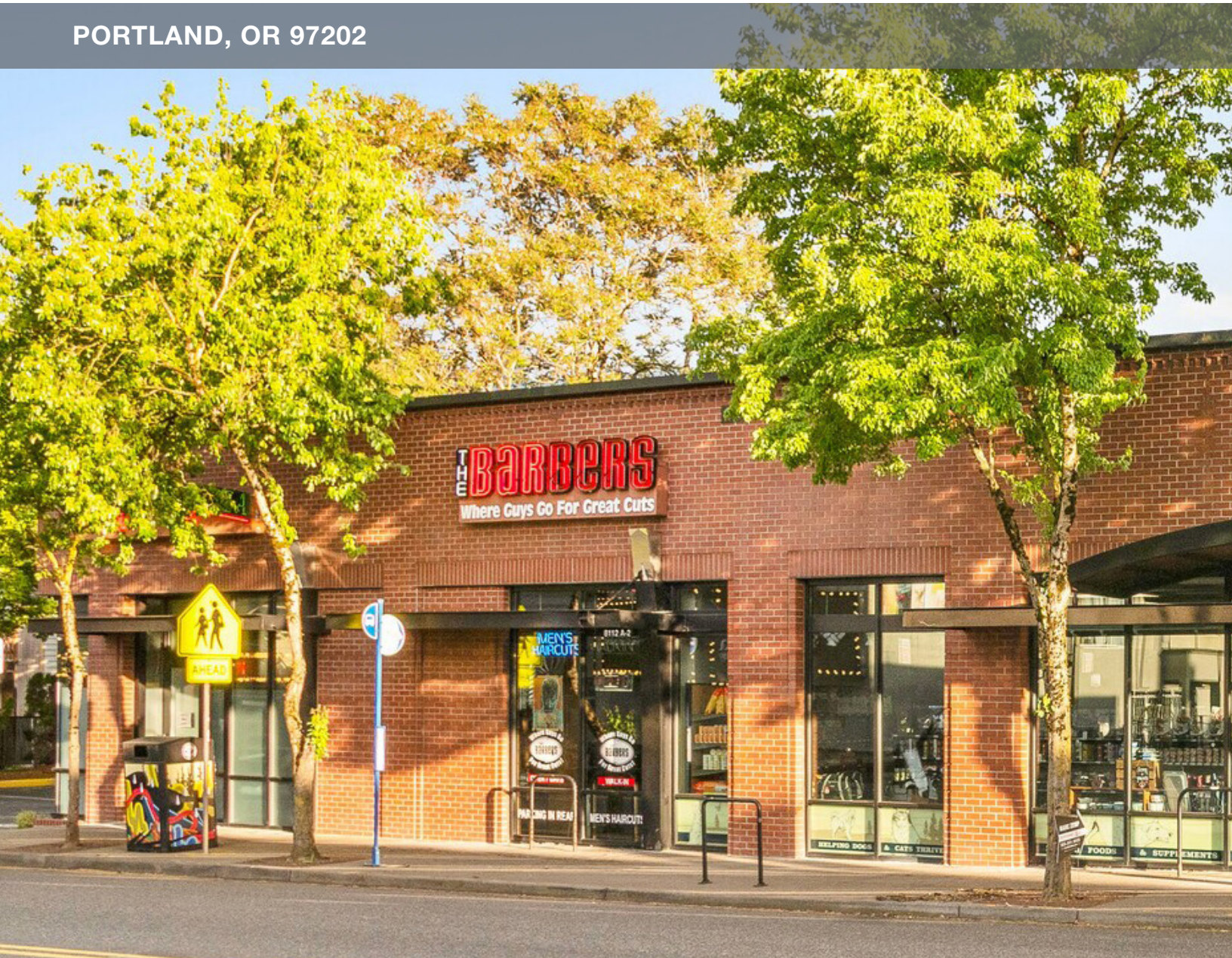


RETAIL SPACE FOR LEASE

# 8112 SE 13th Ave

PORTLAND, OR 97202



Prime retail in Portland's charming Sellwood neighborhood

## CONTACT

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**NAI**Elliott



# High-visibility location at the intersection of Tacoma Street and SE 13th Avenue

## AVAILABLE SPACE

- 1,250 SF

## LEASE RATE

- Call for details

## TRAFFIC COUNTS

- SE Tacoma St & SE 15th Ave E - 21,071 ADT '25

## PROPERTY HIGHLIGHTS

- Situated at the busy intersection of Tacoma Street and SE 13th Avenue, the property benefits from high visibility in a sought-after Sellwood location.
- On-site parking: 24 spaces on-site (3.84 spaces per 1,000 SF leased), a rare amenity in the Sellwood retail market.
