

RETAIL SPACE FOR LEASE

Menlo Park Plaza

12203-12301 NE GLISAN ST, PORTLAND OR 97230



High-traffic retail center with prime visibility and strong co-tenancy

AVAILABLE SPACE

- Suite 12301A - 2,165 SF
- Suite 12301B - 4,056 SF
- Suite 12203 - 3,622 SF
- Suite 12403 - 8,166 SF

TRAFFIC COUNTS

- NE 122nd & Glisan – 72,219 ADT ('23)

HIGHLIGHTS

- Ample customer and employee parking
- Excellent visibility at signalized intersection
- High daily traffic counts along NE 122nd and NE Glisan
- Prominent monument signage and strong storefront exposure
- Ideal for national, regional, and local retail or service tenants

LEASE RATE

- Call for details

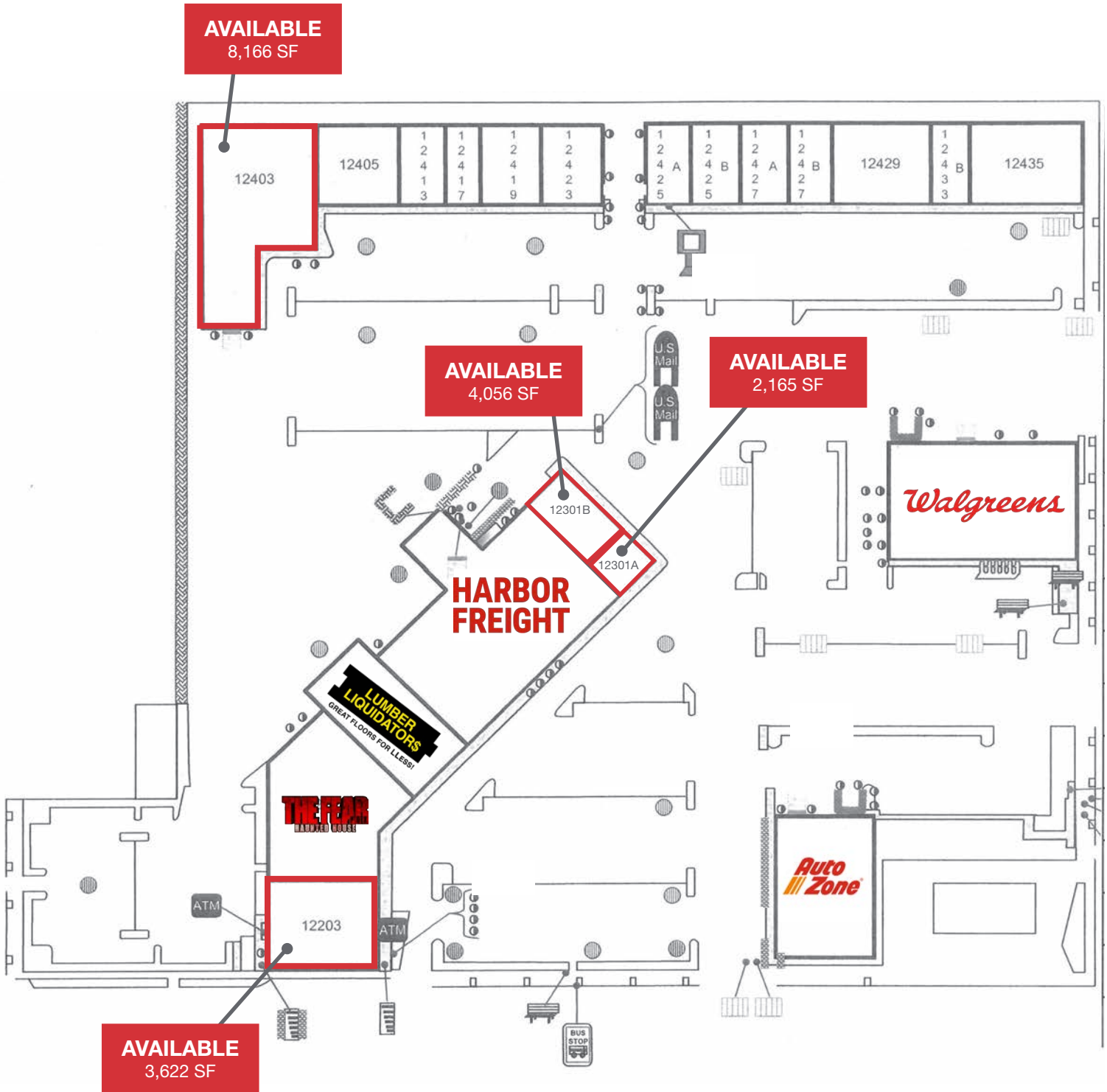
CONTACT

Gael Zongazo

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Site Plan



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

Photos



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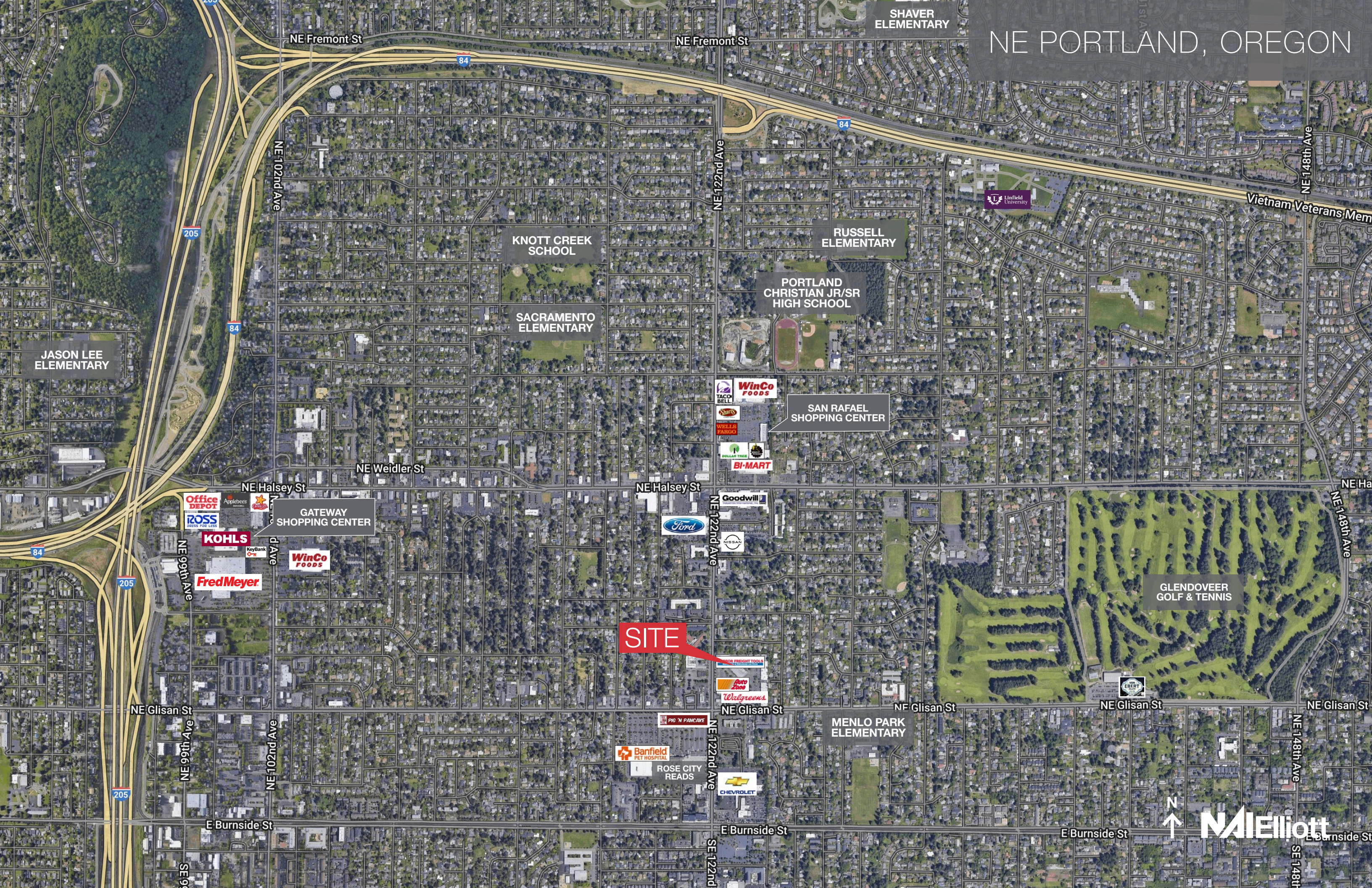
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NE PORTLAND, OREGON



