

RETAIL FOR SALE OR LEASE

4716 SE Powell

PORTLAND, OR 97206



Exceptionally restored stand-alone building on SE Powell Blvd

CONTACT

Gael Zongazo

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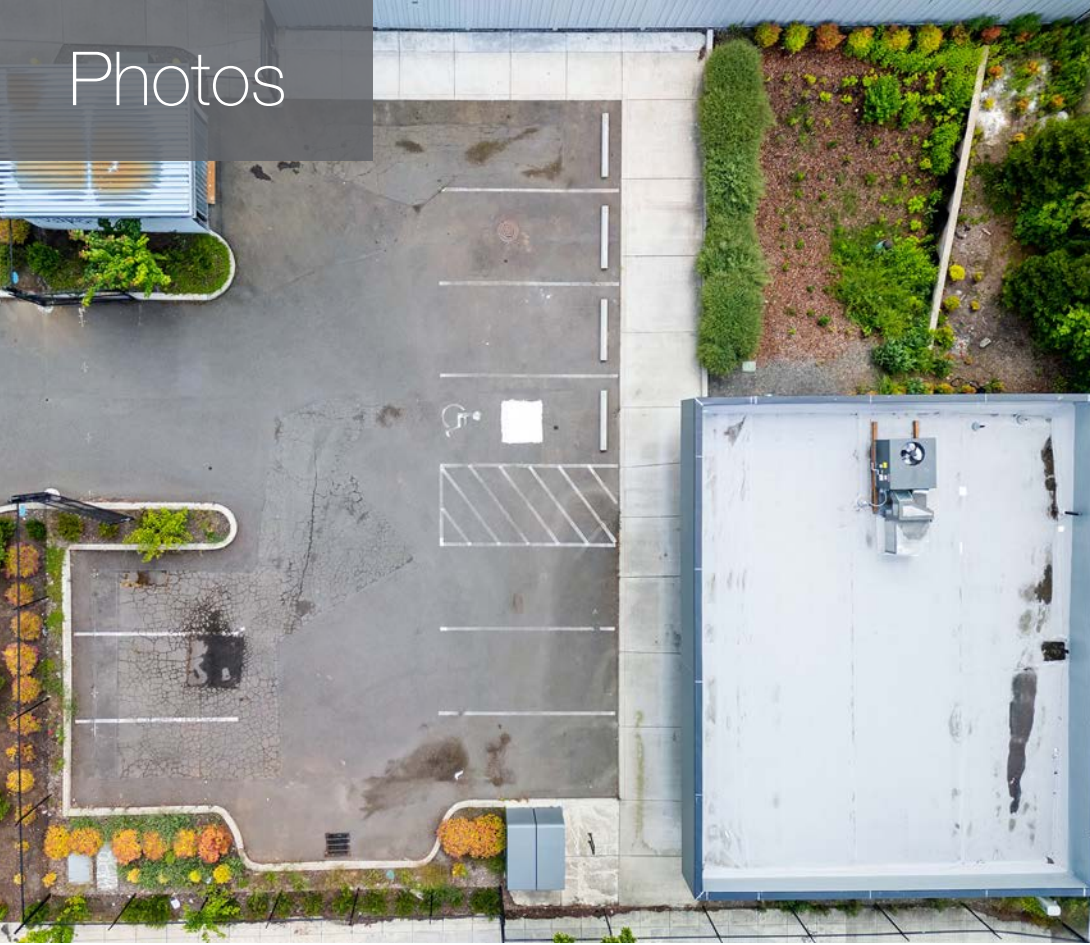


