

RETAIL PROPERTY FOR LEASE

Fremont Place

3507-3515 NE 15TH AVE / PORTLAND, OR 97212



Neighborhood shopping center anchored by Whole Foods

AVAILABLE SPACE

- 1,046 SF (2nd floor)

LEASE RATE

- \$24/SF/YR + NNN

HIGHLIGHTS

- Fantastic opportunity to grow your business in a high-traffic, grocery-anchored urban center.
- Whole Foods anchored with a great mix of local and national tenants, including Starbucks and Backyard Bird Shop
- Community-focused shopping center with an emphasis on neighborhood living

CONTACT

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Starbucks and Whole Foods bring the star power to this Eastside gem

THIS BUSTLING RETAIL CENTER DRAWS STEADY FOOT TRAFFIC FROM AFFLUENT LOCALS, DAILY COMMUTERS, AND LOYAL NEIGHBORHOOD SHOPPERS.



NEIGHBORHOOD HIGHLIGHTS

- Surrounded by dense residential population with an average household income of over \$138,000 within a one mile radius.
- Located on NE Fremont, the neighborhood's main east-west thoroughfare with high traffic counts averaging more than 10,000 daily drivers.
- Two separate bus lines that stop right in front of Fremont Place.
- Easily accessible to the Irvington, Alameda, Boise and Grant neighborhoods.
- Right in the center of the Irvington and Alameda neighborhood where the average home price is over \$609,000.



100
BIKE SCORE



87
WALK SCORE

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Photos



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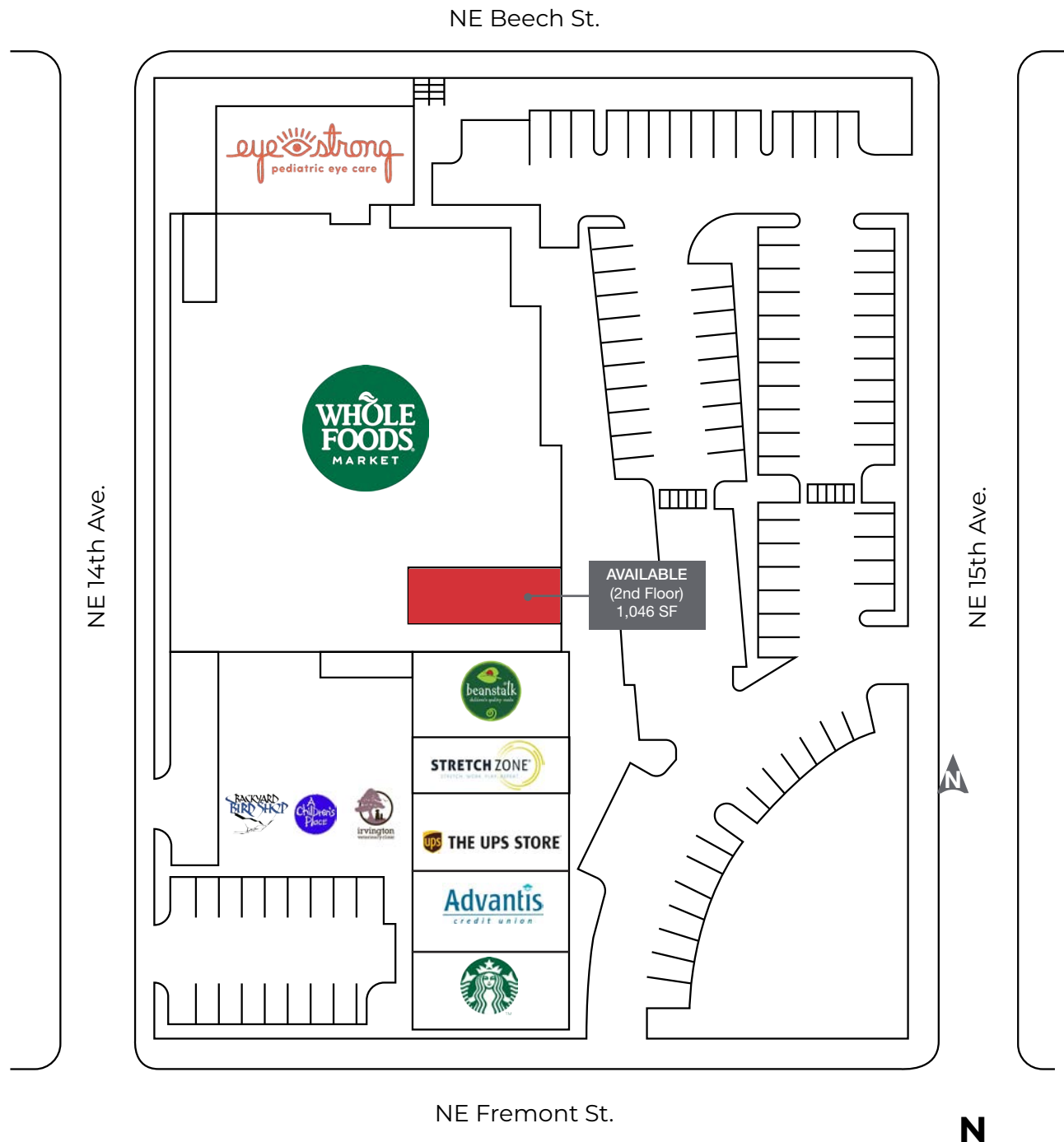
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Site Plan



