



FOR LEASE



7409 N INTERSTATE AVE RETAIL

2nd-Generation Retail Space

± 1,400 SF | \$26 psf + NNN

7409 N Interstate Ave, Portland, OR 97217

- Freestanding Building on N Interstate Ave
- High-visibility Location between the Arbor Lodge and Kenton Neighborhoods
- Dedicated, Off-street Parking
- Pylon Signage Available
- Across the Street from Fred Meyers and Nearby New Seasons Arbor Lodge Location

RILEY M. HENDERSON

Senior Associate Broker | Licensed in OR & WA
503-975-9301 | riley@capacitycommercial.com

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA
503-222-2655 | ndiamond@capacitycommercial.com

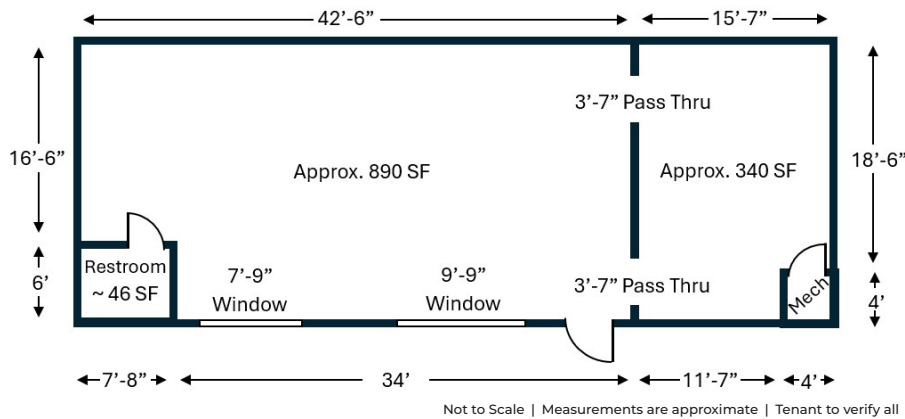
MICHAEL HORTER

Associate Broker | Licensed in OR
503-936-8332 | michaelhorter@capacitycommercial.com



PROPERTY SUMMARY

FOR LEASE



Nearby Highlights

- Fred Meyer
- Jacksons
- Sherwin-Williams
- Shell
- Astro
- Panda Express
- Wendy's
- Heavenly Donuts
- Kaiser Permanente
- Northside Restaurant & Lounge

PROPERTY DETAILS

Address	7409 N Interstate Ave, Portland, OR 97217
Available Space	± 1,400 SF
Lease Rate	\$26 psf + NNN
Use Type	Retail, Service
Availability	Mid- to Late-November 2024
Space Condition	Under Renovation with Mid-November 2024 Completion Date
Zoning	CM3

7409 N Interstate is a 1,400 SF retail space with pylon signage and off-street parking. Formerly a sandwich shop, the building is currently under renovation and will be delivered in mid-November 2024. The property is zoned CM3 allowing for a variety of retail and service office uses.

Located along N Interstate near the intersection of N Lombard, the property is in an area of high traffic. It is across the street from Fred Meyers and adjacent to Kaiser Permanente's North Interstate Services Building. The I-5 freeway system is just west of the property and is approximately 1,100 feet from a freeway on/off ramp.

Improvements to the building upon completion include:

- New Roof
- New Sheetrock
- New Suspended Ceiling
- New LED Ceiling Lighting
- Outside LED Light Packs
- New Restroom Floor Tile & Fixtures
- Finished Exposed Interior Slab
- Updated HVAC
- New Mini-split in Backroom
- New Interior/Exterior Paint

