



FOR LEASE



DELTA PARK CENTER WAREHOUSE

Industrial / Office Space

6,190 SF (Approx. 1,230 SF Office) Freestanding Building

902 N Hayden Meadows Dr, Portland, OR

Unlock your business's potential at Delta Park Center, North Portland's prime industrial property. Our warehouse and office space, available January 2024, boasts high ceilings, front office/showroom plus kitchenette with ample windows, a grade-level door, loading dock, and on-site parking. Ideal for warehousing, wholesale, inventory storage, light industrial, and fitness facilities; this property offers maximum flexibility. Elevate your business operations today!

NICHOLAS G. DIAMOND

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PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

Address	902 N Hayden Meadows Dr, Portland OR
Available Space	6,210 SF
Lease Rate	\$12 psf/yr + NNN
Use Type	Warehouse / Showroom
Availability	Available Now
Space Condition	Shell and Office
Loading	1 Dock and 1 Grade
Clear Height	14'6"
Roll-up Door Dimensions	7'5"
Zoning	General Industrial 2 (IG2H)
Sprinklers	ESFR (Early Suppression Fast Response)

Location Features

- North Portland at Delta Park Shopping Center with Major Retail Anchors
- Delta Park Highlights Include Lowe's, DICK's Sporting Goods, Mor Furniture for Less,
- Restaurant Depot, Guitar Center, Best Western Inn, Dollar Tree, Fisherman's Marine & Outdoor
- Next to Mondelez International Warehouse and Planned 115-Acre Prologis Industrial Development at former Portland Meadows Racetrack
- Easy Access to Hayden Island Shopping Destinations and Washington State Border / Vancouver
- Seconds to I-5 and N Interstate Ave via N Hayden Meadows Dr and N Whitaker Rd

