

RETAIL PROPERTY FOR LEASE

Bethany Village Centre

4756 NW BETHANY BLVD / PORTLAND, OR 97229



Located in the heart of Bethany neighborhood

AVAILABLE SPACE

- 635 SF
- 1,200 SF
- 2,039 SF
- 5,000 SF

LEASE RATE

Please call for details

TRAFFIC COUNTS

NW Bethany Blvd – 11,678 ADT ('22)
NW Laidlaw Rd – 6,022 ADT ('22)

HIGHLIGHTS

- Prime Bethany location – At the center of a thriving, affluent community
- Wealthy demographics – 1-mile average household income over \$188K
- High-performing anchor – QFC drives consistent traffic
- Strong tenant mix – National brands like Chase, Walgreens, BofA & Starbucks
- Community hub – Library, services & daily conveniences all onsite

CONTACT

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Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com



Anchored by QFC and Walgreens



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NAI Elliott

Photos



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Nick Stanton

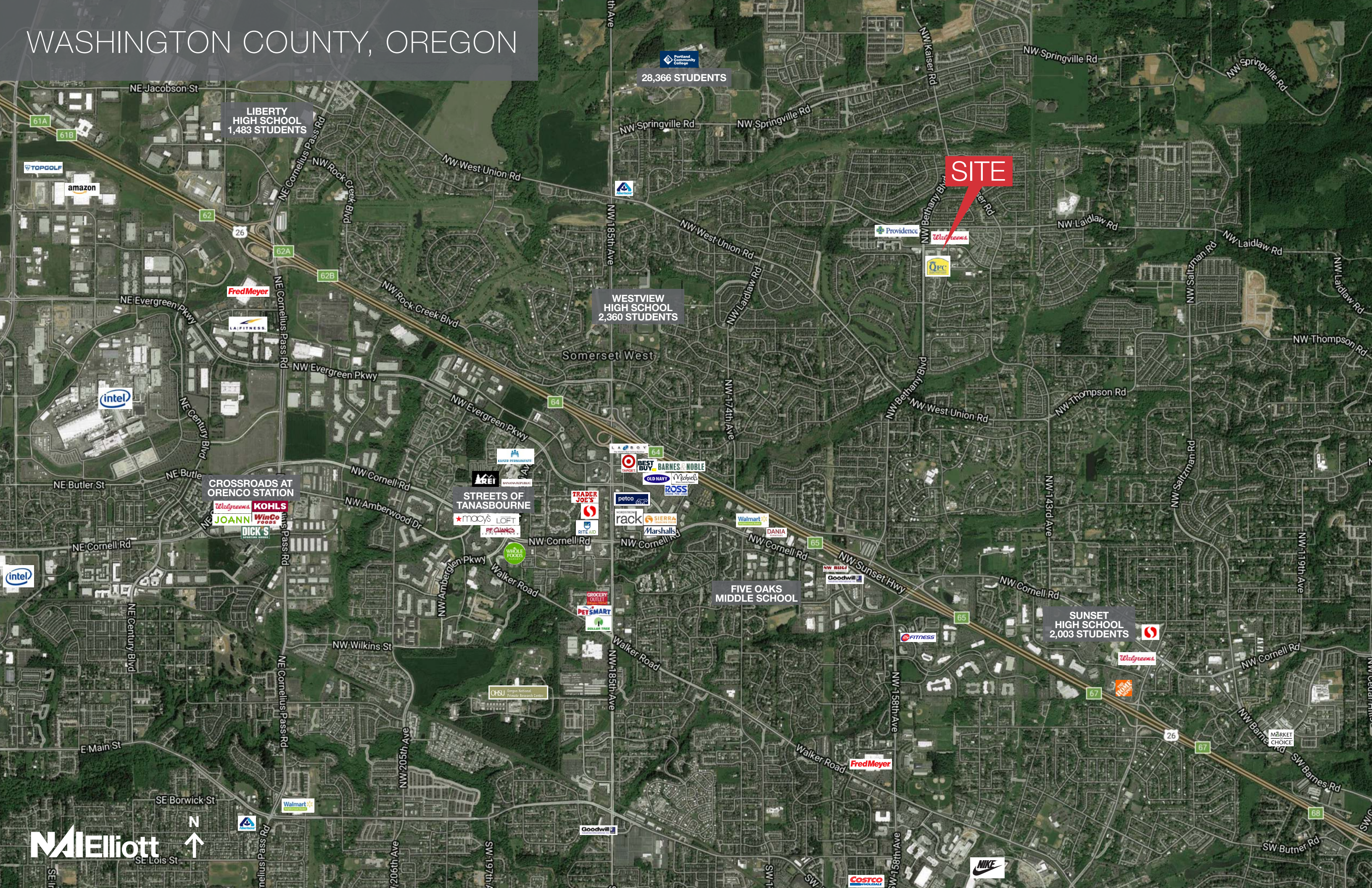
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NAIElliott

