

RETAIL SPACE: 1,200-2,400 SF

COMPASS
COMMERCIAL

REAL
ESTATE
SERVICES



FOR LEASE | POWELL STREET STATION

8001 SE POWELL BLVD, PORTLAND, OR 97206

WinCo
FOODS

GEN X
cricket
wireless

Portland Eye Clinic
Full Service Family Vision

BAMBU
CHÉ • COFFEE • TEAS

Chungdam
Korean Fusion

Dotty's

KKOKI
KOREAN B.B.Q.

FINAL TABLE
POKER CLUB



The UPS Store

USA Pawn
AND JEWELRY COMPANY



POWELL STREET STATION

WINCO-ANCHORED RETAIL SPACES AVAILABLE

Powell Street Station is a premier retail destination at the corner of SE Powell Boulevard and SE 82nd Avenue, two of Portland’s busiest thoroughfares with a combined traffic count of over 55,000 cars daily. **Anchored by WinCo Foods**, the center benefits from consistent customer draw and strong co-tenancy.

Four suites are currently available, offering a mix of corner and in-line spaces with direct access from the center’s main drive aisles and layouts easily adapted to a variety of users. Delivered in both existing buildouts and vanilla shell condition, these suites provide the flexibility to accommodate new retail, restaurant, medical, or service tenants looking to establish themselves in a proven, high-demand location.

The center is home to a diverse tenant mix including The UPS Store, Gen-X Clothing, Eastport Liquor, Cricket Wireless, KKoki BBQ, and USA Pawn & Jewelry, all contributing to steady traffic and cross-shopping. With grocery-anchored strength, prominent visibility, and convenient access to I-205, **Powell Street Station is an ideal setting for businesses seeking a high-profile SE Portland presence.**

PROPERTY SUMMARY	Address	8001 SE Powell Blvd, Portland, OR 97206
	Building Size	108,452 SF
	Lot Size	9.04 Acres
	Year Built	1989
	Parking Spaces	505 Surface Spaces Ratio: 4.65/1,000 SF
	Traffic Counts	SE 82nd Ave: 28,176 ADT (2023) SE Powell Blvd (Hwy 26): 27,080 ADT (2023)
AVAILABLE SPACE	Zoning	Commercial (C2)
	Suite 7901-A2	2,215 SF
	Suite 7901-C1	1,200 SF
	Suite 7901-K	2,400 SF
	Suite 8001-D	1,791 SF
	Lease Rate	Call Listing Agent
	Lease Type	Triple Net

PROPERTY HIGHLIGHTS



PRIME RETAIL SPACES
Large shopping center with a variety of tenants



GROCERY-ANCHORED
WinCo Foods anchors this busy retail center



HIGH VISIBILITY
Corner of SE Powell Blvd. & SE 82nd Ave. with exposure to over 55,000 cars daily



DENSE TRADE AREA
Over 175,561 daytime population within 3 miles



STRONG CO-TENANCY
UPS Store, Cricket Wireless, GenX Clothing, Portland Eye Clinic, and more!



