

## GROUND FLOOR RETAIL FOR LEASE

# Barbur Blvd Development

8200-8224 SW BARBUR BLVD / PORTLAND, OR 97219

Grocery/anchor opportunity in SW Portland



### AVAILABLE SPACES

- 14,000 SF (Anchor/Grocery)
- 600 SF (Cafe/Restaurant)

### TRAFFIC COUNTS

Barbur Blvd/Pacific Hwy - 23,426 ADT ('20)  
Interstate 5 - 116,255 ADT ('20)

### LEASE RATE

Please call for details

### HIGHLIGHTS

- A new mixed-use community with 227 apartment units between the two buildings
- 135 parking spaces, 3 ADA stalls | 55 parking stalls for retail
- 93 bike parking stalls
- Anticipated delivery date is Summer 2024

### CONTACT

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Nick Stanton 503 784 0407 / nstanton@naielliott.com



Across street from recently remodeled Safeway



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**NAI Elliott**

# Upper building renderings



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# About the area



The Southwest quadrant of Metro Portland is expected to grow greater than 400,000 people by 2040. In the Barbur Blvd corridor there is a projection of 75,000 new residents and 65,000 new jobs by 2035. This will be an ideal location as the city expands in the coming years.

The property has significant topography that splits the land into an upper and lower site.

The site has ideal transportation opportunities as it is located adjacent to the proposed 19th Street Max Station. The intersection of Barbur Blvd with SW 19th, SW Capitol Hill and SW Multnomah Blvd creates convenient crossroads. To the East is the South Burlingame neighborhood and Multnomah Village is to the West. The ready access to I-5 provides quick connection to the rest of the city.

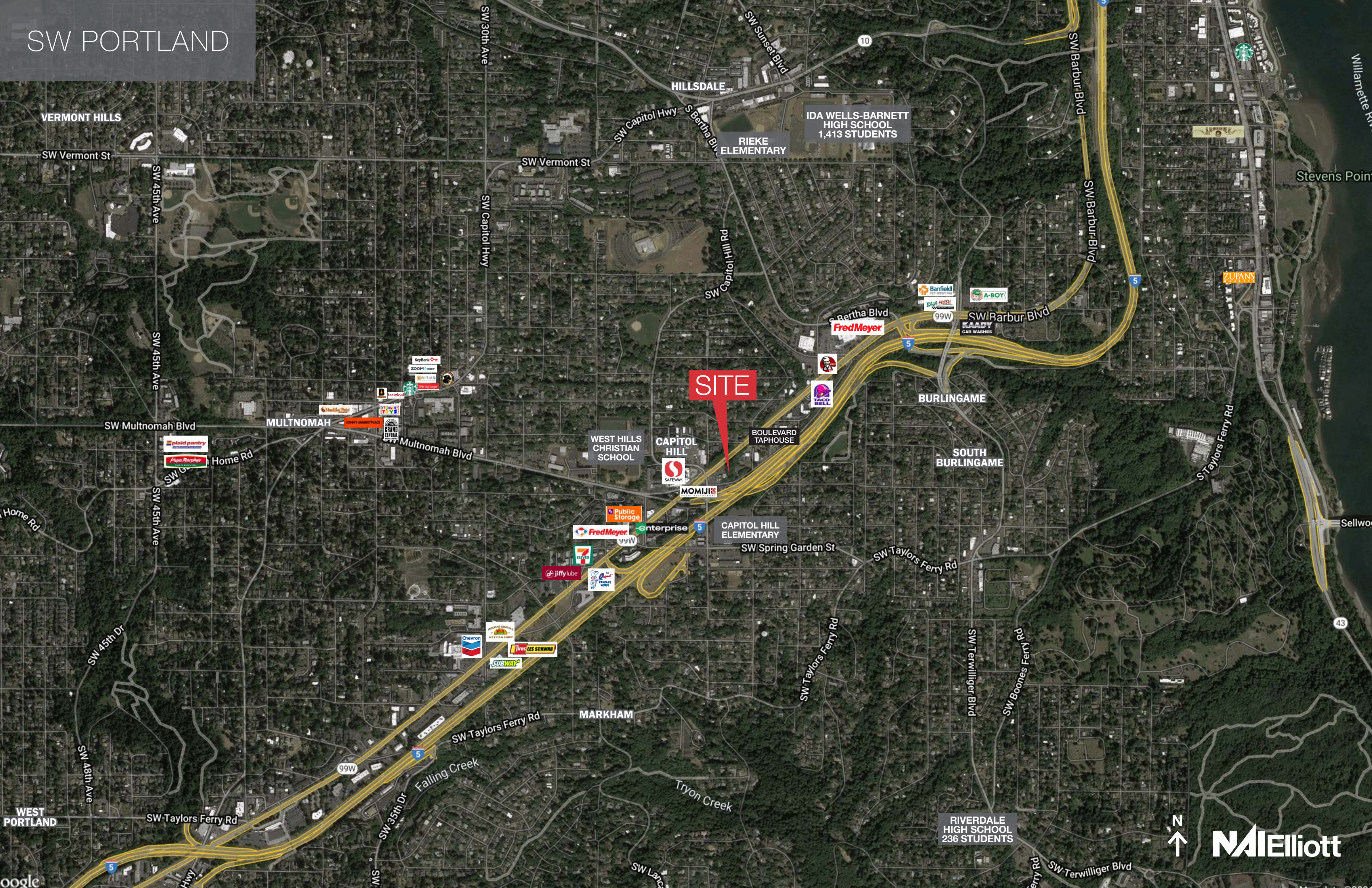
The area also has many schools, parks, and other neighborhood amenities. Includes easy access to Lewis & Clark College and Law school and the Portland Community College Sylvania Campus.

