%
2024 Median Age	47.6	37.7	37.1
<b>Households</b>			
2024 Estimated Households	1,184	32,601	89,602
2029 Projected Households	1,390	35,111	93,942
2020 Census Households	1,163	29,530	83,647
2010 Census Households	999	26,261	72,382
Projected Annual Growth 2024 to 2029	3.5%	1.5%	1.0%
Historical Annual Growth 2010 to 2024	1.3%	1.7%	1.7%
<b>Race and Ethnicity</b>			
2024 Estimated White	69.3%	70.8%	71.5%
2024 Estimated Black or African American	4.2%	7.2%	7.7%
2024 Estimated Asian or Pacific Islander	5.0%	5.1%	5.2%
2024 Estimated American Indian or Native Alaskan	1.5%	1.2%	1.0%
2024 Estimated Other Races	20.0%	15.7%	14.6%
2024 Estimated Hispanic	19.6%	14.9%	13.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$100,762	\$112,377	\$121,969
2024 Estimated Median Household Income	\$63,807	\$83,109	\$92,107
2024 Estimated Per Capita Income	\$50,981	\$51,621	\$53,284
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	4.2%	3.5%	2.9%
2024 Estimated Some High School (Grade Level 9 to 11)	6.2%	4.9%	4.3%
2024 Estimated High School Graduate	25.4%	19.2%	18.8%
2024 Estimated Some College	18.3%	22.3%	21.0%
2024 Estimated Associates Degree Only	8.7%	8.4%	8.2%
2024 Estimated Bachelors Degree Only	21.3%	26.8%	28.4%
2024 Estimated Graduate Degree	16.0%	15.0%	16.5%
<b>Business</b>			
2024 Estimated Total Businesses	421	5,164	12,860
2024 Estimated Total Employees	4,476	48,114	114,884
2024 Estimated Employee Population per Business	10.6	9.3	8.9
2024 Estimated Residential Population per Business	5.6	13.8	16.0



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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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