

# MARVEL 29

## 2ND GENERATION RESTAURANT (TYPE 2 HOOD/VENTING)

**FOR LEASE  
ST JOHNS  
NEIGHBORHOOD**



### LOCATION

7237 N Philadelphia Avenue  
Portland Oregon 97203

### AVAILABLE SPACE

761 SF

### ASKING RATE

\$1,900/Month all in (plus utilities)

### TRAFFIC COUNTS

N Philadelphia Ave – 18,515 ADT ('22)  
N Ivanhoe St – 10,070 ADT ('22)

### HIGHLIGHTS

- Second generation pizza restaurant space in the heart of St. Johns
- Sinks/plumbing, and type 2 hood available for next tenant
- Located in Marvel 29 with 165 apartment units above ground floor retail.
- Adjacent to Awesome Beer Bar and across from Burgerville
- Available now!

Walk Score

**95**

Bike Score

**91**

Transit Score

**45**

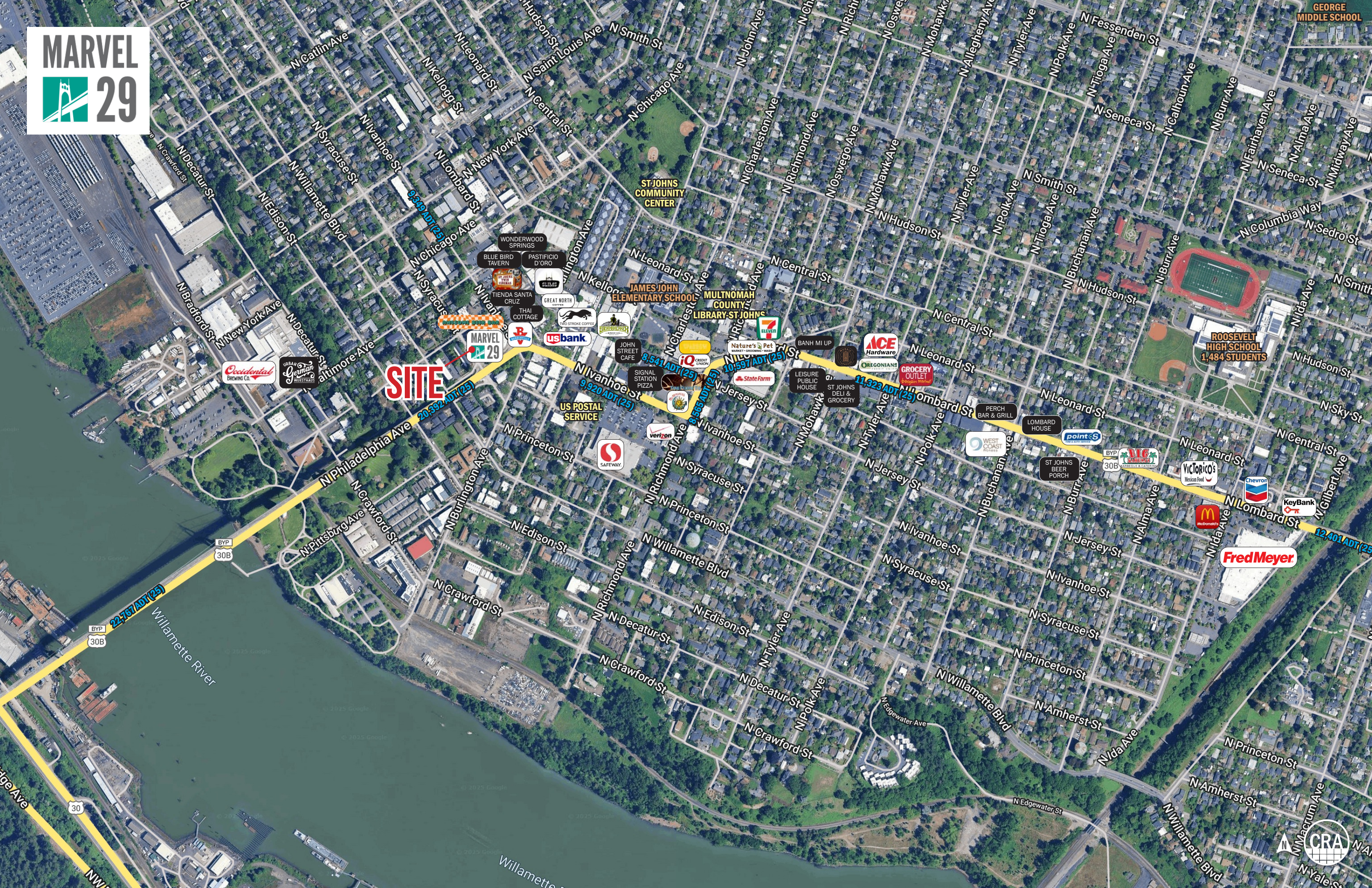


COMMERCIAL  
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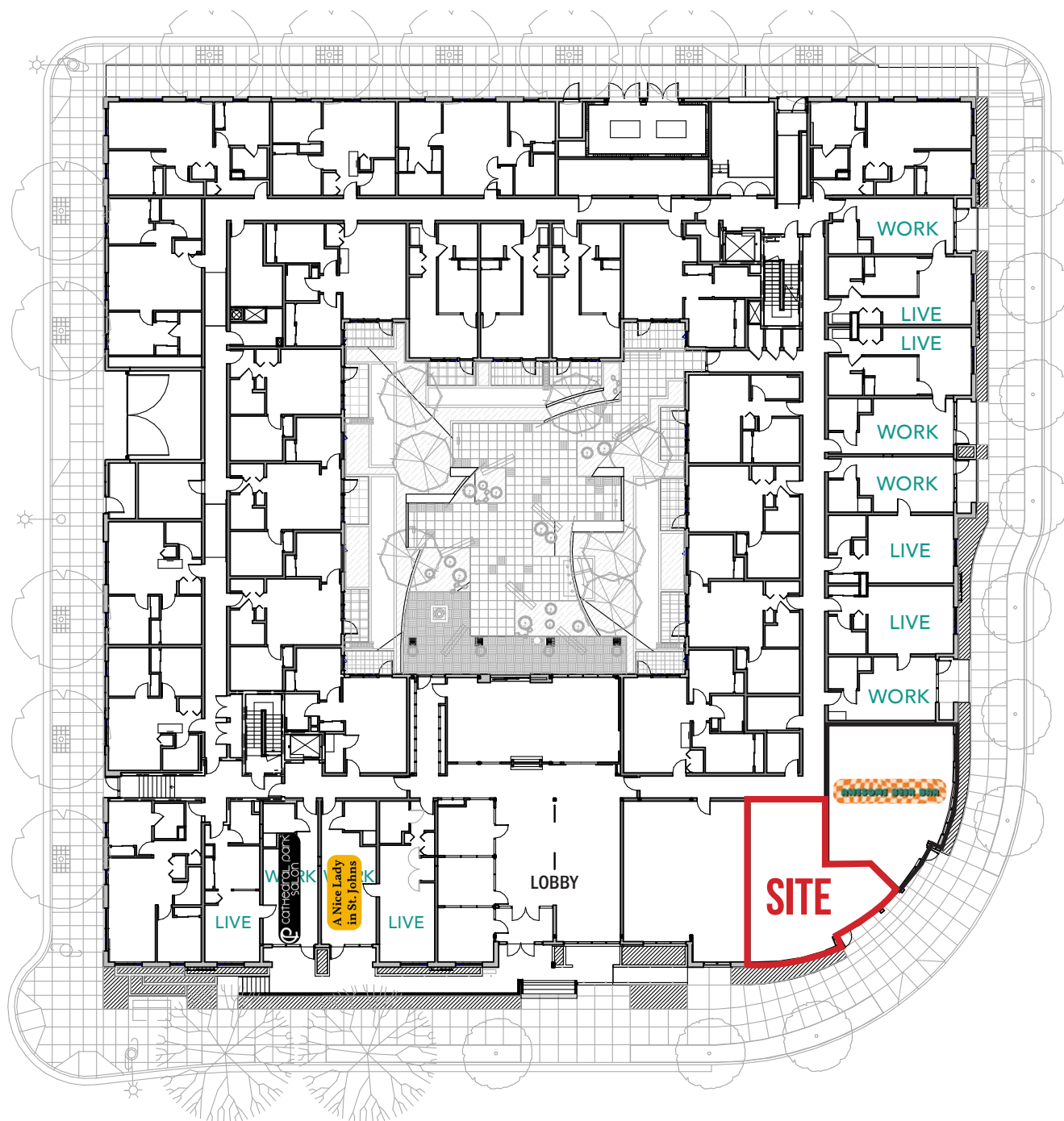