Property snapshot

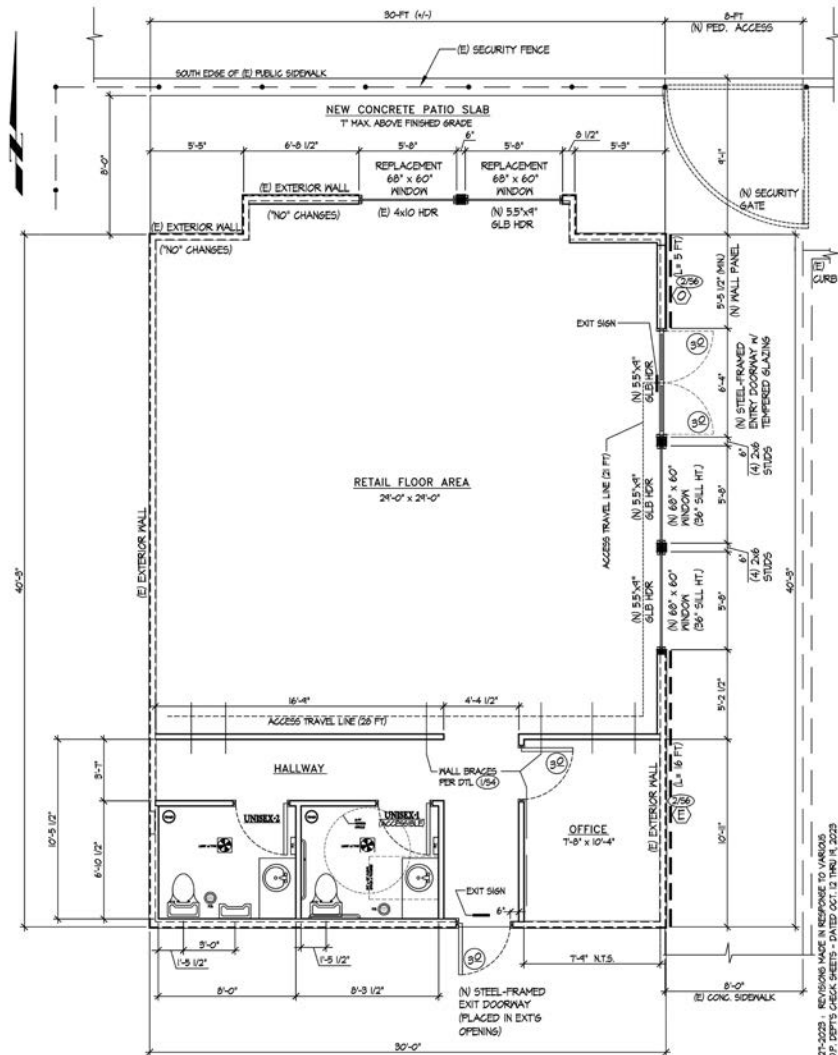
Meticulously renovated standalone building on SE Powell Blvd. with fully-fenced perimeter and dedicated parking lot. Ideal for retail, service, or small office use, providing an opportunity for a wide variety of uses.

ADDRESS	4716 SE Powell, Portland OR 97206
PRICE/RATE	Contact broker for details
BUILDING SIZE	1,260 SF
SITE	0.26 AC
TYPE	Retail
BUILDING CLASS	C
YEAR BUILT	1969
NUMBER OF FLOORS	One
PARKING	13 spaces
TYPE OF LEASE	NNN
TRAFFIC COUNTS	SE Powell & Foster - 86,034 ADT ('18) SE Powell & Cesar E. Chavez - 66,666 ADT ('18)

Photos



Floor Plan



NEW FLOOR PLAN
1/4" = 1'-0"

REVISED 12-14-2023. REVISIONS MADE IN RESPONSE TO 'ZONING' DEPT'S CHECK SHEETS; REMOVED ACCESS DOOR FACING POWELL, CHANGED WINDOWS FACING POWELL TO THEIR EXISTING SIZE, ADDED PEDESTRIAN ACCESS INFO + NOTES

