



FOR LEASE



# MODERA WOODSTOCK

## 1st-Generation Retail / Service / Restaurant Space

877 SF - 3,524 SF (3 Suites) | \$29 - \$35 psf + NNN

4850 SE Woodstock Blvd, Portland, OR 97206

- Now leasing retail / service space at Modera Woodstock, a new Class A mixed-use development with 194 market-rate apartments located in the heart of Portland's renowned Woodstock Neighborhood.
- Positioned at SE Woodstock and SE 49th Avenue, Modera Woodstock is surrounded by single-family residential neighborhoods and parks and is steps away from dining, retail, and service providers on SE Woodstock.
- Delivered October 2024

**MICHELLE D. ROZAKIS**

Principal | Licensed in OR

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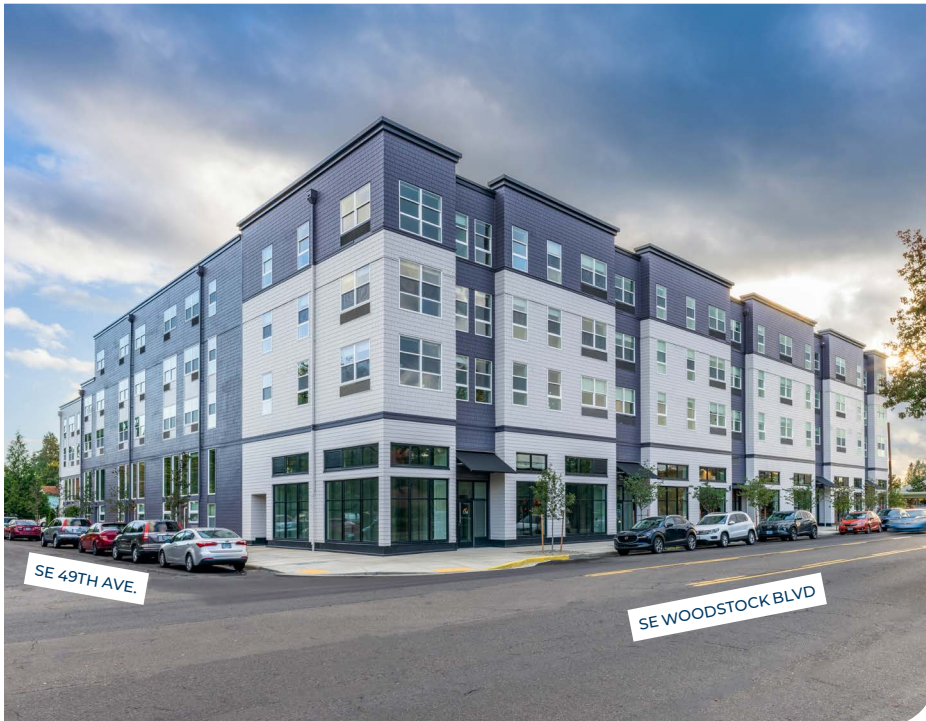
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# PROPERTY SUMMARY

**FOR  
LEASE**



## PROPERTY DETAILS

Address	4850 SE Woodstock Blvd, Portland, OR 97206
Available Space	877 SF - 3,524 SF
N° of Suites Available	3 Suites
Lease Rate	\$29 - \$35 psf + NNN
Use Type	Retail, Service, Restaurant
Availability	Now

SPACE	SIZE	RATE
Retail 1*	3,524 SF	\$29 psf + NNN
Retail 2	1,124 SF	\$35 psf + NNN
Retail 3	877 SF	

\*Demising Options Available

## Location Features

- 3 blocks from a New Seasons Market.
- Prime high-traffic location in Portland's Woodstock neighborhood, steps from retail and dining highlights .
- 5 blocks from Woodstock Park and beside Multnomah County Library.
- Traffic counts are over 10.7k ADTV\* along the property's north-facing side.
- Several TriMet bus stops (19 and 75 Routes) within 3 blocks.