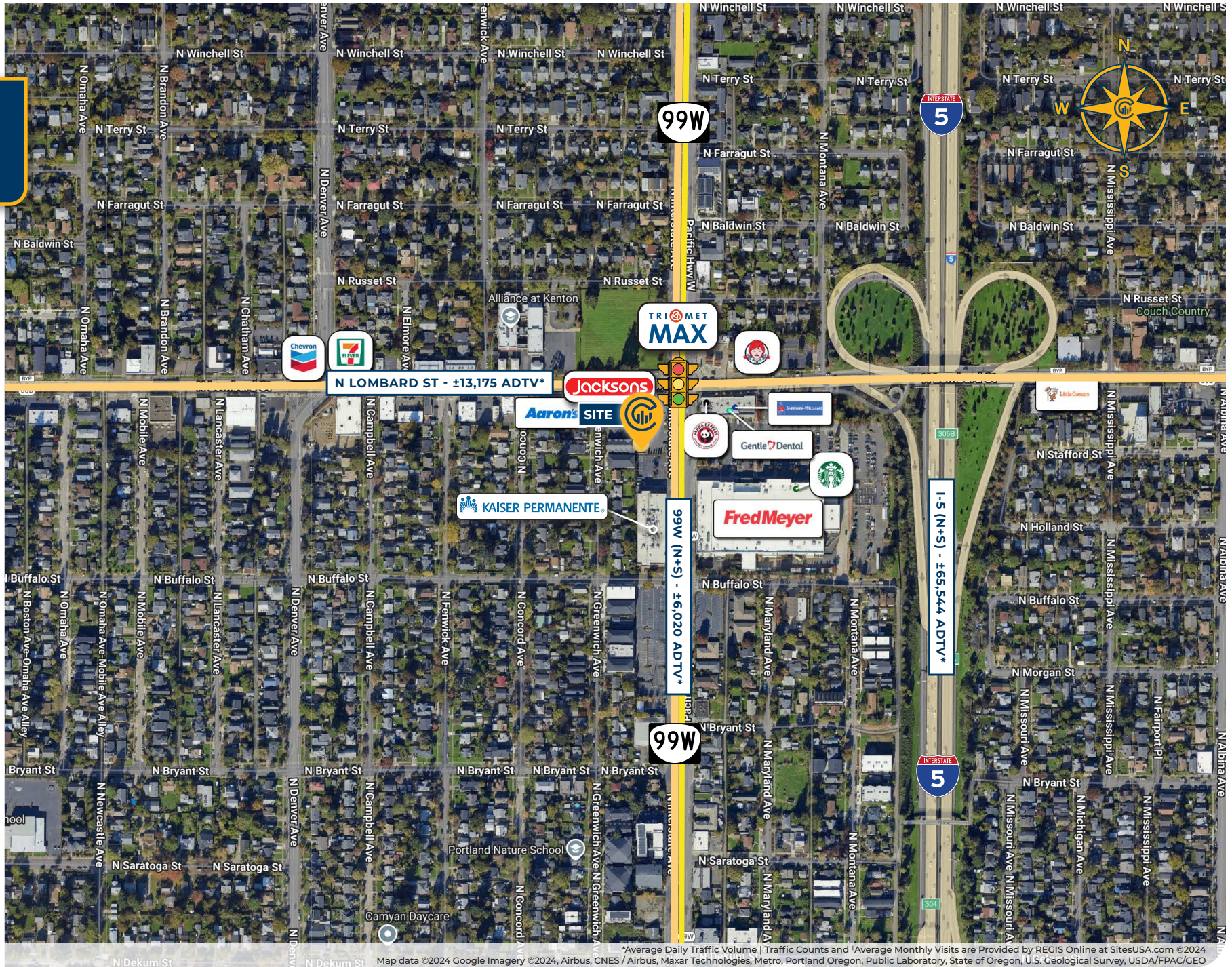
Location Features

- Near Tri-Met MAX Yellow Line N Lombard TC Station
- ±13,175* Vehicles per day on N Lombard Street
- Adjacent to Kaiser Permanente

*Average Daily Traffic Volume | Traffic Counts and †Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024



