

## EAST BURNSIDE PLAZA

PORTLAND, OR



### SIZE

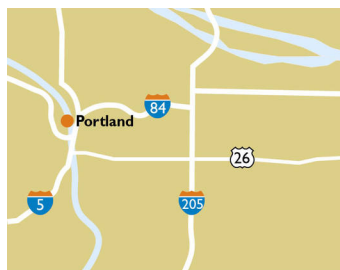
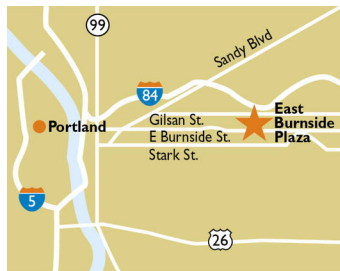
38,363 square feet

### DEMOGRAPHICS

| 1 mile                       | 3 mile  | 5 mile  |
|------------------------------|---------|---------|
| <b>Population</b>            |         |         |
| 26,738                       | 228,033 | 514,207 |
| <b>Households</b>            |         |         |
| 12,223                       | 101,896 | 229,236 |
| <b>Median HH Income (\$)</b> |         |         |
| 101,737                      | 91,147  | 86,038  |

### MAJOR TENANT(S)

Quality Food Centers  
Sherwin Williams



### LOCATION

5504-5512 E. Burnside Street | Portland, OR 97215

### PROPERTY HIGHLIGHTS

- Anchored by QFC (Quality Food Centers), a division of Kroger
- Other major tenants include Sherwin Williams
- Surrounded by densely populated neighborhoods with more than 228,000 residents in the three-mile trade area with an average household income over \$119,700
- Located within close proximity to Interstate 84 and downtown Portland, at the intersection of Burnside Street and 55th Avenue with 17,800 VPD

### LEASING CONTACT

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### MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



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| SPACE         | TENANT               | SQ. FT.   |
|---------------|----------------------|-----------|
| 5504          | Tabor Barbers        | 640 SF    |
| 5508          | Platinum Pub         | 994 SF    |
| 5512          | Aspen Salon          | 1,074 SF  |
| 5522          | Coming Available     | 1,113 SF  |
| 5526          | Natural Nails        | 1,112 SF  |
| 5534          | Sherwin Williams     | 3,320 SF  |
| 5544          | Quality Food Centers | 30,110 SF |
| TOTAL SQ. FT. |                      | 38,363    |

## SITE LEGEND

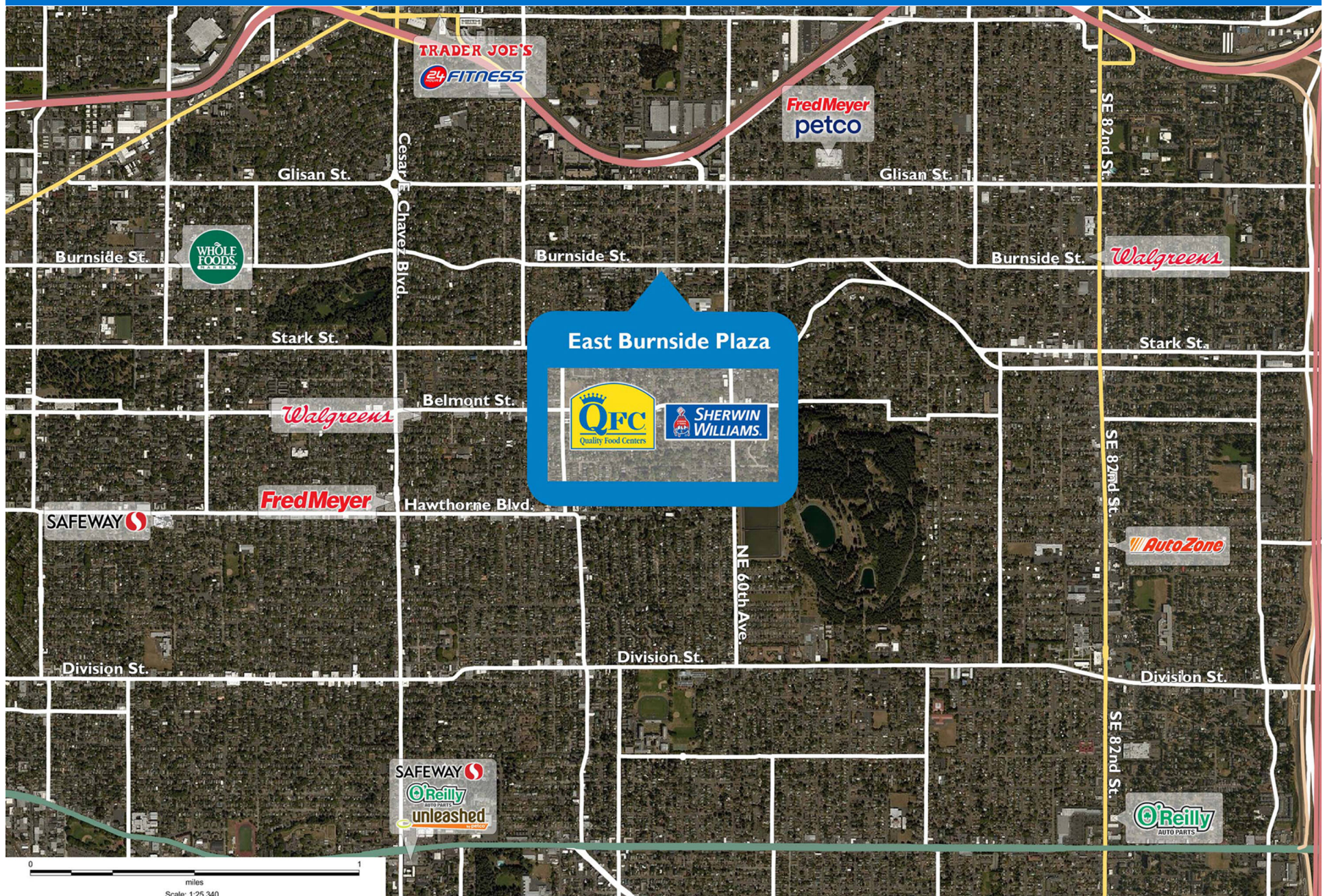
- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others