REVISED 04-25-2023. REMOVED WALL BRACES PER DTL. (254) + NOTES
 04-27 DEPT'S CHECK SHEETS - DATED 04-12-2023

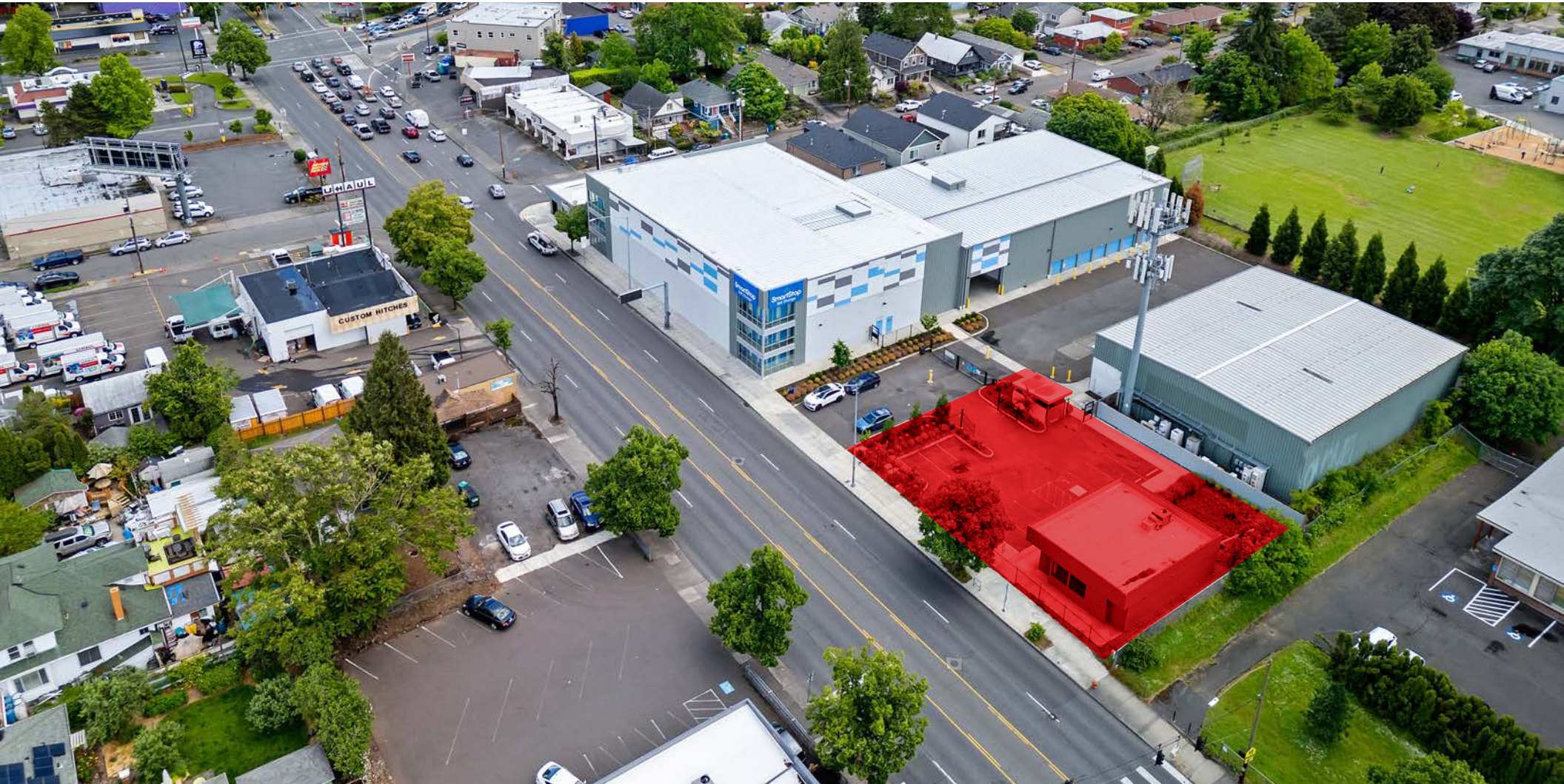
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Close-in walkable neighborhood



98

BIKE SCORE



91

WALK SCORE

Neighborhood highlights

LOCATION OVERVIEW

This prime location in the Creston-Kenilworth neighborhood offers a unique blend of the old and the new, combining historic charm with modern vitality. Anchored around the small, tree-filled Kenilworth and Creston parks, Creston-Kenilworth is just a short stroll from the popular dining corridor on nearby Division while its proximity to a variety of local amenities, including eateries, popular retailers, and green spaces adds to its desirability. This mix not only enriches the neighborhood's fabric but also fosters an atmosphere of creativity and collaboration that is hard to find elsewhere.

NEARBY AMENITIES

- Creston Park
- Creston Elementary School
- Natural Grocers
- Studio One Theaters
- John's Marketplace
- Chipotle
- Orange Theory
- Dollar Tree
- Cynergy E-Bikes
- Cleveland High School
- Superdeluxe
- Safeway
- Trader Joe's
- Hopworks Urban Brewery



Demographics

4716 SE Powell Blvd, Portland, Oregon, 97206
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.49735
Longitude: -122.61403

	1 mile	3 miles	5 miles
Population			
2010 Population	27,556	185,436	458,639
2020 Population	30,747	208,220	515,510
2023 Population	30,632	210,013	523,329
2028 Population	30,391	213,349	531,644
2010-2020 Annual Rate	1.10%	1.17%	1.18%
2020-2023 Annual Rate	-0.12%	0.26%	0.46%
2023-2028 Annual Rate	-0.16%	0.32%	0.32%
2020 Male Population	48.9%	49.2%	49.5%
2020 Female Population	51.1%	50.8%	50.5%
2020 Median Age	37.4	37.6	37.7
2023 Male Population	49.7%	49.7%	49.9%
2023 Female Population	50.3%	50.3%	50.1%
2023 Median Age	38.8	38.4	38.4

