**FOR LEASE**

# San Rafael Shopping Center

## Anchored by WinCo Foods
## Shadow-anchored by Bi-Mart

*Owned By*

**Schnitzer** PROPERTIES

### AVAILABLE SPACE
- 1,400 SF
- 3,909 SF - 2nd gen restaurant

### LEASE RATE
Motivated landlord | Call for details

### TRAFFIC COUNTS
NE 122nd Ave – 21,536 ADT ('23)
NE Halsey St – 26,293 ADT ('23)

### HIGHLIGHTS
- Join Planet Fitness, Dollar Tree and highly-successful WinCo on this main NE arterial.
- Co-tenants include Subway, Taco Bell, Black Rock Coffee and many more.
- Convenient access to I-84.
- High traffic counts of over 47,000 combined vehicles per day.

### CONTACT

| | | | |
|---|---|---|---|
| **George Macoubray** | 503 504 2957 | / 503 224 6791 | / gmacoubray@naielliott.com |
| **Nick Stanton** | 503 784 0407 | / 503 224 6791 | / nstanton@naielliott.com |

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# Co-tenants

**CONTACT**

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

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# Additional photos

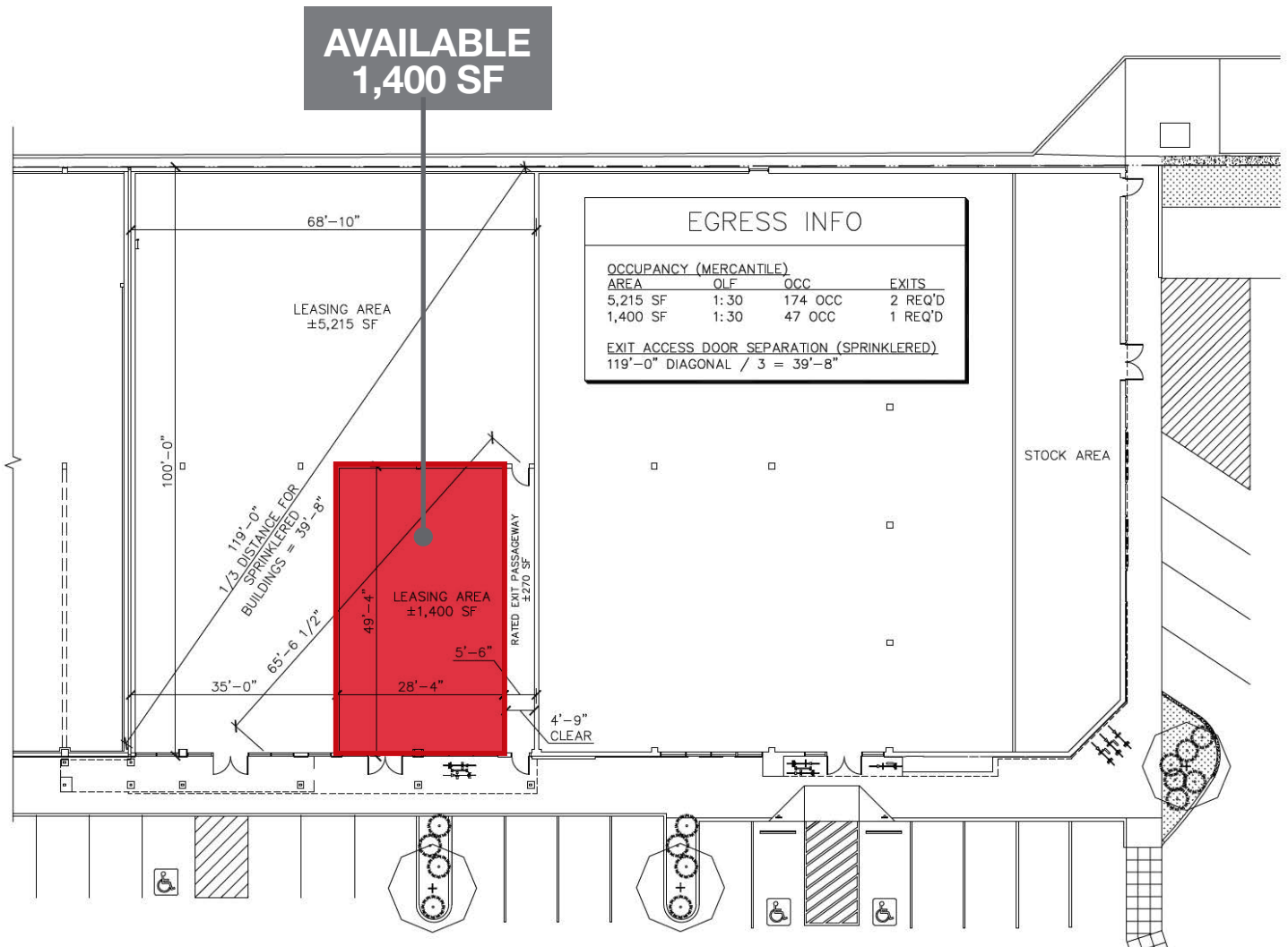**CONTACT**

