



FOR LEASE



DELTA PARK RETAIL PADS

Pad Site Ground Lease Opportunity with Drive-Thru Options

Pad A: 1.20 AC | Pad B: 1.12 AC | Pad C: 1.03 AC

N Hayden Meadows Dr & N Whitaker Rd, Portland, OR 97217

- Commercial Pad Sites for Lease in Delta Park Shopping Center
- Buildings have been demolished, and the site is ready for construction
- Freestanding Retail, Auto-Related and Fast Food / Drive-Thru Uses Ideal
- Direct Entry from High-Volume N Hayden Meadows Drive Retailer Access
- Ideal for Multiple Uses
- Zoning: General Employment 2 (EG2)
- Available Now - Call for Pricing Guidance

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The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.



PROPERTY SUMMARY



**FOR
LEASE**

PROPERTY DETAILS

| | |
|----------------------|--|
| Address | N Hayden Meadows Dr & N Whitaker Rd, Portland, OR 97217 |
| Available Space | 1.03 - 1.36 AC |
| N° of Pads Available | 4 Pads |
| Lease Rate | Call for Pricing Guidance |
| Use Type | Multiple Uses |
| Zoning | General Employment 2 (EG2) - View Online |
| Availability | Now |

| SPACE | SIZE | USE TYPE | RATE | AVAILABLE |
|-------|---------|---------------|------------------|-----------|
| Pad A | 1.20 AC | Multiple Uses | Call for Pricing | Now |
| Pad B | 1.16 AC | Multiple Uses | Call for Pricing | Now |
| Pad C | 1.03 AC | Multiple Uses | Call for Pricing | Now |

Location Features

- Convenient Access to Shopping Center from I-5 (Over 105,000 VPD*)
*Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024
- Next to 115-Acre Prologis Industrial Development at Portland Meadows
- Close to Jantzen Beach Shopping Destinations and Washington State Border
- Good Visibility from Anchoring Stores and Traffic on N Hayden Meadows Dr

Anchors Include



Nearby Highlights

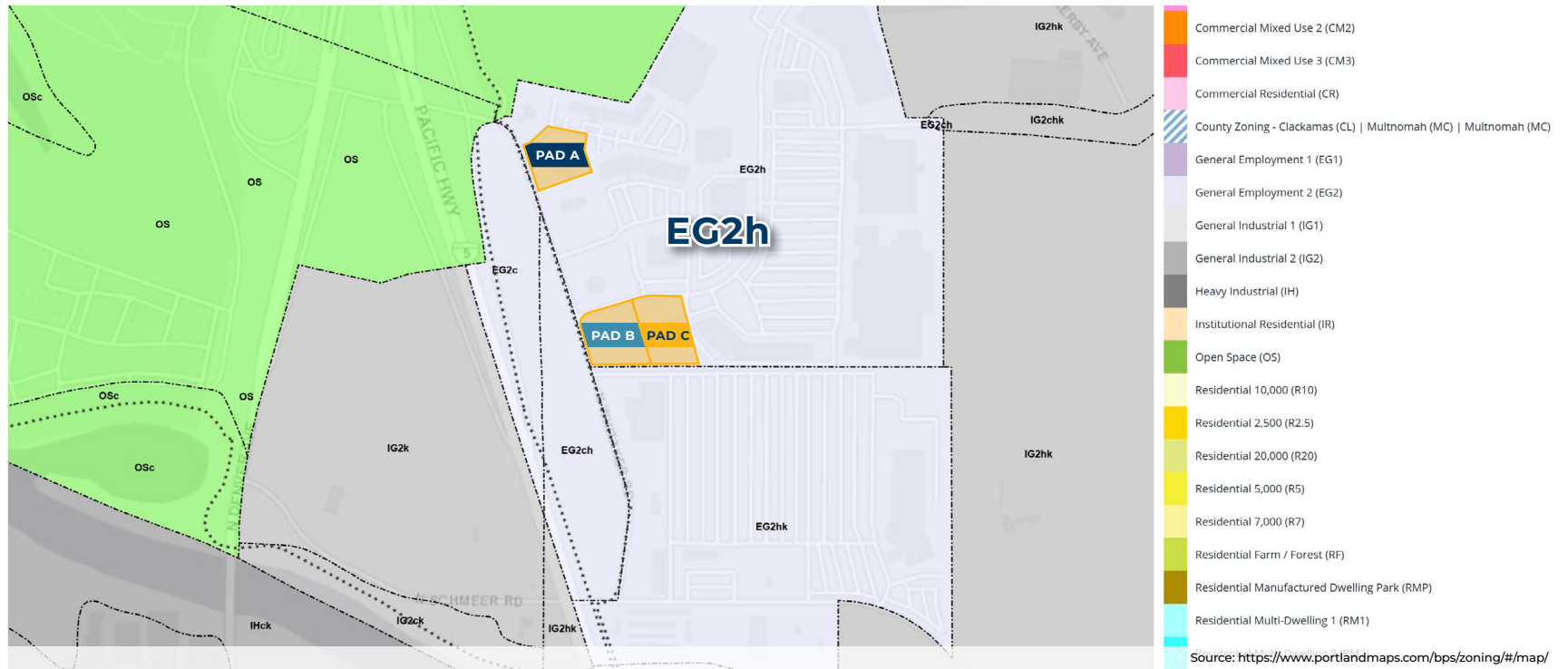
- Lowe's
- Chevron
- Inn at the Meadows
- Fun City Trampoline Park
- Country Inn & Suites
- Guitar Center
- Dollar Tree
- Sumo Sushi & Grill
- MOR Furniture
- Burger King
- La-Z-Boy
- Fisherman's Marine & Outdoor
- Restaurant Depot
- Mondelez
- DMV Office - North Portland



