

RETAIL/OFFICE FOR LEASE

10005 SE Stark Street

PORTLAND, OR 97216



High-exposure retail/office space with
convenient I-205 access

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
David Moore 503 707 9028 / 503 224 6791 / dmoore@naielliott.com



The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

Located in East Portland, Hazelwood is a rapidly growing neighborhood offering a prime opportunity for commercial investment.

Anchored by the Gateway district—a key transit hub—Hazelwood boasts high-traffic retail corridors, diverse businesses, and strong community growth.



NEARBY BUSINESSES

- Winco
- Fred Meyer
- Ross Dress for Less
- Kohl's
- Target
- Home Depot
- Red Robin
- Planet Fitness
- Starbucks
- 24-Hour Fitness
- 99 Ranch Supermarket



91

BIKE SCORE



84

WALK SCORE



61

TRANSIT SCORE

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
David Moore 503 707 9028 / 503 224 6791 / dmoore@naielliott.com

NAI Elliott



A strong leasing opportunity in the thriving Hazelwood neighborhood

AVAILABLE SPACE

- 2,970 SF, NNN
Please contact for rate

HIGHLIGHTS

- **High Visibility on SE Stark St.** – Positioned along one of East Portland's busiest commercial corridors, this location offers exceptional exposure to both vehicular and pedestrian traffic
- **Easy Access to I-205** – Conveniently located just minutes from I-205, this property provides seamless connectivity to the greater Portland metro area
- **Ample Parking** – A generous parking lot ensures hassle-free access for customers and staff, a valuable asset in a high-traffic area.



Photos



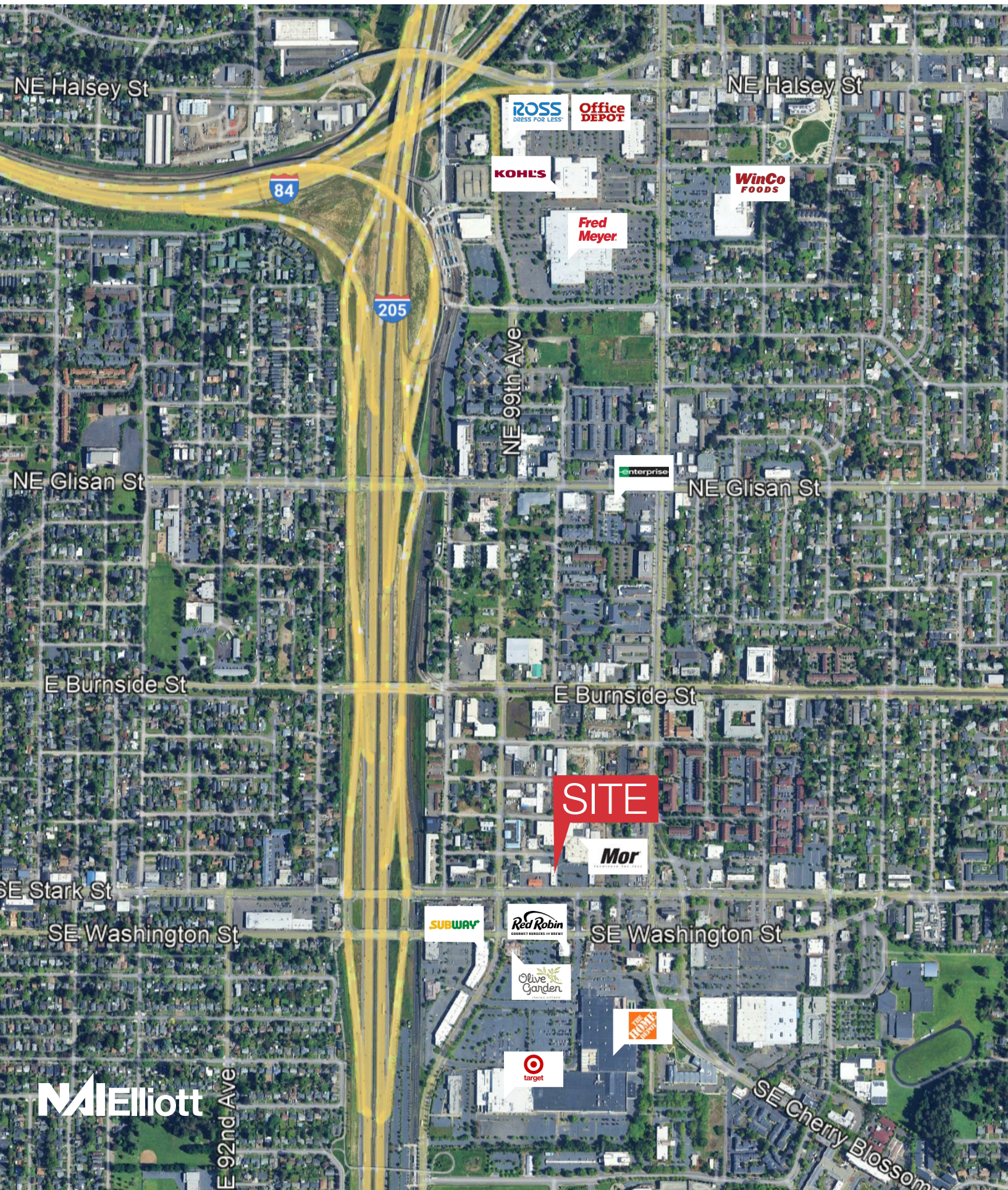
CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
David Moore 503 707 9028 / 503 224 6791 / dmoore@naielliott.com