BETHANY AREA RESIDENTIAL DEVELOPMENTS



WASHINGTON COUNTY, OREGON



**LIBERTY
HIGH SCHOOL**
1,483 STUDENTS

28,366 STUDENTS

**WESTVIEW
HIGH SCHOOL**
2,360 STUDENTS

SITE

**CROSSROADS AT
ORENCO STATION**

**STREETS OF
TANASOURNE**

**FIVE OAKS
MIDDLE SCHOOL**

**SUNSET
HIGH SCHOOL**
2,003 STUDENTS



BETHANY VILLAGE CENTRE | CLOSE-IN



NW Laidlaw Rd

WEST PARC APARTMENTS
149 UNITS

ARBOR PARC
TOWNHOMES

NW Central Dr

LAUREL PARC AT
BETHANY VILLAGE

Providence
FUTURE DEVELOPMENT
PLAZA AT
BETHANY VILLAGE

Bank of America
TACO BELL
Walgreens
The UPS Store
SUBWAY
TABLE
BETHANY LIBRARY
BETHANY VILLAGE CENTRE
BETHANY ATHLETIC CLUB
BAMBOO INTERNATIONAL SCHOOL
MATHNASIUM
montessori
BETHANY VILLAGE MONTESSORI
BETHANY FAMILY PET CLINIC
SITE
QFC
17 Hot Pot
CHASE