- Built in 2000 by Killian Pacific, the property reflects long-term pride of ownership and quality construction.
- Located in the historic, vibrant Sellwood neighborhood with strong demographics and loyal foot traffic.



# Retail opportunity in one of Portland's most walkable neighborhoods

**LOCATED IN THE HEART OF SELLWOOD,  
THIS RETAIL SPACE OFFERS EXCELLENT  
WALK SCORES AND PROXIMITY TO CAFÉS,  
BOUTIQUES, AND EVERYDAY SERVICES.**



## NEARBY BUSINESSES

- New Seasons Market
- Portland Bottle Shop
- Grand Central Bakery
- Columbia Factory Store
- Pendleton Woolen Mill Store
- Reverend's BBQ
- Portland Hardware & Architectural
- Blue Kangaroo Coffee Roasters
- Killer Burger
- Bellagios Pizza



99

BIKE SCORE



93

WALK SCORE

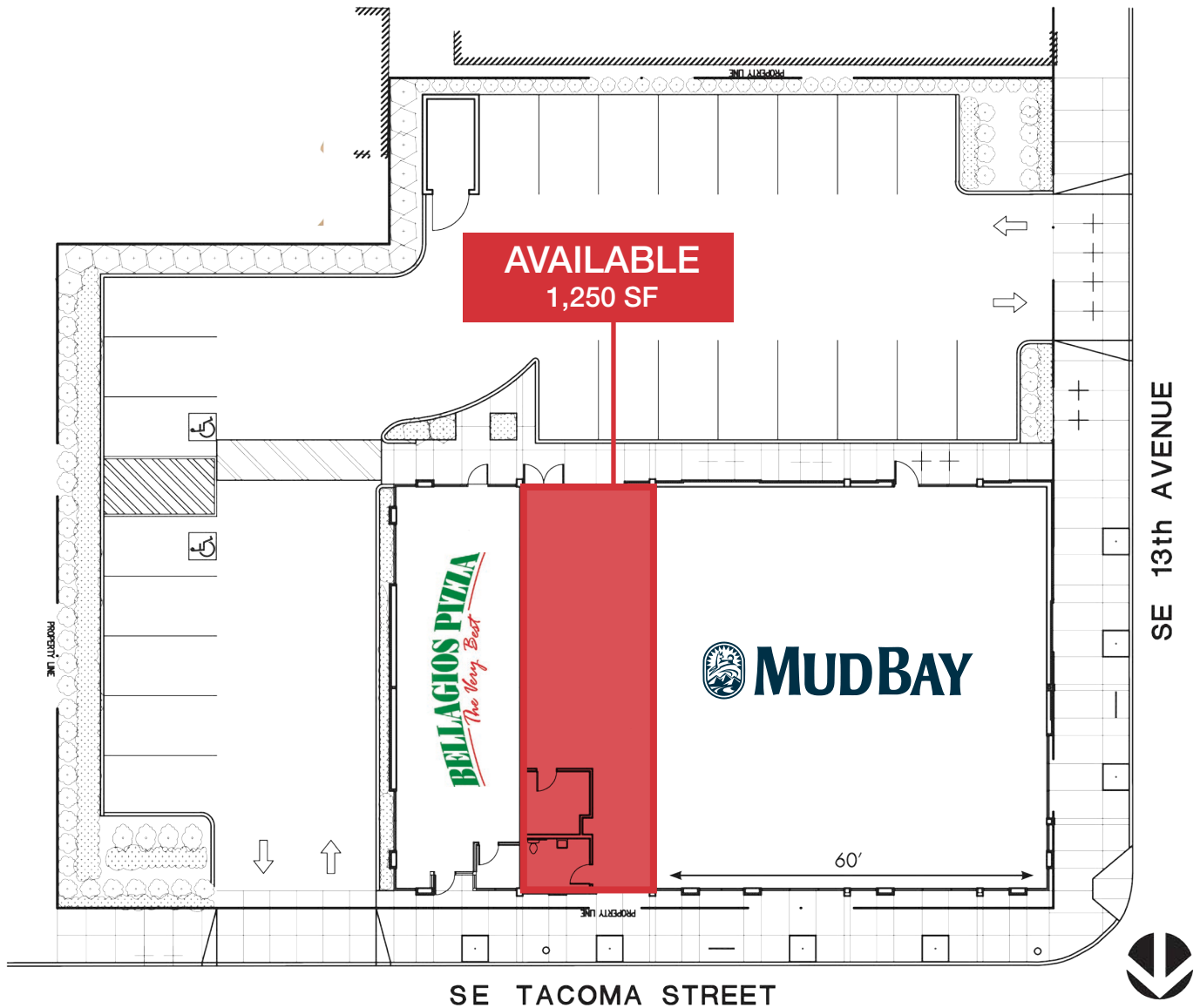
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**NAI Elliott**

