



FOR LEASE



## SE HAWTHORNE RETAIL / SERVICE

**Endcap / High Visibility / Service Based / Retail**

2,930 SF | \$31 psf + NNN

**4131 SE Hawthorne Blvd, Portland, OR 97214**

- Highly Visible Endcap with a Parking Lot
- Prominent Signage on SE Hawthorne
- Great Window Frontage
- Available Now

**MICHELLE D. ROZAKIS**

Principal | Licensed in OR

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**MICHAEL HORTER**

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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	4131 SE Hawthorne Blvd, Portland, OR 97214
Available Space	2,930 SF
N° of Suites Available	1
Lease Rate	\$31 psf + NNN
Use Type	Financial / Retail / Service

SPACE	SIZE	USE TYPE	RATE	AVAILABLE
4131	2,930 SF	Retail / Service	\$31 psf + NNN	Now

**Location Features**

- Prime Endcap Location with Monument Signage Directly on SE Hawthorne Blvd
- Shadow Anchored By New Seasons
- On-Site Customer Parking

**Nearby Highlights**

- New Seasons Market
- Fred Meyer
- Angelo's
- Apizza Scholls,
- Common Grounds Coffeehouse
- East Side Deli
- Fat Straw
- Fried Egg I'm in Love
- Hawthorne Theatre
- Khao Thai
- Kure
- Kure Juice Bar
- Mcmenamins Bagdad Theater
- Next Level Burger
- Por Que No?
- Powell's Books On Hawthorne
- Quarterworld
- Ruby Jewel Ice Cream
- Sapphire Hotel
- Short Round
- Spaceroom Lounge
- Starbucks
- Tabor Bread
- The UPS Store
- The Waffle Window
- The Whole Bowl
- Toji
- Wells Fargo
- Zach's Shack