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# SW PORTLAND



**SITE**

IDA WELLS-BARNETT  
HIGH SCHOOL  
1,413 STUDENTS

RIEKE  
ELEMENTARY

BURLINGAME

SOUTH  
BURLINGAME

CAPITOL  
HILL

CAPITOL HILL  
ELEMENTARY  
SW Spring Garden St

WEST HILLS  
CHRISTIAN  
SCHOOL

MARKHAM

RIVERDALE  
HIGH SCHOOL  
236 STUDENTS



# SW PORTLAND | BARBUR & I-5 | CLOSE-IN



WEST HILLS  
CHRISTIAN  
SCHOOL

BOULEVARD  
TAPHOUSE



CONSOLIDATED  
AUTO WORKS

PARK FIESTA  
APARTMENTS



SITE

LANCASTER  
AUTO GROUP LLC

TOBACCO  
★ TOWN ★



Public  
Storage



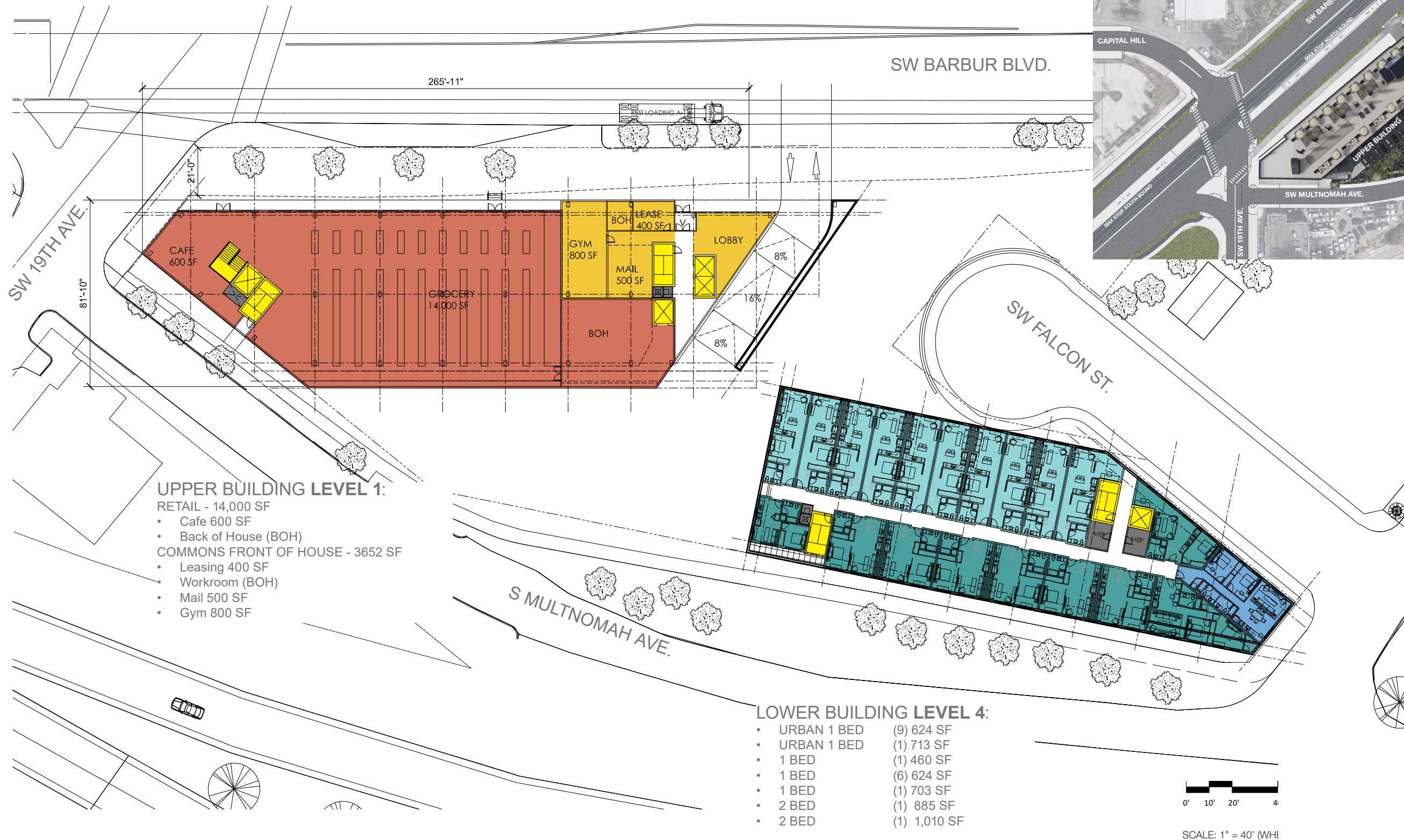
CAPITOL HILL  
ELEMENTARY



NAI Elliott

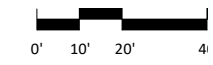
enterprise

# Floor Plan | Level 1



- UPPER BUILDING LEVEL 1:**
- RETAIL - 14,000 SF
    - Cafe 600 SF
    - Back of House (BOH)
  - COMMONS FRONT OF HOUSE - 3652 SF
    - Leasing 400 SF
    - Workroom (BOH)
    - Mail 500 SF
    - Gym 800 SF

- LOWER BUILDING LEVEL 4:**
- URBAN 1 BED (9) 624 SF
  - URBAN 1 BED (1) 713 SF
  - 1 BED (1) 460 SF
  - 1 BED (6) 624 SF
  - 1 BED (1) 703 SF
  - 2 BED (1) 885 SF
  - 2 BED (1) 1,010 SF



SCALE: 1" = 40' (WHI)



