



FOR LEASE



DELTA PARK RETAIL BUILDING

Stand Alone Anchor Space

66,700 SF | Call for Details

1140 N Hayden Meadows Dr, Portland, OR 97217

- 2nd-Gen Retail Anchor Space for Lease at Delta Park Center, neighboring Lowe's, Dollar Tree, and Guitar Center.
- High visibility with Monument and Pole Signage options with easy access from I-5, seeing over 92,000 VPD.
- Beside a 115-acre Prologis Industrial Development, close to Hayden Island Shopping Destinations, and near the Washington State Border.

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PROPERTY SUMMARY

FOR LEASE



Property Details

Address	1140 N Hayden Meadows Dr, Portland, OR 97217
Available Space	66,700 SF
Lease Rate	Call for Details
Use Type	Retail, Entertainment, Showroom
Availability	Feb. 1st, 2026*
Space Condition	2nd-Generation Retail

*Tenant has vacated. May be opportunity for early occupancy.

Location Features

- Convenient Access to Shopping Center from I-5 (Over 105,000 VPD*)
*Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024
- Next to Planned 115-Acre Prologis Industrial Development at Portland Meadows
- Close to Hayden Island Shopping Destinations and Washington State Border
- Good Visibility from Anchoring Stores and Traffic on N Hayden Meadows Dr