# Site plan



The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. A prospective tenant should verify all information prior to entering into a lease agreement.

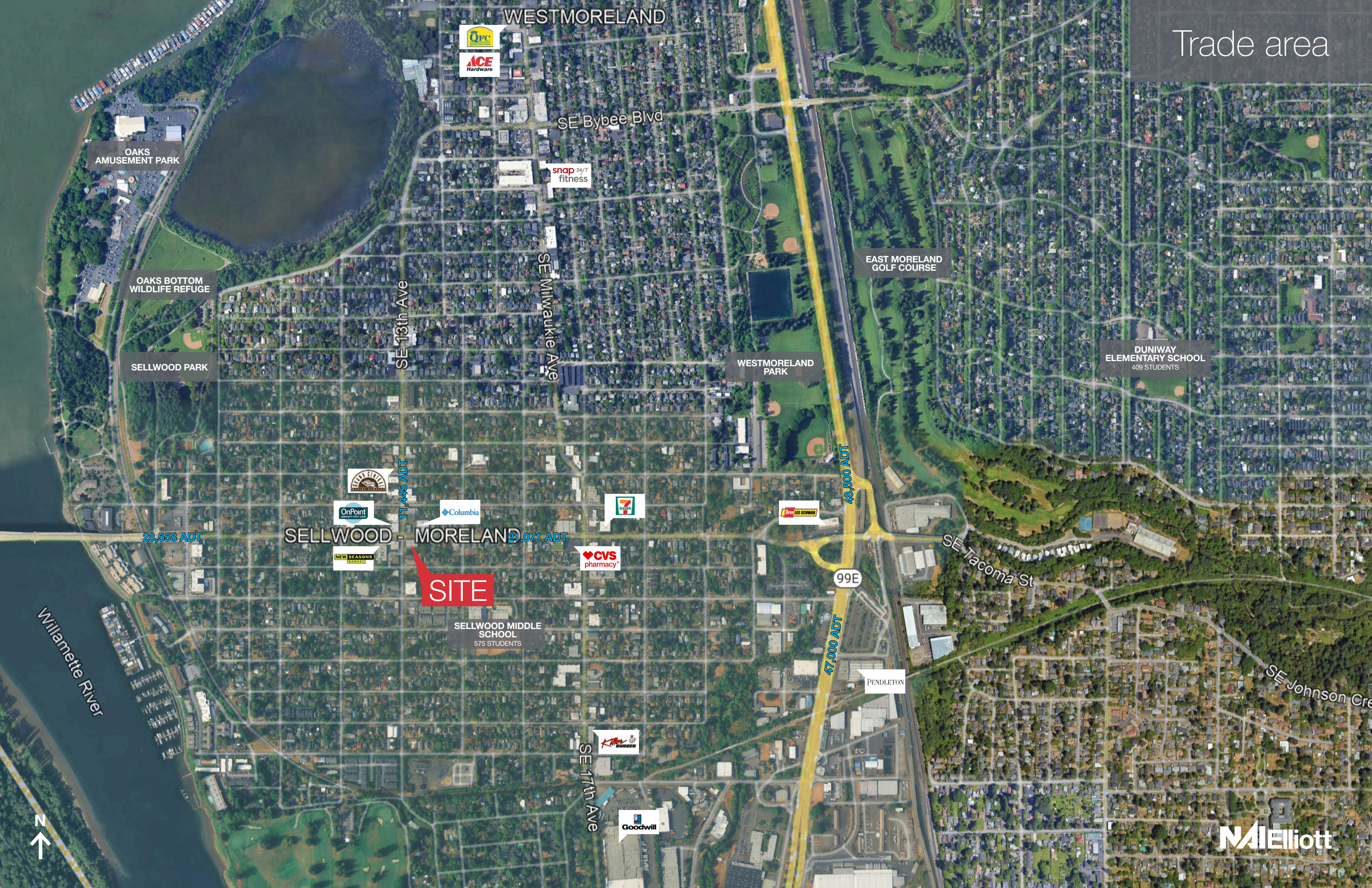
## CONTACT

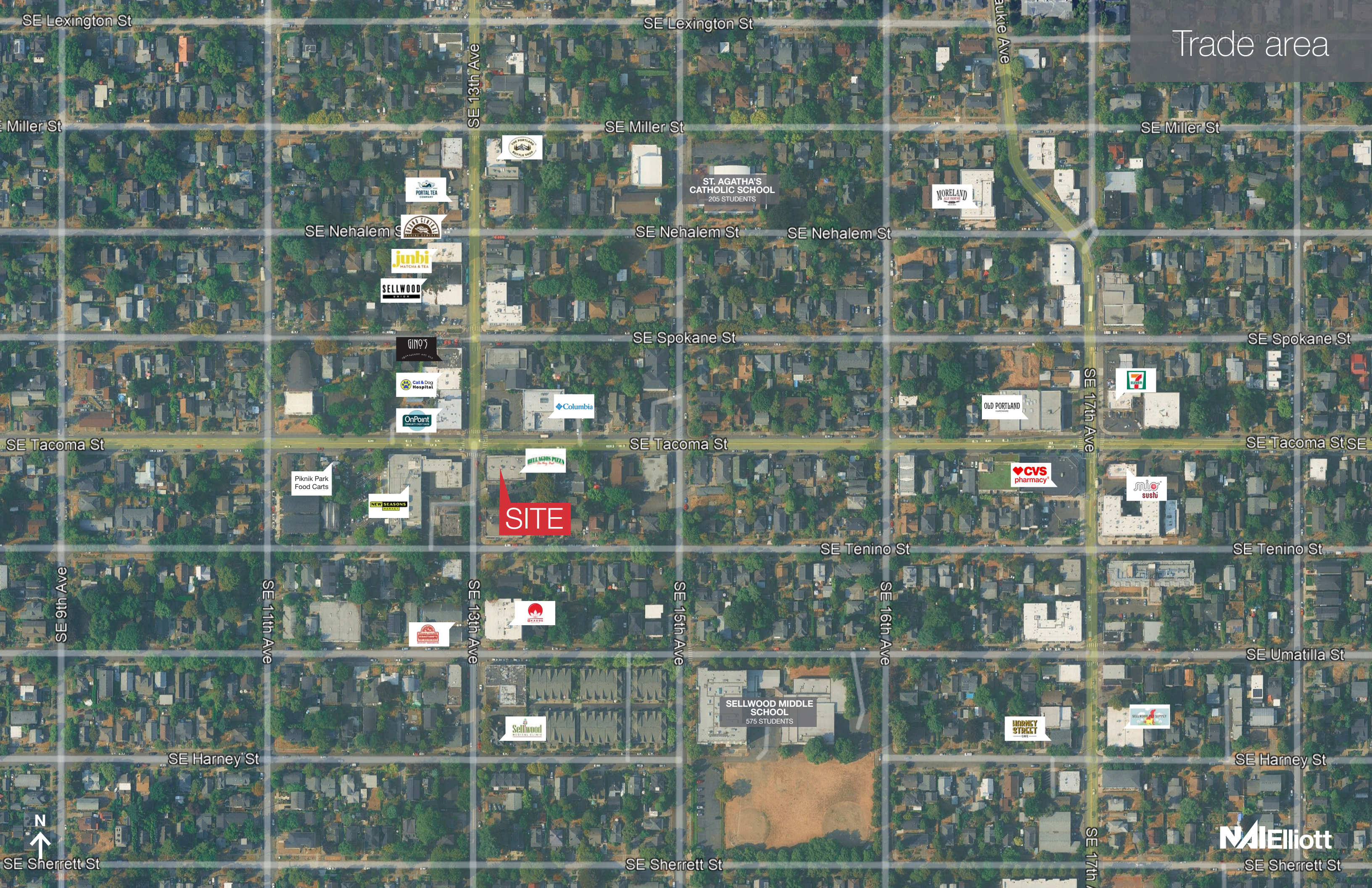
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Trade area





