

RETAIL FOR LEASE

4605 NE Fremont St

PORTLAND, OR 97213



Rare retail opportunity in vibrant Fremont neighborhood

CONTACT

Gael Zongazo

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Thriving location with unmatched visibility

AVAILABLE SPACE

- 1,524 SF - Available 01/01/26

LEASE RATE

- Call for details

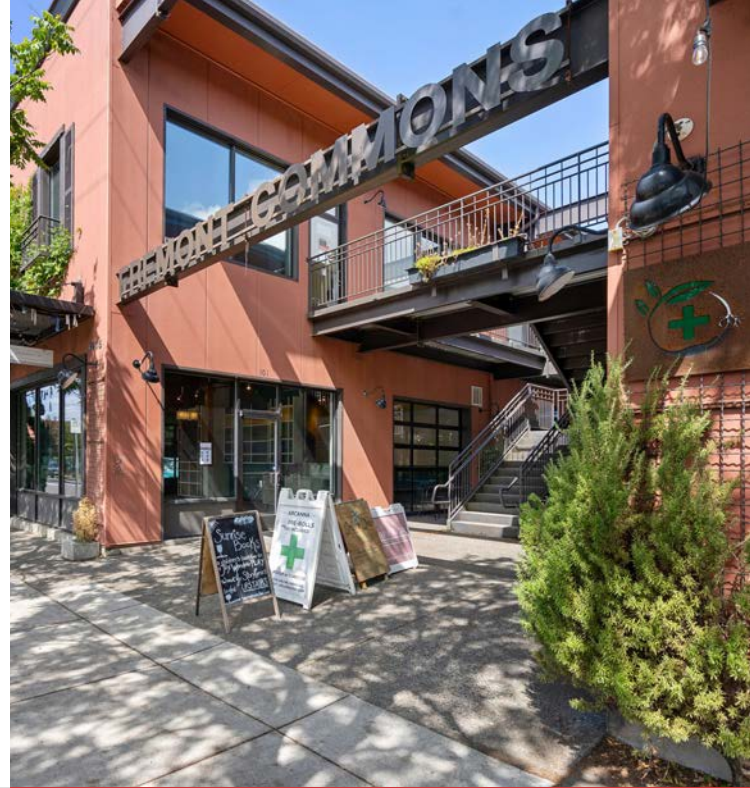
PROPERTY HIGHLIGHTS

- Highly visible street-front space with excellent signage opportunities
- Prime Fremont location in one of Portland's most desirable neighborhoods
- Strong pedestrian and vehicle traffic
- Located in an area with attractive neighborhood demographics
- Surrounded by a diverse mix of local services and businesses



Prime Fremont corridor location in Northeast Portland

Fremont Commons joins a diverse mix of neighborhood businesses and services, fostering strong retail synergy in a well-traveled corridor



NEARBY BUSINESSES

- Pips Original Doughnuts & Chai
- Red Sauce Pizza
- Pizza Nostra
- Noho's Hawaiian Cafe
- Happy Day Juice
- Prince Coffee
- McPeets Portland Pub
- Momiji Sushi
- Dirty Lettuce
- Bang Bang
- Starbucks
- Fire on the Mountain