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NE PORTLAND, OREGON

SHAVER ELEMENTARY

NE Fremont St

NE Fremont St

I-84

Linfield University

Vietnam Veterans Mem

KNOTT CREEK SCHOOL

RUSSELL ELEMENTARY

JASON LEE ELEMENTARY

SACRAMENTO ELEMENTARY

PORTLAND CHRISTIAN JR/SR HIGH SCHOOL

WinCo FOODS

SITE

SAN RAFAEL SHOPPING CENTER

ARCO

BI-MART

NE Weidler St

NE Halsey St

Goodwill

Office DEPOT

Applebee's

ROSS DRESS FOR LESS

GATEWAY SHOPPING CENTER

KOHLS

KeyBank One

WinCo FOODS

FredMeyer

Ford

NISSAN

GLENDOVEER GOLF & TENNIS

HARBOR FREIGHT TOOLS

AUTO Zone

Walgreens

NE Glisan St

NE Glisan St

NE Glisan St

NE Glisan St

MENLO PARK ELEMENTARY

PIC 'N PANCAKE

Banfield PET HOSPITAL

ROSE CITY READS

CHEVROLET

E Burnside St

E Burnside St

E Burnside St

N

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# Site plan

NE SAN RAFAEL ST

TACO BELL

**WinCo FOODS**

**AVAILABLE 3,909 SF**

2nd gen restaurant

NE 122ND AVE

SUBWAY

black rock coffee bar

WELLS FARGO

Dotty's

H&R BLOCK

Akira Sushi

PORTLAND BEAUTY CARE

RUSSELL MODERN DENTISTRY

**AVAILABLE 1,400 SF**

DOLLAR TREE