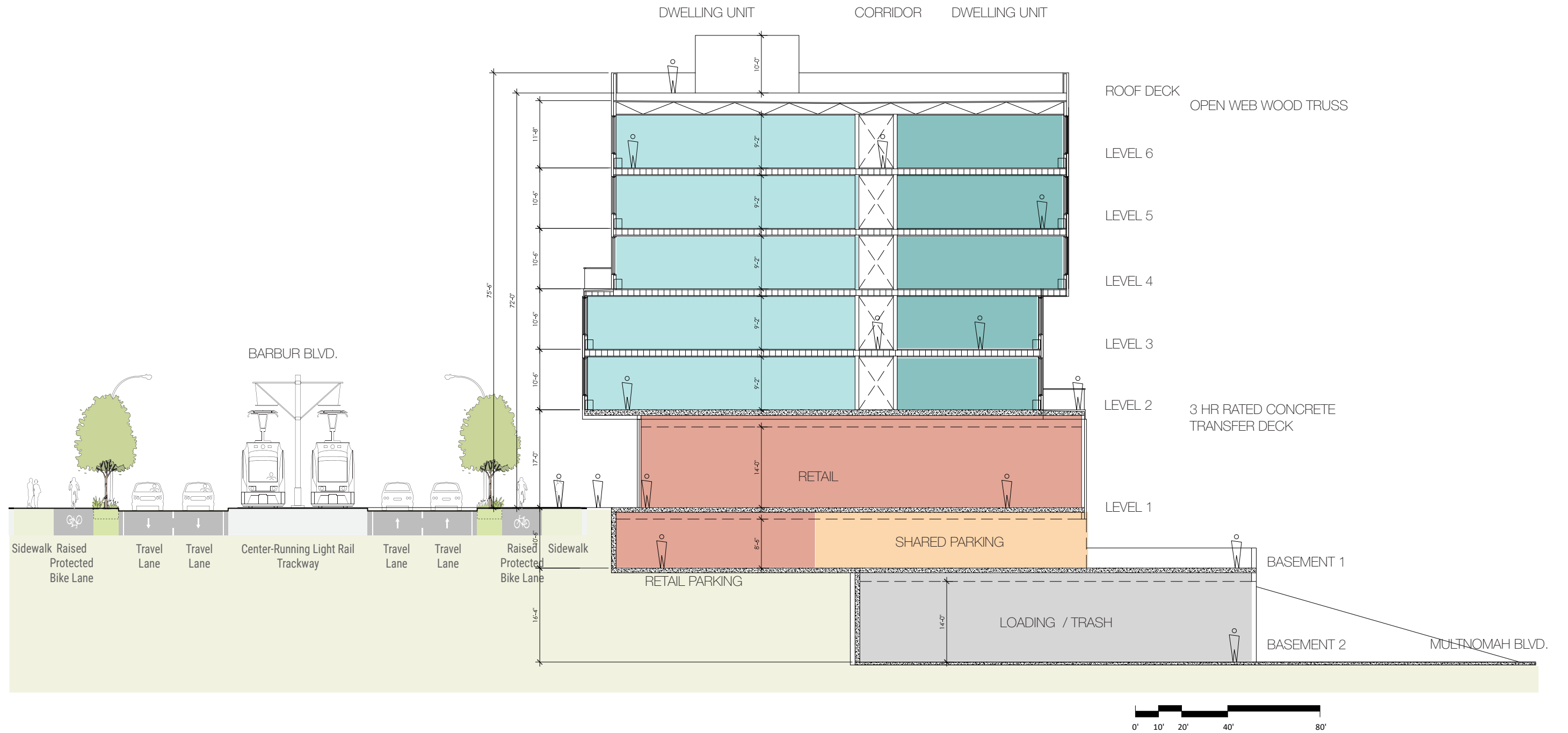
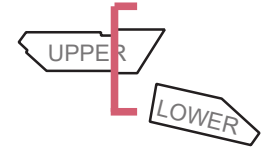
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# Upper Building | Cross Section