99

BIKE SCORE



80

WALK SCORE

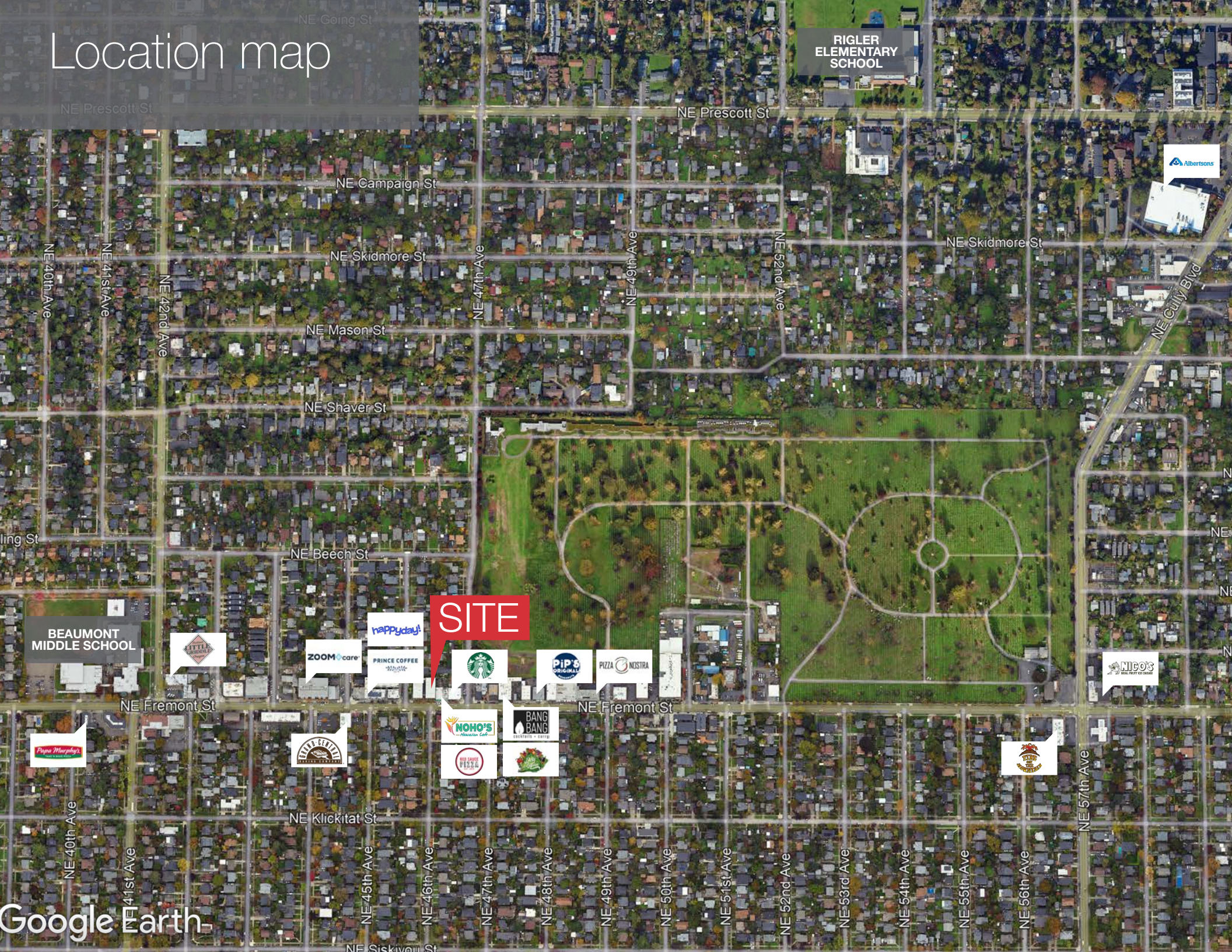
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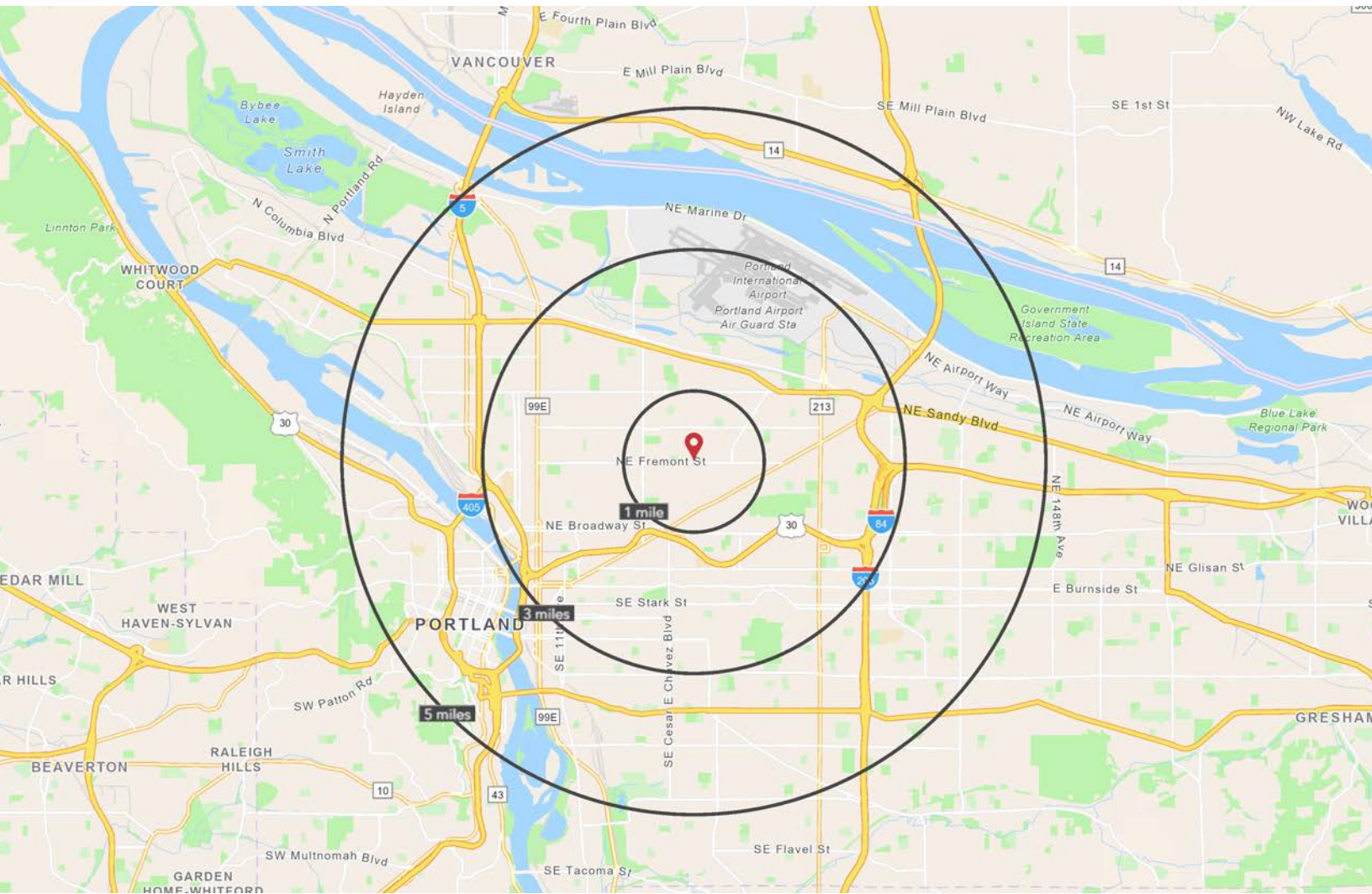
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Location map



Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2025	25,520	187,069	432,531
Projected Total Population 2030	25,459	189,911	442,253
Average HH Income	\$171,009	\$137,582	\$129,735
Median Home Value	\$718,610	\$680,652	\$647,501
Estimated Total Households	10,548	84,190	199,308
Daytime Demographics	9,816	128,037	417,687
Some College or Higher	89%	86%	83%

Source: Esri

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Demographics — Full Profile

4605 NE Fremont St, Portland, Oregon, 97213
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.54850
Longitude: -122.61571

	1 mile	3 miles	5 miles
Population			
2010 Population	23,486	165,026	370,965
2020 Population	25,575	184,145	420,581
2025 Population	25,520	187,069	432,531
2030 Population	25,459	189,911	442,253
2010-2020 Annual Rate	0.86%	1.10%	1.26%
2020-2024 Annual Rate	-0.04%	0.30%	0.54%
2024-2029 Annual Rate	-0.05%	0.30%	0.45%
2020 Male Population	48.3%	48.8%	49.6%
2020 Female Population	51.7%	51.2%	50.4%
2020 Median Age	41.6	37.9	37.8
2025 Male Population	49.0%	49.4%	50.2%
2025 Female Population	51.0%	50.6%	49.8%
2025 Median Age	42.9	38.9	38.7

In the identified area, the current year population is 25,520. In 2020, the Census count in the area was 25,575. The rate of change since 2020 was -0.04% annually. The five-year projection for the population in the area is 25,459 representing a change of -0.05% annually from 2025 to 2030. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 42.9, compared to U.S. median age of 39.3.