KAISER PERMANENTE
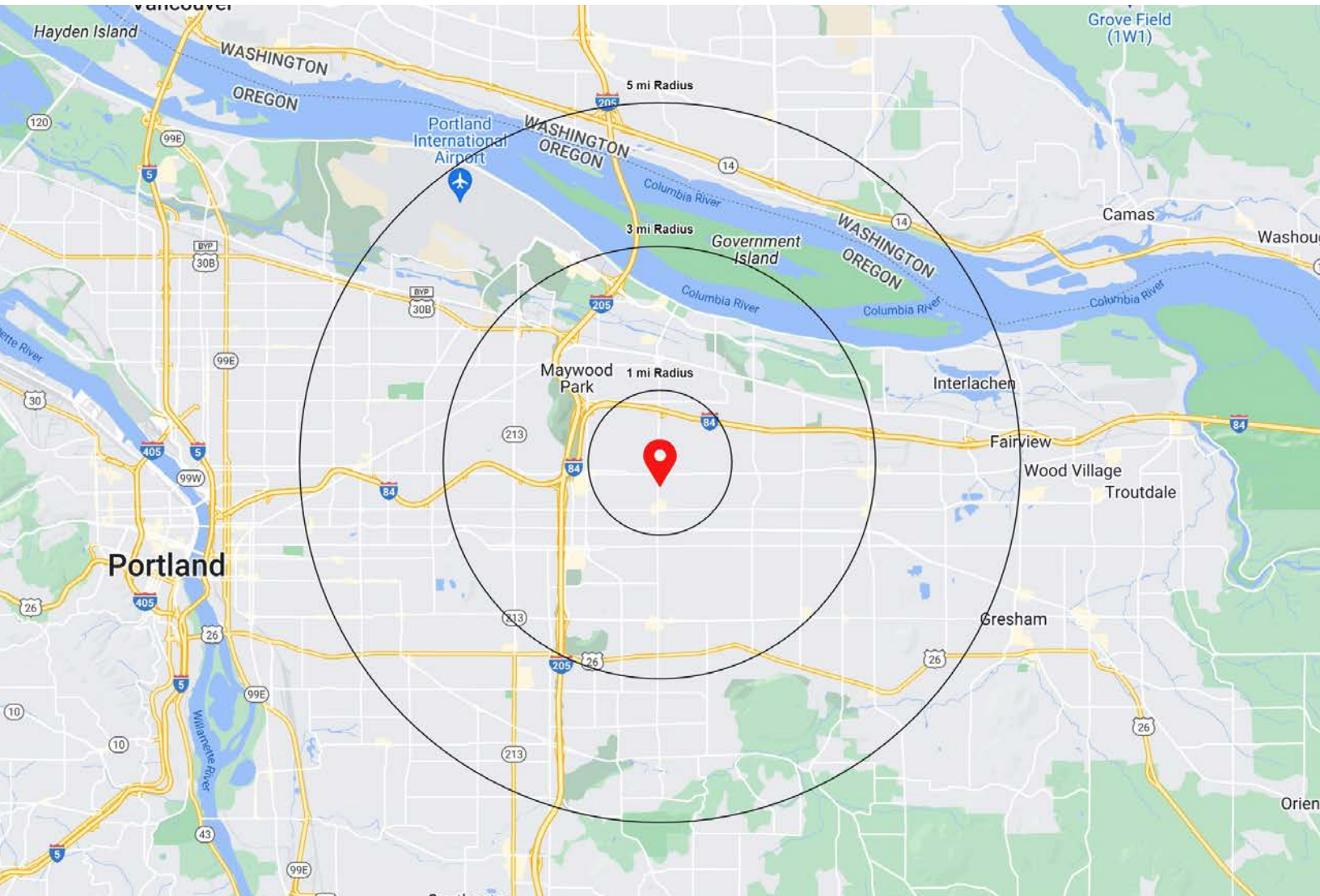
planet fitness

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# Floor plan – 1,400 SF

**AVAILABLE 1,400 SF**

EGRESS INFO

OCCUPANCY (MERCANTILE)

| AREA | OLF | OCC | EXITS |
|---|---|---|---|
| 5,215 SF | 1:30 | 174 OCC | 2 REQ'D |
| 1,400 SF | 1:30 | 47 OCC | 1 REQ'D |

EXIT ACCESS DOOR SEPARATION (SPRINKLERED)
119'-0" DIAGONAL / 3 = 39'-8"

LEASING AREA
±5,215 SF

68'-10"

100'-0"

119'-0" DISTANCE FOR SPRINKLERED BUILDINGS = 39'-8"

1/3

65'-6 1/2"

49'-4"

LEASING AREA
±1,400 SF

RATED EXIT PASSAGEWAY
±270 SF

STOCK AREA

35'-0"

28'-4"

5'-6"

4'-9"
CLEAR

N

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# Demographics summary



|  | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| Estimated Total Population 2023 | 17,283 | 150,726 | 366,644 |
| Estimated Households | 6,433 | 56,976 | 143,422 |
| Average HH Income | $120,9025 | $102,361 | $121,394 |
| Median Home Value | $410,738 | $420,648 | $467,788 |
| Daytime Population 16+ | 11,125 | 112,028 | 238,252 |
| Some College or Higher | 66.1% | 65.2% | 70.8% |