# OVERALL GROUND FLOOR SITE PLAN

N. Alta

N. Syracuse

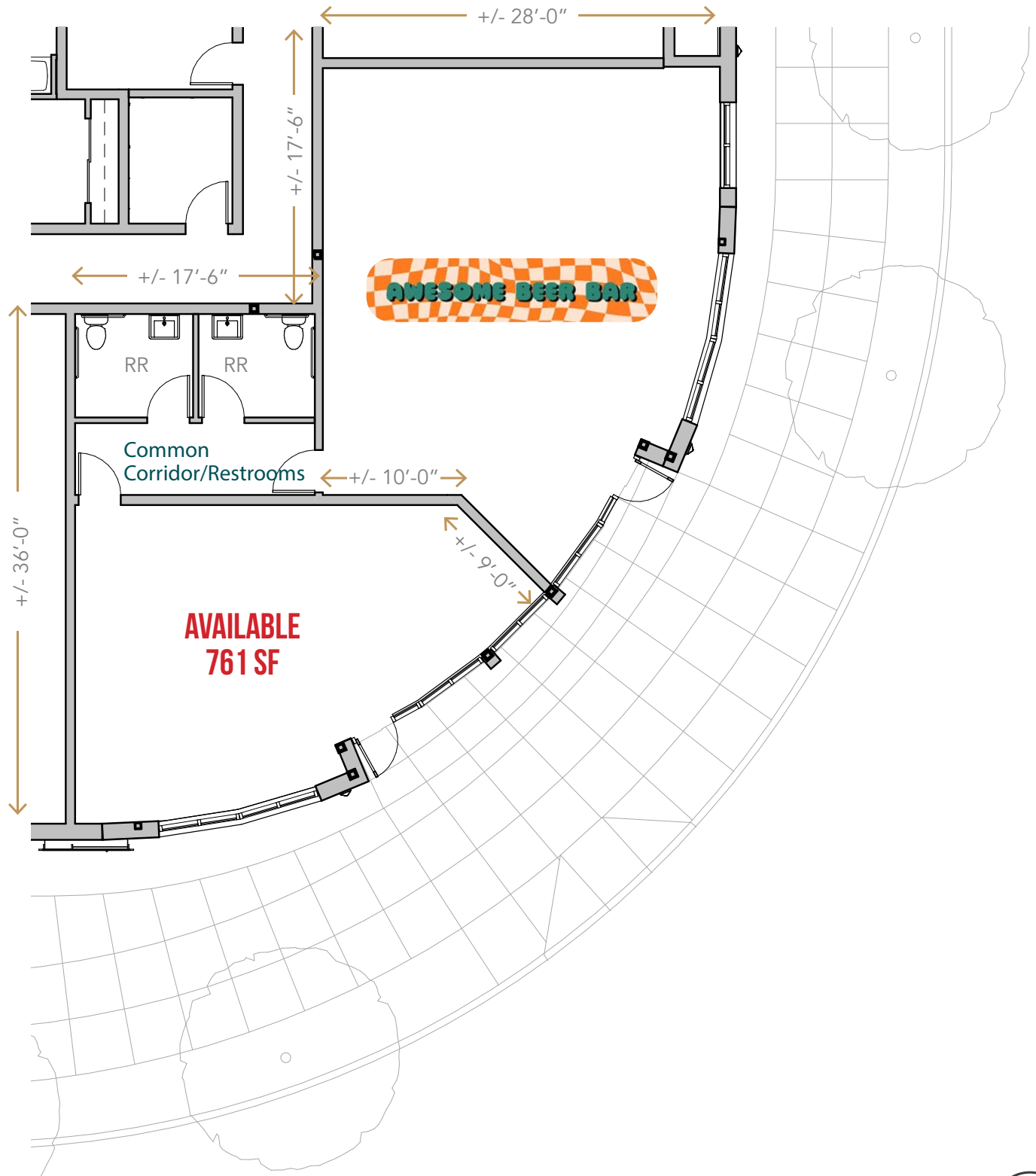
N. Ivanhoe



N. Philadelphia



# SITE PLAN

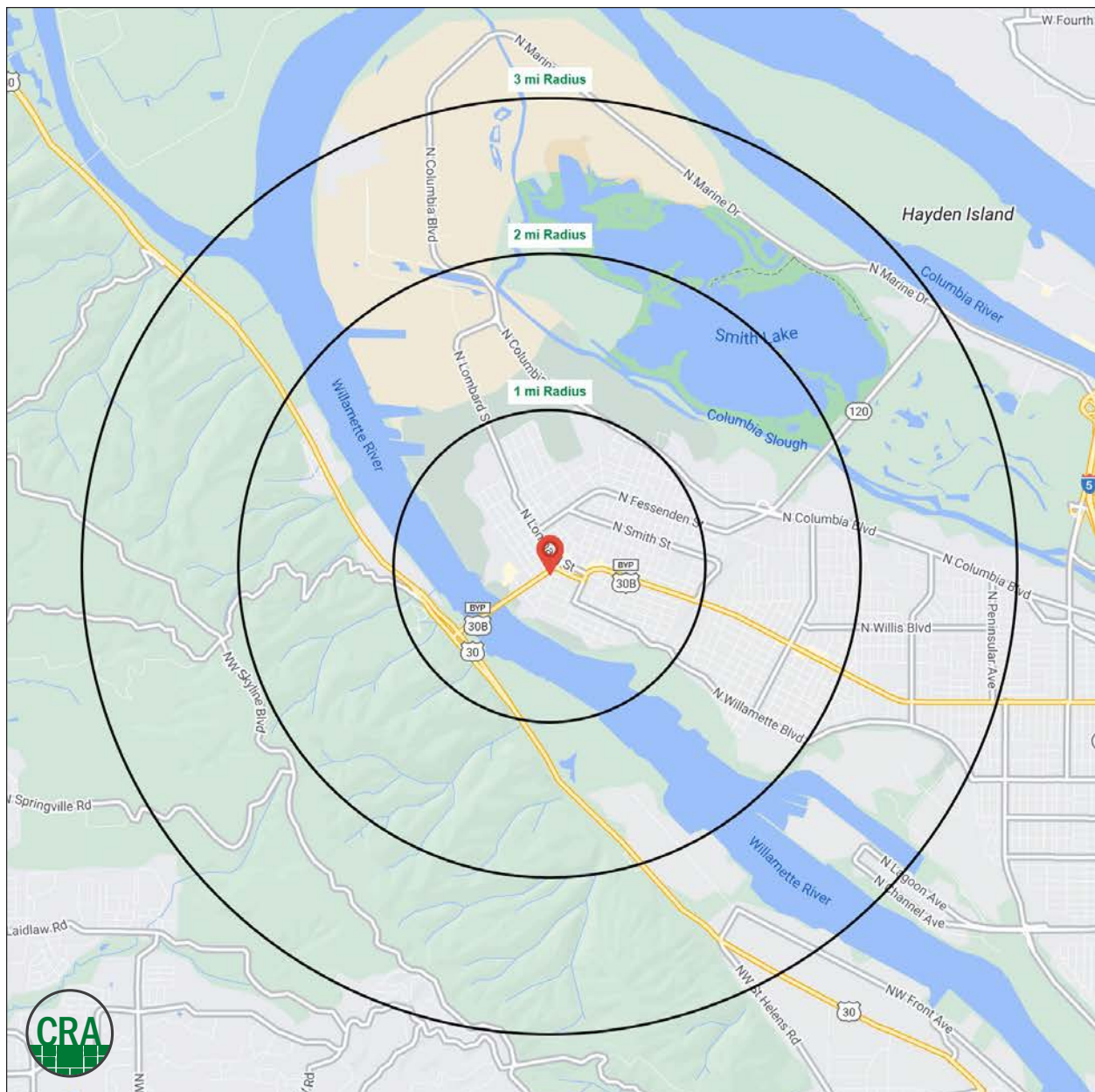


## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	14,368	30,369	40,388
Estimated Households	6,694	12,266	16,214
Average HH Income	\$103,816	\$109,833	\$119,194
Median Home Value	\$478,165	\$490,998	\$517,079
Total Businesses	681	1,198	1,963
Total Employees	4,702	9,559	22,188

**14,368**  
Estimated 2024 Population  
1 MILE RADIUS

**36.4**  
Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5896/-122.7559

Marvel 29 Portland, OR 97203	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	14,368	30,369	40,388
2029 Projected Population	14,447	30,393	40,088
2020 Census Population	15,248	31,547	42,426
2010 Census Population	13,518	28,485	38,579