SITE PLAN



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| Use Categories | EG1 | EG2 | EX | IG1 | IG2 | IH |
|--------------------------------|----------|----------|---------|----------|----------|----------|
| Residential Categories | | | | | | |
| Household Living | N | N | Y | CU [1] | CU [1] | CU [1] |
| Group Living | N | N | Y | CU [1] | CU [1] | CU [1] |
| Commercial Categories | | | | | | |
| Retail Sales And Service | L/CU [2] | L/CU [2] | Y | L/CU [3] | L/CU [4] | L/CU [5] |
| Office | Y | Y | Y | L/CU [3] | L/CU [4] | L/CU [5] |
| Quick Vehicle Servicing | Y | Y | N | Y | Y | Y |
| Vehicle Repair | Y | Y | Y | Y | Y | Y |
| Commercial Parking | CU [13] | CU [13] | CU [13] | CU [13] | CU [13] | CU [13] |
| Self-Service Storage | Y | Y | L [6] | Y | Y | Y |
| Commercial Outdoor Recreation | Y | Y | Y | CU | CU | CU |
| Major Event Entertainment | CU | CU | CU | CU | CU | CU |
| Industrial Categories | | | | | | |
| Manufacturing And Production | Y | Y | Y | Y | Y | Y |
| Warehouse And Freight Movement | Y | Y | Y | Y | Y | Y |
| Wholesale Sales | Y | Y | Y | Y | Y | Y |
| Industrial Service | Y | Y | Y | Y | Y | Y |
| Bulk Fossil Fuel Terminal | L [15] | L [15] | N | L [15] | L [15] | L [15] |
| Railroad Yards | N | N | N | Y | Y | Y |
| Waste-Related | N | N | N | L/CU [7] | L/CU [7] | L/CU [7] |

| Institutional Categories | | | | | | |
|--|-----------|-----------|-----------|-----------|-----------|-----------|
| Basic Utilities | Y/CU [10] | Y/CU [10] | Y/CU [10] | Y/CU [11] | Y/CU [12] | Y/CU [11] |
| Community Service | L/CU [8] | L/CU [8] | L/CU [8] | L/CU [9] | L/CU [9] | L/CU [9] |
| Parks And Open Areas | Y | Y | Y | Y | Y | Y |
| Schools | Y | Y | Y | N | N | N |
| Colleges | Y | Y | Y | N | N | N |
| Medical Centers | Y | Y | Y | N | N | N |
| Religious Institutions | Y | Y | Y | N | N | N |
| Daycare | Y | Y | Y | L/CU [9] | L/CU [9] | L/CU [9] |
| Other Categories | | | | | | |
| Agriculture | L [14] | L [14] | L [14] | L [14] | L [14] | L [14] |
| Aviation And Surface Passenger Terminals | CU | CU | CU | CU | CU | CU |
| Detention Facilities | CU | CU | CU | CU | CU | CU |
| Mining | N | N | N | CU | CU | CU |
| Radio Frequency Transmission Facilities | L/CU [12] | L/CU [12] | L/CU [12] | L/CU [12] | L/CU [12] | L/CU [12] |
| Rail Lines And Utility Corridors | Y | Y | Y | Y | Y | Y |