\*Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

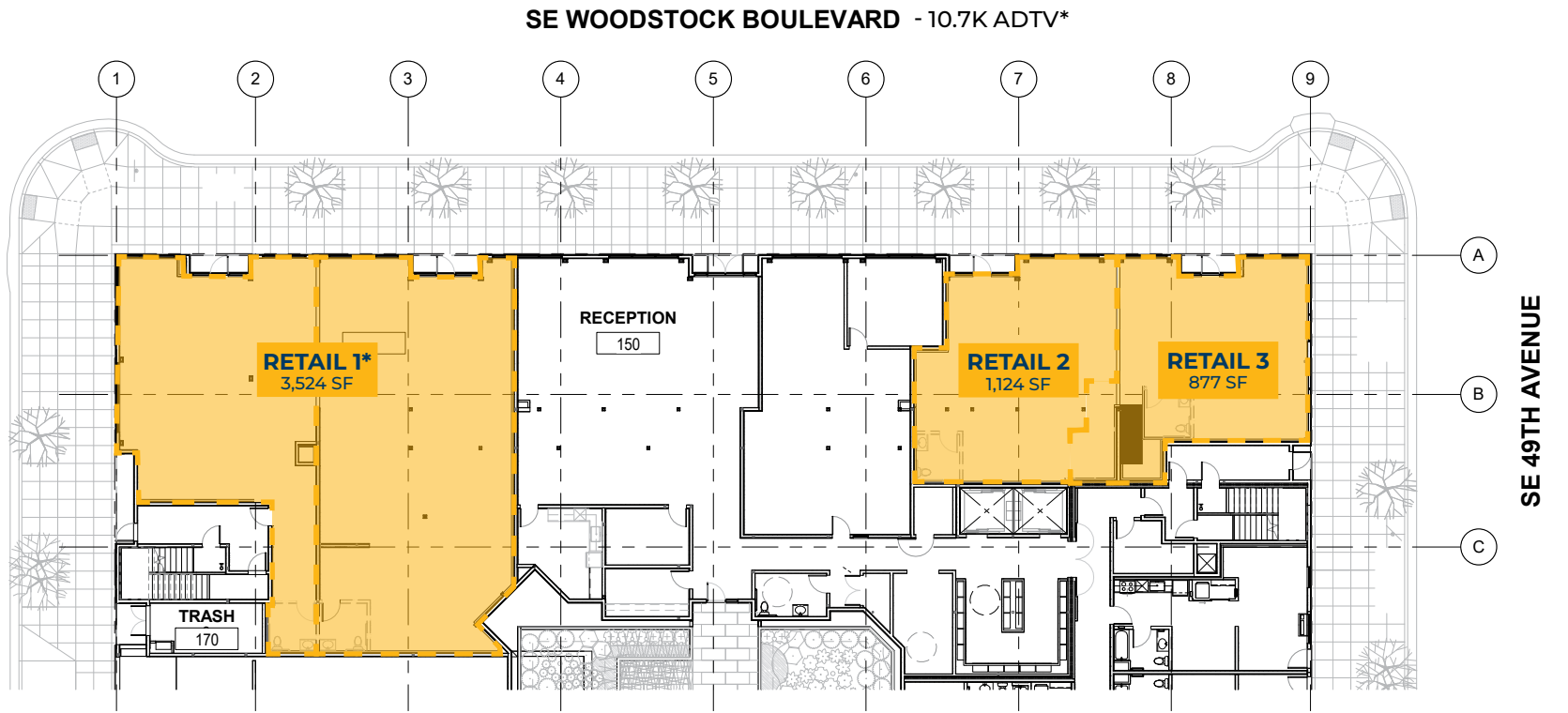
## Nearby Highlights

- New Seasons Market
- Safeway
- Chase Bank
- Club Pilates
- Delta Cafe
- Double Mountain Woodstock Taproom
- Gentle Dental
- Grand Central Bakery
- Healthy Pets NW
- Heart Coffee
- KeyBank
- Lutz Tavern
- Papa Murphy's
- Starbucks
- Subway
- Woodstock Park
- Woodstock Community Center
- Brentwood Park
- Multnomah County Library
- Hawthorne Street Food and Bar