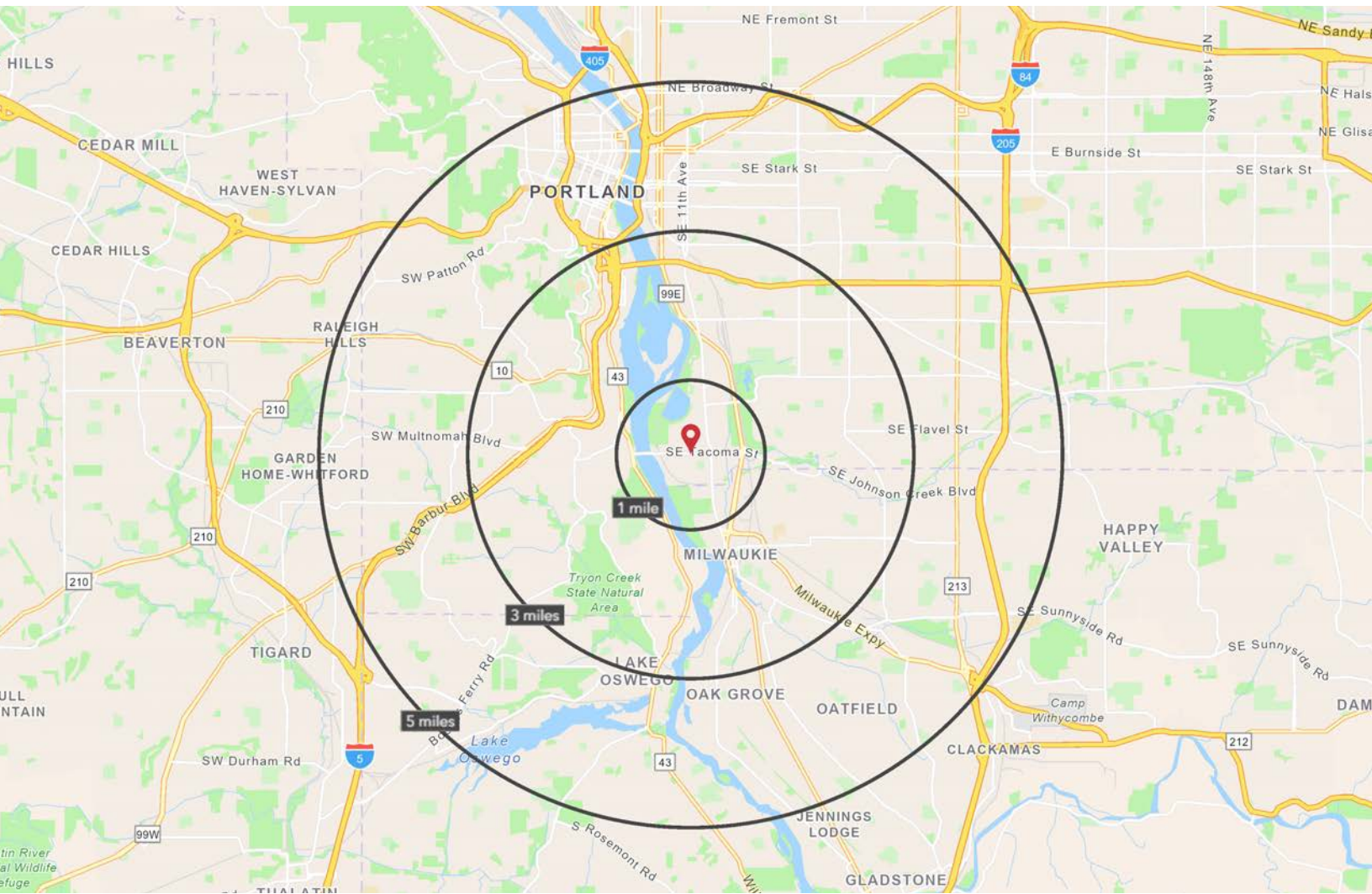
Trade area

SITE

ST. AGATHA'S CATHOLIC SCHOOL  
205 STUDENTS

SELLWOOD MIDDLE SCHOOL  
575 STUDENTS

# Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	12,752	132,585	427,281
2030 Projected Total Population	12,917	135,425	436,174
2025 Average HH Income	\$144,466	\$145,016	\$139,418
2025 Median Home Value	\$711,796	\$663,042	\$678,102
2025 Estimated Total Households	5,861	58,096	195,913
2025 Daytime Demographics 16+	7,907	104,131	367,852
2025 Some College or Higher	88%	86%	84%

Source: ESRI (2025)

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# Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112  
Demographic Source: Applied Geographic Solutions 4/2023,  
TIGER Geography - RFULL9



## Executive Summary (Esri 2025)

8112 SE 13th Ave, Portland, Oregon, 97202  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.46407  
Longitude: -122.65270

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	10,476	117,276	374,291
2020 Population	12,554	130,872	417,574
2025 Population	12,752	132,585	427,281
2030 Population	12,917	135,425	436,174
2010-2020 Annual Rate	1.83%	1.10%	1.10%
2020-2024 Annual Rate	0.30%	0.25%	0.44%
2024-2029 Annual Rate	0.26%	0.42%	0.41%
2020 Male Population	47.5%	48.7%	49.4%
2020 Female Population	52.5%	51.3%	50.6%
2020 Median Age	40.2	38.8	39.0
2025 Male Population	48.1%	49.3%	50.0%
2025 Female Population	51.9%	50.7%	50.0%
2025 Median Age	42.2	40.2	40.0

In the identified area, the current year population is 12,752. In 2020, the Census count in the area was 12,554. The rate of change since 2020 was 0.30% annually. The five-year projection for the population in the area is 12,917 representing a change of 0.26% annually from 2025 to 2030. Currently, the population is 48.1% male and 51.9% female.

### Median Age

The median age in this area is 42.2, compared to U.S. median age of 39.3.

