



FOR LEASE



DELTA PARK CENTER

Retail / Showroom Space

7,200 SF + 4,172 SF (2 Suites) | \$18 psf + NNN

1182 & 1192 N Hayden Meadows Drive, Portland, OR 97217

- 2nd-Gen Retail Showroom Space for Lease at Delta Park Center, neighboring Lowe's, Dick's Sporting Goods, Dollar Tree, and Guitar Center.
- High visibility with Monument and Pole Signage options with easy access from I-5, seeing over 92,000 VPD.
- Beside a 115-acre Prologis Industrial Development, close to Hayden Island Shopping Destinations, and near the Washington State Border.

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PROPERTY SUMMARY



Suite 1192



Suite 1180

FOR LEASE

Property Details

Address	1182 & 1192 N Hayden Meadows Drive, Portland OR 97217
Available Space	7,200 SF + 4,172 SF
N° of Suites Available	2 Suites
Lease Rate	\$18 psf + NNN
Use Type	Retail, Service, Showroom
Availability	Now
Space Condition	Vanilla Shell

SPACE	SIZE	USE TYPE	RATE	AVAILABLE
1192*	7,200 SF	Retail, Service, Showroom	\$18 psf + NNN	Now
1182	4,172 SF	Retail, Service, Showroom	\$18 psf + NNN	Now

***Do Not Disturb Tenant**

Location Features

- Convenient Access to Shopping Center from I-5 (Over 92,000 VPD)
- Next to Planned 115-Acre Prologis Industrial Development at Portland Meadows
- Close to Hayden Island Shopping Destinations and Washington State Border
- Good Visibility from Anchoring Stores and Traffic on N Hayden Meadows Dr

