



FOR LEASE



DELTA PARK RETAIL PADS

Pad Site Ground Lease Opportunity with Drive-Thru Options

Pad A: 1.20 AC | Pad B: 1.12 AC | Pad C: 1.03 AC | Pad D: 1.06 AC

N Hayden Meadows Dr & N Whitaker Rd, Portland, OR 97217

- Commercial Pad Sites for Lease in Delta Park Shopping Center
- Buildings have been demolished, and the site is ready for construction
- Freestanding Retail, Auto-Related and Fast Food / Drive-Thru Uses Ideal
- Direct Entry from High-Volume N Hayden Meadows Drive Retailer Access
- Ideal for Multiple Uses
- Zoning: General Employment 2 (EG2)
- Available Now - Call for Pricing Guidance

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PROPERTY SUMMARY



Pad B

FOR LEASE



Pad C

PROPERTY DETAILS

Address	N Hayden Meadows Dr & N Whitaker Rd, Portland, OR 97217
Available Space	1.03 - 1.36 AC
Nº of Pads Available	4 Pads
Lease Rate	Call for Pricing Guidance
Use Type	Multiple Uses
Zoning	General Employment 2 (EG2) - View Online
Availability	Now

SPACE	SIZE	USE TYPE	RATE	AVAILABLE
Pad A	1.20 AC	Multiple Uses	Call for Pricing	Now
Pad B	1.16 AC	Multiple Uses	Call for Pricing	Now
Pad C	1.03 AC	Multiple Uses	Call for Pricing	Now
Pad D	1.06 AC	Multiple Uses	Call for Pricing	Now

Location Features

- Convenient Access to Shopping Center from I-5 (Over 105,000 VPD*)
*Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024
- Next to 115-Acre Prologis Industrial Development at Portland Meadows
- Close to Jantzen Beach Shopping Destinations and Washington State Border
- Good Visibility from Anchoring Stores and Traffic on N Hayden Meadows Dr

Anchors Include



Nearby Highlights

- Lowe's
- Chevron
- Inn at the Meadows
- Fun City Trampoline Park
- Country Inn & Suites
- Guitar Center
- Dollar Tree
- Sumo Sushi & Grill
- MOR Furniture
- Burger King
- La-Z-Boy
- Fisherman's Marine & Outdoor
- Restaurant Depot
- Mondelez
- DMV Office - North Portland



SITE PLAN



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**Table 140-1
Employment and Industrial Zone Primary Uses**

Use Categories	EG1	EG2	EX	IG1	IG2	IH
Residential Categories						
Household Living	N	N	Y	CU [1]	CU [1]	CU [1]
Group Living	N	N	Y	CU [1]	CU [1]	CU [1]
Commercial Categories						
Retail Sales And Service	L/CU [2]	L/CU [2]	Y	L/CU [3]	L/CU [4]	L/CU [5]
Office	Y	Y	Y	L/CU [3]	L/CU [4]	L/CU [5]
Quick Vehicle Servicing	Y	Y	N	Y	Y	Y
Vehicle Repair	Y	Y	Y	Y	Y	Y
Commercial Parking	CU [13]	CU [13]	CU [13]	CU [13]	CU [13]	CU [13]
Self-Service Storage	Y	Y	L [6]	Y	Y	Y
Commercial Outdoor Recreation	Y	Y	Y	CU	CU	CU
Major Event Entertainment	CU	CU	CU	CU	CU	CU
Industrial Categories						
Manufacturing And Production	Y	Y	Y	Y	Y	Y
Warehouse And Freight Movement	Y	Y	Y	Y	Y	Y
Wholesale Sales	Y	Y	Y	Y	Y	Y
Industrial Service	Y	Y	Y	Y	Y	Y
Bulk Fossil Fuel Terminal	L [15]	L [15]	N	L [15]	L [15]	L [15]
Railroad Yards	N	N	N	Y	Y	Y
Waste-Related	N	N	N	L/CU [7]	L/CU [7]	L/CU [7]

[View Zoning Code Online](#)