*Source: Regis – SitesUSA (2024)*

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# Demographics—full profile

| 1740-1948 NE 122ND AVENUE / PORTLAND, OR 97230 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|---|---|---|
| **Population** | | | |
| 2023 Estimated Population | 17,283 | 150,726 | 366,644 |
| 2028 Projected Population | 16,414 | 139,851 | 343,243 |
| 2020 Census Population | 17,753 | 154,542 | 377,726 |
| 2010 Census Population | 17,068 | 146,279 | 352,079 |
| Projected Annual Growth 2023 to 2028 | -1.0% | -1.4% | -1.3% |
| Historical Annual Growth 2010 to 2023 | - | 0.2% | 0.3% |
| **Households** | | | |
| 2023 Estimated Households | 6,433 | 56,976 | 143,422 |
| 2028 Projected Households | 6,331 | 54,762 | 139,088 |
| 2020 Census Households | 6,641 | 58,227 | 146,527 |
| 2010 Census Households | 6,538 | 55,540 | 137,053 |
| Projected Annual Growth 2023 to 2028 | -0.3% | -0.8% | -0.6% |
| Historical Annual Growth 2010 to 2023 | -0.1% | 0.2% | 0.4% |
| **Age** | | | |
| 2023 Est. Population Under 10 Years | 8.1% | 9.7% | 9.6% |
| 2023 Est. Population 10 to 19 Years | 9.9% | 10.7% | 10.1% |
| 2023 Est. Population 20 to 29 Years | 11.1% | 13.6% | 13.2% |
| 2023 Est. Population 30 to 44 Years | 22.1% | 24.6% | 26.3% |
| 2023 Est. Population 45 to 59 Years | 20.2% | 19.8% | 20.1% |
| 2023 Est. Population 60 to 74 Years | 17.0% | 14.4% | 14.4% |
| 2023 Est. Population 75 Years or Over | 11.5% | 7.2% | 6.4% |
| 2023 Est. Median Age | 43.3 | 38.7 | 38.9 |
| **Marital Status & Gender** | | | |
| 2023 Est. Male Population | 48.6% | 49.3% | 49.2% |
| 2023 Est. Female Population | 51.4% | 50.7% | 50.8% |
| 2023 Est. Never Married | 36.9% | 39.7% | 38.5% |
| 2023 Est. Now Married | 38.7% | 37.3% | 40.7% |
| 2023 Est. Separated or Divorced | 19.1% | 18.3% | 16.6% |
| 2023 Est. Widowed | 5.4% | 4.7% | 4.2% |
| **Income** | | | |
| 2023 Est. HH Income $200,000 or More | 15.2% | 10.2% | 12.9% |
| 2023 Est. HH Income $150,000 to $199,999 | 11.5% | 9.0% | 10.3% |
| 2023 Est. HH Income $100,000 to $149,999 | 17.6% | 17.2% | 18.3% |
| 2023 Est. HH Income $75,000 to $99,999 | 12.1% | 13.0% | 13.2% |
| 2023 Est. HH Income $50,000 to $74,999 | 15.4% | 15.7% | 15.4% |
| 2023 Est. HH Income $35,000 to $49,999 | 8.8% | 11.2% | 10.1% |
| 2023 Est. HH Income $25,000 to $34,999 | 8.5% | 7.5% | 6.3% |
| 2023 Est. HH Income $15,000 to $24,999 | 5.2% | 6.7% | 5.4% |
| 2023 Est. HH Income Under $15,000 | 5.7% | 9.5% | 8.0% |
| 2023 Est. Average Household Income | $120,925 | $102,361 | $121,394 |
| 2023 Est. Median Household Income | $97,683 | $77,326 | $88,758 |
| 2023 Est. Per Capita Income | $45,682 | $39,116 | $47,794 |
| 2023 Est. Total Businesses | 794 | 7,473 | 18,335 |
| 2023 Est. Total Employees | 5,486 | 65,769 | 132,464 |

