

RETAIL SPACE FOR LEASE

# Irvington Market

1615 NE 15TH AVENUE / PORTLAND, OR 97232



High-visibility retail space in Portland's  
Lloyd District

## CONTACT

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Ideal location at the signalized intersection of 15th Ave and NE Weidler

### AVAILABLE SPACE

- 1,665 SF
- 2,773 SF

### LEASE RATE

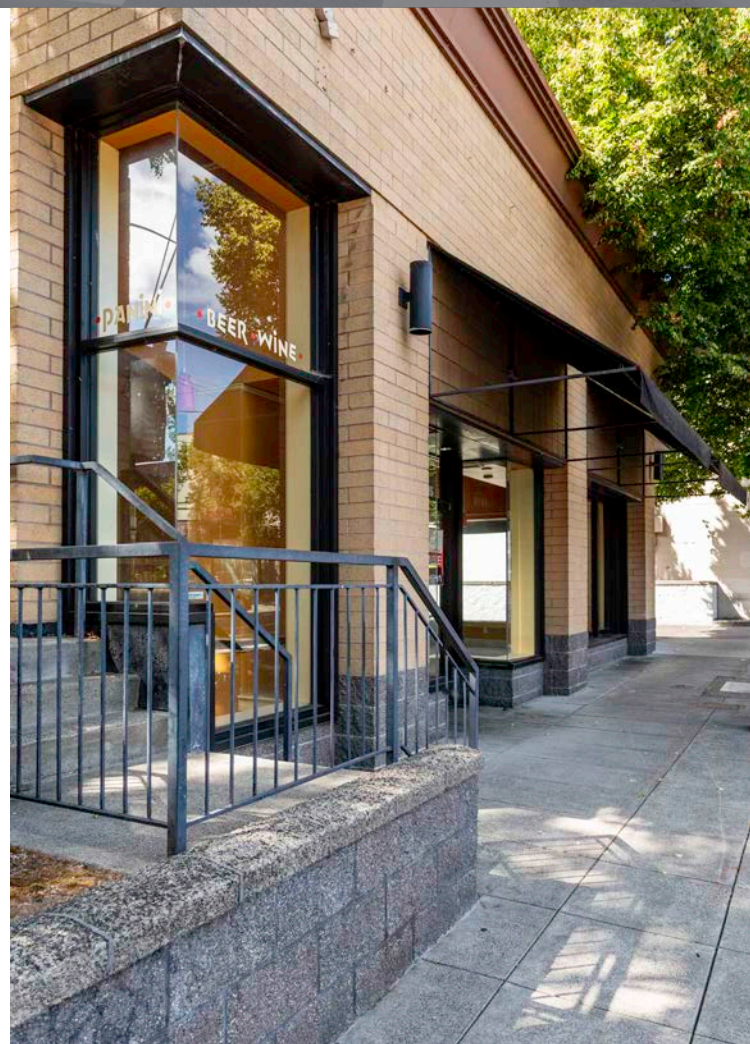
- Call for details

### TRAFFIC COUNTS

- NE Weidler St & NE 15th Ave – 23,026 ADT ('17)

### PROPERTY HIGHLIGHTS

- Prime Eastside location – Positioned on busy NE Weidler Street, just one block from NE Broadway, in the vibrant business district of Portland's Irvington neighborhood
- Retail & dining hub – Steps from Lloyd Center and surrounded by national and local retailers, including Barnes & Noble, Dollar Tree, LA Fitness, Safeway, Orangetheory, Red Robin and Applebee's.
- Convenient parking – Off-street parking available for customers and staff.





# Lloyd District: Portland's Urban Crossroads

**WITH STEADY PEDESTRIAN FLOW FROM OFFICES, HOTELS, EVENTS, AND TRANSIT, PLUS PROXIMITY TO LLOYD CENTER'S REVITALIZING RETAIL HUB, THIS IS A PRIME SPOT FOR YOUR NEXT CONCEPT.**



## NEARBY BUSINESSES

- McMenamins Broadway Pub
- Safeway
- LA Fitness
- Lloyd Center
- Helen Bernhard Bakery
- Fred Meyer

## CONVENIENT MULTI-MODAL ACCESS

- Easily accessible via three MAX lines, bringing customers from across the metro area right to your doorstep.
- Multiple TriMet routes provide steady, convenient access for visitors, employees, and delivery services.
- Just minutes from I-5, I-84, and downtown Portland, making it simple for drivers to reach your business.



