

# FOR LEASE

## 1,090 SF Retail

### UNIVERSAL CENTER

8230 SE HARRISON, PORTLAND, OREGON

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NIEHAUS PROPERTIES INCORPORATED





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**FOR LEASE - RETAIL SPACE - 1,090 SF**

Universal Center  
 8230 SE Harrison St.  
 Portland, OR.

**FOR LEASE: SUITE #330**

One space available in Universal Center, 1,090 SF  
 Universal Center is a 23,000 SF Retail Center on SE 82nd Ave.  
 Asking rent **\$20.00**psf NNN (nets \$10.50 psf).  
 Available

Excellent location with public transportation.  
 Across from Portland Community College - Eastside Campus.  
 Traffic Counts: 22,887 VPD



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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.





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# Demographic Summary Report

## Universal Center

8220 SE Harrison St, Portland, OR 97216

Building Type: **General Retail**

Secondary: -

GLA: **23,254 SF**

Year Built: **2004**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
Population						
2021 Projection	21,851		227,813		505,902	
2016 Estimate	20,773		215,928		478,512	
2010 Census	19,854		202,983		445,088	
Growth 2016 - 2021	5.19%		5.50%		5.72%	
Growth 2010 - 2016	4.63%		6.38%		7.51%	
2016 Population by Hispanic Origin	1,986		22,560		53,304	
2016 Population	20,773		215,928		478,512	
White	14,401	69.33%	168,898	78.22%	379,390	79.29%
Black	1,056	5.08%	9,793	4.54%	25,910	5.41%
Am. Indian & Alaskan	380	1.83%	3,124	1.45%	7,105	1.48%
Asian	3,761	18.11%	23,066	10.68%	42,315	8.84%
Hawaiian & Pacific Island	231	1.11%	1,437	0.67%	3,100	0.65%
Other	944	4.54%	9,610	4.45%	20,693	4.32%
U.S. Armed Forces	11		82		123	
Households						
2021 Projection	8,794		91,195		205,869	
2016 Estimate	8,368		86,508		194,720	
2010 Census	8,076		82,070		181,880	
Growth 2016 - 2021	5.09%		5.42%		5.73%	
Growth 2010 - 2016	3.62%		5.41%		7.06%	
Owner Occupied	4,681	55.94%	47,200	54.56%	104,506	53.67%
Renter Occupied	3,687	44.06%	39,308	45.44%	90,215	46.33%
2016 Households by HH Income	8,370		86,507		194,718	
Income: <\$25,000	2,193	26.20%	21,276	24.59%	47,573	24.43%
Income: \$25,000 - \$50,000	2,222	26.55%	21,639	25.01%	46,777	24.02%
Income: \$50,000 - \$75,000	1,556	18.59%	16,575	19.16%	36,105	18.54%
Income: \$75,000 - \$100,000	892	10.66%	10,327	11.94%	22,611	11.61%
Income: \$100,000 - \$125,000	704	8.41%	7,577	8.76%	17,364	8.92%
Income: \$125,000 - \$150,000	324	3.87%	3,345	3.87%	8,105	4.16%
Income: \$150,000 - \$200,000	254	3.03%	2,832	3.27%	7,909	4.06%
Income: \$200,000+	225	2.69%	2,936	3.39%	8,274	4.25%
2016 Avg Household Income	\$62,523		\$66,411		\$69,964	
2016 Med Household Income	\$47,489		\$50,474		\$51,953	