### Race and Ethnicity

2025 White Alone	82.1%	77.2%	73.6%
2025 Black Alone	1.0%	2.0%	2.9%
2025 American Indian/Alaska Native Alone	0.5%	0.9%	0.9%
2025 Asian Alone	3.8%	5.6%	7.4%
2025 Pacific Islander Alone	0.1%	0.3%	0.4%
2025 Other Race	1.9%	2.9%	3.6%
2025 Two or More Races	10.5%	11.1%	11.2%
2025 Hispanic Origin (Any Race)	6.7%	8.5%	9.7%

Persons of Hispanic origin represent 6.7% 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 39.9 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2025 Wealth Index	117	121	114
2010 Households	4,953	51,721	170,127
2020 Households	5,823	57,293	190,703
2025 Households	5,861	58,096	195,913
2030 Households	5,900	59,421	200,276
2010-2020 Annual Rate	1.63%	1.03%	1.15%
2020-2024 Annual Rate	0.12%	0.27%	0.51%
2024-2029 Annual Rate	0.13%	0.45%	0.44%
2025 Average Household Size	2.15	2.22	2.12

The household count in this area has changed from 5,823 in 2020 to 5,861 in the current year, a change of 0.12% annually. The five-year projection of households is 5,900, a change of 0.13% annually from the current year total. Average household size is currently 2.15, compared to 2.13 in the year 2020. The number of families in the current year is 2,937 in the specified area.

## CONTACT

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# Demographics—full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112  
Demographic Source: Applied Geographic Solutions 4/2023,  
TIGER Geography - RFULL9



## Executive Summary (Esri 2025)

8112 SE 13th Ave, Portland, Oregon, 97202  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.46407  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	45.2%	39.7%	43.6%
<b>Median Household Income</b>			
2025 Median Household Income	\$98,504	\$104,640	\$97,375
2030 Median Household Income	\$119,210	\$121,847	\$112,048
2024-2029 Annual Rate	3.89%	3.09%	2.85%
<b>Average Household Income</b>			
2025 Average Household Income	\$144,466	\$145,016	\$139,418
2030 Average Household Income	\$162,491	\$163,684	\$156,730
2024-2029 Annual Rate	2.38%	2.45%	2.37%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$66,022	\$63,587	\$63,910
2030 Per Capita Income	\$73,842	\$71,851	\$71,922
2024-2029 Annual Rate	2.26%	2.47%	2.39%
<b>GINI Index</b>			
2025 Gini Index	47.7	45.4	47.8
<b>Households by Income</b>			

Current median household income is \$98,504 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$119,210 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$144,466 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$162,491 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$66,022 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$73,842 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2025 Housing Affordability Index	52	60	54
2010 Total Housing Units	5,259	55,110	182,422
2010 Owner Occupied Housing Units	2,694	29,404	87,757
2010 Renter Occupied Housing Units	2,259	22,317	82,370
2010 Vacant Housing Units	306	3,389	12,295
2020 Total Housing Units	6,388	60,900	205,363
2020 Owner Occupied Housing Units	2,894	31,246	92,869
2020 Renter Occupied Housing Units	2,929	26,047	97,834
2020 Vacant Housing Units	560	3,632	14,615
2025 Total Housing Units	6,523	62,636	213,059
2025 Owner Occupied Housing Units	2,982	31,852	95,108
2025 Renter Occupied Housing Units	2,879	26,244	100,805
2025 Vacant Housing Units	662	4,540	17,146
2030 Total Housing Units	6,605	64,426	218,107
2030 Owner Occupied Housing Units	3,069	32,267	96,953
2030 Renter Occupied Housing Units	2,831	27,154	103,323
2030 Vacant Housing Units	705	5,005	17,831
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	54.3	56.1	53.9

Currently, 45.7% of the 6,523 housing units in the area are owner occupied; 44.1%, renter occupied; and 10.1% 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 6,388 housing units in the area and 8.8% vacant housing units. The annual rate of change in housing units since 2020 is 0.40%. Median home value in the area is \$711,796, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.51% annually to \$805,556.

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