97

BIKE SCORE



95

WALK SCORE



73

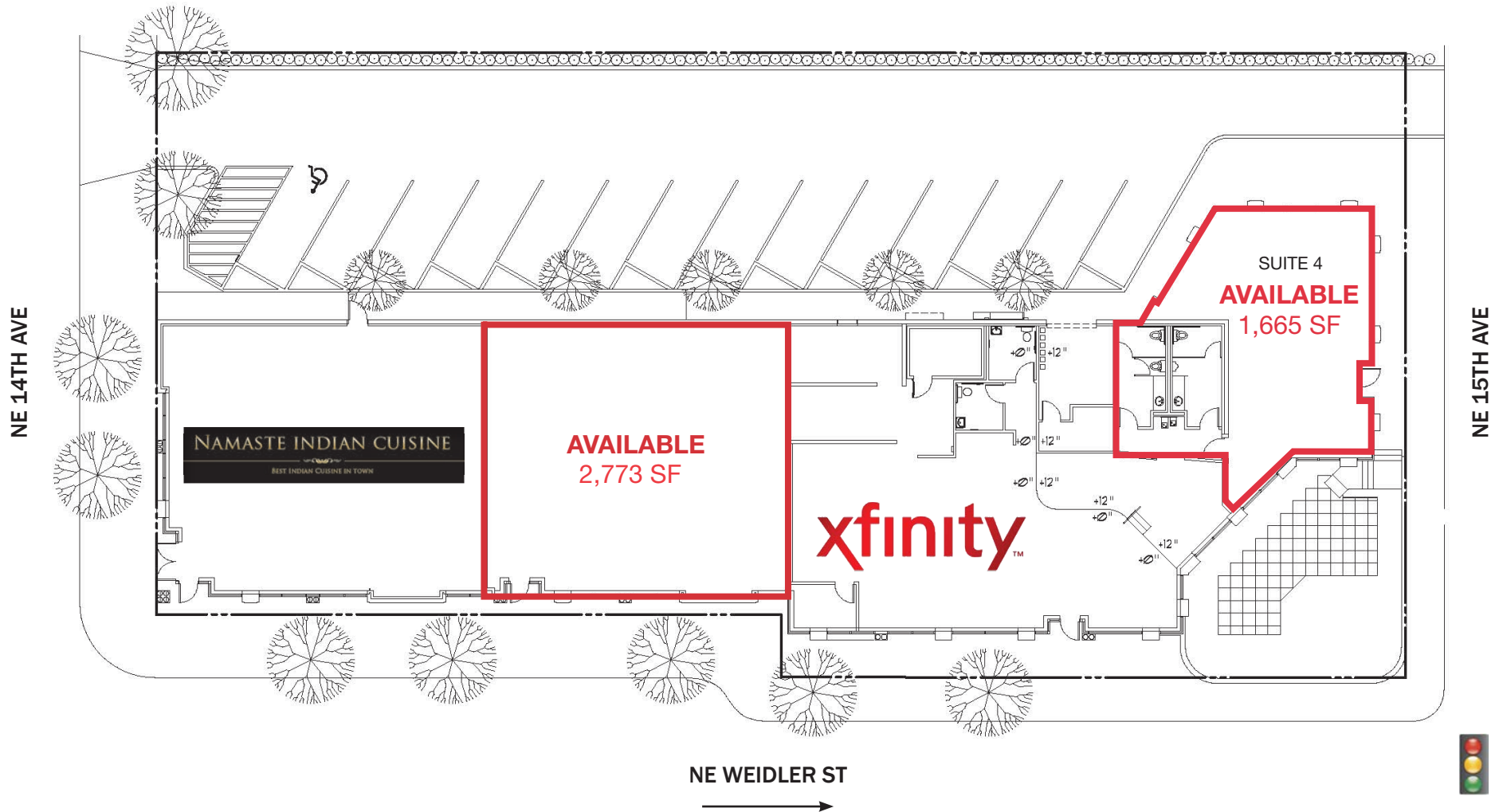
TRANSIT SCORE

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**NAI Elliott**