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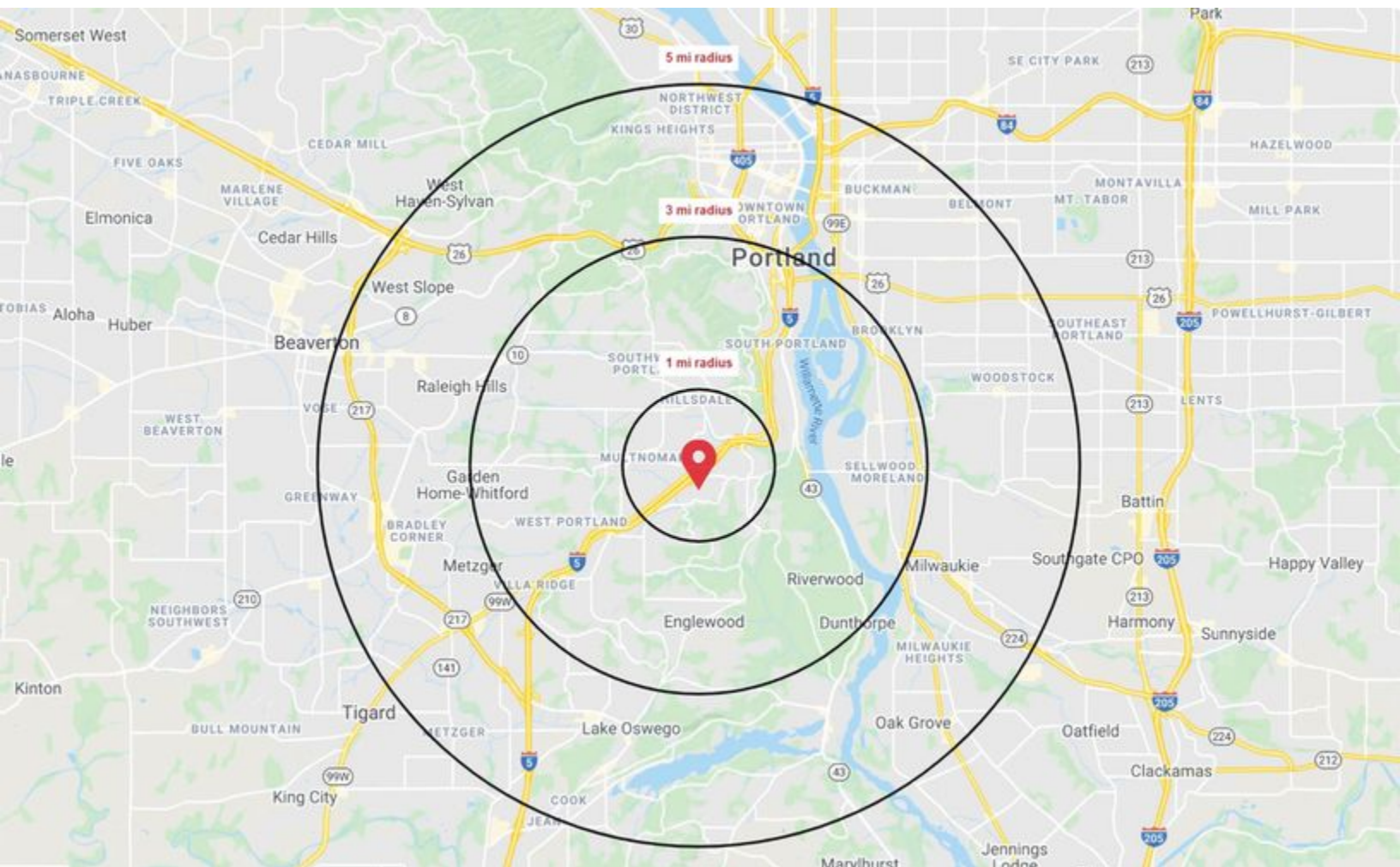
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# Demographics

	1 MILE	3 MILE	5 MILE
Estimated Total Population 2021	16,181	109,839	372,592
Projected Total Population 2026	16,378	113,391	387,229
Average HH Income	\$117,713	\$133,680	\$115,347
Median Home Value	\$491,005	\$560,543	\$543,349
Estimated Total Households	7,614	51,723	181,268
Daytime Demographics 16+	11,630	82,739	433,201
Some College or Higher	88.9%	88.9%	84.0%

Source: Regis – SitesUSA (2021)



