

# 3218

SE 21st AVE.

PORLAND, OREGON, 97202

FOR LEASE RETAIL SPACE

## Building Features:

- Large Showroom Area
- High Ceilings
- Skylights For Natural Light
- Roll-Up Door
- Store Room
- Two Restrooms
- Off Street Parking Lot
- Close To Transit
- Walkable SE Portland Neighborhood Offers Eclectic Mix Of Shops and Restaurants



RETAIL SPACE  
AVAILABLE  
3,250 SQ FT

RENTAL RATE  
\$18/SQ FT NNN

SPACE TYPE  
COMMERCIAL

SPACE USE  
RETAIL  
AVAILABLE  
SEPTEMBER 2022



Mike Maloney, Broker  
503-539-8312  
mikem@solderaproperties.com

**3218**  
SE 21st AVE.



INTERIOR



INTERIOR



ON-SITE PARKING

# 3218 SE 21st AVE.

## SUMMARY PROFILE

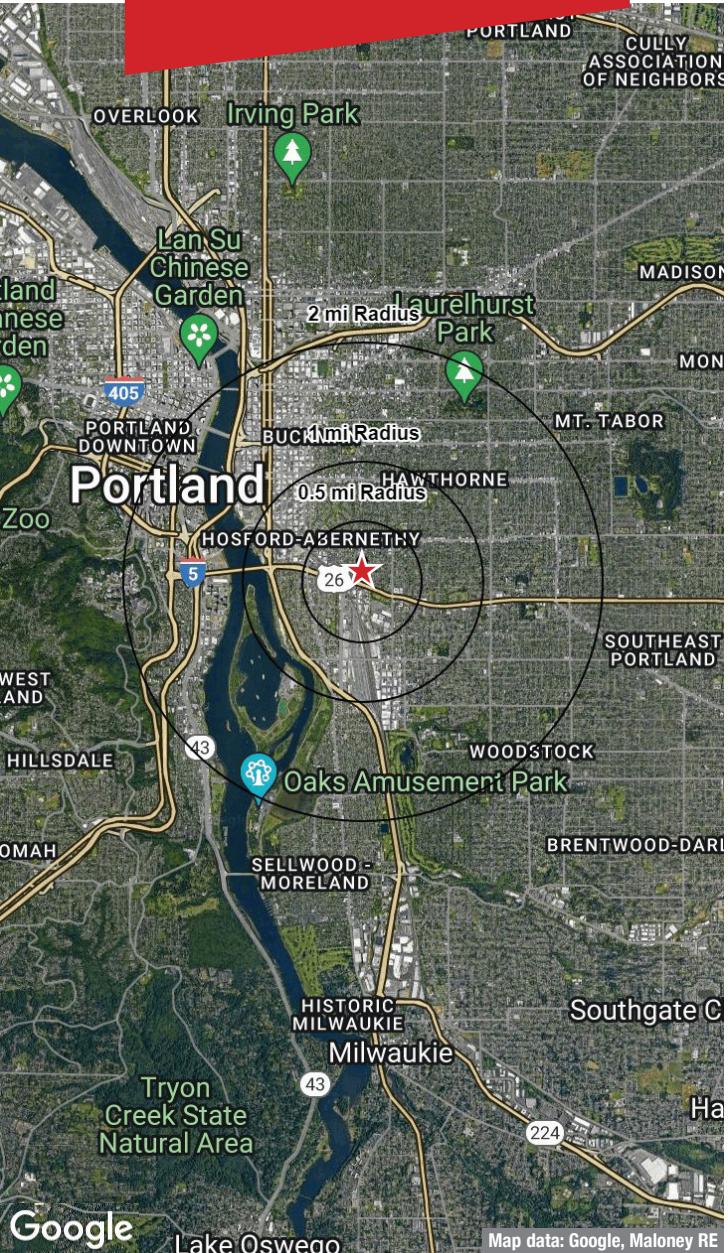
2010-2020 Census, 2021 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 45.4997/-122.6444

### 3218 Southeast 21st Avenue Portland, OR 97202

0.5 MI RADIUS 1 MI RADIUS 2 MI RADIUS



#### POPULATION

2022 Estimated Population	5,884	23,871	94,708
2027 Projected Population	5,969	24,270	97,599
2020 Census Population	5,938	24,069	95,514
2010 Census Population	5,496	21,602	79,296
Projected Annual Growth 2022 to 2027	0.3%	0.3%	0.6%
Historical Annual Growth 2010 to 2020	0.8%	1.1%	2.0%
2022 Median Age	35.1	35.5	36.3

#### HOUSEHOLD

2022 Estimated Households	2,667	11,297	46,850
2026 Projected Households	2,751	11,588	48,474
2020 Census Households	2,748	11,506	47,347
2010 Census Households	2,533	10,353	38,493
Projected Annual Growth 2022 to 2027	0.3%	0.4%	0.7%
Historical Annual Growth 2010 to 2022	0.6%	0.8%	1.8%

#### RACE & ETHNICITY

2022 Estimated White	78.4%	77.8%	76.8%
2022 Estimated Black or African American	2.6%	2.4%	2.2%
2022 Estimated Asian	6.2%	5.9%	6.7%
2022 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.7%
2022 Estimated Other Races	1.9%	2.0%	2.6%
2022 Estimated Hispanic	7.0%	8.0%	9.4%

#### INCOME

2022 Estimated Average Household Income	\$146,443	\$147,816	\$145,504
2022 Estimated Median Household Income	\$125,485	\$129,287	\$126,998
2022 Estimated Per Capita Income	\$49,937	\$49,332	\$51,084