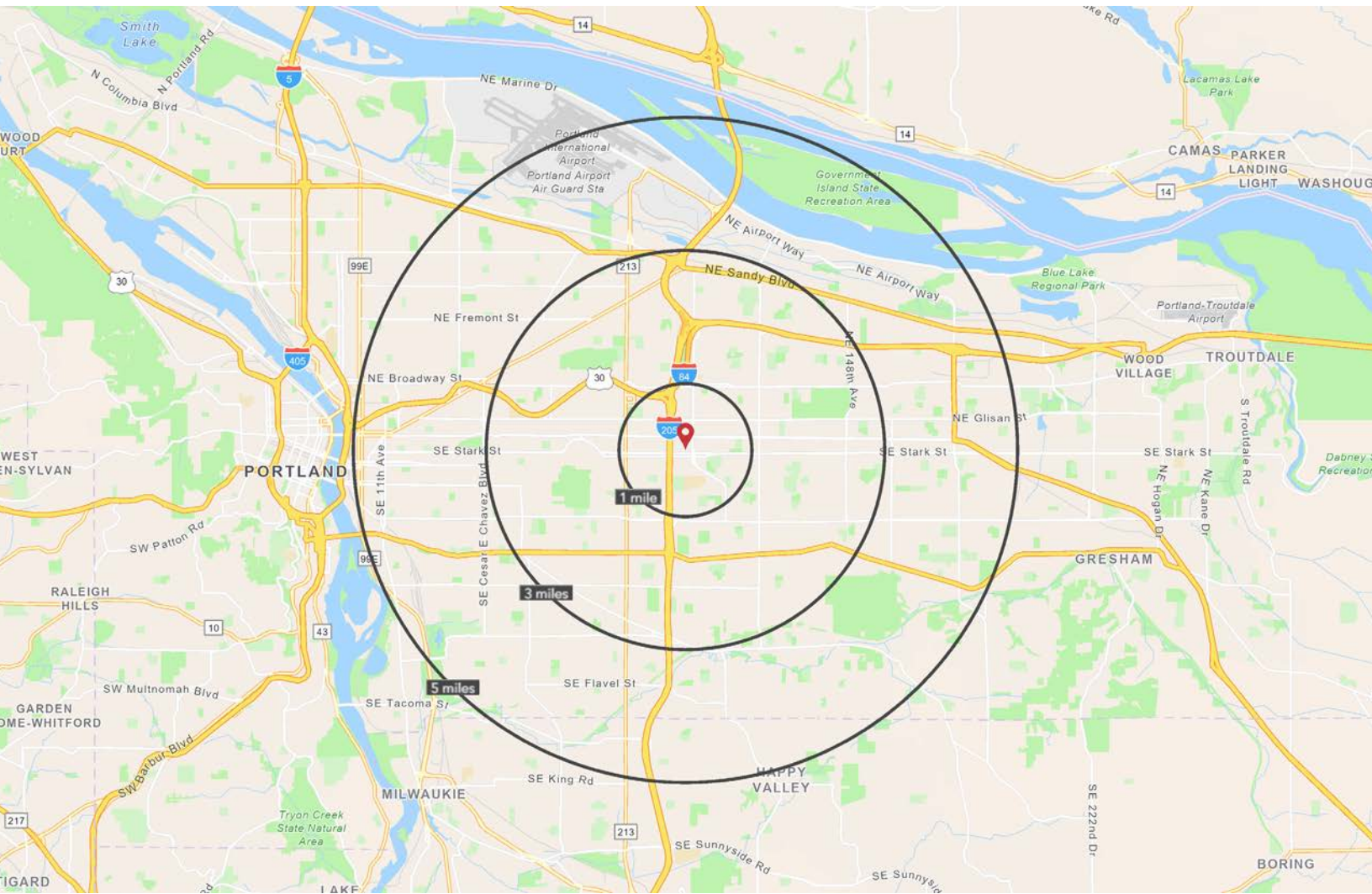


The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

Trade Area



Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2024	21,335	201,109	443,145
Projected Total Population 2029	21,461	200,829	446,825
Average HH Income	\$88,806	\$106,917	\$116,966
Median Home Value	\$481,813	\$533,542	\$580,956
Estimated Total Households	8,465	78,501	177,831
Daytime Demographics 16+	13,304	73,926	220,759
Some College or Higher	63%	69%	70%

Source: Esri

CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com
David Moore 503 707 9028 / 503 224 6791 / dmoore@naielliott.com