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# Demographics-Full Profile

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.4653/-122.6976

8200 SW Barbur Blvd Portland, OR 97219		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	16,181	109,839	372,592
	2026 Projected Population	16,378	113,391	387,229
	2010 Census Population	15,281	97,820	326,725
	2000 Census Population	14,434	92,351	302,234
	Projected Annual Growth 2021 to 2026	0.2%	0.6%	0.8%
	Historical Annual Growth 2000 to 2021	0.6%	0.9%	1.1%
HOUSEHOLDS	2021 Estimated Households	7,614	51,723	181,268
	2026 Projected Households	7,931	55,068	194,589
	2010 Census Households	7,007	44,419	151,907
	2000 Census Households	6,590	41,581	138,575
	Projected Annual Growth 2021 to 2026	0.8%	1.3%	1.5%
	Historical Annual Growth 2000 to 2021	0.7%	1.2%	1.5%
AGE	2021 Est. Population Under 10 Years	9.1%	8.8%	8.8%
	2021 Est. Population 10 to 19 Years	8.1%	8.9%	8.8%
	2021 Est. Population 20 to 29 Years	13.9%	12.7%	14.9%
	2021 Est. Population 30 to 44 Years	25.9%	23.9%	25.0%
	2021 Est. Population 45 to 59 Years	21.1%	20.8%	19.3%
	2021 Est. Population 60 to 74 Years	17.1%	18.2%	16.4%
	2021 Est. Population 75 Years or Over	4.8%	6.7%	6.7%
	2021 Est. Median Age	39.7	41.4	39.9
MARITAL STATUS & GENDER	2021 Est. Male Population	49.3%	48.6%	49.6%
	2021 Est. Female Population	50.7%	51.4%	50.4%
	2021 Est. Never Married	38.0%	32.1%	38.7%
	2021 Est. Now Married	44.7%	47.6%	41.2%
	2021 Est. Separated or Divorced	14.6%	15.7%	16.0%
	2021 Est. Widowed	2.7%	4.6%	4.1%
INCOME	2021 Est. HH Income \$200,000 or More	15.6%	19.4%	14.4%
	2021 Est. HH Income \$150,000 to \$199,999	9.5%	10.6%	8.9%
	2021 Est. HH Income \$100,000 to \$149,999	19.9%	18.6%	17.7%
	2021 Est. HH Income \$75,000 to \$99,999	15.7%	13.6%	13.2%
	2021 Est. HH Income \$50,000 to \$74,999	14.4%	13.4%	15.5%
	2021 Est. HH Income \$35,000 to \$49,999	8.6%	7.5%	9.0%
	2021 Est. HH Income \$25,000 to \$34,999	5.5%	5.0%	6.3%
	2021 Est. HH Income \$15,000 to \$24,999	3.9%	4.3%	5.3%
	2021 Est. HH Income Under \$15,000	7.0%	7.5%	9.7%
	2021 Est. Average Household Income	\$117,713	\$133,680	\$115,347
	2021 Est. Median Household Income	\$97,156	\$104,276	\$89,163
	2021 Est. Per Capita Income	\$55,482	\$63,076	\$56,413