TRANSIT & WALKABILITY
Near SE Powell MAX stop; Walk Score 84, Bike Score 98



BUILDING SIGNAGE
Exceptional visibility for tenants



AMPLE PARKING
505+ onsite surface spaces

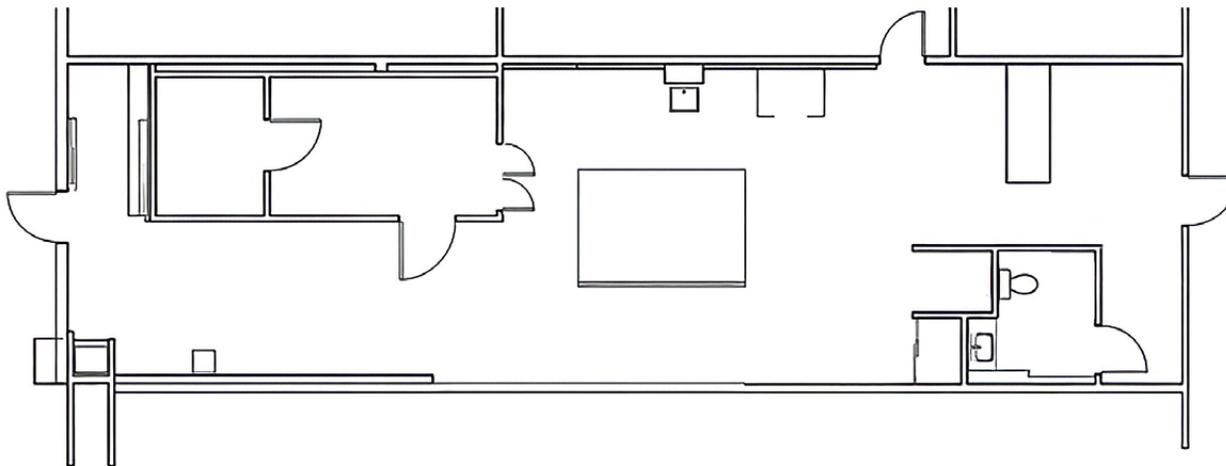


SITE PLAN



SUITE	SIZE (SF)	TENANT
7901-A1	1,785	Chungdam Restaurant
7901-A2	2,215	Available (Built Out Space)
7901-B	1,800	The UPS Store
7901-C1	1,200	Available (Vanilla Shell)
7901-C2	1,200	Italian Kitchen
7901-D	4,320	Final Table Poker Club
7901-E	840	Yin's Tea
7901-K	2,400	Available (Former Pharmacy)
7979	53,720	WinCo
7999	21,136	Gen X Clothing
8001-C	3,609	Eastport Liquor
8001-D	1,791	Available (Vanilla Shell)
8001-E	1,155	Cricket Wireless
8001-F	945	York Burst Burger
8001-G	1,200	Dotty's
8001-H	1,500	Portland Eye Clinic
8001-K	4,100	Thien Hoang Restaurant
8001-L	1,200	Bambu Desserts and Drinks
8001-M	900	Mei Sum Bakery
8001-N	3,450	KKo ki BBQ
8001-P	5,500	USA Pawn & Jewelry

RESTAURANT SUITE



SUITE 7901-A2

SUITE SIZE: 2,215 SF
LEASE RATE: Call for Details

FEATURES & AMENITIES

- Turnkey pizza restaurant space
- Layout also works for other restaurant/retail tenants
- Positioned between Chungdam Restaurant and UPS Store

LOCATION

- Prominent suite near a SE Powell Blvd entrance
- Excellent visibility with combined traffic counts of over 55,000 cars daily at SE Powell Blvd & SE 82nd Ave
- Positioned within a diverse tenant mix including The UPS Store, Gen-X Clothing, Eastport Liquor, Cricket Wireless, and KKoki BBQ

RETAIL SUITE



SUITE 7901-C1

SUITE SIZE: 1,200 SF
LEASE RATE: Call for Details

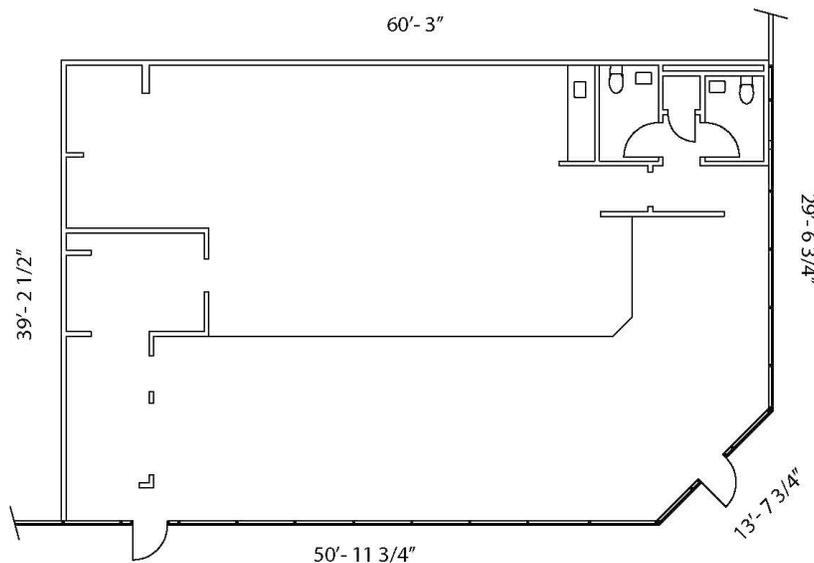
FEATURES & AMENITIES

- Delivered in vanilla shell condition with open floor plan ready for tenant improvements
- Flexible layout ideal for retail, service, or office use
- Large storefront windows provide natural light and strong visibility
- Positioned between Final Table Poker Club and UPS Store, benefiting from steady foot traffic