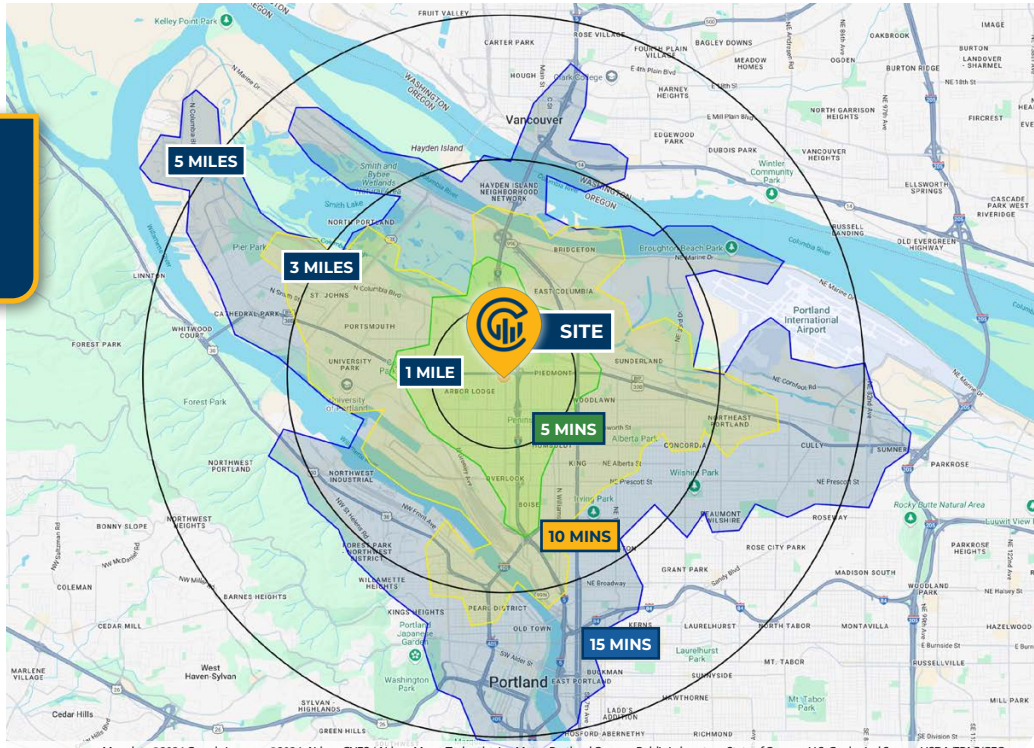
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024
Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



DRIVE TIMES & DEMOGRAPHICS



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



86

Walk Score®
"Very Walkable"



99

Bike Score®
"Biker's Paradise"



53

Transit Score®
"Good Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	21,866	115,513	308,897
2029 Projected Population	22,794	116,195	311,873
2020 Census Population	22,335	117,937	307,973
2010 Census Population	19,539	97,728	264,093
Projected Annual Growth 2024 to 2029	0.8%	0.1%	0.2%
Historical Annual Growth 2010 to 2024	0.9%	1.3%	1.2%
Households & Income			
2024 Estimated Households	9,793	50,691	152,997
2024 Est. Average HH Income	\$125,633	\$141,302	\$132,122
2024 Est. Median HH Income	\$104,585	\$107,769	\$96,381
2024 Est. Per Capita Income	\$56,447	\$62,373	\$65,813
Businesses			
2024 Est. Total Businesses	1,110	8,184	30,073
2024 Est. Total Employees	6,974	76,211	287,776

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - R51

RILEY M. HENDERSON

Senior Associate Broker | Licensed in OR & WA
503-975-9301 | riley@capacitycommercial.com

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA
503-222-2655 | ndiamond@capacitycommercial.com

MICHAEL HORTER

Associate Broker | Licensed in OR
503-936-8332 | michaelhorter@capacitycommercial.com

N INTERSTATE AVE RETAIL