INTERIOR PHOTOS



Suite 4131



Suite 4131



Suite 4131



Suite 4131

## FLOOR PLAN: 4131 ENDCAP



# FLOOR PLAN

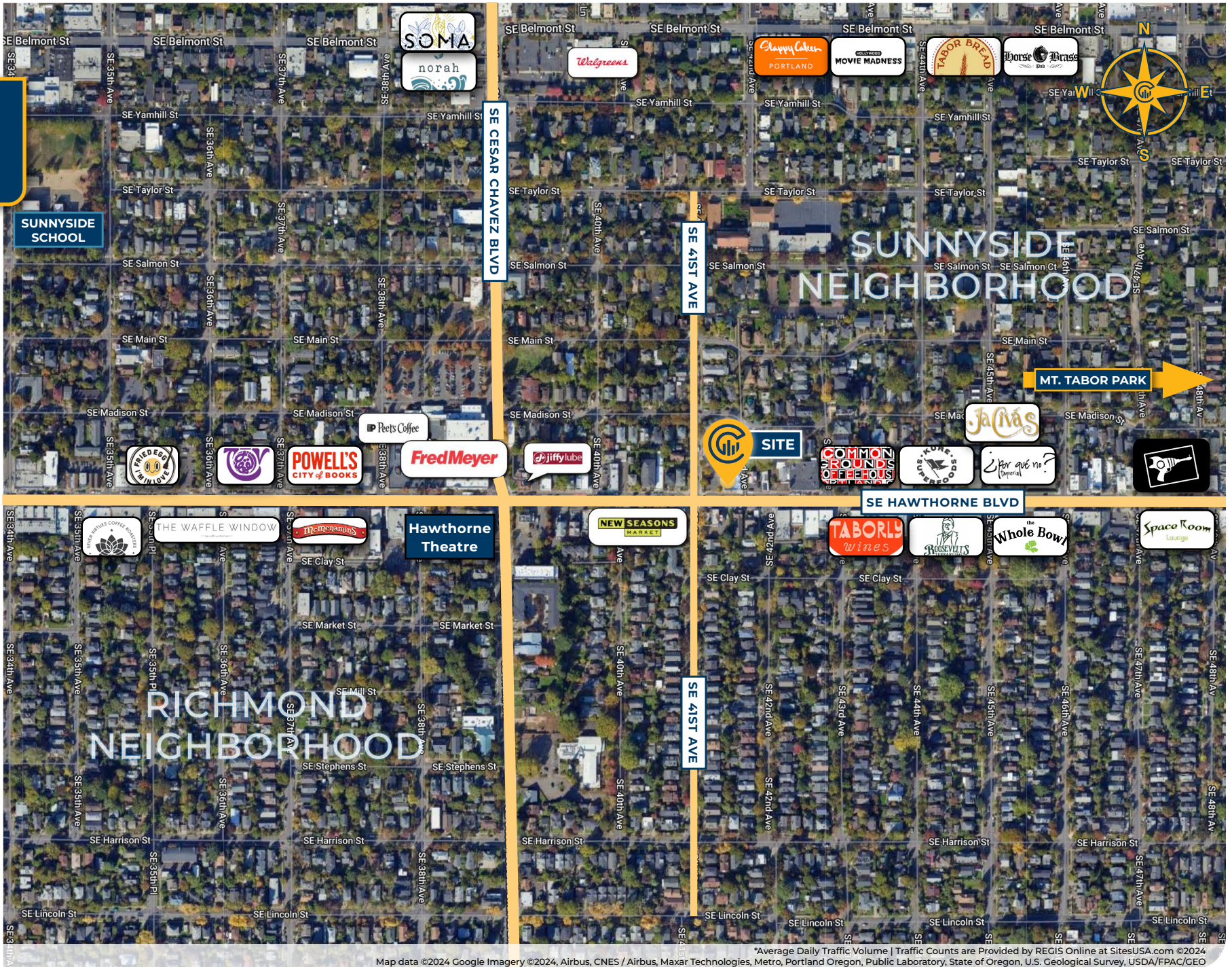
PARKING



SE HAWTHORNE BLVD



# LOCAL AERIAL MAP

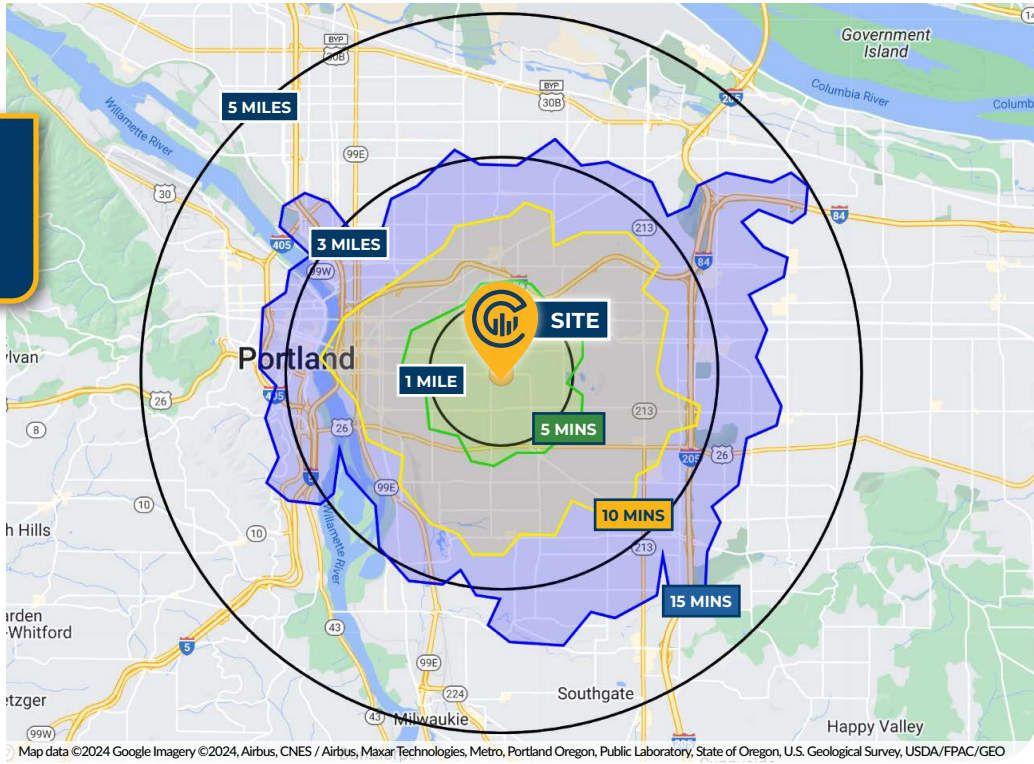


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\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



# DRIVE TIMES & DEMOGRAPHICS



**95**  
Walk Score®  
"Walker's Paradise"

**100**  
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	30,803	215,767	503,388
2029 Projected Population	29,393	209,592	493,215
2020 Census Population	33,175	222,243	512,863
2010 Census Population	28,756	195,555	454,447
Projected Annual Growth 2024 to 2029	-0.9%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2024	0.5%	0.7%	0.8%
Households & Income			
2024 Estimated Households	14,623	102,427	232,589
2024 Est. Average HH Income	\$157,986	\$134,804	\$131,277
2024 Est. Median HH Income	\$117,114	\$100,635	\$95,234
2024 Est. Per Capita Income	\$75,212	\$64,380	\$61,000
Businesses			
2024 Est. Total Businesses	2,060	19,750	39,460
2024 Est. Total Employees	9,490	169,878	325,535

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 - RS1

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