# FLOOR PLAN

SE 48TH AVENUE



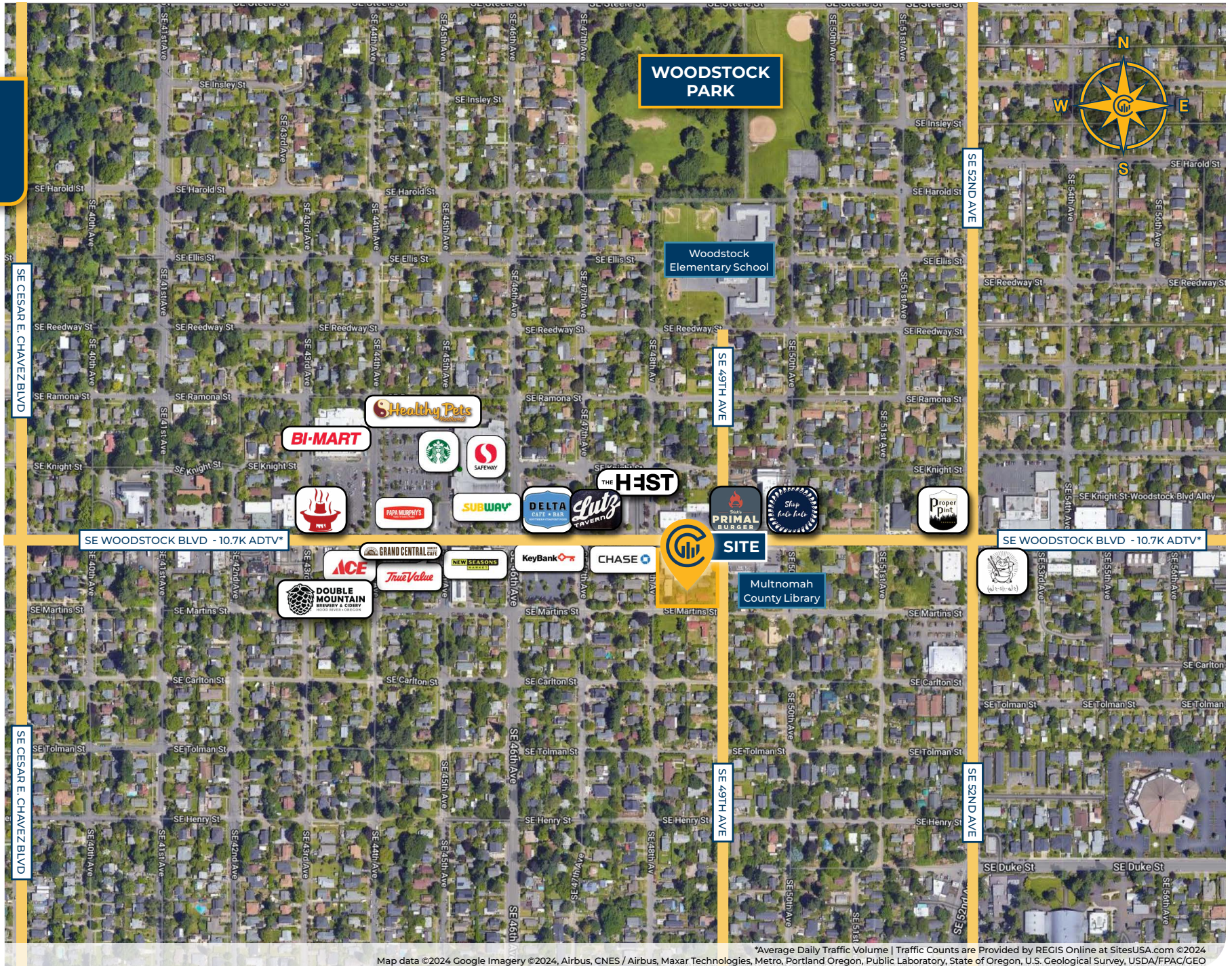
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# LOCAL AERIAL MAP