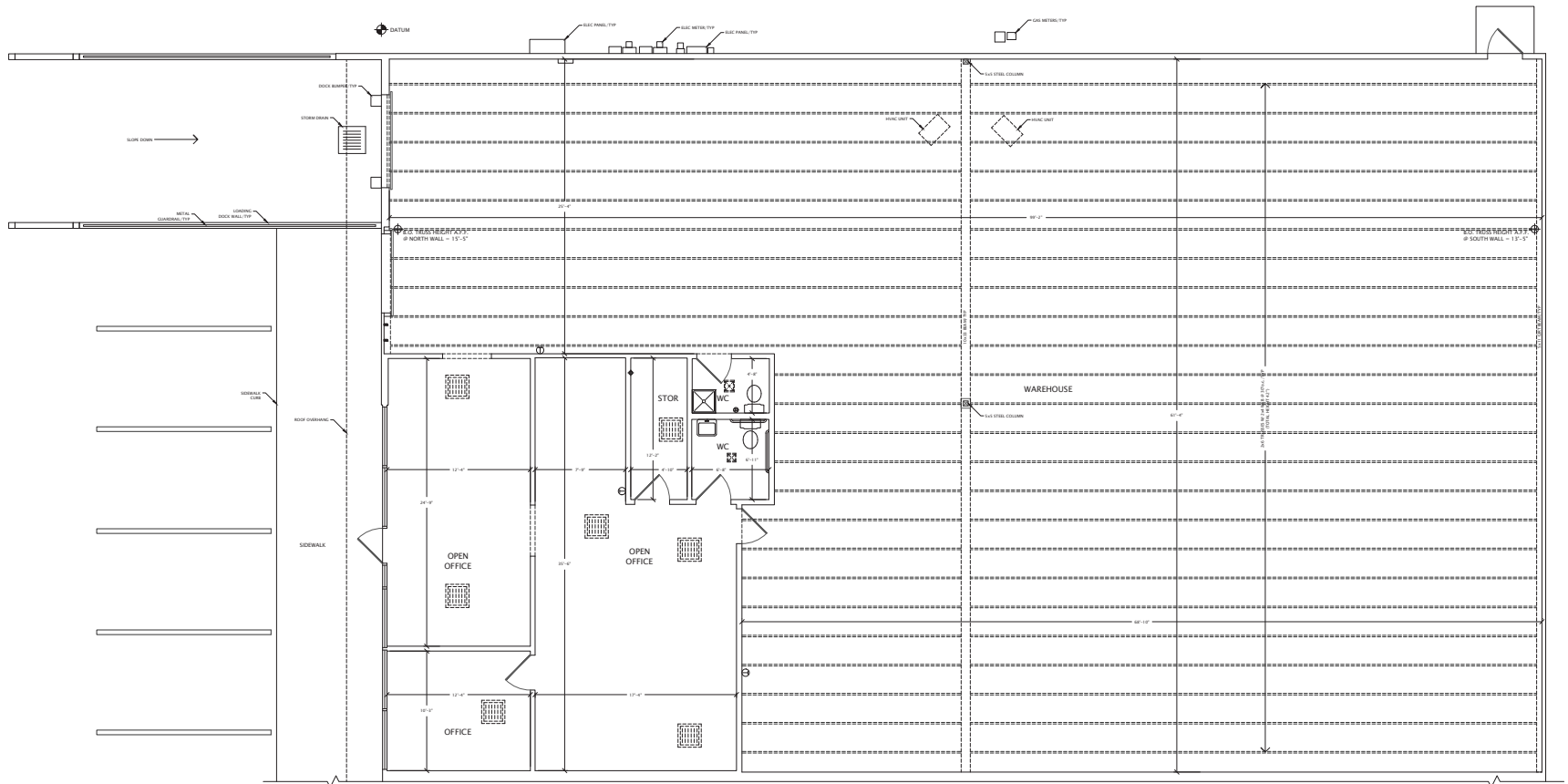
Nearby Highlights

- Lowe's
- DICK'S
- Chevron
- Best Western
- Country Inn & Suites
- Guitar Center
- Dollar Tree
- MOR Furniture
- 7-Eleven
- Burger King
- Sheri's
- BedMart
- LaZboy
- Fisherman's Marine & Outdoor
- Restaurant Depot
- Mondelez
- BedMart