LOCATION

- Prominent corner suite next to WinCo Foods, driving consistent customer traffic
- Excellent visibility with combined traffic counts of over 55,000 cars daily at SE Powell Blvd & SE 82nd Ave
- Positioned within a diverse tenant mix including The UPS Store, Gen-X Clothing, Eastport Liquor, Cricket Wireless, and KKoki BBQ

RETAIL SUITE



SUITE 7901-K

SUITE SIZE: 2,400 SF
LEASE RATE: Call for Details

FEATURES & AMENITIES

- Existing layout includes a service counter, open floor area, consultation/office space, and back-of-house storage
- Flexible buildout adaptable for restaurant, medical, retail, wellness, or professional tenants
- Large storefront windows provide strong visibility and natural light
- Ample surface parking with convenient access

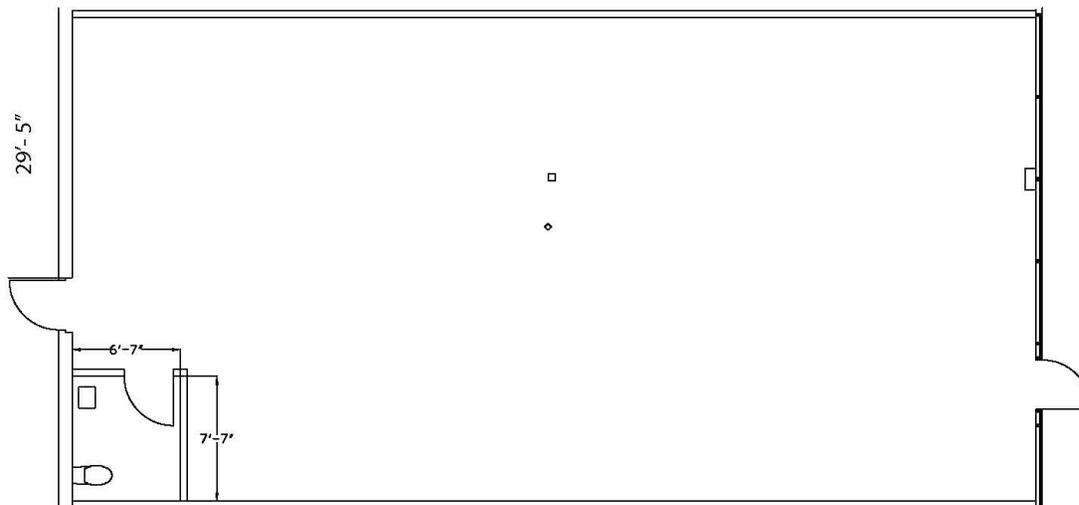
LOCATION

- Prominent corner suite next to WinCo Foods, driving consistent customer traffic
- Excellent visibility with combined traffic counts of over 55,000 cars daily at SE Powell Blvd & SE 82nd Ave
- Positioned within a diverse tenant mix including The UPS Store, Gen-X Clothing, Eastport Liquor, Cricket Wireless, and KKoki BBQ

RETAIL SUITE



58'- 8 1/2"