# Site Plan



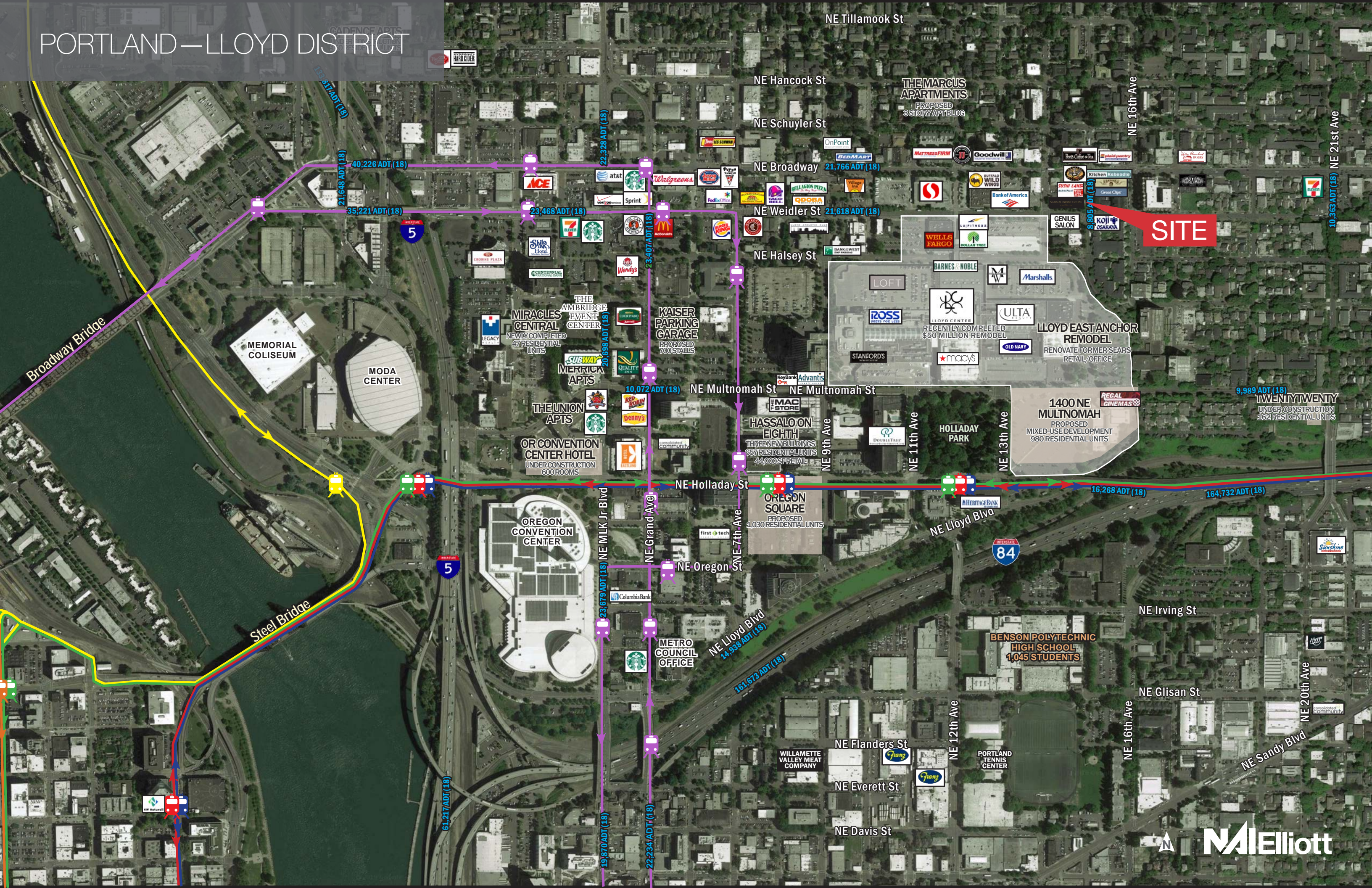
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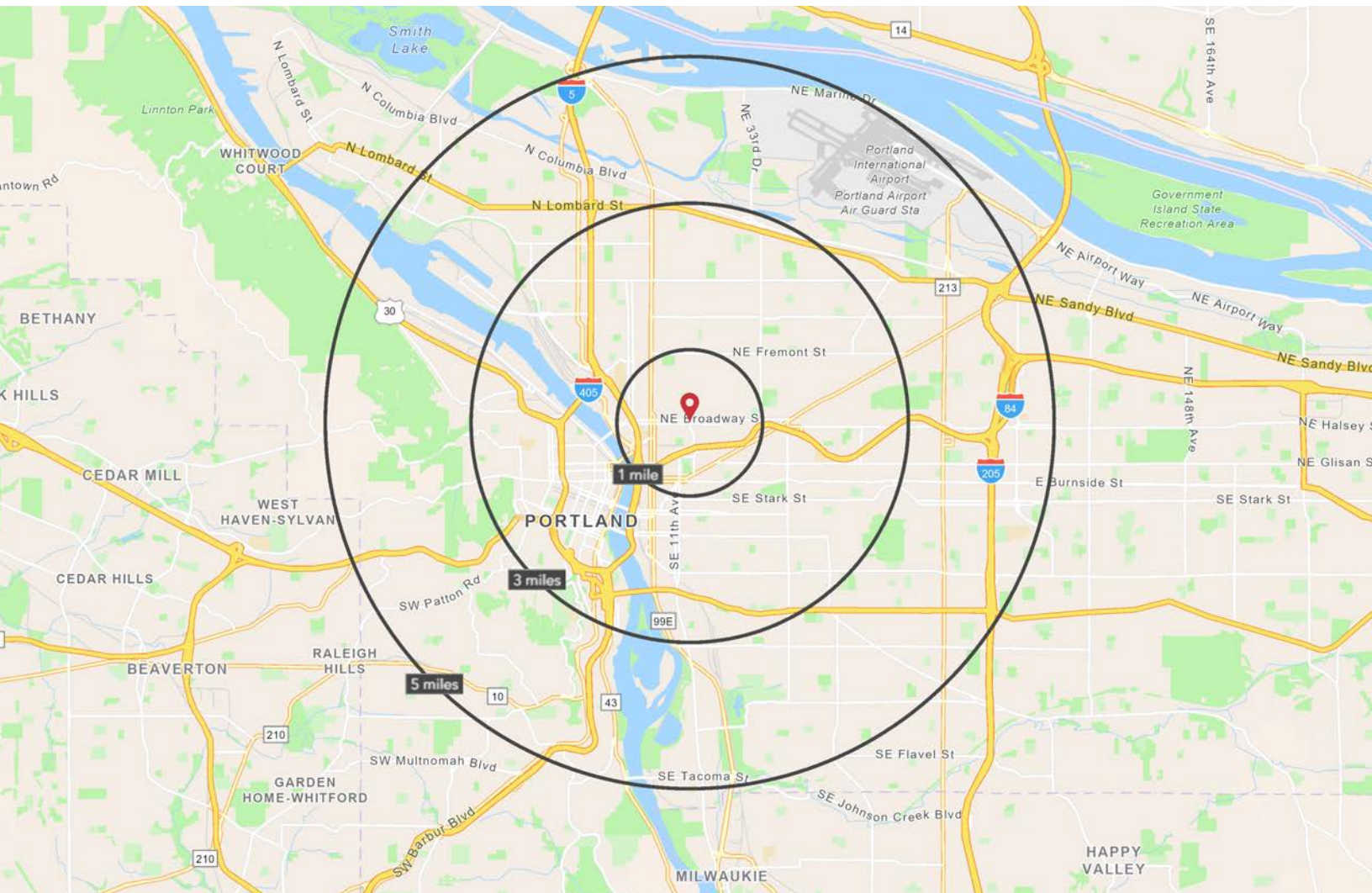