NW Bethany Blvd

NW Laidlaw Rd

University of Portland
PAMPLIN SCHOOL OF BUSINESS

Doernbecher

BETHANY VILLAGE OFFICES

BETHANY KNOLL
TOWNHOMES
100 UNITS

PROMENADE AT
BETHANY VILLAGE
106 CONDOS

NW Central Dr

CENTRAL PARC
CONDOS
118 UNITS

BETHANY
BAPTIST CHURCH

NW South Parc St

SOUTH PARC APARTMENTS
152 UNITS

PARC BETHANY
146 UNITS

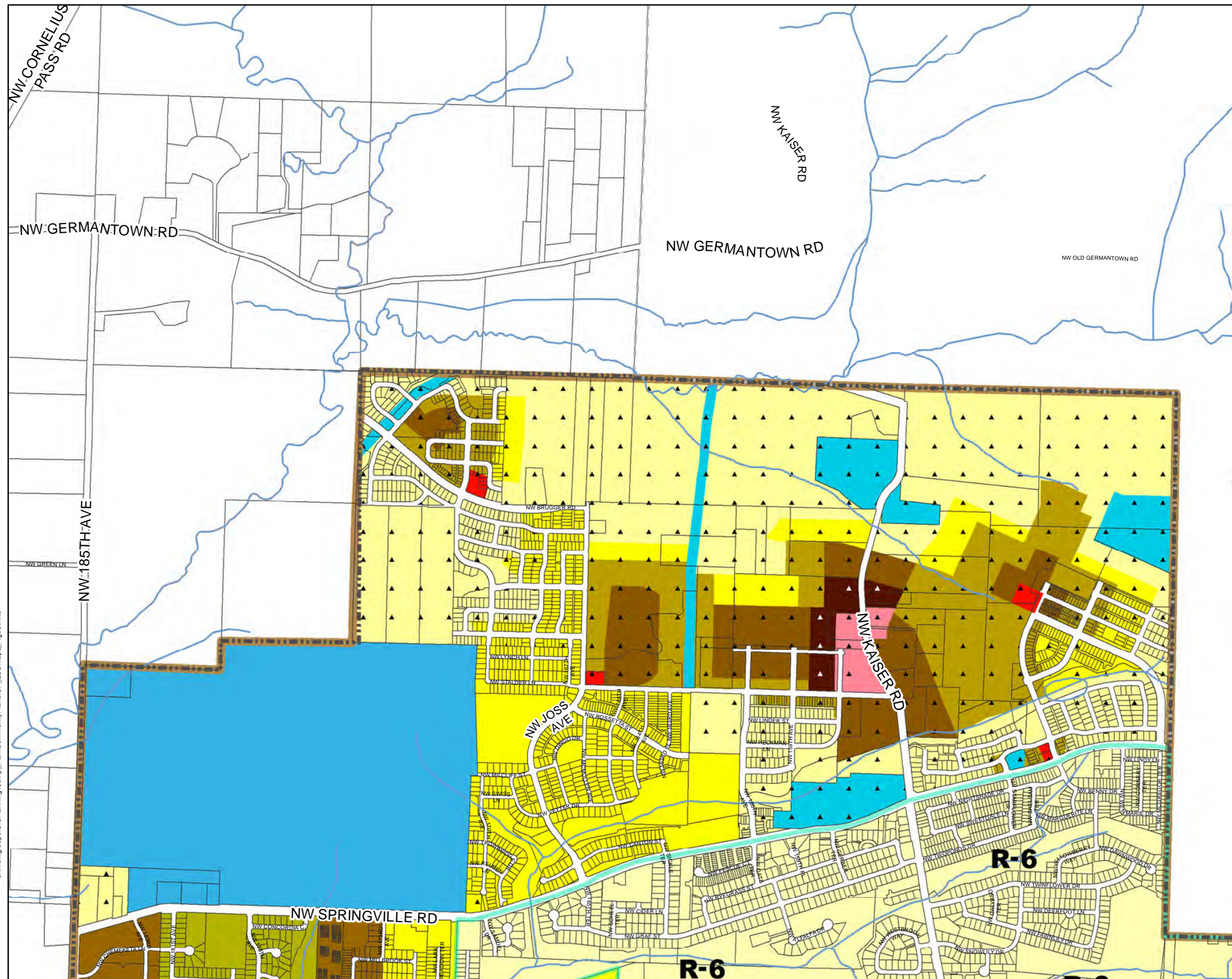
BETHANY COMMUNITY PLAN | LAND USE DISTRICTS

Map 3.1



Washington County
Comprehensive Plan

Bethany
Community Plan



Land Use Districts

Urban Districts

- Residential District - 6 units per acre
- Residential District - 9 units per acre
- Residential District - 15 units per acre
- Residential District - 24 units per acre
- Institutional