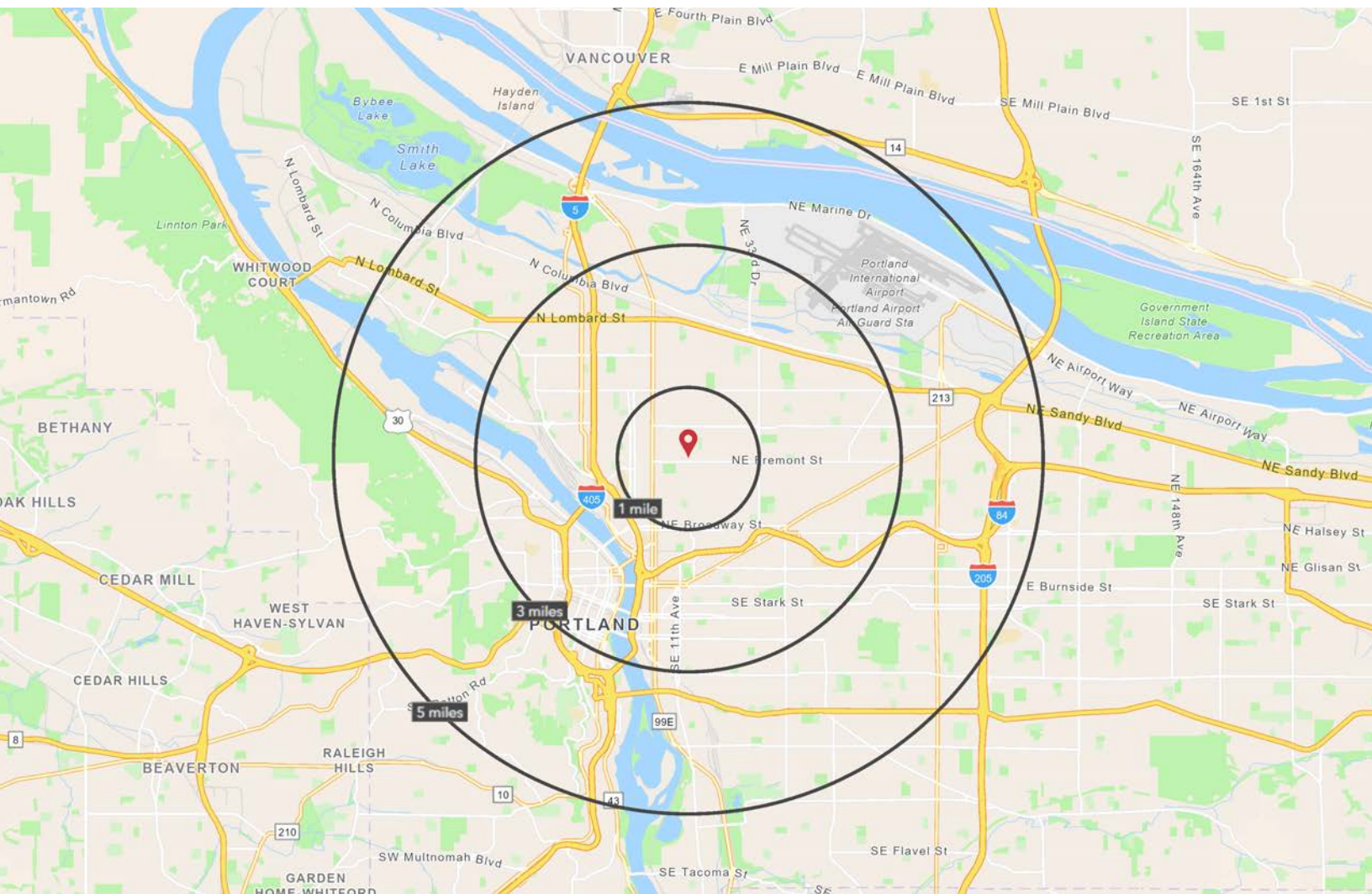
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NAIElliott

Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2024	33,776	226,031	395,819
Projected Total Population 2029	34,033	233,725	407,365
Average HH Income	\$173,927	\$134,393	\$133,610
Median Home Value	\$747,146	\$687,929	\$655,630
Estimated Total Households	14,914	113,079	185,697
Daytime Demographics 16+	19,897	248,513	412,480
Some College or Higher	85%	85%	83%

Source: ESRI (2025)