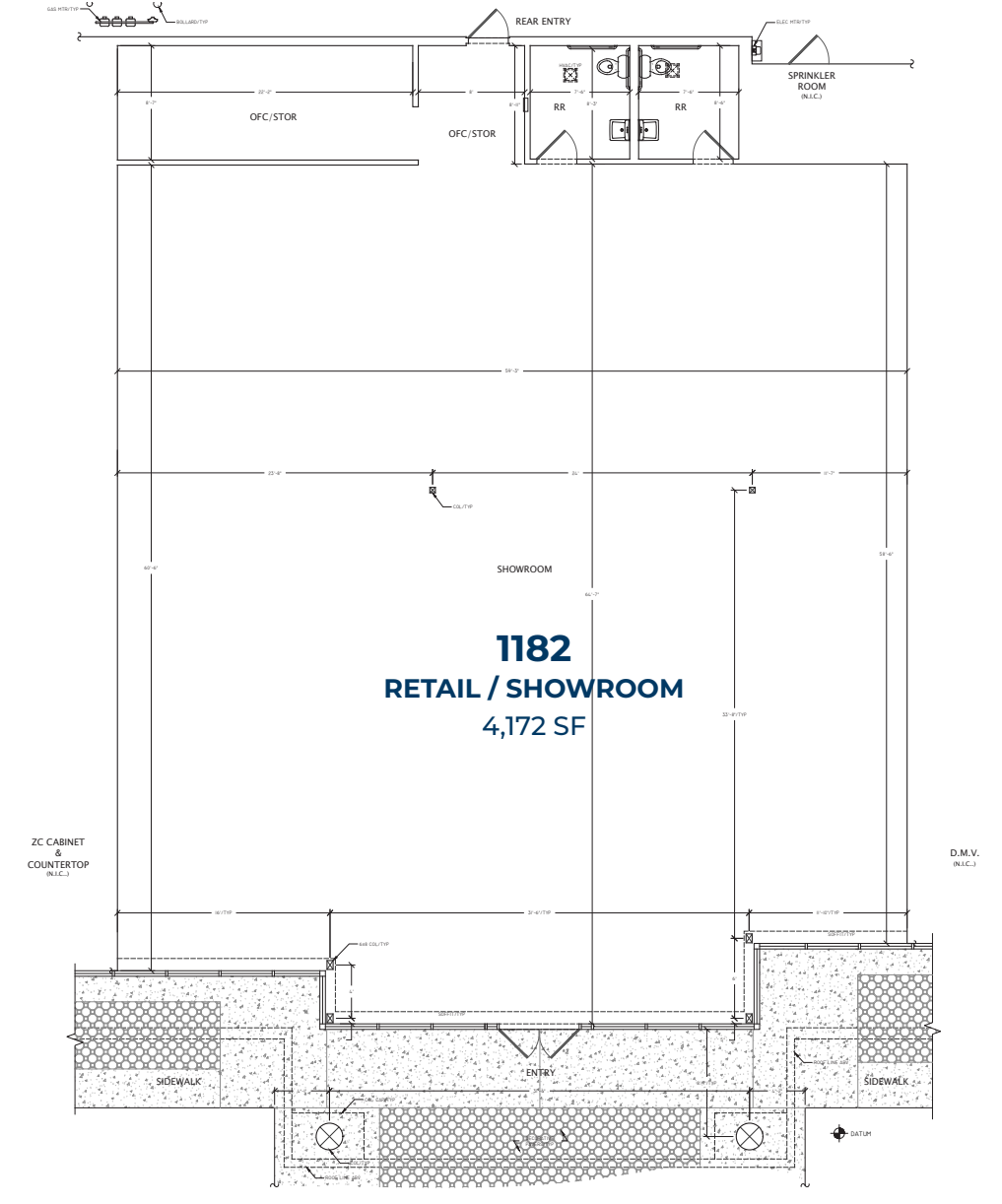
Nearby Highlights

- Lowe's
- Dick's
- Dollar Tree
- LA-Z-BOY
- Inn at Meadows
- Guitar Center
- Burger King
- Country Inn & Suites
- Subway
- Shari's
- Wells Fargo
- U-Haul
- Motel 6
- McDonald's
- Jack in the Box
- Tesla Charging Station
- Carl's Jr.