North Bethany Districts

- R-6 NB
- R-9 NB
- R-15 NB
- R-24 NB
- R-25+ NB
- NCC NB
- NCMU NB
- INST NB

R-5 / R-6 Border Line

Community Plan Boundary

Urban Growth Boundary

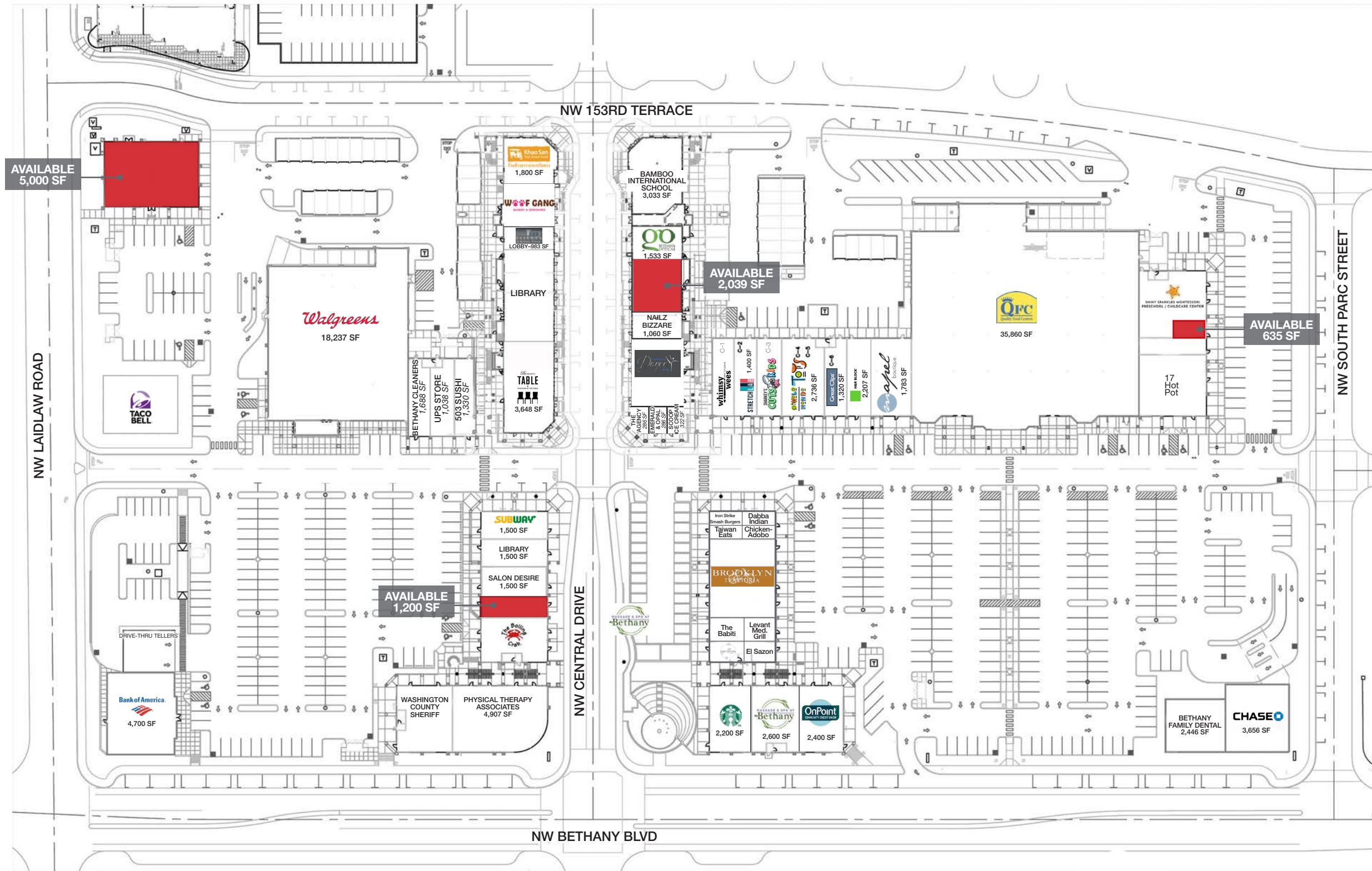
1 inch represents 1,000 feet
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(Original page size is 11 x 17)



Department of Land Use and Transportation
Planning and Development Services Division

November 17, 2016

Overall site plan



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Click here for more information:
<https://www.usatoday.com/story/money/2019/05/12/richest-and-affluent-towns-in-every-state-in-us/39459245/>

MONEY

Here's the list of the most affluent town in every state in the US

Grant Suneson 24/7 Wall Street

Published 6:00 a.m. ET May 12, 2019 | Updated 6:37 a.m. ET Jun. 4, 2019



51 Photos

VIEW FULL GALLERY

These are the most affluent cities and towns in every state in the US

Each state has at least one town with less than 25,000 residents, in which most households have incomes beyond the U.S. median annual of \$57,652.