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# Demographics—full profile

| 1740-1948 NE 122ND AVENUE / PORTLAND, OR 97230 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|---|---|---|
| **Race** | | | |
| 2023 Est. White | 63.1% | 59.5% | 65.1% |
| 2023 Est. Black | 8.4% | 9.0% | 6.6% |
| 2023 Est. Asian or Pacific Islander | 13.1% | 13.5% | 11.6% |
| 2023 Est. American Indian or Alaska Native | 1.1% | 1.2% | 1.0% |
| 2023 Est. Other Races | 14.3% | 16.9% | 15.6% |
| **Hispanic** | | | |
| 2023 Est. Hispanic Population | 2,597 | 26,788 | 58,372 |
| 2023 Est. Hispanic Population | 15.0% | 17.8% | 15.9% |
| 2028 Proj. Hispanic Population | 15.4% | 18.0% | 16.1% |
| 2020 Hispanic Population | 12.9% | 17.5% | 16.0% |
| **Education (Adults 25 & Older)** | | | |
| 2023 Est. Adult Population (25 Years or Over | 13,274 | 110,788 | 274,202 |
| 2023 Est. Elementary (Grade Level 0 to 8) | 4.5% | 6.1% | 4.9% |
| 2023 Est. Some High School (Grade Level 9 to 11) | 5.7% | 5.9% | 4.9% |
| 2023 Est. High School Graduate | 23.7% | 22.8% | 19.4% |
| 2023 Est. Some College | 21.7% | 23.0% | 21.5% |
| 2023 Est. Associate Degree Only | 8.9% | 9.3% | 8.5% |
| 2023 Est. Bachelor Degree Only | 24.9% | 21.5% | 25.7% |
| 2023 Est. Graduate Degree | 10.6% | 11.3% | 15.0% |
| **Housing** | | | |
| 2023 Est. Total Housing Units | 7,083 | 62,744 | 157,252 |
| 2023 Est. Owner-Occupied | 48.2% | 47.7% | 48.7% |
| 2023 Est. Renter-Occupied | 42.6% | 43.1% | 42.5% |
| 2023 Est. Vacant Housing | 9.2% | 9.2% | 8.8% |
| **Homes Built by Year** | | | |
| 2023 Homes Built 2010 or later | 5.6% | 7.4% | 8.0% |
| 2023 Homes Built 2000 to 2009 | 3.6% | 7.4% | 8.0% |
| 2023 Homes Built 1990 to 1999 | 7.8% | 8.3% | 8.7% |
| 2023 Homes Built 1980 to 1989 | 5.4% | 8.1% | 8.0% |
| 2023 Homes Built 1970 to 1979 | 11.4% | 14.4% | 12.7% |
| 2023 Homes Built 1960 to 1969 | 17.1% | 12.4% | 9.9% |
| 2023 Homes Built 1950 to 1959 | 29.3% | 15.9% | 11.5% |
| 2023 Homes Built Before 1949 | 10.8% | 17.0% | 24.4% |
| **Homes Values** | | | |
| 2023 Home Value $1,000,000 or More | 1.8% | 2.4% | 3.1% |
| 2023 Home Value $500,000 to $999,999 | 19.1% | 24.1% | 35.0% |
| 2023 Home Value $400,000 to $499,999 | 34.0% | 30.1% | 26.8% |
| 2023 Home Value $300,000 to $399,999 | 34.6% | 28.1% | 22.3% |
| 2023 Home Value $200,000 to $299,999 | 6.1% | 8.1% | 6.6% |
| 2023 Home Value $150,000 to $199,999 | 0.6% | 1.5% | 1.0% |
| 2023 Home Value $100,000 to $149,999 | 0.4% | 0.5% | 0.4% |
| 2023 Home Value $50,000 to $99,999 | 1.2% | 2.2% | 1.9% |
| 2023 Home Value $25,000 to $49,999 | 1.5% | 1.4% | 1.4% |
| 2023 Home Value Under $25,000 | 0.6% | 1.6% | 1.6% |
| 2023 Median Home Value | $410,738 | $420,648 | $467,788 |
| 2023 Median Rent | $1,211 | $1,207 | $1,281 |