Y = Yes, Allowed
CU = Conditional Use Review Required

L = Allowed, But Special Limitations
N = No, Prohibited

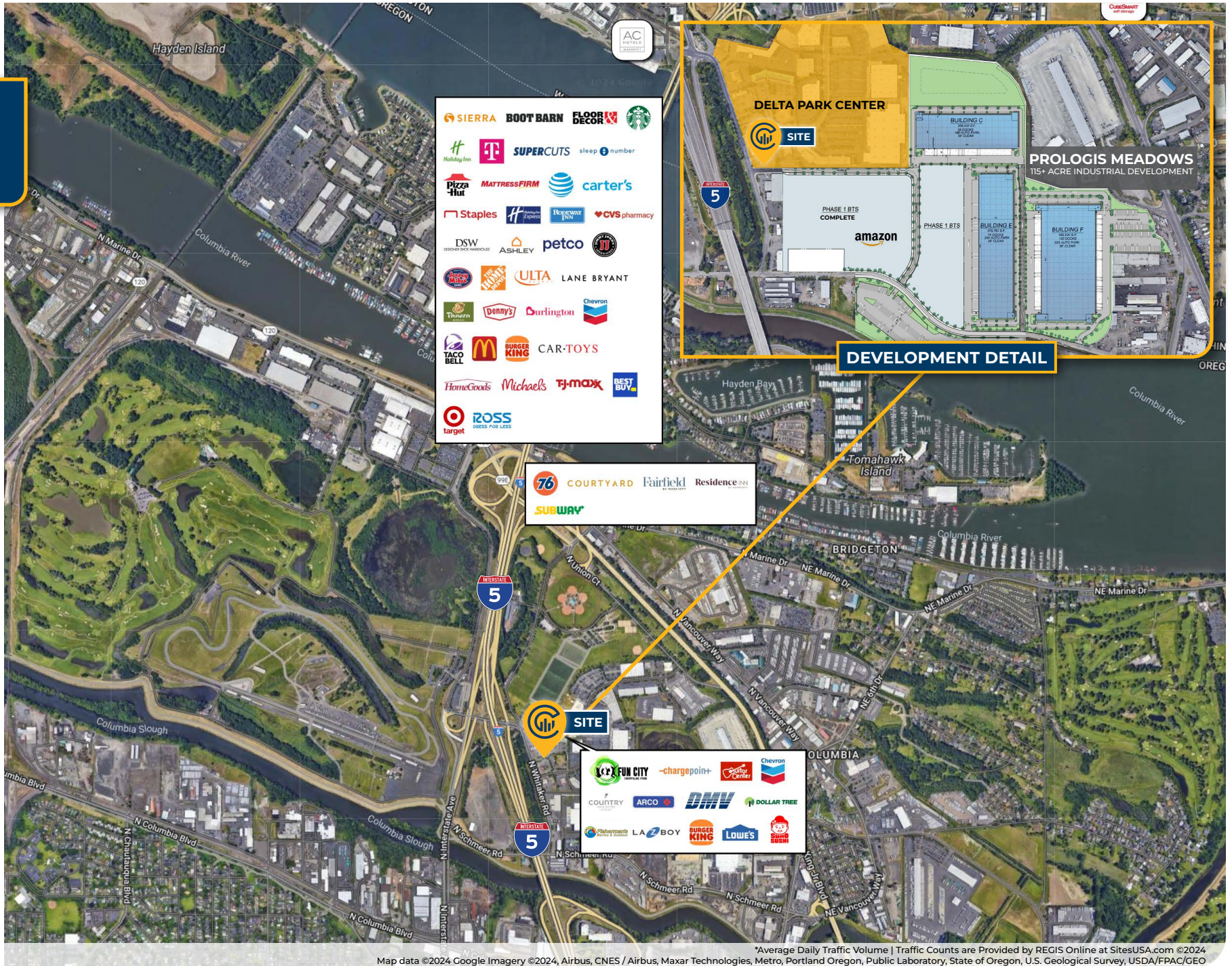
2. EG Retail Sales And Service limitation. The following regulations apply to all parts of Table 140-1 that have a [2].