Race and Ethnicity

2025 White Alone	75.9%	70.4%	68.4%
2025 Black Alone	3.9%	7.2%	6.3%
2025 American Indian/Alaska Native Alone	0.9%	1.0%	1.1%
2025 Asian Alone	5.2%	5.4%	7.8%
2025 Pacific Islander Alone	0.2%	0.3%	0.5%
2025 Other Race	2.8%	4.0%	4.4%
2025 Two or More Races	11.1%	11.6%	11.5%
2025 Hispanic Origin (Any Race)	8.1%	10.4%	11.0%

Persons of Hispanic origin represent 8.1% 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 49.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2025 Wealth Index	163	108	96
2010 Households	9,846	72,151	166,741
2020 Households	10,687	82,982	193,770
2025 Households	10,548	84,190	199,308
2030 Households	10,443	85,320	203,754
2010-2020 Annual Rate	0.82%	1.41%	1.51%
2020-2024 Annual Rate	-0.25%	0.28%	0.54%
2024-2029 Annual Rate	-0.20%	0.27%	0.44%
2025 Average Household Size	2.41	2.18	2.10

The household count in this area has changed from 10,687 in 2020 to 10,548 in the current year, a change of -0.25% annually. The five-year projection of households is 10,443, a change of -0.20% annually from the current year total. Average household size is currently 2.41, compared to 2.38 in the year 2020. The number of families in the current year is 6,220 in the specified area.

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	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	35.9%	42.1%	43.3%
Median Household Income			
2025 Median Household Income	\$125,340	\$101,301	\$93,622
2030 Median Household Income	\$150,535	\$117,989	\$109,128
2024-2029 Annual Rate	3.73%	3.10%	3.11%
Average Household Income			
2025 Average Household Income	\$171,009	\$137,582	\$129,735
2030 Average Household Income	\$193,650	\$154,823	\$146,692
2024-2029 Annual Rate	2.52%	2.39%	2.49%
Per Capita Income			
2025 Per Capita Income	\$70,368	\$62,034	\$59,874
2030 Per Capita Income	\$79,071	\$69,672	\$67,662
2024-2029 Annual Rate	2.36%	2.35%	2.48%
GINI Index			
2025 Gini Index	41.8	45.3	47.2
Households by Income			

Current median household income is \$125,340 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$150,535 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$171,009 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$193,650 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$70,368 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$79,071 in five years, compared to \$51,203 for all U.S. households.

Housing			
2025 Housing Affordability Index	66	56	54
2010 Total Housing Units	10,254	75,945	178,788
2010 Owner Occupied Housing Units	7,332	39,540	82,637
2010 Renter Occupied Housing Units	2,515	32,611	84,104
2010 Vacant Housing Units	408	3,794	12,047
2020 Total Housing Units	11,069	88,506	209,203
2020 Owner Occupied Housing Units	7,542	40,920	86,829
2020 Renter Occupied Housing Units	3,145	42,062	106,941
2020 Vacant Housing Units	390	5,568	15,395
2025 Total Housing Units	10,993	90,726	218,463
2025 Owner Occupied Housing Units	7,469	41,278	88,381
2025 Renter Occupied Housing Units	3,079	42,912	110,927
2025 Vacant Housing Units	445	6,536	19,155
2030 Total Housing Units	11,027	92,556	223,752
2030 Owner Occupied Housing Units	7,435	41,594	89,568
2030 Renter Occupied Housing Units	3,008	43,725	114,185
2030 Vacant Housing Units	584	7,236	19,998
Socioeconomic Status Index			
2025 Socioeconomic Status Index	59.5	53.7	51.2

Currently, 67.9% of the 10,993 housing units in the area are owner occupied; 28.0%, renter occupied; and 4.0% 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 11,069 housing units in the area and 3.5% vacant housing units. The annual rate of change in housing units since 2020 is -0.13%. Median home value in the area is \$718,610, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.19% annually to \$800,754.

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