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# Demographics—full profile

| 1740-1948 NE 122ND AVENUE / PORTLAND, OR 97230 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|---|---|---|
| **Labor Force** | | | |
| 2023 Est. Labor Population Age 16 Years or Over | 14,858 | 126,320 | 308,675 |
| 2023 Est. Civilian Employed | 62.0% | 63.3% | 65.7% |
| 2023 Est. Civilian Unemployed | 2.3% | 2.6% | 2.7% |
| 2023 Est. in Armed Forces | - | - | - |
| 2023 Est. not in Labor Force | 35.7% | 34.0% | 31.6% |
| 2023 Labor Force Males | 48.2% | 49.0% | 48.9% |
| 2023 Labor Force Females | 51.8% | 51.0% | 51.1% |
| **Occupation** | | | |
| 2023 Occupation: Population Age 16 Years or Over | 9,219 | 80,005 | 202,789 |
| 2023 Mgmt, Business, & Financial Operations | 16.4% | 15.1% | 16.8% |
| 2023 Professional, Related | 27.2% | 25.3% | 28.7% |
| 2023 Service | 16.2% | 17.3% | 15.3% |
| 2023 Sales, Office | 18.7% | 18.7% | 18.7% |
| 2023 Farming, Fishing, Forestry | 0.3% | 0.4% | 0.4% |
| 2023 Construction, Extraction, Maintenance | 5.5% | 7.1% | 6.6% |
| 2023 Production, Transport, Material Moving | 15.7% | 16.1% | 13.6% |
| 2023 White Collar Workers | 62.4% | 59.1% | 64.2% |
| 2023 Blue Collar Workers | 37.6% | 40.9% | 35.8% |
| **Transportation to Work** | | | |
| 2023 Drive to Work Alone | 51.7% | 52.4% | 50.6% |
| 2023 Drive to Work in Carpool | 8.8% | 8.7% | 7.6% |
| 2023 Travel to Work by Public Transportation | 4.0% | 4.3% | 4.0% |
| 2023 Drive to Work on Motorcycle | 0.3% | 0.2% | 0.2% |
| 2023 Walk or Bicycle to Work | 3.5% | 3.8% | 4.4% |
| 2023 Other Means | 1.0% | 0.9% | 0.9% |
| 2023 Work at Home | 30.8% | 29.7% | 32.3% |
| **Travel Time** | | | |
| 2023 Travel to Work in 14 Minutes or Less | 18.3% | 19.6% | 20.3% |
| 2023 Travel to Work in 15 to 29 Minutes | 47.4% | 46.6% | 45.6% |
| 2023 Travel to Work in 30 to 59 Minutes | 27.7% | 27.7% | 28.2% |
| 2023 Travel to Work in 60 Minutes or More | 6.6% | 6.1% | 5.9% |
| 2023 Average Travel Time to Work | 22.3 | 22.2 | 22.3 |
| **Consumer Expenditure** | | | |
| 2023 Est. Total Household Expenditure | $516 M | $4.06 B | $11.6 B |
| 2023 Est. Apparel | $18.51 M | $144.84 M | $415.77 M |
| 2023 Est. Contributions, Gifts | $31.28 M | $236.83 M | $694.22 M |
| 2023 Est. Education, Reading | $18.23 M | $136.81 M | $405.46 M |
| 2023 Est. Entertainment | $29.65 M | $230.91 M | $665.07 M |
| 2023 Est. Food, Beverages, Tobacco | $77.93 M | $620.9 M | $1.76 B |
| 2023 Est. Furnishings, Equipment | $18.35 M | $143.25 M | $412.23 M |
| 2023 Est. Health Care, Insurance | $46.2 M | $366.88 M | $1.04 B |
| 2023 Est. Household Operations, Shelter, Utilities | $166.36 M | $1.32 B | $3.74 B |
| 2023 Est. Miscellaneous Expenses | $9.83 M | $77.05 M | $220.53 M |
| 2023 Est. Personal Care | $6.93 M | $54.62 M | $155.84 M |
| 2023 Est. Transportation | $92.72 M | $734.24 M | $2.09 B |

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