Home to just 4% of the world's population and nearly 25% of global economic activity, the United States is [one of the richest countries in the world](#).

This wealth tends to cluster in certain very affluent areas of the country. In every state, there is at least one town in which most households have an income greater than the U.S. median annual household income of \$57,652.

24/7 Wall St. reviewed the median annual household income in over 2,600 cities, towns, villages, and census-designated places to identify the richest town in every state. We only considered areas with populations between 1,000 and 25,000. To ensure accuracy, we only considered places where the margin of error for population and median household income was less than 10%.

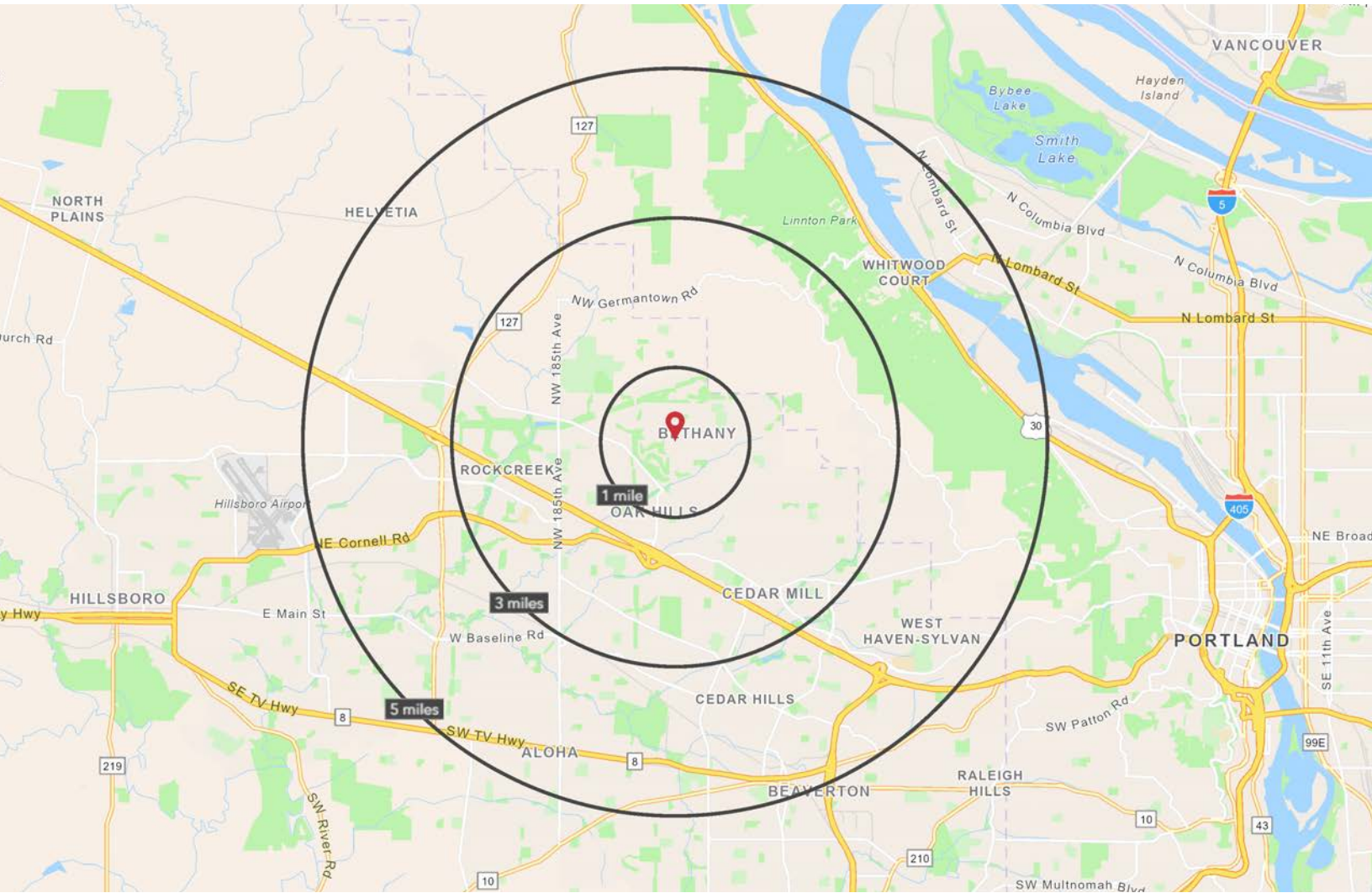
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Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	19,239	112,209	240,197
2030 Projected Total Population	19,426	117,458	247,862
2025 Average HH Income	\$188,886	\$166,859	\$151,370
2025 Median Home Value	\$714,489	\$706,215	\$666,117
2025 Estimated Total Households	7,064	43,157	95,167
2025 Daytime Demographics 16+	4,942	48,476	138,125
2025 Some College or Higher	91%	85%	81%

