

RETAIL SPACE: 1,200-2,400 SF

COMPASS
COMMERCIAL

REAL
ESTATE
SERVICES



FOR LEASE | POWELL STREET STATION

8001 SE POWELL BLVD, PORTLAND, OR 97206

**WinCo
FOODS**

GEN X
cricket
wireless

Portland Eye Clinic
Full Service Family Vision
Pizza Hut
BAMBU
CHE • COFFEE • TEAS

Chungdam
Korean Fusion
Dotty's

KKOKI
Korean B.B.Q.
FINAL TABLE
POKER CLUB

ups
The UPS Store
USA Pawn
AND JEWELRY COMPANY



POWELL STREET STATION

WINCO-ANCHORED RETAIL SPACES AVAILABLE

Powell Street Station is a premier retail destination at the corner of SE Powell Boulevard and SE 82nd Avenue, two of Portland's busiest thoroughfares with a combined traffic count of over 55,000 cars daily. **Anchored by WinCo Foods**, the center benefits from consistent customer draw and strong co-tenancy.

Three suites are currently available, offering a mix of corner and in-line spaces with direct access from the center's main drive aisles and layouts easily adapted to a variety of users. Delivered in both existing buildouts and vanilla shell condition, these suites provide the flexibility to accommodate new retail, restaurant, medical, or service tenants looking to establish themselves in a proven, high-demand location.

The center is home to a diverse tenant mix including The UPS Store, Pizza Hut, Gen-X Clothing, Eastport Liquor, Cricket Wireless, KKoki BBQ, and USA Pawn & Jewelry, all contributing to steady traffic and cross-shopping. With grocery-anchored strength, prominent visibility, and convenient access to I-205, **Powell Street Station is an ideal setting for businesses seeking a high-profile SE Portland presence.**

| PROPERTY SUMMARY | Address | 8001 SE Powell Blvd, Portland, OR 97206 |
|------------------|----------------|--|
| | Building Size | 108,452 SF |
| | Lot Size | 9.04 Acres |
| | Year Built | 1989 |
| | Parking Spaces | 505 Surface Spaces Ratio: 4.65/1,000 SF |
| | Traffic Counts | SE 82nd Ave: 28,176 ADT (2023) SE Powell Blvd (Hwy 26): 27,080 ADT (2023) |
| | Zoning | Commercial (C2) |
| AVAILABLE SPACE | Suite 7901-C1 | 1,200 SF |
| | Suite 7901-K | 2,400 SF |
| | Suite 8001-D | 1,791 SF |
| | Lease Rate | Call Listing Agent |
| | Lease Type | Triple Net |

PROPERTY HIGHLIGHTS



PRIME RETAIL SPACES

Large shopping center with a variety of tenants



GROCERY-ANCHORED

WinCo Foods anchors this busy retail center



HIGH VISIBILITY

Corner of SE Powell Blvd. & SE 82nd Ave. with exposure to over 55,000 cars daily



STRONG CO-TENANCY

UPS Store, Pizza Hut, Cricket Wireless, GenX Clothing, Portland Eye Clinic, and more!



