

RETAIL SPACE FOR LEASE

# 9120 SE Powell Blvd

PORTLAND, OR 97266



Prime retail/restaurant opportunity on SE Powell Blvd

## AVAILABLE SPACE

- 12,420 SF

## LEASE RATE

- Please call for details

## TRAFFIC COUNTS

- SE Powell Blvd & SE 92nd Ave - 76,170 ADT (2023)

## HIGHLIGHTS

- Freestanding building with prominent street frontage
- Ample on-site parking
- Minutes from I-205, Mall 205 & Eastport Plaza
- Flexible zoning for retail, restaurant, fitness, or entertainment
- Dense surrounding neighborhoods with strong demographics

## CONTACT

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Nick Stanton 503 784 0487 / nstanton@naielliott.com  
David Moore 503 707 9028 / dmoore@naielliott.com

**NAI**Elliott



High-visibility location with excellent traffic counts

## AVAILABLE SPACE

- 12,420 SF

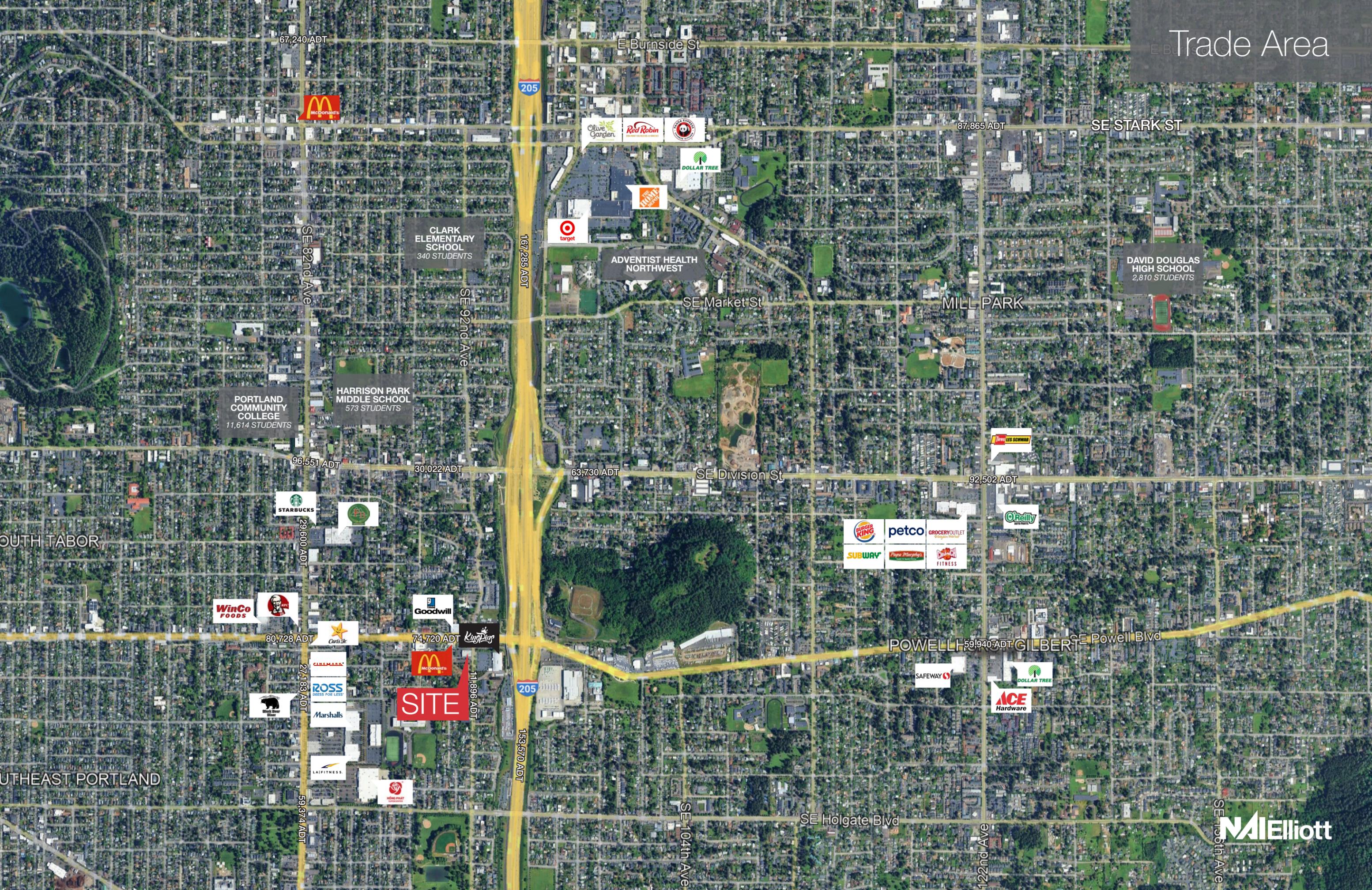
## PROPERTY OVERVIEW

This 12,420 SF freestanding building offers a rare opportunity for a large-format retail, restaurant, or entertainment user. Previously operated as a family entertainment and dining venue, the property is designed to handle high customer volume, with an open floor plan, high ceilings, and existing infrastructure adaptable for a wide range of concepts.

## PROPERTY HIGHLIGHTS

- Freestanding building with prominent street frontage
- Located at the signalized intersection of SE 92nd Ave & SE Powell Blvd
- Strong regional draw—minutes from I-205, Mall 205, and Eastport Plaza
- Ample on-site parking with multiple access points
- Dense surrounding neighborhoods with strong demographics
- Flexible zoning allows for retail, entertainment, fitness, or restaurant use