PORTLAND—LLOYD DISTRICT





# Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	30,911	256,844	444,770
2030 Projected Total Population	33,137	265,823	454,449
2025 Average HH Income	\$122,676	\$137,293	\$136,616
2025 Median Home Value	\$834,950	\$715,816	\$670,808
2025 Estimated Total Households	16,171	129,136	205,713
2025 Daytime Demographics 16+	35,760	262,449	420,236
2025 Some College or Higher	88%	88%	85%

Source: ESRI (2025)

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# Demographics — Full Profile



## Executive Summary (Esri 2025)

1615 NE 15th Ave, Portland, Oregon, 97232  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.53455  
Longitude: -122.65065

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	22,704	208,399	379,709
2020 Population	28,985	245,310	432,536
2025 Population	30,911	256,844	444,770
2030 Population	33,137	265,823	454,449
2010-2020 Annual Rate	2.47%	1.64%	1.31%
2020-2024 Annual Rate	1.23%	0.88%	0.53%
2024-2029 Annual Rate	1.40%	0.69%	0.43%
2020 Male Population	49.8%	49.7%	49.4%
2020 Female Population	50.2%	50.3%	50.6%
2020 Median Age	36.4	37.1	37.7
2025 Male Population	50.3%	50.3%	50.0%
2025 Female Population	49.7%	49.7%	50.0%
2025 Median Age	37.1	38.0	38.6

In the identified area, the current year population is 30,911. In 2020, the Census count in the area was 28,985. The rate of change since 2020 was 1.23% annually. The five-year projection for the population in the area is 33,137 representing a change of 1.40% annually from 2025 to 2030. Currently, the population is 50.3% male and 49.7% female.

