



FOR LEASE



## LINDEN STOREFRONT SPACE

### 2nd-Generation Fitness / Retail / Service

1,127 SF - 1,750 SF (2 Suites) | \$26 psf + NNN

**1250 E Burnside St, Portland, OR 97214**

- Fitness, Retail, Service Space in Mixed-Use Building at Major Intersection
- 132-Unit Mixed-Use Apartment Building
- Free Garage Parking Available for Retail Tenants
- Retail 3 Available: November 1, 2025

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# PROPERTY SUMMARY

**FOR  
LEASE**



## PROPERTY DETAILS

Address	1250 E Burnside St, Portland, OR 97214
Available Space	1,127 SF - 1,750 SF (2 Suites)
Lease Rate	\$26 psf + NNN
Use Type	Fitness, Retail, Service, Nail Salon
Space Condition	2nd-Gen

SPACE	SIZE	USE TYPE	RATE	AVAILABLE
Retail 2	1,127 SF	Nail Salon/ Retail/Service	\$26 psf + NNN	Now
Retail 3	1,750 SF	Fitness/Retail/ Service	\$26 psf + NNN	11/01/2025

## Location Features

- Intersection of E Burnside St & Sandy Blvd
- Walking Distance to Shops, Restaurants and Amenities
- TriMet Transit Access
- Over ±13.7k\* Along E Burnside Street
- Free Garage Parking For Clients & Customers
- Mixed-use Building

\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025

## Nearby Highlights

- Afuri
- Bantam Bicycle Works
- Bao Bao
- Bar Casa Vale
- Canard Burnside
- Columbia Art & Drafting
- Dos Hermanos Bakery
- Hey Love
- Ironside Training
- Jackie's
- Jupiter Hotel
- Kachka
- Kann
- Lemongrass
- Loyal Legion
- Market of Choice
- Shroom Coffee + Bar
- NORMADIE
- Olympia Provisions
- Orange Theory
- Portland Coffee Roasters
- Portland Rock Gym
- Produce Row
- Revolution Hall
- Rum Club
- Sizzle Pie
- Soho House
- The Circuit Boulder Gym
- The Coffin Club
- Triumph Coffee
- Voodoo Doughnut
- Wayfinder Beer