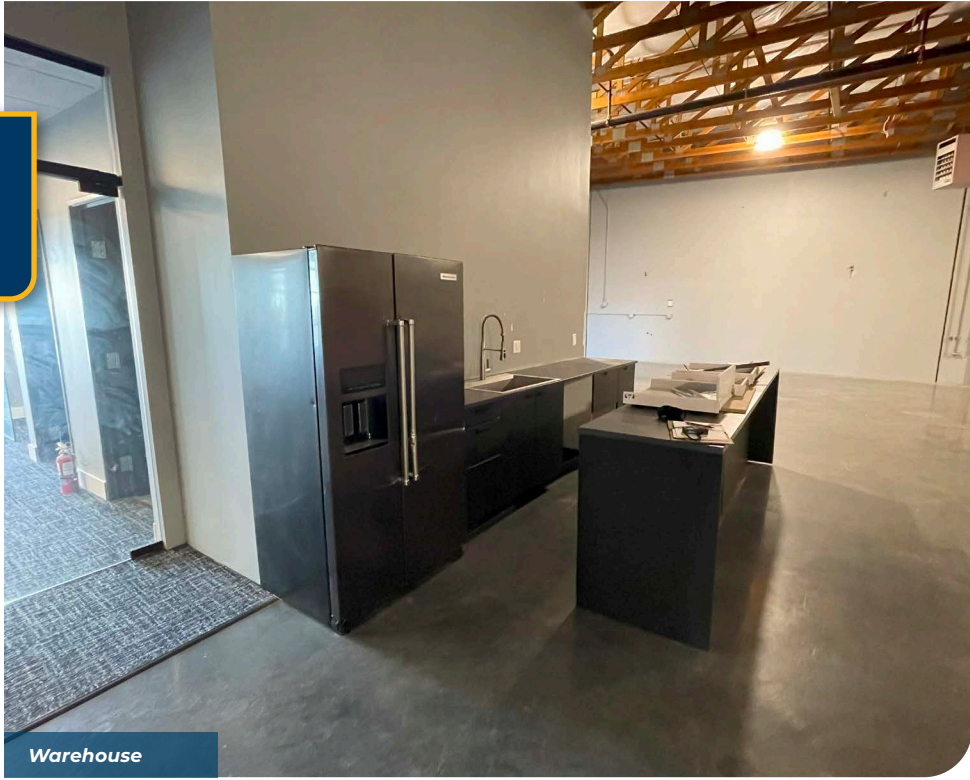
FLOOR PLAN

FLOOR PLAN





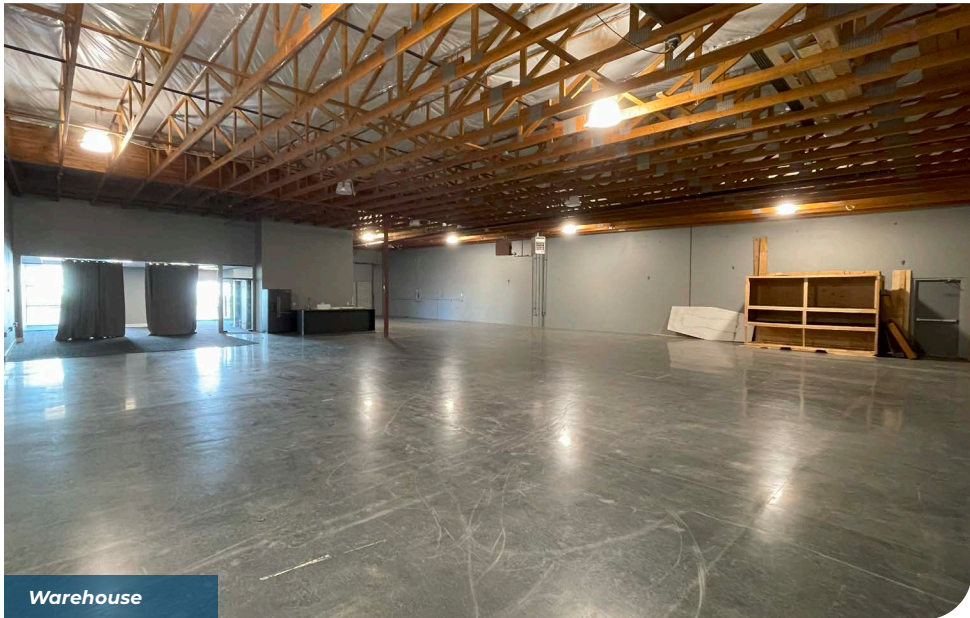
INTERIOR PHOTOS



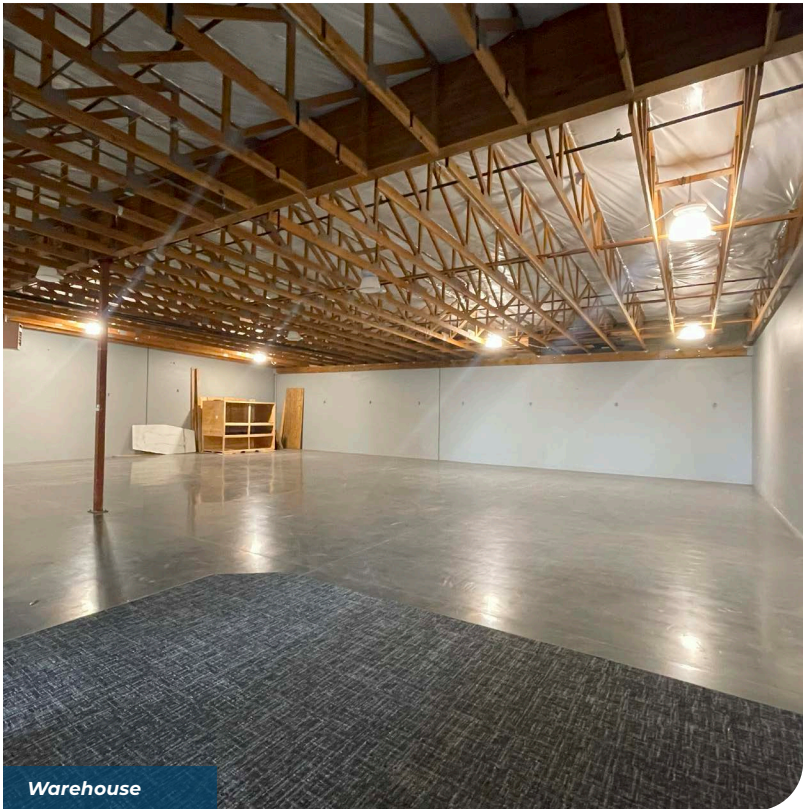
Warehouse



Office Interior



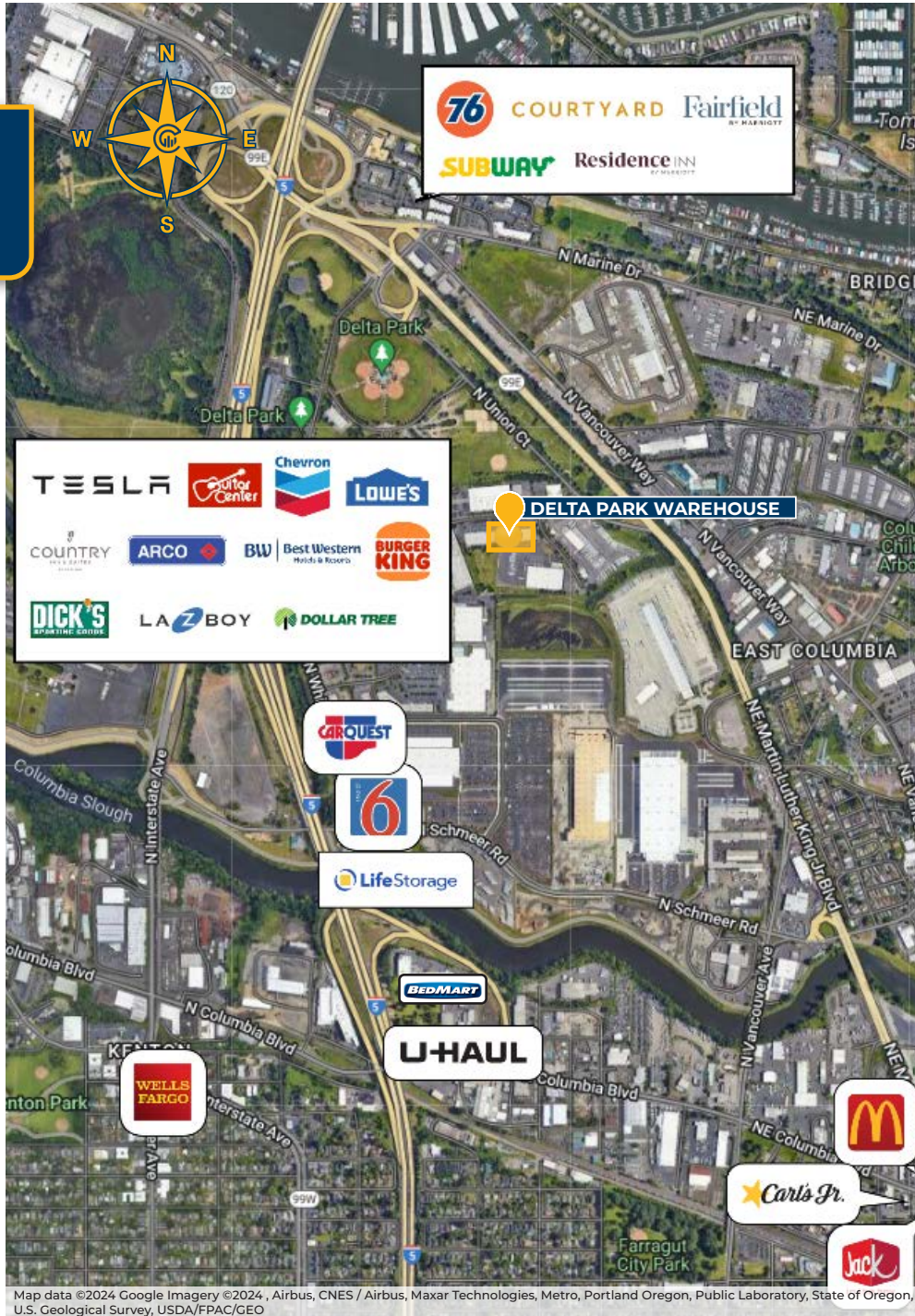
Warehouse



Warehouse



LOCAL AERIAL MAP



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

AREA DEMOGRAPHICS			
Population	1 MILE	3 MILE	5 MILE
2023 Estimated Population	5,138	95,438	268,228
2028 Projected Population	4,793	94,773	262,090
2020 Census Population	5,040	95,820	268,715
2010 Census Population	3,705	82,534	230,545
Projected Annual Growth 2023 to 2028	-1.3%	-0.1%	-0.5%
Historical Annual Growth 2010 to 2023	3.6%	1.6%	1.7%
Households & Income			
2023 Estimated Households	2,185	40,938	126,080
2023 Est. Average HH Income	\$102,586	\$126,121	\$130,281
2023 Est. Median HH Income	\$85,169	\$94,645	\$95,599
2023 Est. Per Capita Income	\$44,485	\$54,696	\$61,686
Businesses			
2023 Est. Total Businesses	561	7,014	22,305
2023 Est. Total Employees	6,938	60,800	209,953

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

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Walk Score®
"Car-Dependent"

Ratings provided by <https://www.walkscore.com>

67

Bike Score®
"Bikeable"

50

Transit Score®
"Good Transit"

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