	2021 Est. Total Businesses	1,176	6,817	34,719
2021 Est. Total Employees	7,139	48,622	321,045	

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RACE	2021 Est. White	86.0%	84.7%	81.8%
	2021 Est. Black	2.5%	2.8%	3.4%
	2021 Est. Asian or Pacific Islander	5.0%	5.7%	6.4%
	2021 Est. American Indian or Alaska Native	0.5%	0.5%	0.8%
	2021 Est. Other Races	6.0%	6.2%	7.7%
HISPANIC	2021 Est. Hispanic Population	914	6,719	32,856
	2021 Est. Hispanic Population	5.7%	6.1%	8.8%
	2026 Proj. Hispanic Population	6.2%	6.7%	9.4%
	2010 Hispanic Population	5.1%	4.8%	6.7%
EDUCATION (Adults 25 or older)	2021 Est. Adult Population (25 Years or Over)	12,523	84,929	284,078
	2021 Est. Elementary (Grade Level 0 to 8)	0.9%	0.9%	1.6%
	2021 Est. Some High School (Grade Level 9 to 11)	1.8%	1.4%	2.4%
	2021 Est. High School Graduate	8.4%	8.9%	12.0%
	2021 Est. Some College	15.1%	15.9%	18.2%
	2021 Est. Associate Degree Only	5.5%	5.5%	6.1%
	2021 Est. Bachelor Degree Only	36.9%	36.4%	34.1%
	2021 Est. Graduate Degree	31.3%	31.0%	25.6%
HOUSING	2021 Est. Total Housing Units	7,899	53,858	189,195
	2021 Est. Owner-Occupied	56.3%	54.7%	44.5%
	2021 Est. Renter-Occupied	40.1%	41.3%	51.3%
	2021 Est. Vacant Housing	3.6%	4.0%	4.2%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	3.0%	6.7%	7.2%
	2021 Homes Built 2000 to 2009	7.2%	8.6%	9.4%
	2021 Homes Built 1990 to 1999	11.0%	9.5%	10.2%
	2021 Homes Built 1980 to 1989	9.5%	11.9%	10.1%
	2021 Homes Built 1970 to 1979	21.0%	17.8%	14.5%
	2021 Homes Built 1960 to 1969	10.8%	10.6%	10.3%
	2021 Homes Built 1950 to 1959	11.6%	10.9%	10.1%
	2021 Homes Built Before 1949	22.2%	20.0%	24.0%
HOME VALUES	2021 Home Value \$1,000,000 or More	1.7%	6.7%	6.9%
	2021 Home Value \$500,000 to \$999,999	43.3%	48.6%	43.5%
	2021 Home Value \$400,000 to \$499,999	29.1%	23.3%	21.4%
	2021 Home Value \$300,000 to \$399,999	18.2%	15.3%	19.3%
	2021 Home Value \$200,000 to \$299,999	5.5%	4.0%	5.8%
	2021 Home Value \$150,000 to \$199,999	0.6%	0.6%	0.8%
	2021 Home Value \$100,000 to \$149,999	0.7%	0.5%	0.6%
	2021 Home Value \$50,000 to \$99,999	0.2%	0.4%	0.6%
	2021 Home Value \$25,000 to \$49,999	0.2%	0.2%	0.5%
	2021 Home Value Under \$25,000	0.4%	0.4%	0.5%
	2021 Median Home Value	\$491,005	\$560,543	\$543,349
	2021 Median Rent	\$1,216	\$1,293	\$1,266