TRANSIT & WALKABILITY

Near SE Powell MAX stop; Walk Score 84, Bike Score 98



BUILDING SIGNAGE

Exceptional visibility for tenants



AMPLE PARKING

505+ onsite surface spaces

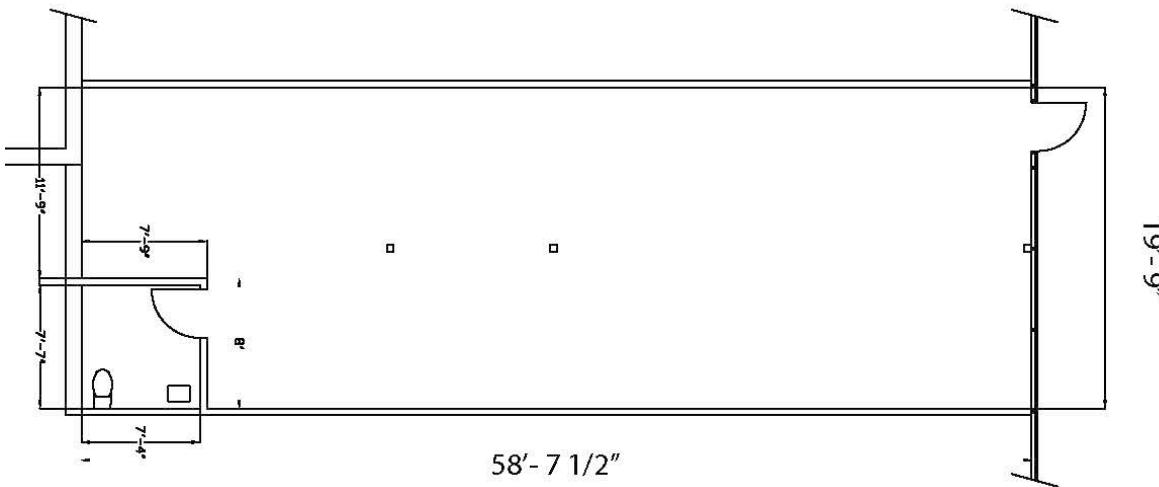


SITE PLAN



| SUITE | SIZE (SF) | TENANT |
|----------------|--------------|------------------------------------|
| 7901-A1 | 1,785 | Chungdam Restaurant |
| 7901-A2 | 2,215 | Pizza Hut |
| 7901-B | 1,800 | The UPS Store |
| 7901-C1 | 1,200 | Available (Vanilla Shell) |
| 7901-C2 | 1,200 | Italian Kitchen |
| 7901-D | 4,320 | Final Table Poker Club |
| 7901-E | 840 | Yin's Tea |
| 7901-K | 2,400 | Available (Former Pharmacy) |
| 7979 | 53,720 | WinCo |
| 7999 | 21,136 | Gen X Clothing |
| 8001-C | 3,609 | Eastport Liquor |
| 8001-D | 1,791 | Available (Vanilla Shell) |
| 8001-E | 1,155 | Cricket Wireless |
| 8001-F | 945 | York Burst Burger |
| 8001-G | 1,200 | Dotty's |
| 8001-H | 1,500 | Portland Eye Clinic |
| 8001-K | 4,100 | Thien Hoang Restaurant |
| 8001-L | 1,200 | Bambu Desserts and Drinks |
| 8001-M | 900 | Mei Sum Bakery |
| 8001-N | 3,450 | KKo ki BBQ |
| 8001-P | 5,500 | USA Pawn & Jewelry |

RETAIL SUITE



SUITE 7901-C1

SUITE SIZE: 1,200 SF
LEASE RATE: Call for Details

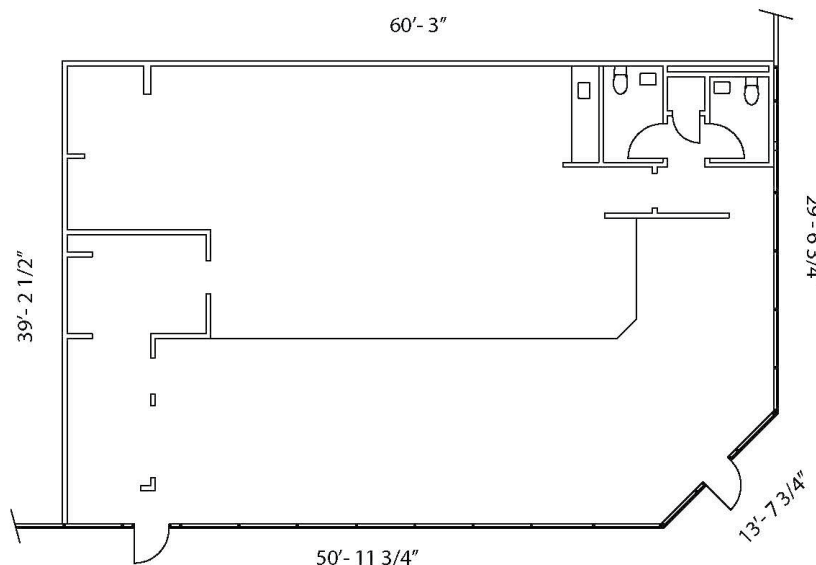
FEATURES & AMENITIES

- Delivered in vanilla shell condition with open floor plan ready for tenant improvements
- Flexible layout ideal for retail, service, or office use
- Large storefront windows provide natural light and strong visibility
- Positioned between Final Table Poker Club and UPS Store, benefiting from steady foot traffic