1182 N HAYDEN MEADOWS DR



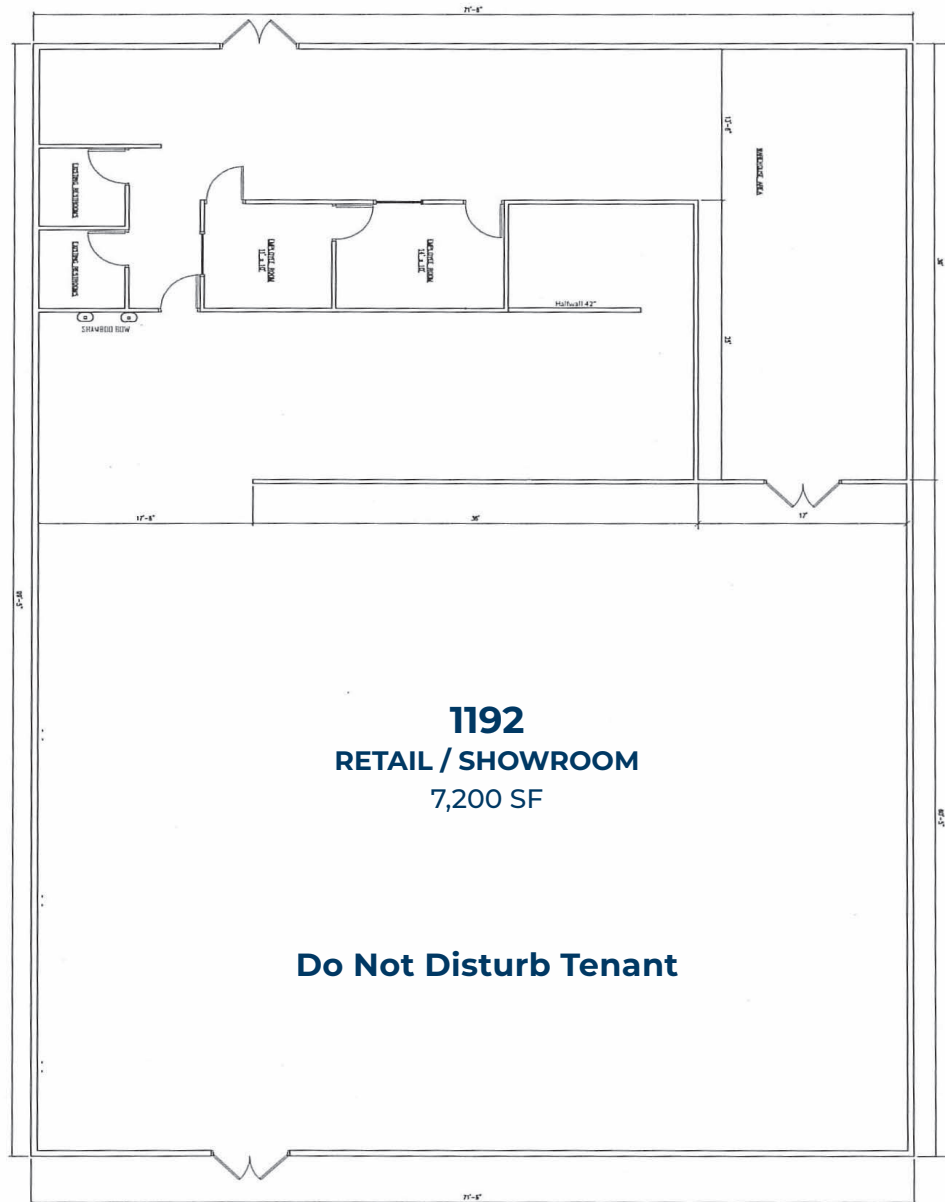
FLOOR PLAN



1192 N HAYDEN MEADOWS DR



FLOOR PLAN



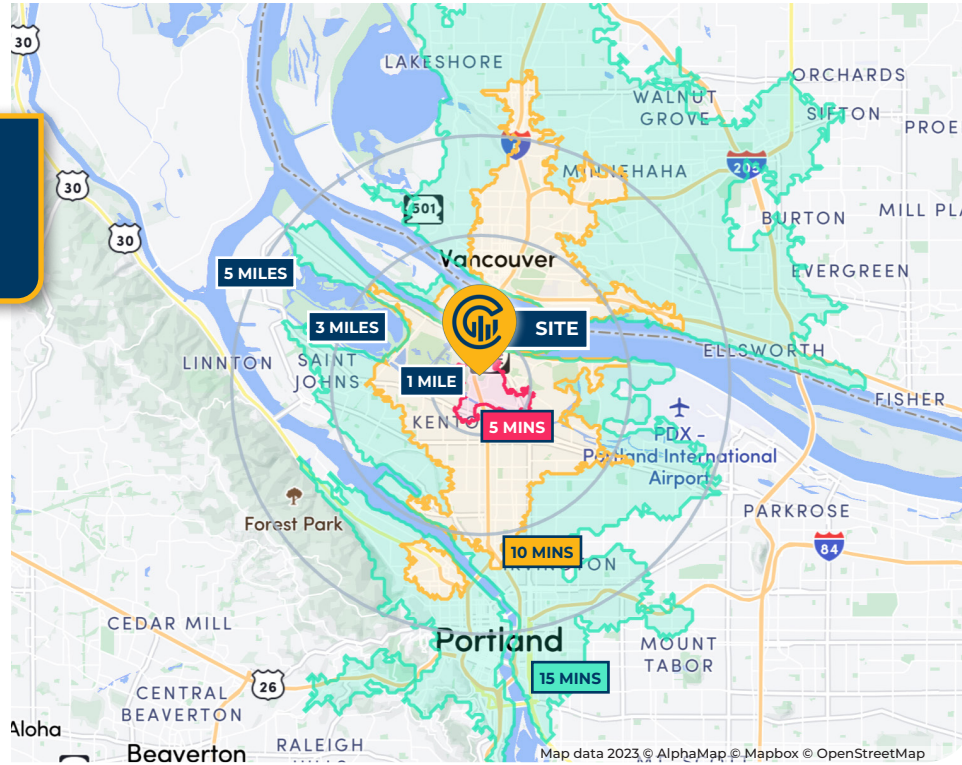


SITE OVERVIEW





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	5,077	93,933	264,015
2028 Projected Population	4,729	93,321	257,807
2020 Census Population	5,038	94,354	265,314
2010 Census Population	3,729	81,409	227,463
Projected Annual Growth 2023 to 2028	-1.4%	-0.1%	-0.5%
Historical Annual Growth 2010 to 2023	2.8%	1.2%	1.2%
Households & Income			
2023 Estimated Households	2,156	40,254	123,760
2023 Est. Average HH Income	\$105,589	\$124,741	\$130,637
2023 Est. Median HH Income	\$86,833	\$94,417	\$95,848
2023 Est. Per Capita Income	\$45,603	\$54,057	\$61,682
Businesses			
2023 Est. Total Businesses	528	6,895	21,668
2023 Est. Total Employees	6,485	60,385	204,770

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

Neighborhood Scores

40

Walk Score®
"Car-Dependent"

68

Bike Score®
"Bikeable"

51

Transit Score®
"Good Transit"

Ratings provided by <https://www.walkscore.com>

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