

— AVAILABLE —

HIGH VISIBILITY RETAIL CORNER

STANDALONE BUILDING



FOR LEASE @ SE HOLGATE & 82ND AVE

ADDRESS

8218 SE Holgate Blvd | Portland, OR 97266

AVAILABLE SPACE

2,904 SF building on a 19,858 SF pad

RENTAL RATE

Please call for details

ZONING

CG (General Commercial), allowing a broad range of retail, medical or office uses.

HIGHLIGHTS

- High visibility and great access on the hard corner of SE 82nd Ave & SE Holgate Blvd.
- Over 24,000 population within 1 mile.
- Across the street from Eastport Plaza with new Hong Phat Food Center, Century 16 Cinema, Ross, Dollar Tree and LA Fitness. Walgreens is across the street.

TRAFFIC COUNTS

SE Holgate Blvd – 12,755 ADT ('22)

SE 82nd Ave – 22,472 ADT ('22)



COMMERCIAL
REALTY ADVISORS
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8218 SE HOLGATE BLVD

PORTLAND, OR

POWELL STREET STATION

EASTPORT PLAZA

MALL 205

PLAZA 205

SITE

Southgate

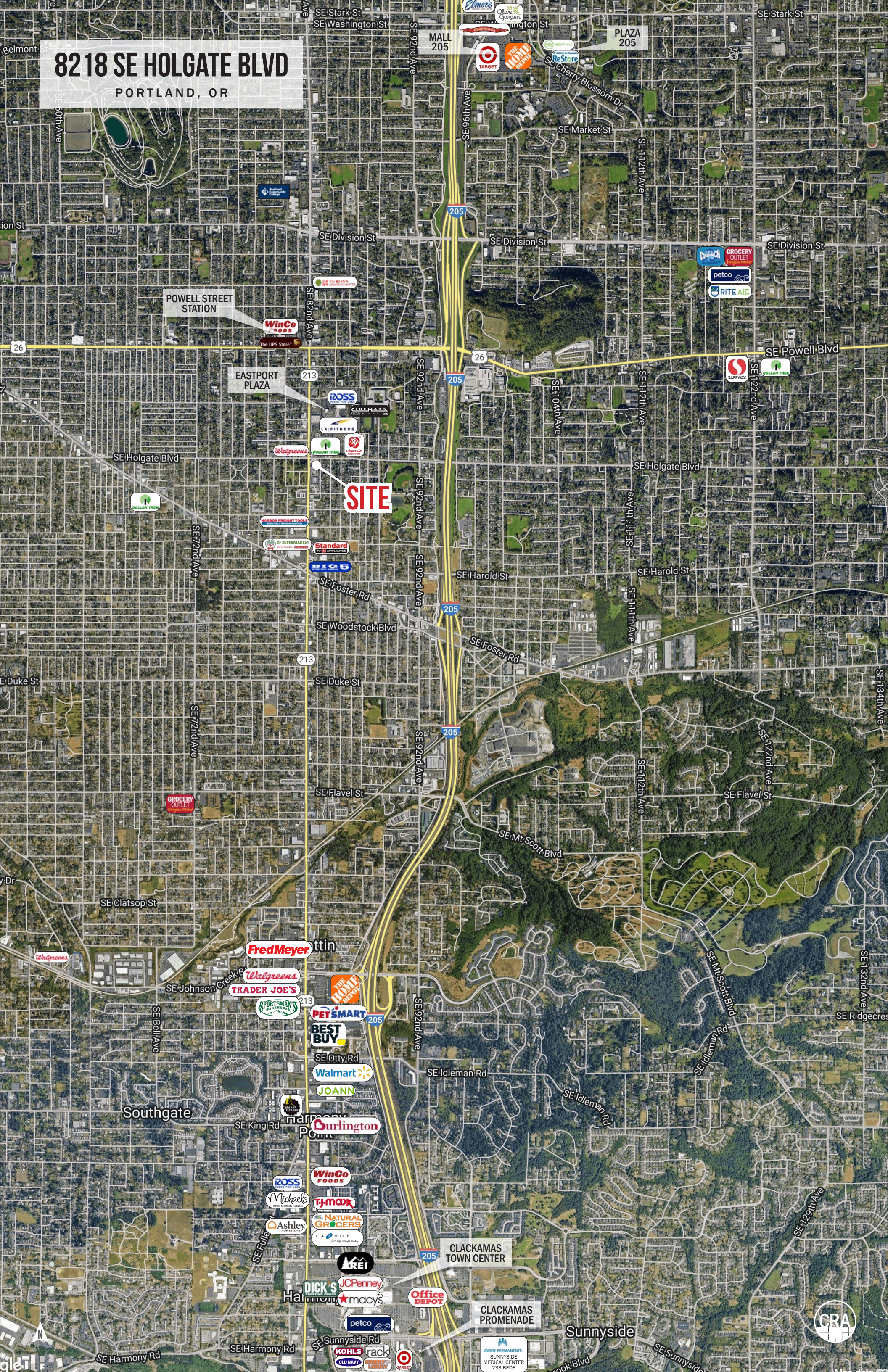
CLACKAMAS TOWN CENTER

CLACKAMAS PROMENADE

Sunnyside



KANSAS PERMANENT SUNNYSIDE MEDICAL CENTER 233 BEDS



8218 SE HOLGATE BLVD PORTLAND, OR

BENSON
POLYTECHNIC
HIGH SCHOOL