LOCATION

- Prominent corner suite next to WinCo Foods, driving consistent customer traffic
- Excellent visibility with combined traffic counts of over 55,000 cars daily at SE Powell Blvd & SE 82nd Ave
- Positioned within a diverse tenant mix including The UPS Store, Pizza Hut, Gen-X Clothing, Eastport Liquor, Cricket Wireless, and KKoki BBQ

RETAIL SUITE



SUITE 7901-K

SUITE SIZE: 2,400 SF
LEASE RATE: Call for Details

FEATURES & AMENITIES

- Existing layout includes a service counter, open floor area, consultation/office space, and back-of-house storage
- Flexible buildout adaptable for restaurant, medical, retail, wellness, or professional tenants
- Large storefront windows provide strong visibility and natural light
- Ample surface parking with convenient access

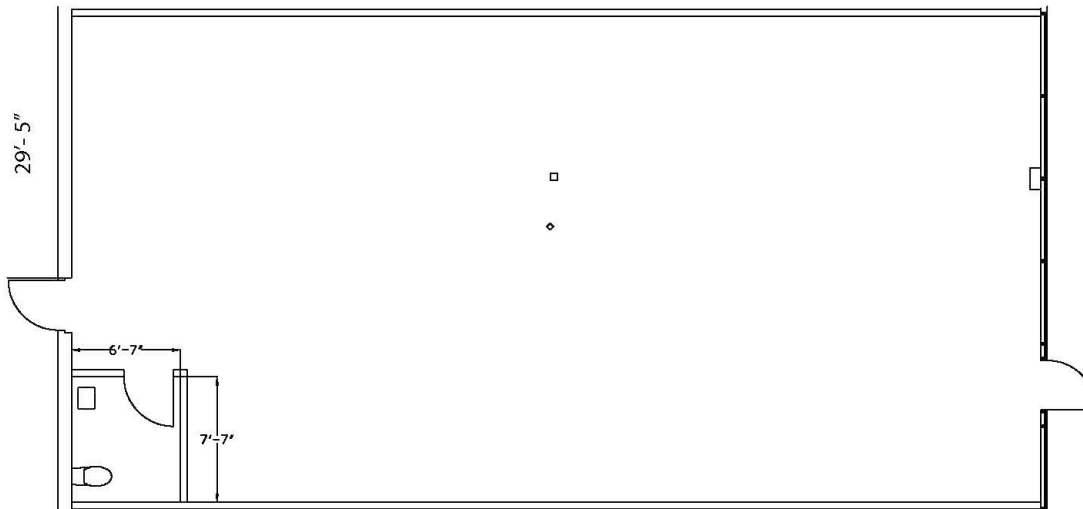
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RETAIL SUITE



58'- 8 1/2"