# EAST BURNSIDE PLAZA

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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 45.522161

Longitude: -122.606981

| East Burnside Plaza<br>Portland, OR |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-------------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                          | Q4 2023 Estimated Population          | 26,738           | 228,033          | 514,207          |
|                                     | 2028 Projected Population             | 27,370           | 238,036          | 537,240          |
|                                     | 2010 Census Population                | 24,485           | 202,687          | 450,485          |
|                                     | 2000 Census Population                | 23,374           | 194,576          | 412,388          |
|                                     | 1990 Census Population                | 24,018           | 187,605          | 383,647          |
|                                     | Historical Annual Growth 1990 to 2000 | -0.27%           | 0.37%            | 0.73%            |
|                                     | Historical Annual Growth 2000 to 2010 | 0.47%            | 0.41%            | 0.89%            |
|                                     | Estimated Annual Growth 2010 to 2023  | 0.64%            | 0.86%            | 0.97%            |
|                                     | Projected Annual Growth 2023 to 2028  | 0.47%            | 0.86%            | 0.88%            |
|                                     | Median Age                            | 41.9             | 40.0             | 39.4             |
| Households                          | Q4 2023 Estimated Households          | 12,223           | 101,896          | 229,236          |
|                                     | 2028 Projected Households             | 12,514           | 107,040          | 241,085          |
|                                     | 2010 Census Households                | 11,195           | 89,234           | 195,585          |
|                                     | 2000 Census Households                | 10,564           | 83,920           | 176,843          |
|                                     | 1990 Census Households                | 10,570           | 80,553           | 164,807          |
|                                     | Historical Annual Growth 1990 to 2000 | -0.01%           | 0.41%            | 0.71%            |
|                                     | Historical Annual Growth 2000 to 2010 | 0.58%            | 0.62%            | 1.01%            |
|                                     | Estimated Annual Growth 2010 to 2023  | 0.64%            | 0.97%            | 1.16%            |
|                                     | Projected Annual Growth 2023 to 2028  | 0.47%            | 0.99%            | 1.01%            |
|                                     | Population per Household              | 2.15             | 2.19             | 2.18             |
| Population by Race                  | White                                 | 78.7%            | 71.8%            | 68.0%            |
|                                     | Black or African American             | 2.3%             | 4.0%             | 5.4%             |
|                                     | Asian & Pacific Islander              | 4.8%             | 7.5%             | 8.2%             |
|                                     | Other Races                           | 7.5%             | 7.8%             | 8.0%             |
|                                     | Hispanic Population                   | 6.7%             | 9.0%             | 10.5%            |
| Income                              | Average Household Income              | \$129,061        | \$119,749        | \$115,497        |
|                                     | Median Household Income               | \$101,737        | \$91,147         | \$86,038         |
|                                     | Per Capita Income                     | \$59,699         | \$54,316         | \$52,499         |
| Education (Age 25+)                 | Elementary                            | 0.7%             | 2.3%             | 2.9%             |
|                                     | Some High School                      | 2.9%             | 3.1%             | 3.7%             |
|                                     | High School Graduate                  | 10.1%            | 12.7%            | 15.5%            |
|                                     | Some College                          | 17.0%            | 18.0%            | 19.0%            |
|                                     | Associates Degree Only                | 5.3%             | 6.6%             | 6.9%             |
|                                     | Bachelors Degree Only                 | 36.7%            | 34.5%            | 31.1%            |
|                                     | Graduate Degree                       | 27.4%            | 22.8%            | 21.0%            |
| Business                            | Number of Businesses                  | 1,366            | 11,146           | 28,040           |
|                                     | Total Number of Employees             | 10,202           | 88,596           | 306,070          |
|                                     | Employees per Business                | 7.47             | 7.95             | 10.92            |
|                                     | Residential Population per Business   | 19.57            | 20.46            | 18.34            |

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