Anchors Include



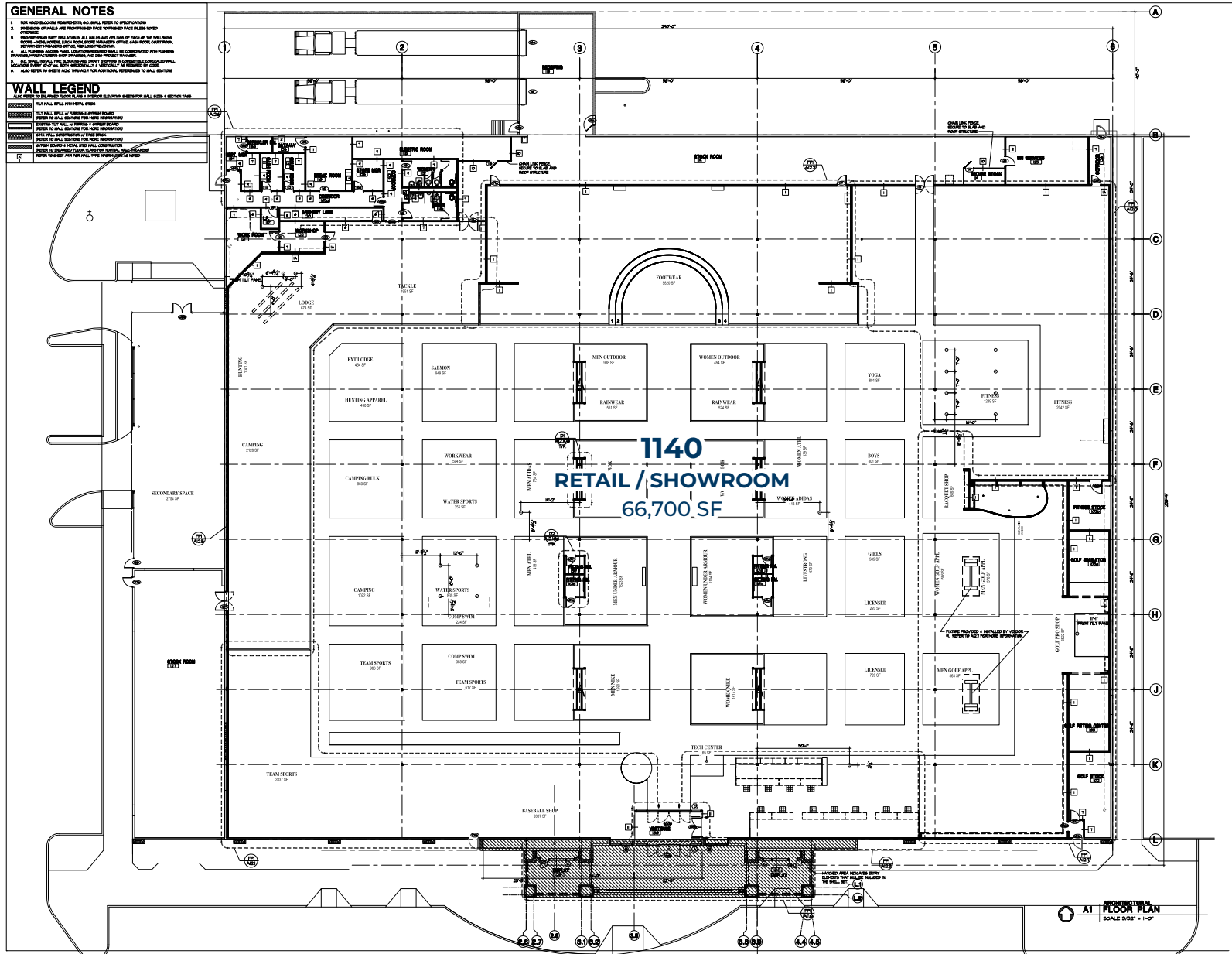
Nearby Highlights

- Lowe's
- Chevron
- Tesla Charging Station
- Inn at the Meadows
- Country Inn & Suites
- Guitar Center
- Dollar Tree
- MOR Furniture
- Burger King
- Shari's
- La-Z-Boy
- Fisherman's Marine & Outdoor
- Delta Carts Food Pod
- Restaurant Depot
- Mondelez
- DMV Office - North Portland

1140 N. HAYDEN MEADOWS DR



FLOOR PLAN



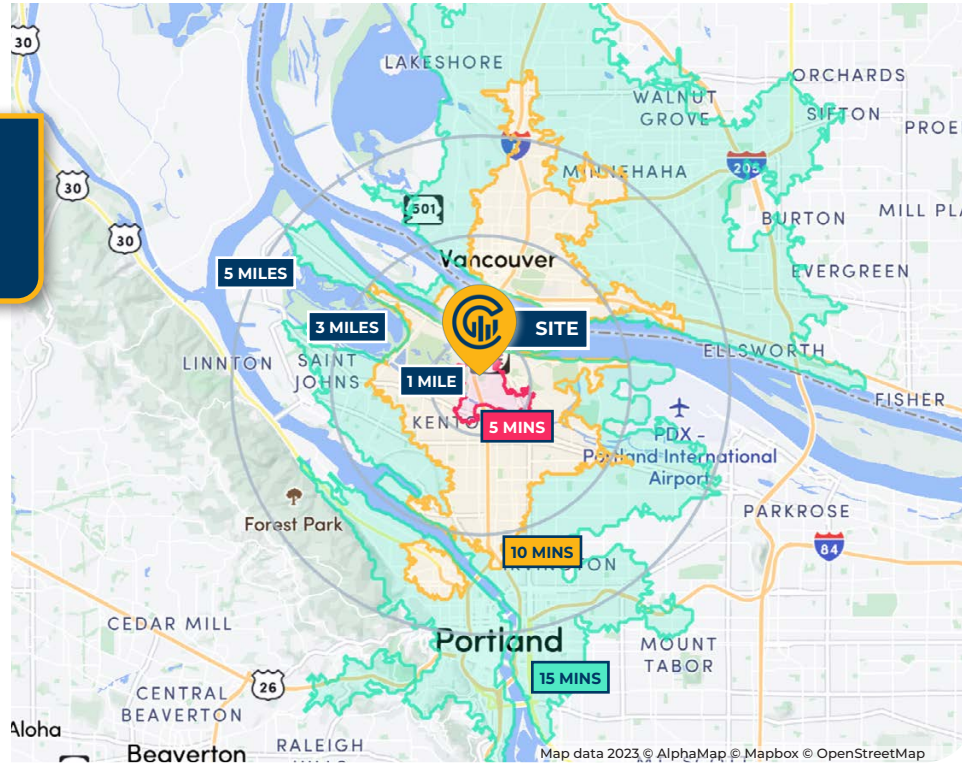


SITE OVERVIEW





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	5,077	93,933	264,015
2028 Projected Population	4,729	93,321	257,807
2020 Census Population	5,038	94,354	265,314
2010 Census Population	3,729	81,409	227,463
Projected Annual Growth 2023 to 2028	-1.4%	-0.1%	-0.5%
Historical Annual Growth 2010 to 2023	2.8%	1.2%	1.2%
Households & Income			
2023 Estimated Households	2,156	40,254	123,760
2023 Est. Average HH Income	\$105,589	\$124,741	\$130,637
2023 Est. Median HH Income	\$86,833	\$94,417	\$95,848
2023 Est. Per Capita Income	\$45,603	\$54,057	\$61,682
Businesses			
2023 Est. Total Businesses	528	6,895	21,668
2023 Est. Total Employees	6,485	60,385	204,770

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 11/2023, TIGER Geography - RS1

Neighborhood Scores

40

Walk Score®
"Car-Dependent"

68

Bike Score®
"Bikeable"

51

Transit Score®
"Good Transit"

Ratings provided by <https://www.walkscore.com>

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