

GLISAN STREET STATION



RETAIL OPPORTUNITIES | PORTLAND, OREGON

LOCATION

11980–11982 NE Glisan Street Portland, OR 97220

AVAILABLE SPACE

- Suite B950 – 6,700 SF
Available within 30 days notice (former Mattress Store)
- Suite B700 – 1,424 SF
Available within 30 days notice (former Tae Kwon Do)

RENTAL RATE

Call for details

TRAFFIC COUNTS

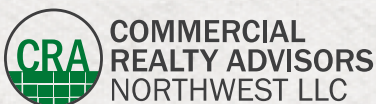
NE Glisan – 19,548 ADT ('25)

NE 122nd Ave – 24,026 ADT ('25)

HIGHLIGHTS

Glisan Street Station is located at the lighted intersection of 122nd and Glisan Street. This shopping center is densely populated with Hazelwood Community Apartments attached, a 230 unit complex, and flanked with the Multnomah library and DHS offices.

Neighboring tenants include KFC, Pig N Pancake, Little Caesars, and more. Average daily traffic is 24,026 cars per day along this stretch of NE 122nd Ave.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Sam LeFeber 503.866.1956 | sam@cra-nw.com
Alex MacLean IV 503.866.6425 | alex4@cra-nw.com
Joe Casey 541.908.1708 | joe@cra-nw.com