SUITE 8001-D

SUITE SIZE: 1,791 SF
LEASE RATE: Call for Details

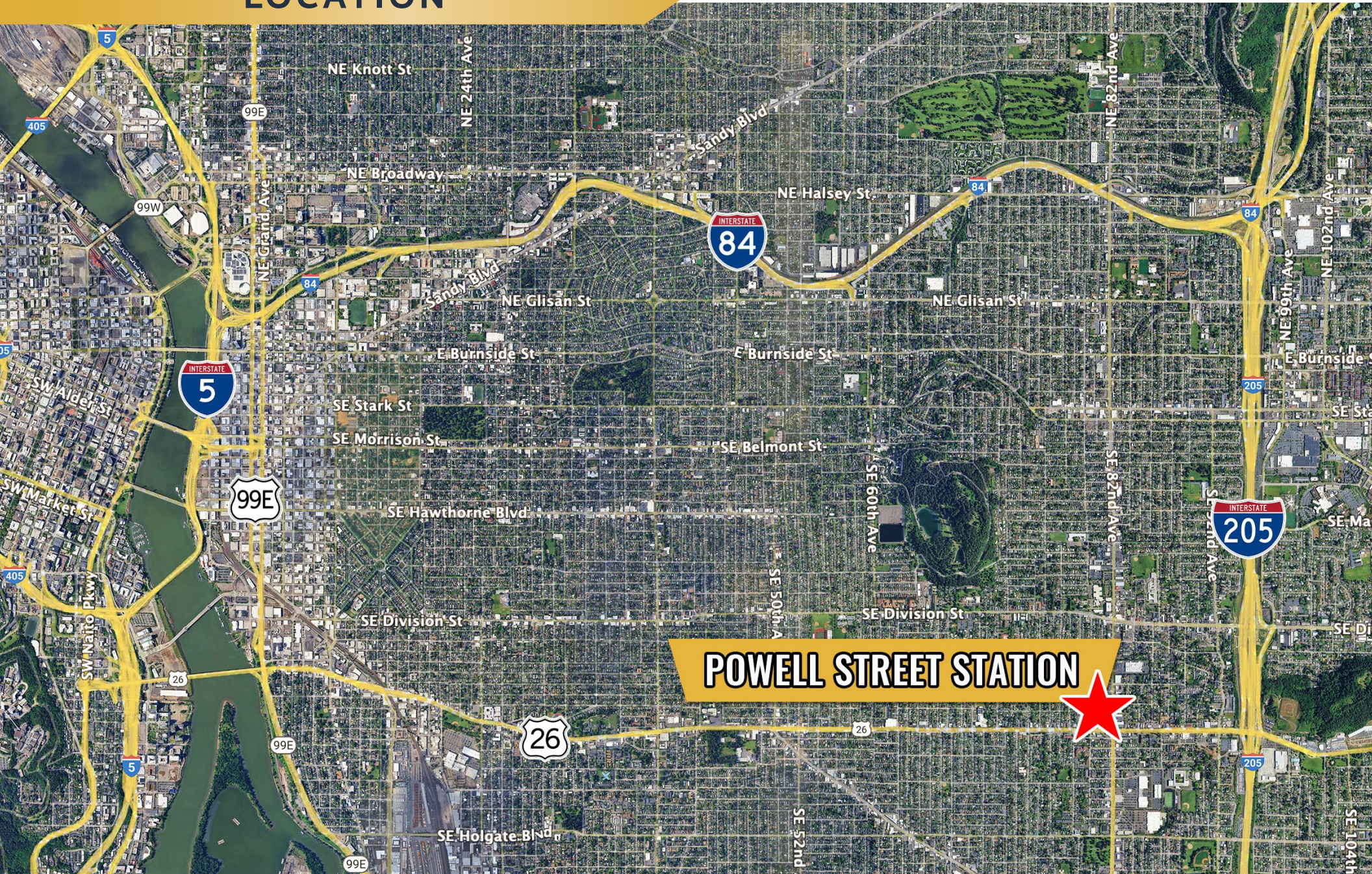
FEATURES & AMENITIES

- Delivered in vanilla shell condition with open floor plan ready for tenant improvements
- Flexible layout ideal for retail, service, or office use
- Large storefront windows provide natural light and strong visibility
- Positioned between Cricket Wireless and Eastport Liquor, benefiting from steady foot traffic