#### EDUCATION (AGE 25+)

2022 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.5%	1.3%
2022 Estimated Some High School (Grade Level 9 to 11)	4.0%	2.6%	2.2%
2022 Estimated High School Graduate	9.0%	10.5%	9.5%
2022 Estimated Some College	21.3%	18.9%	19.2%
2022 Estimated Associates Degree Only	5.2%	6.1%	5.3%
2022 Estimated Bachelors Degree Only	31.6%	35.0%	37.0%
2022 Estimated Graduate Degree	27.4%	25.3%	25.5%

#### BUSINESS

2022 Estimated Total Businesses	603	2,087	10,376
2022 Estimated Total Employees	5,516	16,101	93,909
2022 Estimated Employee Population Per Business	9.1 to 1	7.7 to 1	9.2 to 1
2022 Estimated Residential Population Per Business	10.0 to 1	11.2 to 1	9.0 to 1

# 3218 SE 21st AVE.

## DEMOGRAPHIC SUMMARY

3218 Southeast 21st Avenue Portland, OR 97202

Source: Regis - Sites USA (2022)	1/2 MILE	1 MILE	2 MILE
Estimated Population (2022))	5,884	23,871	94,708
Projected Population (2027)	5,969	24,270	97,599
Adjusted Daytime Demographics Age 16+	6,940	21,642	117,982
Owner-Occupied			
Median Home Value	\$541,106	\$563,419	\$545,004
Renter-Occupied			
Median Rent	\$1,271	\$1,257	\$1,318
Some College	3,925	15,909	65,137
	85.5%	85.3%	87.0%

**\$109,695**

Estimated Average Household Income  
1/2 MILE RADIUS

**35.1**

Median Age  
1/2 MILE RADIUS



INTERIOR

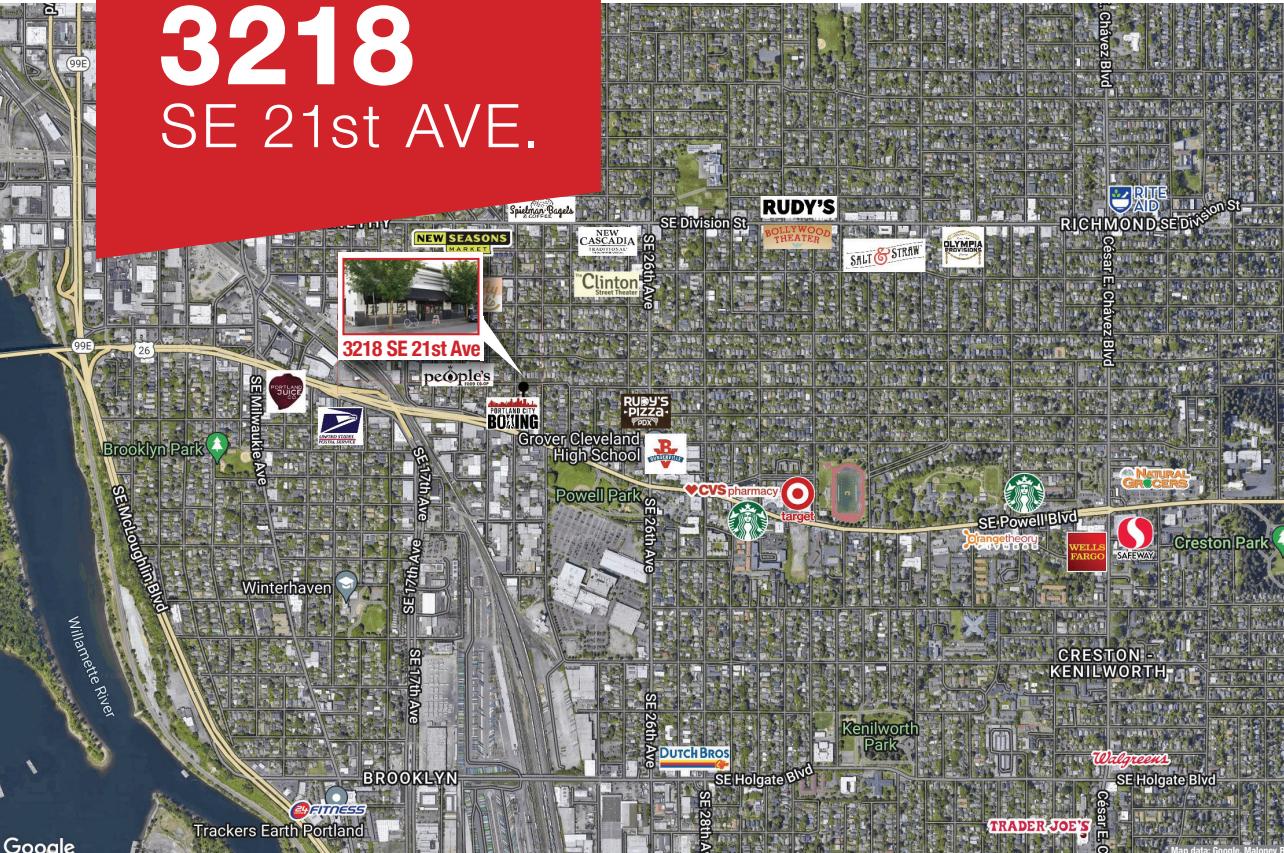


RESTROOM



EXTERIOR STREET VIEW

# 3218 SE 21st AVE.



For lease information, contact

**Mike Maloney, Broker**  
**503-539-8312**  
**mikem@solderaproperties.com**

[solderaproperties.com](http://solderaproperties.com)

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. User must verify the information and bears all risk for any inaccuracies.