LENTS PARK
PICKLES WALKER
STADIUM

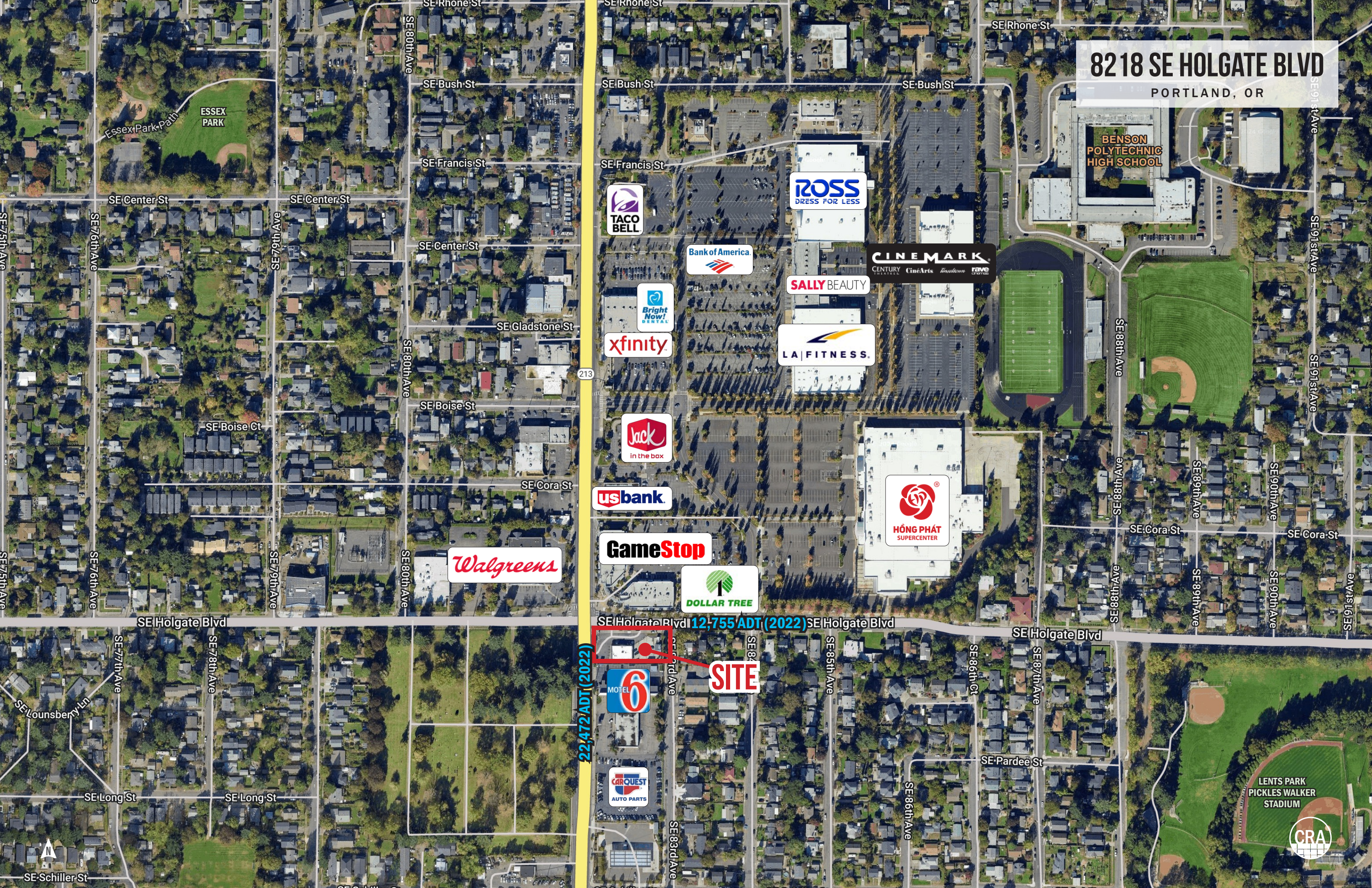


22,472 ADT (2022)

SE Holgate Blvd | 12,755 ADT (2022) | SE Holgate Blvd

SITE

Essex Park-Path
ESSEX PARK



Summary Profile

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



Lat/Lon: 45.49/-122.5784

8218 SE Holgate Blvd Portland, OR 97266	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	24,309	87,532	196,328
2029 Projected Population	23,148	84,302	189,970
2020 Census Population	25,928	91,366	203,571
2010 Census Population	23,696	84,650	187,840
Projected Annual Growth 2024 to 2029	-1.0%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2024	0.2%	0.2%	0.3%
2024 Median Age	37.4	38.1	37.9
Households			
2024 Estimated Households	9,715	35,006	79,628
2029 Projected Households	9,331	34,018	77,798
2020 Census Households	9,877	35,297	80,028
2010 Census Households	9,162	32,929	74,147
Projected Annual Growth 2024 to 2029	-0.8%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	0.4%	0.5%	0.5%
Race and Ethnicity			
2024 Estimated White	62.3%	67.0%	69.2%
2024 Estimated Black or African American	6.1%	5.2%	5.3%