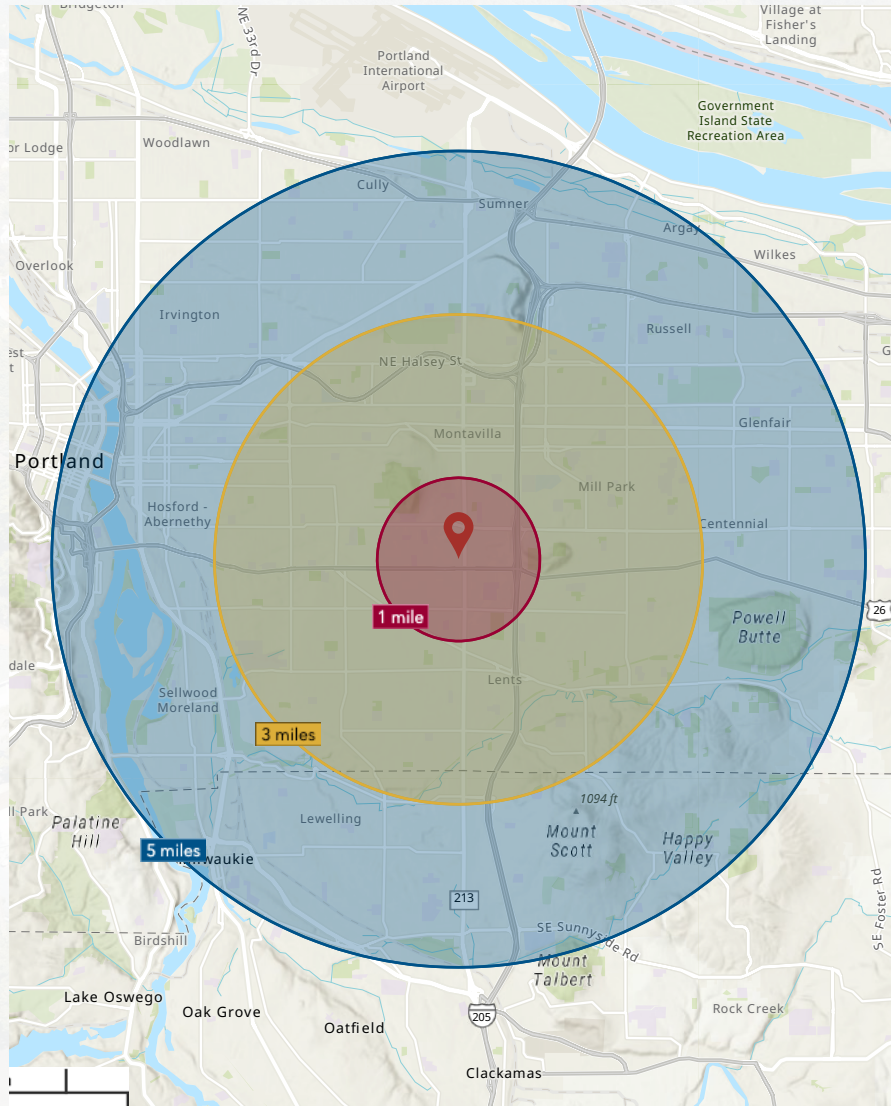
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LOCATION



DEMOGRAPHICS



| | 1 Mile | 3 Miles | 5 Miles |
|------------|-------------------------------------|-----------|-----------|
| POPULATION | 2025 Population | 23,006 | 217,450 |
| | 2025 Daytime Population | 16,821 | 175,561 |
| | 2028 Population | 22,906 | 218,151 |
| | 2010-2020 Growth Rate | 0.65% | 0.81% |
| | 2024-2029 Growth Rate | -0.09% | 0.06% |
| HOUSEHOLDS | 2025 Median Age | 39.7 | 38.8 |
| | 2025 Households | 8,967 | 86,266 |
| | 2028 Households | 8,861 | 85,992 |
| | 2010-2020 Growth Rate | 0.51% | 0.74% |
| | 2024-2029 Growth Rate | -0.24% | -0.06% |
| INCOME | 2025 Avg. Household Size | 2.51 | 2.45 |
| | 2025 Avg. Household Income | \$111,012 | \$117,227 |
| | 2025 Med. Household Income | \$84,978 | \$87,654 |
| | 2025 Per Capita Income | \$43,738 | \$46,707 |
| | 2025 Avg. Home Value | \$522,495 | \$578,745 |
| HOUSING | 2025 Housing Units | 9,411 | 91,462 |
| | 2025 Vacant Housing Units | 4,926 | 46,304 |
| | 2025 Owner Occupied Units | 4,041 | 39,962 |
| | 2025 Renter Occupied Units | 444 | 5,196 |
| | 2025 Population Age 18+ | 18,815 | 178,629 |
| EDUCATION | High School Diploma | 2,288 | 23,336 |
| | Bachelor's Degree | 5,684 | 51,184 |
| | Graduate/Professional Degree | 2,911 | 27,611 |
| LABOR | 2025 Businesses | 718 | 7,051 |
| | 2025 Employees | 4,510 | 62,623 |
| | 2025 Unemployment Rate | 5.9% | 5.1% |



FOR LEASE | POWELL STREET STATION

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EXCLUSIVELY LISTED BY:



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