Source: ESRI (2025)

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Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112
 Demographic Source: Applied Geographic Solutions 4/2023,
 TIGER Geography - RFULL9



Executive Summary (Esri 2025)

4756 NW Bethany Blvd, Portland, Oregon, 97229
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 45.55347
 Longitude: -122.83535

	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	27.4%	34.4%	36.6%
Median Household Income			
2025 Median Household Income	\$163,131	\$128,529	\$113,977
2030 Median Household Income	\$185,032	\$151,650	\$130,396
2024-2029 Annual Rate	2.55%	3.36%	2.73%
Average Household Income			
2025 Average Household Income	\$188,886	\$166,859	\$151,370
2030 Average Household Income	\$206,147	\$184,131	\$167,704
2024-2029 Annual Rate	1.76%	1.99%	2.07%
Per Capita Income			
2025 Per Capita Income	\$69,713	\$64,137	\$60,076
2030 Per Capita Income	\$76,373	\$71,074	\$66,878
2024-2029 Annual Rate	1.84%	2.08%	2.17%
GINI Index			
2025 Gini Index	36.0	40.0	41.0

Households by Income

Current median household income is \$163,131 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$185,032 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$188,886 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$206,147 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$69,713 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$76,373 in five years, compared to \$51,203 for all U.S. households.

Housing			
2025 Housing Affordability Index	88	70	66
2010 Total Housing Units	6,763	36,631	82,156
2010 Owner Occupied Housing Units	4,874	20,073	43,671
2010 Renter Occupied Housing Units	1,501	14,087	33,411
2010 Vacant Housing Units	389	2,471	5,073
2020 Total Housing Units	7,370	43,418	96,642
2020 Owner Occupied Housing Units	4,869	22,856	48,527
2020 Renter Occupied Housing Units	2,175	18,720	43,833
2020 Vacant Housing Units	335	1,810	4,280
2025 Total Housing Units	7,353	44,989	99,557
2025 Owner Occupied Housing Units	4,996	24,637	51,288
2025 Renter Occupied Housing Units	2,068	18,520	43,879
2025 Vacant Housing Units	289	1,832	4,390
2030 Total Housing Units	7,467	47,219	103,063
2030 Owner Occupied Housing Units	5,106	25,660	53,067
2030 Renter Occupied Housing Units	2,050	19,708	45,615
2030 Vacant Housing Units	311	1,851	4,382
Socioeconomic Status Index			
2025 Socioeconomic Status Index	64.6	57.0	53.2

Currently, 67.9% of the 7,353 housing units in the area are owner occupied; 28.1% renter occupied; and 3.9% 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 7,370 housing units in the area and 4.5% vacant housing units. The annual rate of change in housing units since 2020 is -0.04%.

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