- a. Limited uses. Except for sites with historic landmarks, the net building area plus any exterior display, storage, work and other exterior activity area for Retail Sales And Service uses is limited to 20,000 square feet or the square footage of the site area, whichever is less. On sites with historic landmarks, the net building area plus any exterior display, storage, work and other exterior activity area for Retail Sales And Service uses is limited to 20,000 square feet or twice the total square footage of the site area, whichever is less.

[View Zoning Code Online](#)



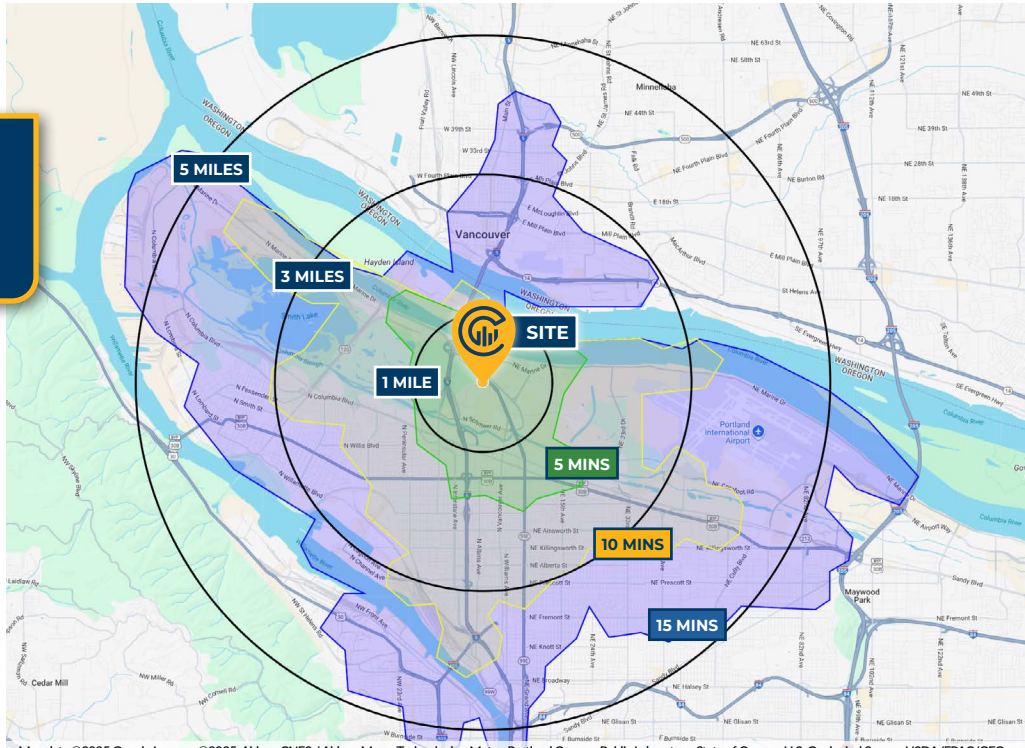
LOCAL AERIAL



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024
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DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

| Population | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|-----------|-----------|-----------|
| 2025 Estimated Population | 4,528 | 90,853 | 273,577 |
| 2030 Projected Population | 4,476 | 93,743 | 274,978 |
| 2020 Census Population | 4,164 | 91,116 | 268,387 |
| 2010 Census Population | 2,881 | 79,266 | 229,814 |
| Projected Annual Growth 2025 to 2030 | -0.2% | 0.6% | 0.1% |
| Historical Annual Growth 2010 to 2025 | 3.8% | 1.0% | 1.3% |
| Households & Income | | | |
| 2025 Estimated Households | 2,307 | 41,619 | 124,954 |
| 2025 Est. Average HH Income | \$123,216 | \$127,693 | \$131,068 |
| 2025 Est. Median HH Income | \$85,999 | \$97,555 | \$98,091 |
| 2025 Est. Per Capita Income | \$63,445 | \$58,792 | \$60,156 |
| Businesses | | | |
| 2025 Est. Total Businesses | 458 | 6,721 | 20,066 |
| 2025 Est. Total Employees | 5,762 | 55,793 | 188,482 |

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

40

Walk Score®
"Car-Dependent"

68

Bike Score®
"Bikeable"

51

Transit Score®
"Good Transit"

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

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DELTA PARK CENTER PADS