**E BURNSIDE ST - ±13.7k ADTV\***

SE 13TH AVE

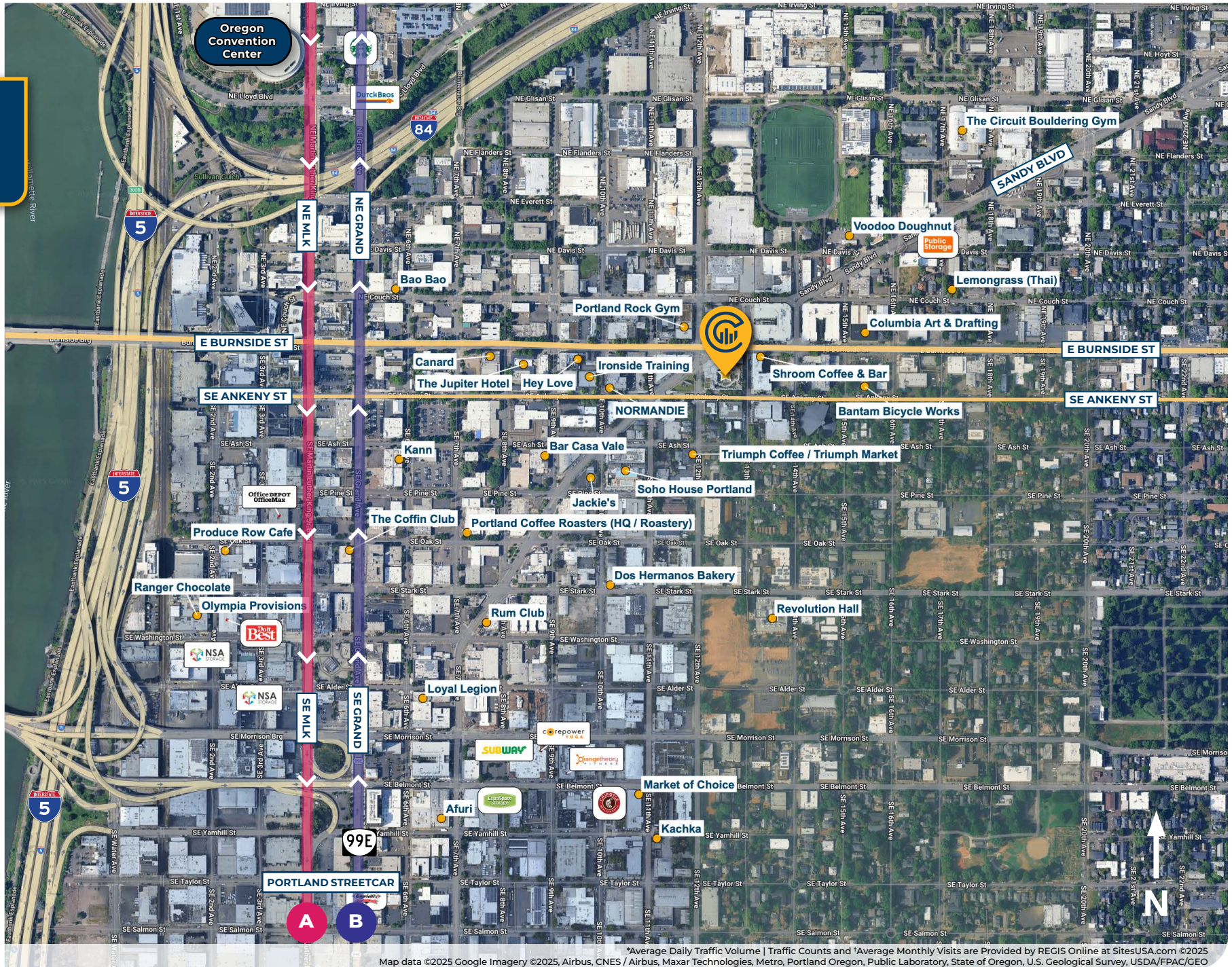


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# LOCAL AERIAL MAP

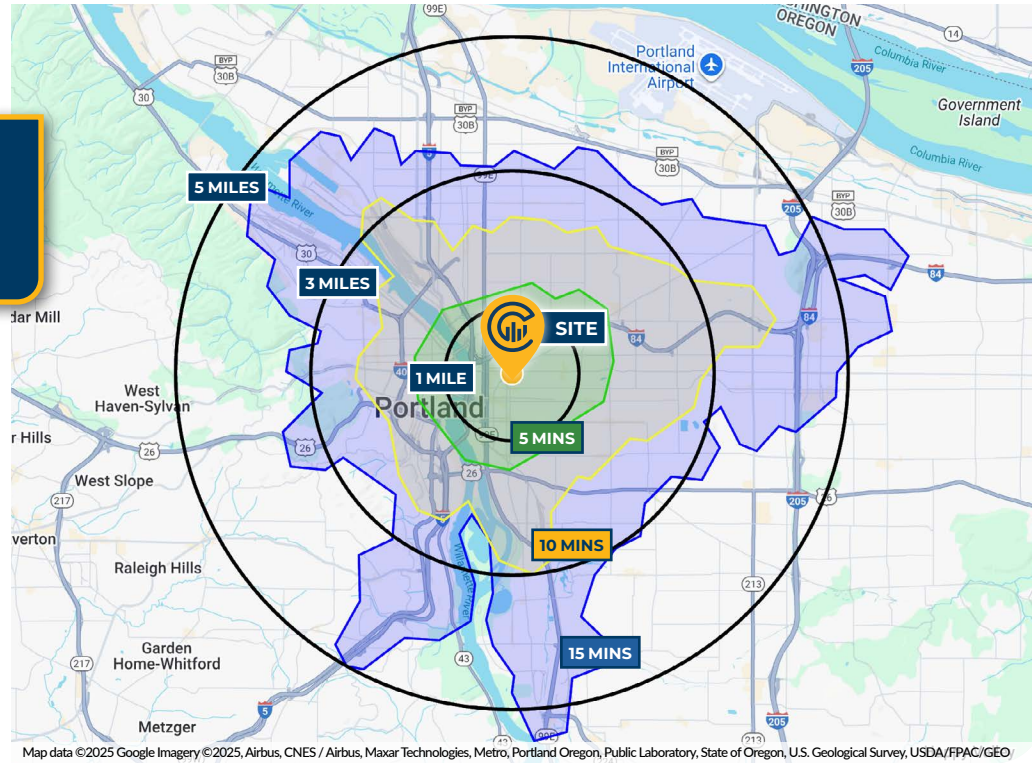


\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025  
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# DRIVE TIMES & DEMOGRAPHICS



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## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	31,503	250,647	459,242
2030 Projected Population	31,528	248,959	453,362
2020 Census Population	29,179	238,202	455,230
2010 Census Population	21,746	198,863	399,245
Projected Annual Growth 2025 to 2030	-	-0.1%	-0.3%
Historical Annual Growth 2010 to 2025	3.0%	1.7%	1.0%
Households & Income			
2025 Estimated Households	17,642	126,466	215,195
2025 Est. Average HH Income	\$102,171	\$138,431	\$138,932
2025 Est. Median HH Income	\$75,130	\$102,042	\$104,539
2025 Est. Per Capita Income	\$57,828	\$70,198	\$65,414
Businesses			
2025 Est. Total Businesses	4,617	25,703	38,552
2025 Est. Total Employees	45,178	225,436	325,276

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

## Neighborhood Scores

**97**

Walk Score®  
"Walker's Paradise"

**95**

Bike Score®  
"Biker's Paradise"

**78**

Transit Score®  
"Excellent Transit"

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

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