2024 Estimated Asian or Pacific Islander	17.8%	14.0%	11.9%
2024 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.8%
2024 Estimated Other Races	12.9%	13.0%	12.8%
2024 Estimated Hispanic	12.2%	12.3%	12.1%
Income			
2024 Estimated Average Household Income	\$103,099	\$111,375	\$115,050
2024 Estimated Median Household Income	\$85,643	\$85,923	\$89,417
2024 Estimated Per Capita Income	\$41,492	\$44,827	\$46,991
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	6.4%	5.6%	4.4%
2024 Estimated Some High School (Grade Level 9 to 11)	4.7%	5.0%	4.8%
2024 Estimated High School Graduate	22.6%	21.6%	20.6%
2024 Estimated Some College	19.1%	19.5%	19.5%
2024 Estimated Associates Degree Only	7.4%	7.3%	7.5%
2024 Estimated Bachelors Degree Only	24.9%	25.9%	26.9%
2024 Estimated Graduate Degree	14.9%	15.0%	16.3%
Business			
2024 Estimated Total Businesses	1,192	3,942	9,209
2024 Estimated Total Employees	6,018	24,740	59,401
2024 Estimated Employee Population per Business	5.0	6.3	6.5
2024 Estimated Residential Population per Business	20.4	22.2	21.3

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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