503.274.0211
www.cra-nw.com

GLISAN STREET STATION

11980-11982 NE GLISAN STREET
PORTLAND, OR

PHOTOS



GLISAN STREET STATION

11980-11982 NE GLISAN STREET
PORTLAND, OR

SITE PLAN



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

GLISAN STREET STATION 11980-11982 NE GLISAN STREET PORTLAND, OR

FLOOR PLAN

11930 NE GLISAN STREET

PORTLAND, OR 97220



FLOOR PLAN



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GLISAN STREET STATION

11980-11982 NE GLISAN STREET
PORTLAND, OR

FLOOR PLAN

11942 NE GLISAN STREET

PORTLAND, OR 97220



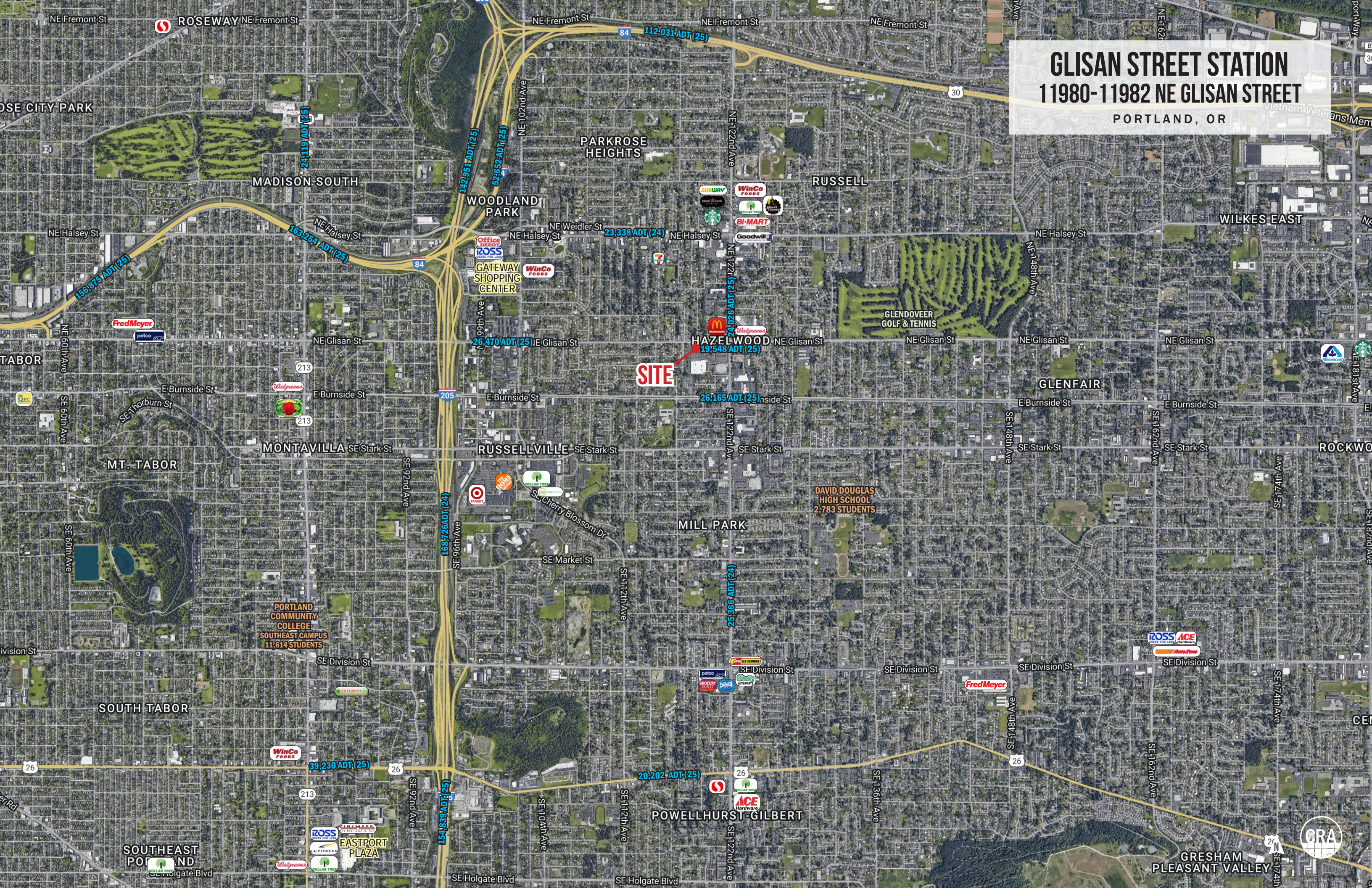
**AVAILABLE
1,424 SF**

FLOOR PLAN



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GLISAN STREET STATION 11980-11982 NE GLISAN STREET PORTLAND, OR



GLISAN STREET STATION

11980-11982 NE GLISAN STREET

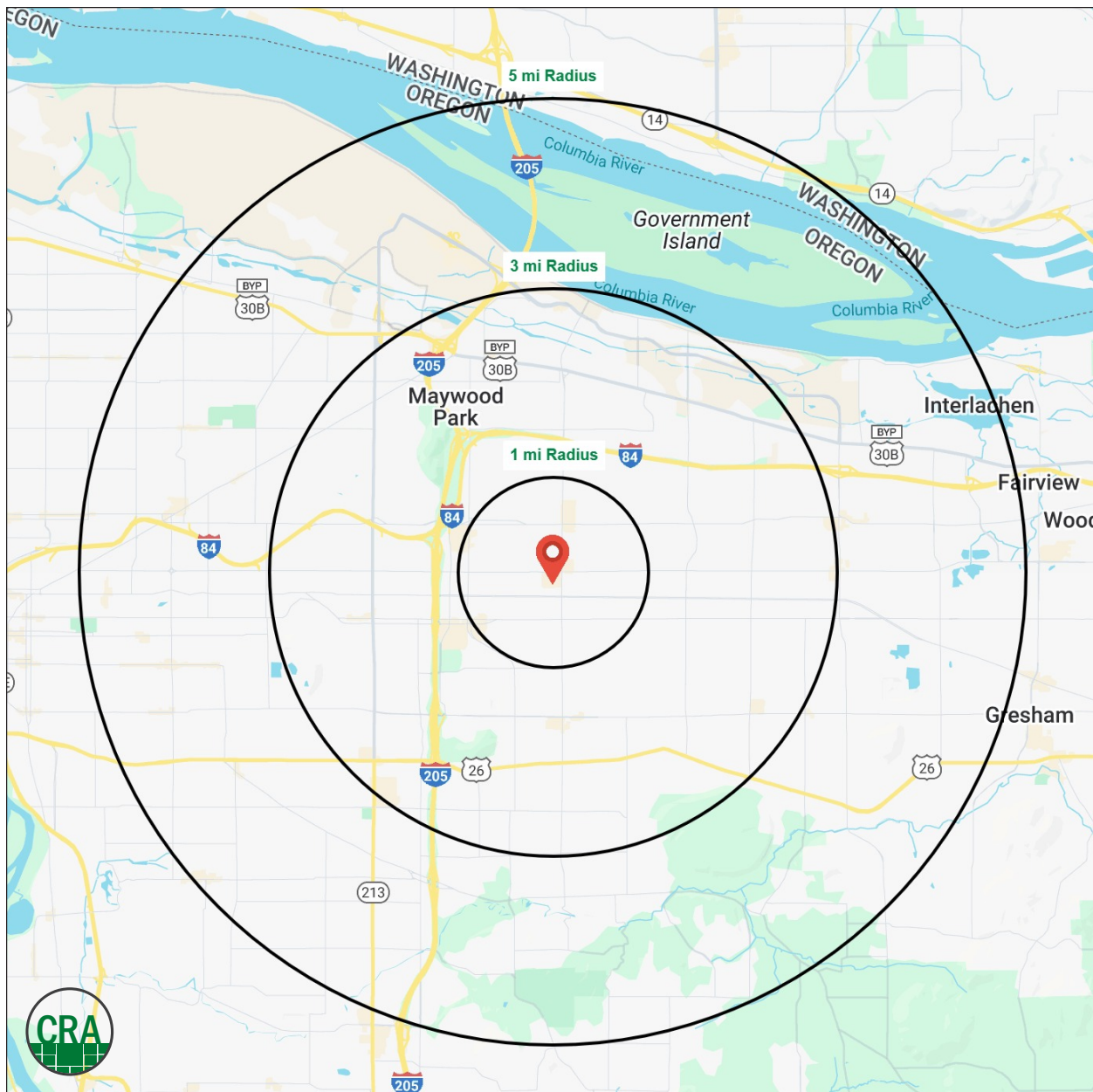
DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	22,357	22,357	372,210
Estimated Households 2025	8,970	65,647	150,939
Average HH Income	\$94,046	\$98,178	\$115,917
Median Home Value	\$431,384	\$453,370	\$525,686
Daytime Demographics 16+	16,354	117,078	245,351
Some College or Higher	62.0%	63.6%	70.5%