SUITE 8001-D

SUITE SIZE: 1,791 SF
LEASE RATE: Call for Details

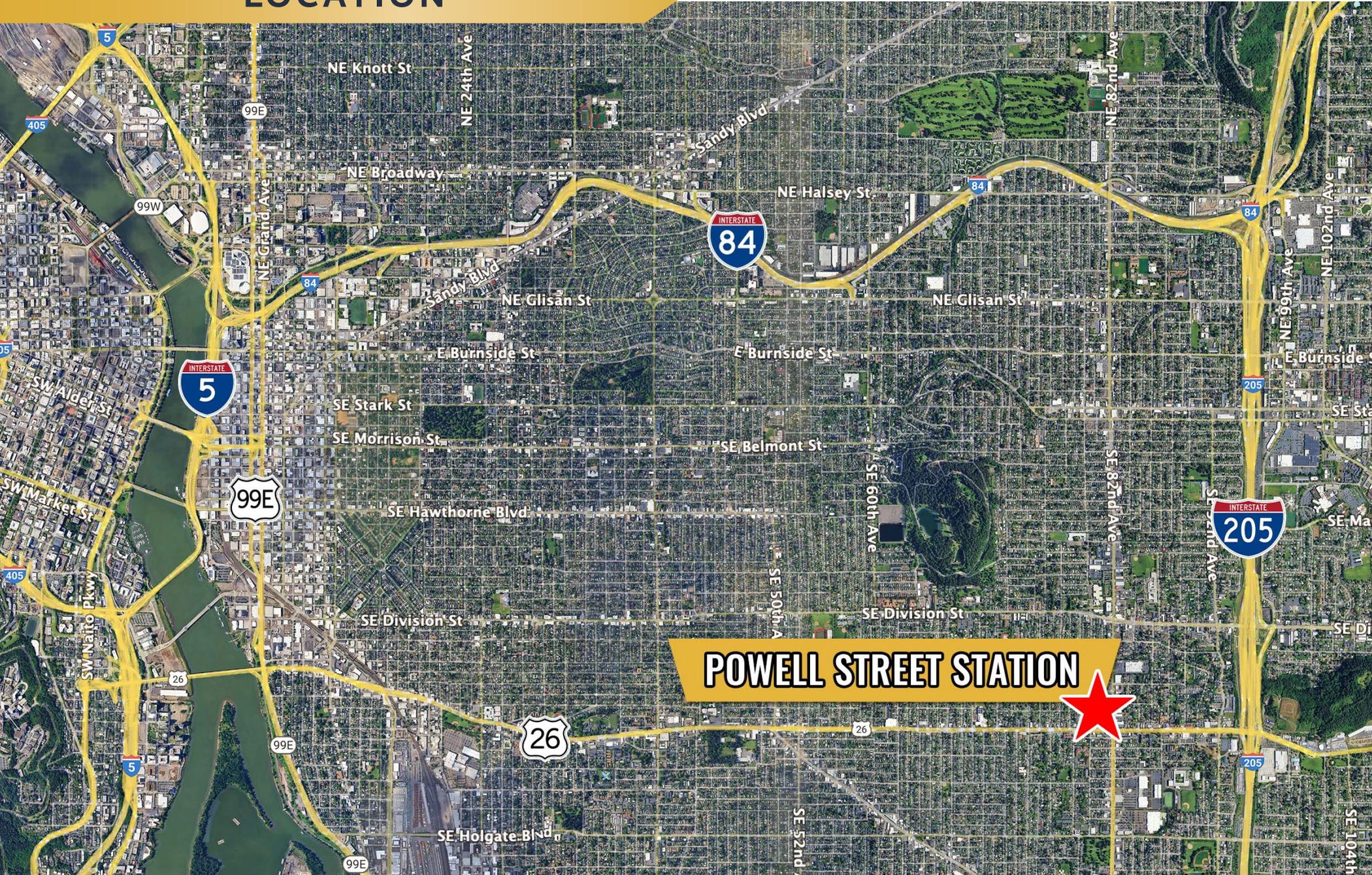
FEATURES & AMENITIES

- Delivered in vanilla shell condition with open floor plan ready for tenant improvements
- Flexible layout ideal for retail, service, or office use
- Large storefront windows provide natural light and strong visibility
- Positioned between Cricket Wireless and Eastport Liquor, benefiting from steady foot traffic