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LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	13,917	94,438	320,682
	2021 Est. Civilian Employed	67.7%	63.8%	64.8%
	2021 Est. Civilian Unemployed	5.0%	4.3%	4.7%
	2021 Est. in Armed Forces	-	0.1%	0.2%
	2021 Est. not in Labor Force	27.2%	31.8%	30.2%
	2021 Labor Force Males	48.7%	48.2%	49.4%
	2021 Labor Force Females	51.3%	51.8%	50.6%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	9,427	60,221	207,866
	2021 Mgmt, Business, & Financial Operations	21.9%	24.0%	21.6%
	2021 Professional, Related	39.9%	37.6%	33.7%
	2021 Service	12.3%	12.1%	14.2%
	2021 Sales, Office	16.2%	17.5%	19.2%
	2021 Farming, Fishing, Forestry	0.5%	0.4%	0.4%
	2021 Construction, Extraction, Maintenance	3.2%	2.5%	3.7%
	2021 Production, Transport, Material Moving	6.0%	5.9%	7.2%
	2021 White Collar Workers	78.1%	79.1%	74.5%
	2021 Blue Collar Workers	21.9%	20.9%	25.5%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	61.6%	61.9%	58.7%
	2021 Drive to Work in Carpool	9.9%	8.1%	6.5%
	2021 Travel to Work by Public Transportation	12.9%	9.7%	12.1%
	2021 Drive to Work on Motorcycle	0.2%	0.2%	0.2%
	2021 Walk or Bicycle to Work	6.0%	8.1%	11.0%
	2021 Other Means	0.6%	0.8%	1.1%
	2021 Work at Home	8.9%	11.1%	10.4%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	21.6%	22.3%	22.8%
	2021 Travel to Work in 15 to 29 Minutes	53.6%	47.2%	43.2%
	2021 Travel to Work in 30 to 59 Minutes	30.0%	29.5%	31.6%
	2021 Travel to Work in 60 Minutes or More	3.3%	3.6%	5.0%
	2021 Average Travel Time to Work	22.3	22.3	23.0
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$600.74 M	\$4.51 B	\$14.11 B
	2021 Est. Apparel	\$21.47 M	\$162.07 M	\$504.73 M
	2021 Est. Contributions, Gifts	\$36.6 M	\$283.08 M	\$860.03 M
	2021 Est. Education, Reading	\$21.14 M	\$165.72 M	\$500.26 M
	2021 Est. Entertainment	\$34.6 M	\$261.46 M	\$808.3 M
	2021 Est. Food, Beverages, Tobacco	\$90.62 M	\$674.75 M	\$2.13 B
	2021 Est. Furnishings, Equipment	\$21.47 M	\$161.78 M	\$500.98 M
	2021 Est. Health Care, Insurance	\$53.82 M	\$400.7 M	\$1.26 B
	2021 Est. Household Operations, Shelter, Utilities	\$193.04 M	\$1.45 B	\$4.56 B
	2021 Est. Miscellaneous Expenses	\$11.45 M	\$86.26 M	\$269.28 M
	2021 Est. Personal Care	\$8.08 M	\$60.54 M	\$189.54 M
	2021 Est. Transportation	\$108.44 M	\$807.22 M	\$2.53 B

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