Projected Annual Growth 2024 to 2029	0.1%	-	-0.1%
Historical Annual Growth 2010 to 2024	0.4%	0.5%	0.3%
2024 Median Age	36.4	34.0	34.8
<b>Households</b>			
2024 Estimated Households	6,694	12,266	16,214
2029 Projected Households	6,756	12,316	16,124
2020 Census Households	6,472	11,766	15,790
2010 Census Households	5,694	10,651	14,374
Projected Annual Growth 2024 to 2029	0.2%	-	-0.1%
Historical Annual Growth 2010 to 2024	1.3%	1.1%	0.9%
<b>Race and Ethnicity</b>			
2024 Estimated White	69.3%	66.4%	66.7%
2024 Estimated Black or African American	6.8%	8.0%	8.3%
2024 Estimated Asian or Pacific Islander	5.0%	6.5%	6.7%
2024 Estimated American Indian or Native Alaskan	1.4%	1.3%	1.3%
2024 Estimated Other Races	17.5%	17.8%	17.0%
2024 Estimated Hispanic	17.0%	17.4%	16.5%
<b>Income</b>			
2024 Estimated Average Household Income	\$103,816	\$109,833	\$119,194
2024 Estimated Median Household Income	\$80,011	\$85,587	\$94,828
2024 Estimated Per Capita Income	\$48,425	\$44,801	\$48,267
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.0%	3.7%	3.4%
2024 Estimated Some High School (Grade Level 9 to 11)	2.0%	3.9%	3.9%
2024 Estimated High School Graduate	17.4%	17.4%	15.5%
2024 Estimated Some College	19.2%	20.0%	19.4%
2024 Estimated Associates Degree Only	7.8%	6.8%	6.8%
2024 Estimated Bachelors Degree Only	34.6%	31.4%	33.2%
2024 Estimated Graduate Degree	16.2%	16.7%	17.9%
<b>Business</b>			
2024 Estimated Total Businesses	681	1,198	1,963
2024 Estimated Total Employees	4,702	9,559	22,188
2024 Estimated Employee Population per Business	6.9	8.0	11.3
2024 Estimated Residential Population per Business	21.1	25.4	20.6



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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