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Demographics — Full Profile



Executive Summary

3515 NE 15th Ave, Portland, Oregon, 97212
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.54890
Longitude: -122.65114

	1 mile	3 miles	5 miles
Population			
2010 Population	29,191	185,222	337,967
2020 Population	33,493	217,303	386,257
2024 Population	33,776	226,031	395,819
2029 Population	34,033	233,725	407,365
2010-2020 Annual Rate	1.38%	1.61%	1.34%
2020-2024 Annual Rate	0.20%	0.93%	0.58%
2024-2029 Annual Rate	0.15%	0.67%	0.58%
2020 Male Population	47.9%	49.9%	49.5%
2020 Female Population	52.1%	50.1%	50.5%
2020 Median Age	37.6	37.2	37.4
2024 Male Population	48.6%	50.6%	50.2%
2024 Female Population	51.4%	49.4%	49.8%
2024 Median Age	38.2	37.8	38.0

In the identified area, the current year population is 33,776. In 2020, the Census count in the area was 33,493. The rate of change since 2020 was 0.20% annually. The five-year projection for the population in the area is 34,033 representing a change of 0.15% annually from 2024 to 2029. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 38.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	70.5%	71.3%	70.2%
2024 Black Alone	10.1%	6.8%	6.0%
2024 American Indian/Alaska Native Alone	0.9%	1.1%	1.1%
2024 Asian Alone	3.7%	5.4%	6.6%
2024 Pacific Islander Alone	0.3%	0.3%	0.4%
2024 Other Race	2.9%	3.7%	4.1%
2024 Two or More Races	11.6%	11.5%	11.5%
2024 Hispanic Origin (Any Race)	8.8%	10.1%	10.6%

Persons of Hispanic origin represent 8.8% 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 56.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	138	98	101
2010 Households	12,475	89,474	154,165
2020 Households	14,809	108,445	180,695
2024 Households	14,914	113,079	185,697
2029 Households	14,965	117,283	191,653
2010-2020 Annual Rate	1.73%	1.94%	1.60%
2020-2024 Annual Rate	0.17%	0.99%	0.64%
2024-2029 Annual Rate	0.07%	0.73%	0.63%
2024 Average Household Size	2.24	1.94	2.06

The household count in this area has changed from 14,809 in 2020 to 14,914 in the current year, a change of 0.17% annually. The five-year projection of households is 14,965, a change of 0.07% annually from the current year total. Average household size is currently 2.24, compared to 2.24 in the year 2020. The number of families in the current year is 7,053 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.

March 20, 2025

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Mortgage Income			
2024 Percent of Income for Mortgage	40.4%	47.5%	44.8%
Median Household Income			
2024 Median Household Income	\$115,804	\$90,582	\$91,530
2029 Median Household Income	\$140,668	\$107,376	\$108,217
2024-2029 Annual Rate	3.97%	3.46%	3.41%
Average Household Income			
2024 Average Household Income	\$173,927	\$134,393	\$133,610
2029 Average Household Income	\$201,723	\$156,925	\$156,548
2024-2029 Annual Rate	3.01%	3.15%	3.22%
Per Capita Income			
2024 Per Capita Income	\$77,116	\$67,133	\$62,882
2029 Per Capita Income	\$89,060	\$78,579	\$73,852
2024-2029 Annual Rate	2.92%	3.20%	3.27%
GINI Index			
2024 Gini Index	36.7	41.0	40.2
Households by Income			

Current median household income is \$115,804 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$140,668 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$173,927 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$201,723 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$77,116 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$89,060 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	60	51	54
2010 Total Housing Units	13,091	96,235	165,508
2010 Owner Occupied Housing Units	7,125	40,217	76,215
2010 Renter Occupied Housing Units	5,351	49,257	77,950
2010 Vacant Housing Units	616	6,761	11,343
2020 Total Housing Units	15,796	118,500	195,637
2020 Owner Occupied Housing Units	7,430	42,299	80,406
2020 Renter Occupied Housing Units	7,379	66,146	100,289
2020 Vacant Housing Units	1,025	10,194	14,944
2024 Total Housing Units	16,079	125,199	203,647
2024 Owner Occupied Housing Units	7,454	42,847	81,057
2024 Renter Occupied Housing Units	7,460	70,232	104,640
2024 Vacant Housing Units	1,165	12,120	17,950
2029 Total Housing Units	16,223	129,503	210,004
2029 Owner Occupied Housing Units	7,449	42,949	81,180
2029 Renter Occupied Housing Units	7,516	74,335	110,474
2029 Vacant Housing Units	1,258	12,220	18,351
Socioeconomic Status Index			
2024 Socioeconomic Status Index	55.0	53.4	52.2

Currently, 46.4% of the 16,079 housing units in the area are owner occupied; 46.4%, renter occupied; and 7.2% 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 15,796 housing units in the area and 6.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.42%. Median home value in the area is \$747,146, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.64% annually to \$810,345.

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