LOCATION

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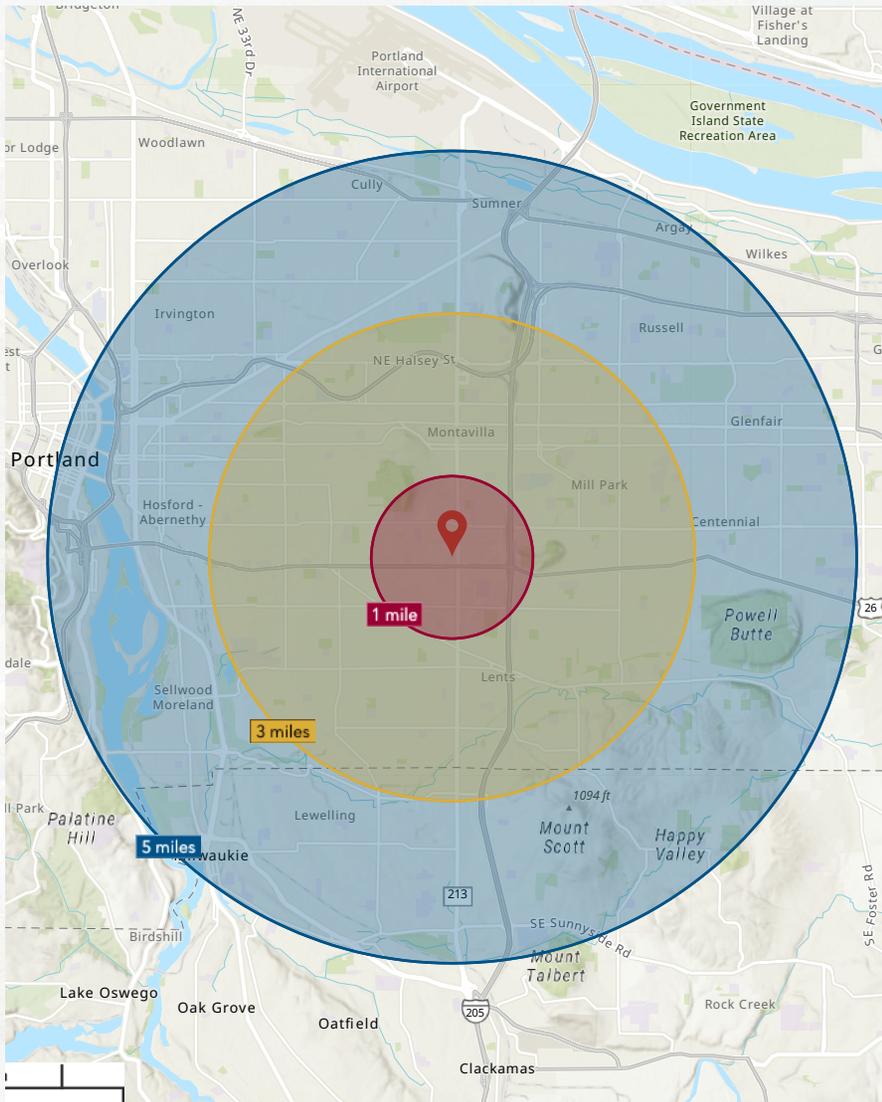
LOCATION



POWELL STREET STATION



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles	
POPULATION	2025 Population	23,006	217,450	492,235
	2025 Daytime Population	16,821	175,561	515,099
	2028 Population	22,906	218,151	498,720
	2010-2020 Growth Rate	0.65%	0.81%	0.96%
	2024-2029 Growth Rate	-0.09%	0.06%	0.26%
HOUSEHOLDS	2025 Median Age	39.7	38.8	39.2
	2025 Households	8,967	86,266	203,659
	2028 Households	8,861	85,992	206,195
	2010-2020 Growth Rate	0.51%	0.74%	0.93%
	2024-2029 Growth Rate	-0.24%	-0.06%	0.25%
INCOME	2025 Avg. Household Size	2.51	2.45	2.36
	2025 Avg. Household Income	\$111,012	\$117,227	\$120,622
	2025 Med. Household Income	\$84,978	\$87,654	\$87,522
	2025 Per Capita Income	\$43,738	\$46,707	\$50,096
	2025 Avg. Home Value	\$522,495	\$578,745	\$600,839
HOUSING	2025 Housing Units	9,411	91,462	218,204
	2025 Vacant Housing Units	4,926	46,304	104,486
	2025 Owner Occupied Units	4,041	39,962	99,173
	2025 Renter Occupied Units	444	5,196	14,545
	2025 Population Age 18+	18,815	178,629	406,812
EDUCATION	High School Diploma	2,288	23,336	49,706
	Bachelor's Degree	5,684	51,184	116,460
	Graduate/Professional Degree	2,911	27,611	67,179
LABOR	2025 Businesses	718	7,051	24,187
	2025 Employees	4,510	62,623	265,280
	2025 Unemployment Rate	5.9%	5.1%	5.3%



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8001 SE POWELL BLVD, PORTLAND, OR 97206

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