JASON LEE
ELEMENTARY

NE Fremont St

NE Fremont St

SHAVER
ELEMENTARY

205

84

NE 102nd Ave

KNOTT CREEK
SCHOOL

SACRAMENTO
ELEMENTARY

NE 122nd Ave

84

RUSSELL
ELEMENTARY

PORTLAND
CHRISTIAN JR/SR
HIGH SCHOOL

Linfield
University

Vietnam Veterans Mem

NE 148th Ave

SAN RAFAEL
SHOPPING CENTER

NE Weidler St

NE Halsey St

NE Halsey St

NE Ha

GATEWAY
SHOPPING CENTER

KOHL'S

Fred Meyer

WinCo
FOODS

Ford

BI-MART

WinCo
FOODS

TACO
BELL

WELLS
FARGO

DOLLAR TREE

Goodwill

NISSAN

NE 122nd Ave

GLENDOVEER
GOLF & TENNIS

NE 148th Ave

SITE

MAJOR FREIGHT TOOLS

Auto
Zone

Walgreens

NE Glisan St

NE Glisan St

NE Glisan St

NE Glisan St

NE Glisan St

NE 99th Ave

NE 102nd Ave

NE 122nd Ave

NE 148th Ave

Banfield
PET HOSPITAL

ROSE CITY
READS

CHEVROLET

MENLO PARK
ELEMENTARY

E Burnside St

E Burnside St

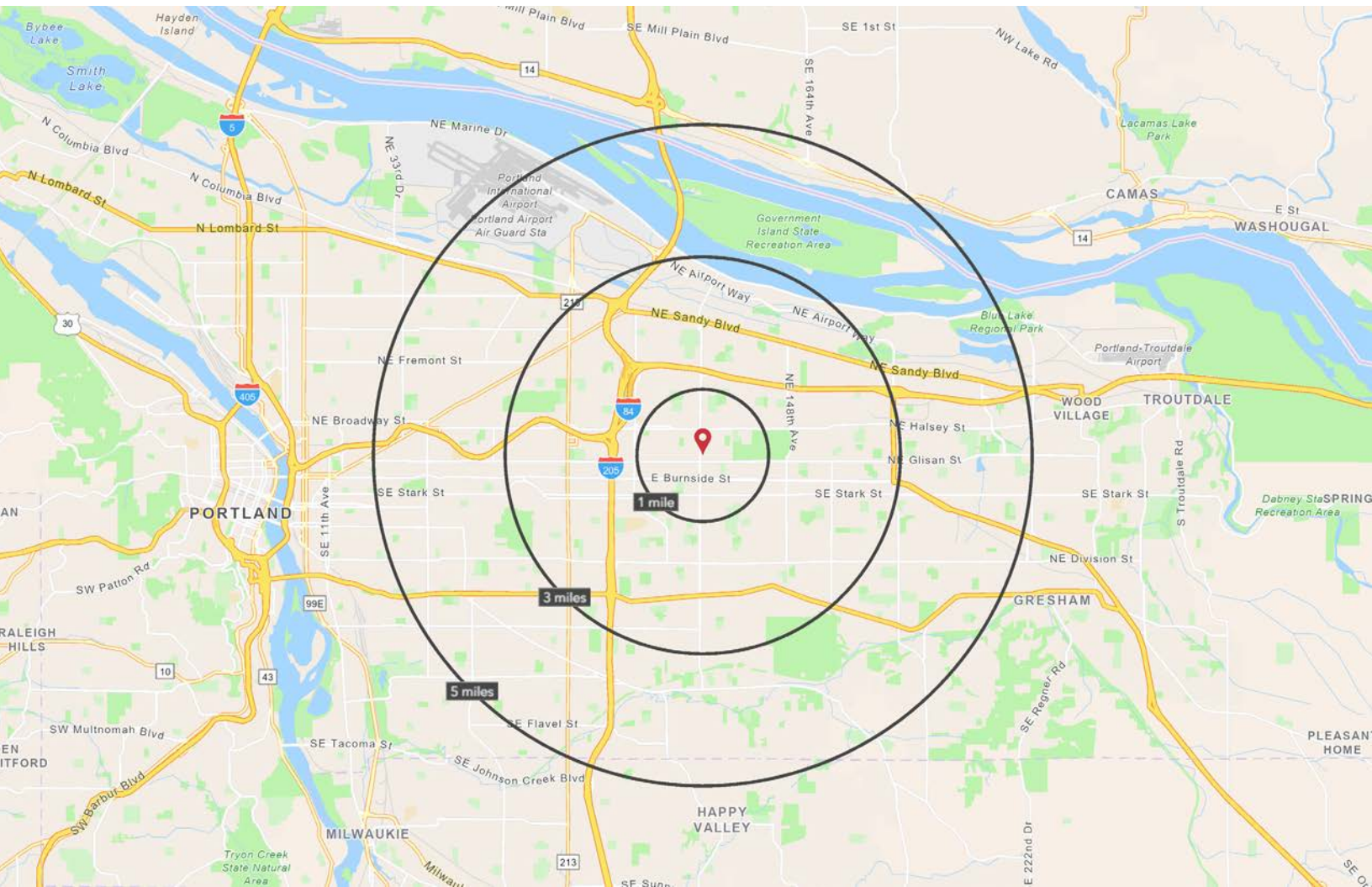
E Burnside St

E Burnside St



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Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	21,742	174,206	391,253
2030 Projected Total Population	21,872	174,067	392,614
2025 Average HH Income	\$100,560	\$95,829	\$113,354
2025 Median Home Value	\$462,263	\$484,313	\$555,826
2025 Estimated Total Households	8,077	64,422	151,003
2025 Daytime Demographics 16+	8,449	68,023	163,945
2025 Some College or Higher	63%	62%	71%

Source: Regis – SitesUSA (2020)

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