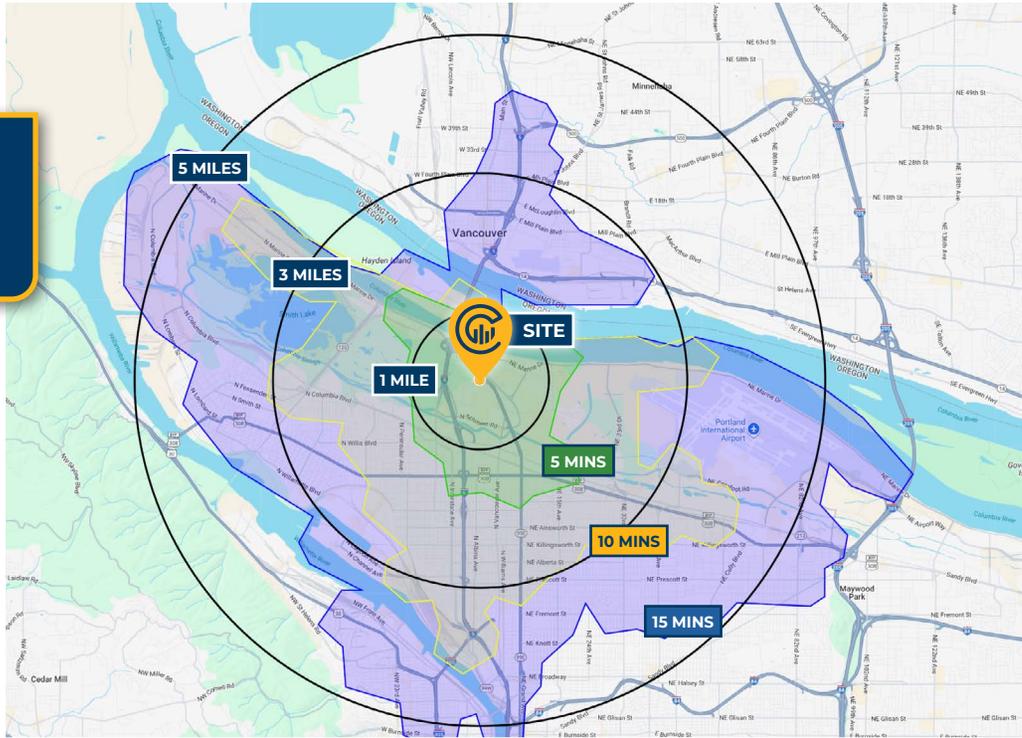
Institutional Categories						
Basic Utilities	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [11]	Y/CU [12]	Y/CU [11]
Community Service	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [9]	L/CU [9]	L/CU [9]
Parks And Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	N	N	N
Colleges	Y	Y	Y	N	N	N
Medical Centers	Y	Y	Y	N	N	N
Religious Institutions	Y	Y	Y	N	N	N
Daycare	Y	Y	Y	L/CU [9]	L/CU [9]	L/CU [9]
Other Categories						
Agriculture	L [14]					
Aviation And Surface Passenger Terminals	CU	CU	CU	CU	CU	CU
Detention Facilities	CU	CU	CU	CU	CU	CU
Mining	N	N	N	CU	CU	CU
Radio Frequency Transmission Facilities	L/CU [12]					
Rail Lines And Utility Corridors	Y	Y	Y	Y	Y	Y

Y = Yes, Allowed
 CU = Conditional Use Review Required
 L = Allowed, But Special Limitations
 N = No, Prohibited

2. EG Retail Sales And Service limitation. The following regulations apply to all parts of Table 140-1 that have a [2].
 - a. Limited uses. Except for sites with historic landmarks, the net building area plus any exterior display, storage, work and other exterior activity area for Retail Sales And Service uses is limited to 20,000 square feet or the square footage of the site area, whichever is less. On sites with historic landmarks, the net building area plus any exterior display, storage, work and other exterior activity area for Retail Sales And Service uses is limited to 20,000 square feet or twice the total square footage of the site area, whichever is less.



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	4,528	90,853	273,577
2030 Projected Population	4,476	93,743	274,978
2020 Census Population	4,164	91,116	268,387
2010 Census Population	2,881	79,266	229,814
Projected Annual Growth 2025 to 2030	-0.2%	0.6%	0.1%
Historical Annual Growth 2010 to 2025	3.8%	1.0%	1.3%
Households & Income			
2025 Estimated Households	2,307	41,619	124,954
2025 Est. Average HH Income	\$123,216	\$127,693	\$131,068
2025 Est. Median HH Income	\$85,999	\$97,555	\$98,091
2025 Est. Per Capita Income	\$63,445	\$58,792	\$60,156
Businesses			
2025 Est. Total Businesses	458	6,721	20,066
2025 Est. Total Employees	5,762	55,793	188,482

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

Neighborhood Scores

40

Walk Score®
"Car-Dependent"

68

Bike Score®
"Bikeable"

51

Transit Score®
"Good Transit"

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

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