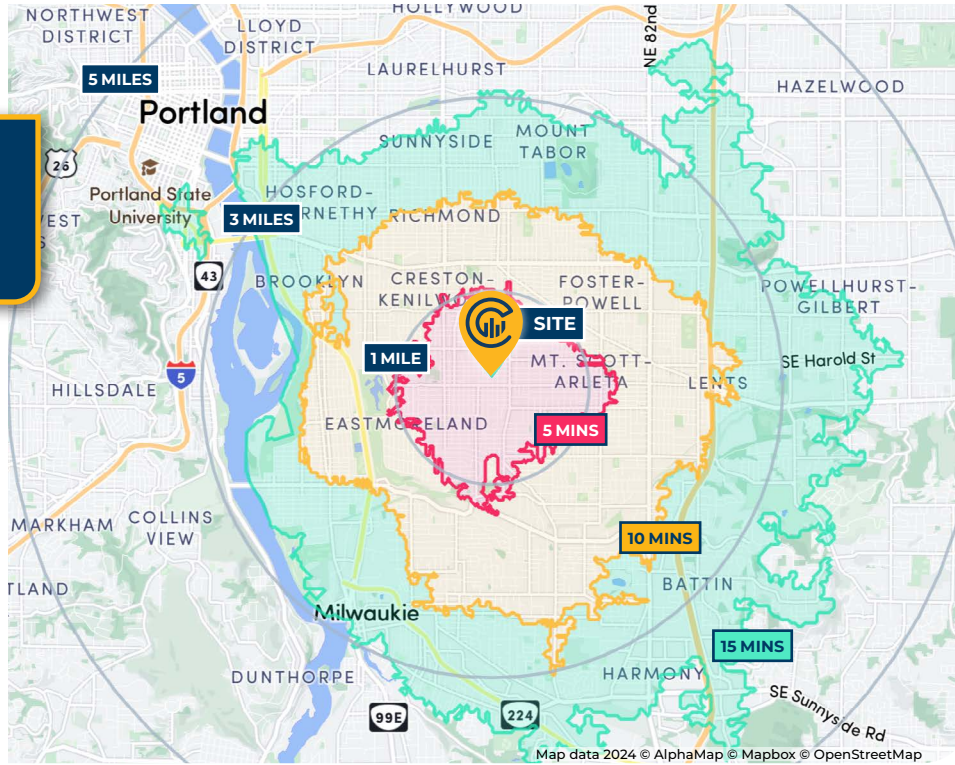
Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024





# DRIVE TIMES & DEMOGRAPHICS



## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	23,777	179,565	457,345
2029 Projected Population	23,472	175,127	448,120
2020 Census Population	24,054	184,686	463,281
2010 Census Population	22,344	168,270	418,369
Projected Annual Growth 2024 to 2029	-0.3%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	0.5%	0.5%	0.7%
Households & Income			
2024 Estimated Households	9,749	77,907	206,283
2024 Est. Average HH Income	\$133,547	\$125,242	\$125,088
2024 Est. Median HH Income	\$109,157	\$97,132	\$94,160
2024 Est. Per Capita Income	\$55,031	\$54,578	\$56,774
Businesses			
2024 Est. Total Businesses	923	10,323	34,983
2024 Est. Total Employees	4,426	62,109	289,686

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,  
TIGER Geography - R51

## Neighborhood Scores

93

Walk Score®  
"Walker's Paradise"

99

Bike Score®  
"Biker's Paradise"

45

Transit Score®  
"Some Transit"

Ratings provided by <https://www.walkscore.com>

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