67,240 ADT

E Burnside St

205

87,865 ADT

SE STARK ST



CLARK ELEMENTARY SCHOOL  
340 STUDENTS

ADVENTIST HEALTH NORTHWEST

DAVID DOUGLAS HIGH SCHOOL  
2,810 STUDENTS

SE Market St

MILL PARK

SE 82nd Ave

SE 92nd Ave

167,285 ADT

PORTLAND COMMUNITY COLLEGE  
11,614 STUDENTS

HARRISON PARK MIDDLE SCHOOL  
573 STUDENTS

96,551 ADT

30,022 ADT

63,730 ADT

SE Division St

92,502 ADT

SOUTH TABOR



29,600 ADT



80,728 ADT

74,720 ADT

POWELL BLVD GILBERT SE Powell Blvd

59,940 ADT



**SITE**

11,986 ADT



SOUTHEAST PORTLAND

27,183 ADT

205

153,570 ADT

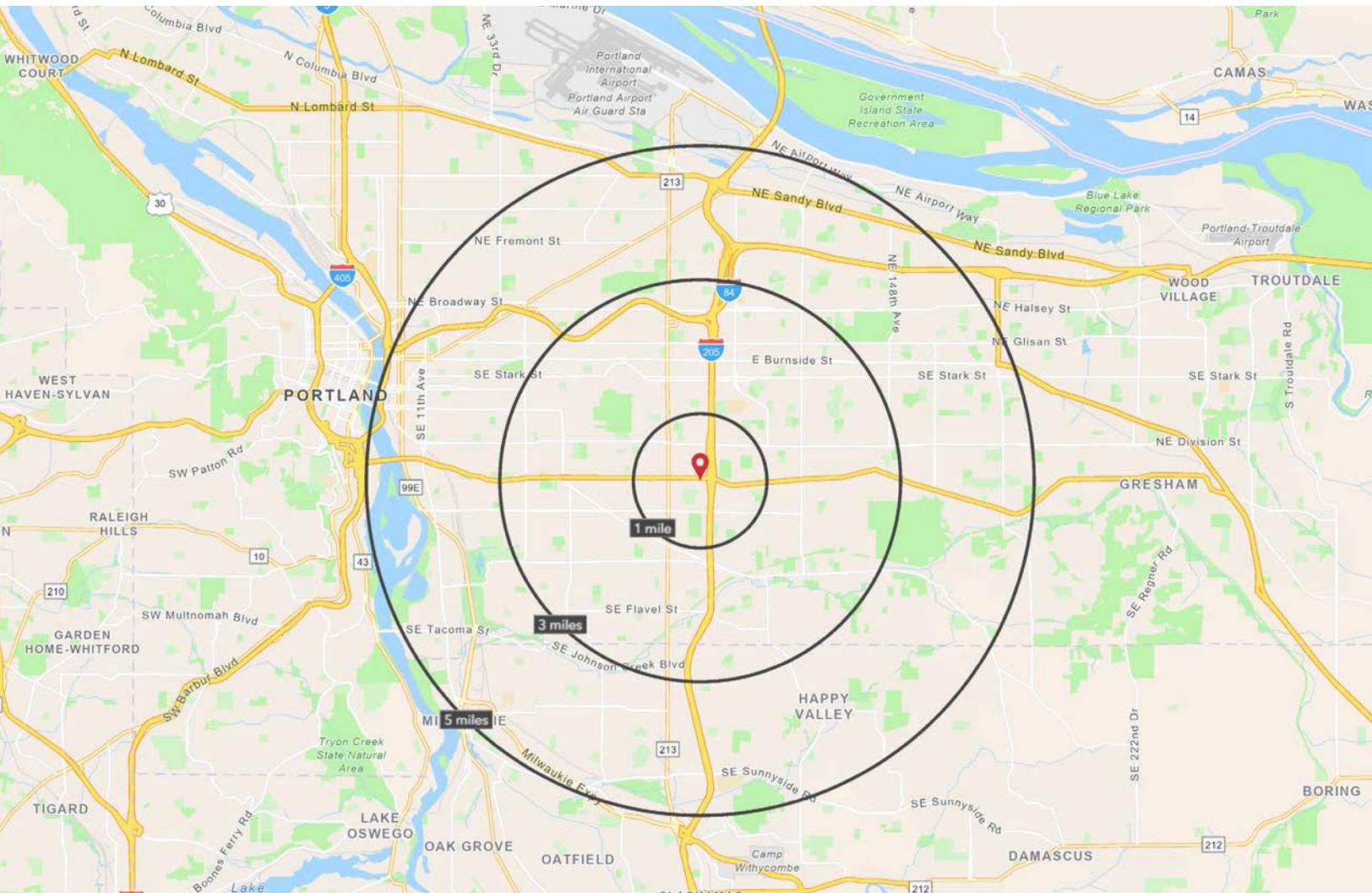
SE 104th Ave

SE Holgate Blvd

122nd Ave

SE 126th Ave

# Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	20,987	206,367	479,425
2030 Projected Total Population	20,852	206,929	485,240
2025 Average HH Income	\$105,027	\$112,388	\$120,012
2025 Median Home Value	\$483,571	\$550,143	\$593,902
2025 Estimated Total Households	7,705	80,100	193,280
2025 Daytime Demographics 16+	6,599	71,122	240,068
2025 Some College or Higher	67%	71%	74%

Source: ESRI (2025)

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# Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112  
 Demographic Source: Applied Geographic Solutions 4/2023,  
 TIGER Geography - RFULL9



## Executive Summary (Esri 2025)

9120 SE Powell Blvd, Portland, Oregon, 97266  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 45.49672  
 Longitude: -122.56894

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	19,763	189,837	431,409
2020 Population	21,290	205,669	472,774
2025 Population	20,987	206,367	479,425
2030 Population	20,852	206,929	485,240
2010-2020 Annual Rate	0.75%	0.80%	0.92%
2020-2024 Annual Rate	-0.27%	0.06%	0.27%
2024-2029 Annual Rate	-0.13%	0.05%	0.24%
2020 Male Population	49.9%	49.4%	49.3%
2020 Female Population	50.1%	50.6%	50.7%
2020 Median Age	37.8	37.7	38.0
2025 Male Population	50.5%	49.9%	49.9%
2025 Female Population	49.5%	50.1%	50.1%
2025 Median Age	39.2	38.8	39.1

In the identified area, the current year population is 20,987. In 2020, the Census count in the area was 21,290. The rate of change since 2020 was -0.27% annually. The five-year projection for the population in the area is 20,852 representing a change of -0.13% annually from 2025 to 2030. Currently, the population is 50.5% male and 49.5% female.