### Median Age

The median age in this area is 37.1, compared to U.S. median age of 39.3.

### Race and Ethnicity

2025 White Alone	73.4%	72.3%	70.5%
2025 Black Alone	6.3%	6.0%	5.7%
2025 American Indian/Alaska Native Alone	0.9%	1.0%	1.0%
2025 Asian Alone	4.9%	5.8%	7.0%
2025 Pacific Islander Alone	0.2%	0.3%	0.4%
2025 Other Race	3.1%	3.2%	3.9%
2025 Two or More Races	11.2%	11.5%	11.5%
2025 Hispanic Origin (Any Race)	9.3%	9.4%	10.3%

Persons of Hispanic origin represent 9.3% 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 53.5 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2025 Wealth Index	88	100	104
2010 Households	11,394	101,336	172,474
2020 Households	15,132	123,315	200,367
2025 Households	16,171	129,136	205,713
2030 Households	17,377	133,677	210,035
2010-2020 Annual Rate	2.88%	1.98%	1.51%
2020-2024 Annual Rate	1.27%	0.88%	0.50%
2024-2029 Annual Rate	1.45%	0.69%	0.42%
2025 Average Household Size	1.85	1.93	2.09

The household count in this area has changed from 15,132 in 2020 to 16,171 in the current year, a change of 1.27% annually. The five-year projection of households is 17,377, a change of 1.45% annually from the current year total. Average household size is currently 1.85, compared to 1.85 in the year 2020. The number of families in the current year is 5,232 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

August 14, 2025

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<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	63.3%	45.8%	42.8%
<b>Median Household Income</b>			
2025 Median Household Income	\$82,574	\$97,858	\$98,195
2030 Median Household Income	\$97,284	\$113,127	\$113,750
2024-2029 Annual Rate	3.33%	2.94%	2.98%
<b>Average Household Income</b>			
2025 Average Household Income	\$122,676	\$137,293	\$136,616
2030 Average Household Income	\$136,034	\$153,855	\$153,929
2024-2029 Annual Rate	2.09%	2.30%	2.42%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$64,255	\$68,942	\$63,291
2030 Per Capita Income	\$71,384	\$77,252	\$71,231
2024-2029 Annual Rate	2.13%	2.30%	2.39%
<b>GINI Index</b>			
2025 Gini Index	47.4	48.1	47.3

Current median household income is \$82,574 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$97,284 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$122,676 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$136,034 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$64,255 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$71,384 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2025 Housing Affordability Index	37	52	55
2010 Total Housing Units	12,081	109,382	184,660
2010 Owner Occupied Housing Units	4,343	45,187	87,267
2010 Renter Occupied Housing Units	7,051	56,148	85,206
2010 Vacant Housing Units	687	8,046	12,186
2020 Total Housing Units	16,799	134,808	216,485
2020 Owner Occupied Housing Units	4,471	47,756	91,953
2020 Renter Occupied Housing Units	10,661	75,559	108,414
2020 Vacant Housing Units	1,663	11,501	16,155
2025 Total Housing Units	18,035	143,742	225,680
2025 Owner Occupied Housing Units	4,543	48,693	93,271
2025 Renter Occupied Housing Units	11,628	80,443	112,442
2025 Vacant Housing Units	1,864	14,606	19,967
2030 Total Housing Units	19,197	148,300	230,964
2030 Owner Occupied Housing Units	4,628	49,533	94,399
2030 Renter Occupied Housing Units	12,749	84,143	115,636
2030 Vacant Housing Units	1,820	14,623	20,929
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	52.0	54.7	52.9

Currently, 25.2% of the 18,035 housing units in the area are owner occupied; 64.5%, renter occupied; and 10.3% 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 16,799 housing units in the area and 9.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.36%. Median home value in the area is \$834,950, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.45% annually to \$897,234.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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