\$115,917
Average Household Income
3 MILE RADIUS

38.6
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.526/-122.5397

Glisan Street Station Portland, OR 97220	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	22,357	169,054	372,210
2030 Projected Population	22,235	162,655	358,837
2020 Census Population	23,162	178,494	395,769
2010 Census Population	21,309	168,744	367,845
Projected Annual Growth 2025 to 2030	-0.1%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2025	0.3%	-	-
2025 Median Age	38.6	38.2	38.4
Households			
2025 Estimated Households	8,970	65,647	150,939
2030 Projected Households	9,005	63,550	146,503
2020 Census Households	8,836	66,796	154,166
2010 Census Households	8,283	63,711	143,503
Projected Annual Growth 2025 to 2030	-	-0.6%	-0.6%
Historical Annual Growth 2010 to 2025	0.6%	0.2%	0.3%
Race and Ethnicity			
2025 Estimated White	62.3%	60.5%	66.3%
2025 Estimated Black or African American	10.4%	9.4%	6.9%
2025 Estimated Asian or Pacific Islander	11.8%	13.8%	11.2%
2025 Estimated American Indian or Native Alaskan	1.3%	1.1%	1.0%
2025 Estimated Other Races	14.2%	15.2%	14.6%
2025 Estimated Hispanic	14.8%	15.6%	14.5%
Income			
2025 Estimated Average Household Income	\$94,046	\$98,178	\$115,917
2025 Estimated Median Household Income	\$72,770	\$75,797	\$89,972
2025 Estimated Per Capita Income	\$38,321	\$38,469	\$47,257
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	4.1%	5.7%	4.7%
2025 Estimated Some High School (Grade Level 9 to 11)	7.1%	6.8%	5.3%
2025 Estimated High School Graduate	26.9%	23.8%	19.5%
2025 Estimated Some College	20.5%	21.1%	19.9%
2025 Estimated Associates Degree Only	9.9%	8.8%	8.4%
2025 Estimated Bachelors Degree Only	23.0%	22.8%	27.3%
2025 Estimated Graduate Degree	8.6%	11.0%	14.9%
Business			
2025 Estimated Total Businesses	1,175	7,895	19,520
2025 Estimated Total Employees	9,743	63,631	136,186
2025 Estimated Employee Population per Business	8.3	8.1	7.0
2025 Estimated Residential Population per Business	19.0	21.4	19.1

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

SAM LEFEBER 503.866.1956 | sam@cra-nw.com

ALEX MACLEAN IV 503.866.6425 | alex4@cra-nw.com

JOE CASEY 541.908.1708 | joe@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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