### Median Age

The median age in this area is 39.2, compared to U.S. median age of 39.3.

### Race and Ethnicity

2025 White Alone	50.5%	61.5%	64.5%
2025 Black Alone	6.9%	5.8%	5.5%
2025 American Indian/Alaska Native Alone	1.5%	1.3%	1.2%
2025 Asian Alone	21.5%	12.6%	10.4%
2025 Pacific Islander Alone	1.3%	0.8%	0.8%
2025 Other Race	7.4%	6.5%	6.3%
2025 Two or More Races	11.0%	11.4%	11.4%
2025 Hispanic Origin (Any Race)	14.8%	14.0%	13.6%

Persons of Hispanic origin represent 14.8% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.8 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2025 Wealth Index	74	82	94
2010 Households	7,366	74,297	173,232
2020 Households	7,885	80,290	190,885
2025 Households	7,705	80,100	193,280
2030 Households	7,606	79,823	195,404
2010-2020 Annual Rate	0.68%	0.78%	0.98%
2020-2024 Annual Rate	-0.44%	-0.05%	0.24%
2024-2029 Annual Rate	-0.26%	-0.07%	0.22%
2025 Average Household Size	2.64	2.51	2.42

The household count in this area has changed from 7,885 in 2020 to 7,705 in the current year, a change of -0.44% annually. The five-year projection of households is 7,606, a change of -0.26% annually from the current year total. Average household size is currently 2.64, compared to 2.62 in the year 2020. The number of families in the current year is 4,394 in the specified area.

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<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	37.7%	40.9%	42.6%
<b>Median Household Income</b>			
2025 Median Household Income	\$80,316	\$84,275	\$87,201
2030 Median Household Income	\$94,774	\$100,779	\$103,418
2024-2029 Annual Rate	3.37%	3.64%	3.47%
<b>Average Household Income</b>			
2025 Average Household Income	\$105,027	\$112,388	\$120,012
2030 Average Household Income	\$120,588	\$129,013	\$136,879
2024-2029 Annual Rate	2.80%	2.80%	2.67%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$38,670	\$43,610	\$48,510
2030 Per Capita Income	\$44,108	\$49,743	\$55,250
2024-2029 Annual Rate	2.67%	2.67%	2.64%
<b>GINI Index</b>			
2025 Gini Index	45.1	44.8	45.6

### Households by Income

Current median household income is \$80,316 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$94,774 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$105,027 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$120,588 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$38,670 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$44,108 in five years, compared to \$51,203 for all U.S. households.

### Housing

2025 Housing Affordability Index	62	58	55
2010 Total Housing Units	7,813	78,471	183,289
2010 Owner Occupied Housing Units	3,774	40,911	95,074
2010 Renter Occupied Housing Units	3,592	33,386	78,158
2010 Vacant Housing Units	447	4,174	10,057
2020 Total Housing Units	8,204	84,305	201,310
2020 Owner Occupied Housing Units	4,002	43,024	99,809
2020 Renter Occupied Housing Units	3,883	37,266	91,076
2020 Vacant Housing Units	332	4,006	10,531
2025 Total Housing Units	8,063	84,810	205,742
2025 Owner Occupied Housing Units	4,047	43,856	102,310
2025 Renter Occupied Housing Units	3,658	36,244	90,970
2025 Vacant Housing Units	358	4,710	12,462
2030 Total Housing Units	8,079	85,448	209,562
2030 Owner Occupied Housing Units	4,073	44,278	103,741
2030 Renter Occupied Housing Units	3,533	35,544	91,663
2030 Vacant Housing Units	473	5,625	14,158

### Socioeconomic Status Index

2025 Socioeconomic Status Index	43.3	45.2	47.0
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Currently, 50.2% of the 8,063 housing units in the area are owner occupied; 45.4%, renter occupied; and 4.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 8,204 housing units in the area and 4.0% vacant housing units. The annual rate of change in housing units since 2020 is -0.33%. Median home value in the area is \$483,571, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.46% annually to \$573,154.

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