In the identified area, the current year population is 523,329. In 2020, the Census count in the area was 515,510. The rate of change since 2020 was 0.46% annually. The five-year projection for the population in the area is 531,644 representing a change of 0.32% annually from 2023 to 2028. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 38.4, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	76.7%	72.0%	69.3%
2023 Black Alone	1.8%	3.3%	5.0%
2023 American Indian/Alaska Native Alone	0.7%	1.0%	1.1%
2023 Asian Alone	6.8%	8.5%	8.4%
2023 Pacific Islander Alone	0.2%	0.4%	0.5%
2023 Other Race	2.9%	3.7%	4.7%
2023 Two or More Races	10.8%	11.2%	11.0%
2023 Hispanic Origin (Any Race)	8.4%	9.8%	11.2%

Persons of Hispanic origin represent 11.2% of the population in the identified area compared to 19.4% 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 59.6 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	85	91	96
2010 Households	12,216	81,053	200,087
2020 Households	13,737	92,109	228,737
2023 Households	13,784	93,835	234,370
2028 Households	13,745	96,540	240,988
2010-2020 Annual Rate	1.18%	1.29%	1.35%
2020-2023 Annual Rate	0.11%	0.57%	0.75%
2023-2028 Annual Rate	-0.06%	0.57%	0.56%
2023 Average Household Size	2.20	2.18	2.17

The household count in this area has changed from 228,737 in 2020 to 234,370 in the current year, a change of 0.75% annually. The five-year projection of households is 240,988, a change of 0.56% annually from the current year total. Average household size is currently 2.17, compared to 2.19 in the year 2020. The number of families in the current year is 106,734 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 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Demographics

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Mortgage Income			
2023 Percent of Income for Mortgage	38.3%	41.0%	41.5%
Median Household Income			
2023 Median Household Income	\$90,423	\$84,484	\$82,232
2028 Median Household Income	\$106,492	\$100,629	\$97,770
2023-2028 Annual Rate	3.33%	3.56%	3.52%
Average Household Income			
2023 Average Household Income	\$121,134	\$119,119	\$119,847
2028 Average Household Income	\$142,564	\$139,082	\$139,047
2023-2028 Annual Rate	3.31%	3.15%	3.02%
Per Capita Income			
2023 Per Capita Income	\$54,155	\$53,410	\$53,727
2028 Per Capita Income	\$64,036	\$63,135	\$63,081
2023-2028 Annual Rate	3.41%	3.40%	3.26%
GINI Index			
2023 Gini Index	36.6	39.0	40.8

Households by Income

Current median household income is \$82,232 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$97,770 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$119,847 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$139,047 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$53,727 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$63,081 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	63	59	58
2010 Total Housing Units	12,775	85,819	214,082
2010 Owner Occupied Housing Units	6,868	42,044	100,937
2010 Renter Occupied Housing Units	5,348	39,008	99,159
2010 Vacant Housing Units	559	4,766	13,995
2020 Total Housing Units	14,489	97,915	245,672
2020 Owner Occupied Housing Units	7,214	44,202	106,244
2020 Renter Occupied Housing Units	6,523	47,907	122,493
2020 Vacant Housing Units	733	5,728	16,963
2023 Total Housing Units	14,596	100,367	253,645
2023 Owner Occupied Housing Units	7,475	46,943	113,222
2023 Renter Occupied Housing Units	6,309	46,892	121,148
2023 Vacant Housing Units	812	6,532	19,275
2028 Total Housing Units	14,689	103,478	260,827
2028 Owner Occupied Housing Units	7,569	47,336	114,511
2028 Renter Occupied Housing Units	6,175	49,203	126,478
2028 Vacant Housing Units	944	6,938	19,839

Socioeconomic Status Index

2023 Socioeconomic Status Index	53.3	51.4	49.6
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Currently, 44.6% of the 253,645 housing units in the area are owner occupied; 47.8%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 245,672 housing units in the area and 6.9% vacant housing units. The annual rate of change in housing units since 2020 is 0.99%. Median home value in the area is \$567,179, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.50% annually to \$611,077.

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