NAI Elliott

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

Executive Summary

10005 SE Stark St, Portland, Oregon, 97216
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 45.51975
 Longitude: -122.56049

	1 mile	3 miles	5 miles
Population			
2010 Population	19,283	187,922	407,624
2020 Population	21,139	201,910	441,603
2024 Population	21,335	201,109	443,145
2029 Population	21,461	200,829	446,825
2010-2020 Annual Rate	0.92%	0.72%	0.80%
2020-2024 Annual Rate	0.22%	-0.09%	0.08%
2024-2029 Annual Rate	0.12%	-0.03%	0.17%
2020 Male Population	48.7%	49.2%	49.3%
2020 Female Population	51.3%	50.8%	50.7%
2020 Median Age	38.8	38.3	37.8
2024 Male Population	49.5%	50.0%	50.1%
2024 Female Population	50.5%	50.0%	49.9%
2024 Median Age	39.9	39.4	38.7

In the identified area, the current year population is 21,335. In 2020, the Census count in the area was 21,139. The rate of change since 2020 was 0.22% annually. The five-year projection for the population in the area is 21,461 representing a change of 0.12% annually from 2024 to 2029. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 39.9, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	59.4%	60.4%	63.5%
2024 Black Alone	8.3%	7.1%	6.1%
2024 American Indian/Alaska Native Alone	1.4%	1.3%	1.3%
2024 Asian Alone	12.3%	12.3%	10.2%
2024 Pacific Islander Alone	1.0%	1.0%	0.8%
2024 Other Race	6.1%	6.7%	6.7%
2024 Two or More Races	11.4%	11.2%	11.4%
2024 Hispanic Origin (Any Race)	14.2%	14.2%	14.2%

Persons of Hispanic origin represent 14.2% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	64	81	90
2010 Households	7,840	73,604	162,676
2020 Households	8,473	79,097	177,195
2024 Households	8,465	78,501	177,831
2029 Households	8,480	77,913	178,848
2010-2020 Annual Rate	0.78%	0.72%	0.86%
2020-2024 Annual Rate	-0.02%	-0.18%	0.08%
2024-2029 Annual Rate	0.04%	-0.15%	0.11%
2024 Average Household Size	2.40	2.50	2.43

The household count in this area has changed from 8,473 in 2020 to 8,465 in the current year, a change of -0.02% annually. The five-year projection of households is 8,480, a change of 0.04% annually from the current year total. Average household size is currently 2.40, compared to 2.37 in the year 2020. The number of families in the current year is 4,287 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 07, 2025

Executive Summary

10005 SE Stark St, Portland, Oregon, 97216
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 45.51975
 Longitude: -122.56049

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	49.3%	43.9%	44.9%
Median Household Income			
2024 Median Household Income	\$61,207	\$75,992	\$80,918
2029 Median Household Income	\$72,045	\$92,539	\$99,326
2024-2029 Annual Rate	3.31%	4.02%	4.18%
Average Household Income			
2024 Average Household Income	\$88,806	\$106,917	\$116,966
2029 Average Household Income	\$107,060	\$128,323	\$138,763
2024-2029 Annual Rate	3.81%	3.72%	3.48%
Per Capita Income			
2024 Per Capita Income	\$35,866	\$41,957	\$47,020
2029 Per Capita Income	\$42,898	\$50,031	\$55,617
2024-2029 Annual Rate	3.65%	3.58%	3.42%
GINI Index			
2024 Gini Index	42.9	40.9	40.1
Households by Income			

Current median household income is \$61,207 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$72,045 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$88,806 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$107,060 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$35,866 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$42,898 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	49	55	54
2010 Total Housing Units	8,323	77,728	171,561
2010 Owner Occupied Housing Units	3,784	40,947	89,560
2010 Renter Occupied Housing Units	4,056	32,657	73,116
2010 Vacant Housing Units	483	4,124	8,885
2020 Total Housing Units	8,884	82,933	186,756
2020 Owner Occupied Housing Units	3,906	42,579	93,338
2020 Renter Occupied Housing Units	4,567	36,518	83,857
2020 Vacant Housing Units	451	3,877	9,582
2024 Total Housing Units	8,920	82,823	188,936
2024 Owner Occupied Housing Units	3,967	42,837	94,003
2024 Renter Occupied Housing Units	4,498	35,664	83,828
2024 Vacant Housing Units	455	4,322	11,105
2029 Total Housing Units	8,981	83,207	191,578
2029 Owner Occupied Housing Units	3,992	42,886	94,080
2029 Renter Occupied Housing Units	4,488	35,028	84,768
2029 Vacant Housing Units	501	5,294	12,730
Socioeconomic Status Index			
2024 Socioeconomic Status Index	43.7	45.0	46.4

Currently, 44.5% of the 8,920 housing units in the area are owner occupied; 50.4%, renter occupied; and 5.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 8,884 housing units in the area and 5.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.10%. Median home value in the area is \$481,813, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.78% annually to \$552,748.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 07, 2025