

FOR SALE » PORTLAND, OREGON

# PADS AT 181ST & POWELL BLVD

**LOCATION** 181st & Powell Blvd. in Portland, Oregon

**PADS AVAILABLE FOR PURCHASE**

- Pad 1 » ± .78 acres; call for details
- Pad 2 » ± 3.32 acres for \$1,050,000
- Pad 3 » ±1.94 acres for \$600,000

**TRAFFIC COUNT**

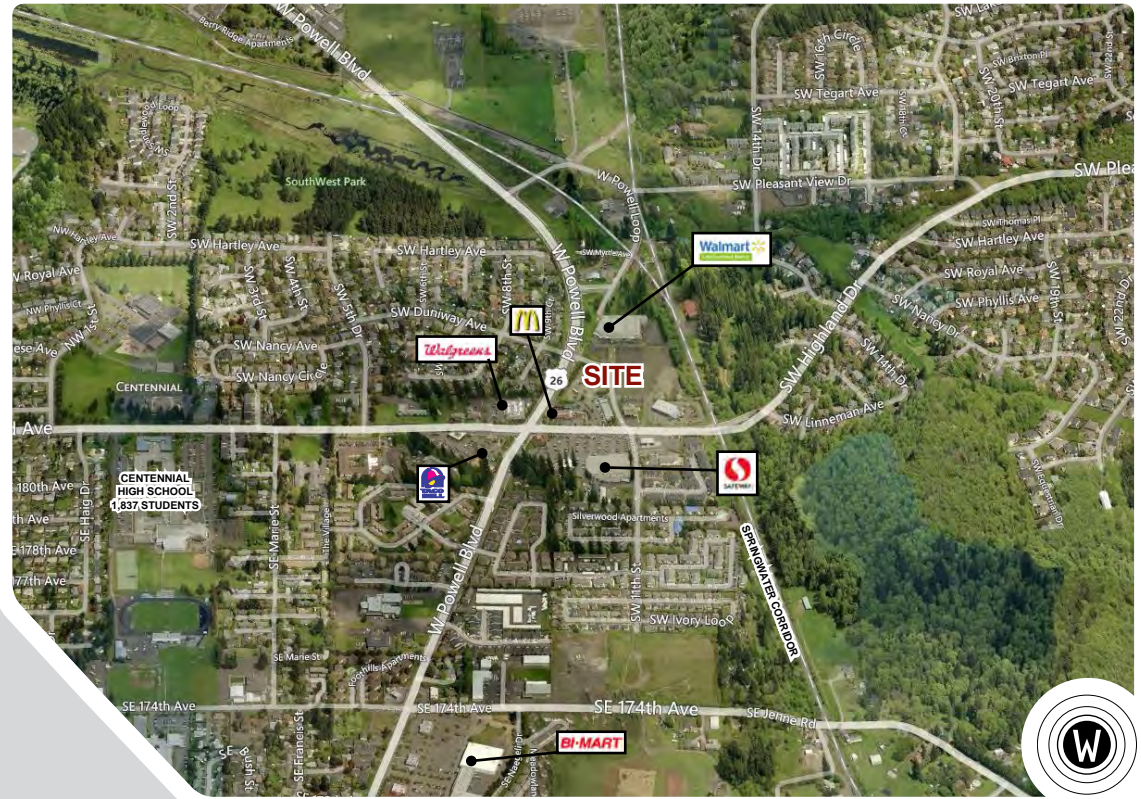
- W Powell Blvd./Hwy 26 » 21,434 ADT (14)
- SW Highland Dr. » 14,784 ADT (14)

**PROPERTY DETAILS**

Property is anchored by the highest volume Walmart Neighborhood Market in the Portland Area

High traffic intersection that draws from to the residential growth to the south

Centennial High School is nearby with over 1,800 students



**DEMOGRAPHICS**

Source: Regis - SitesUSA

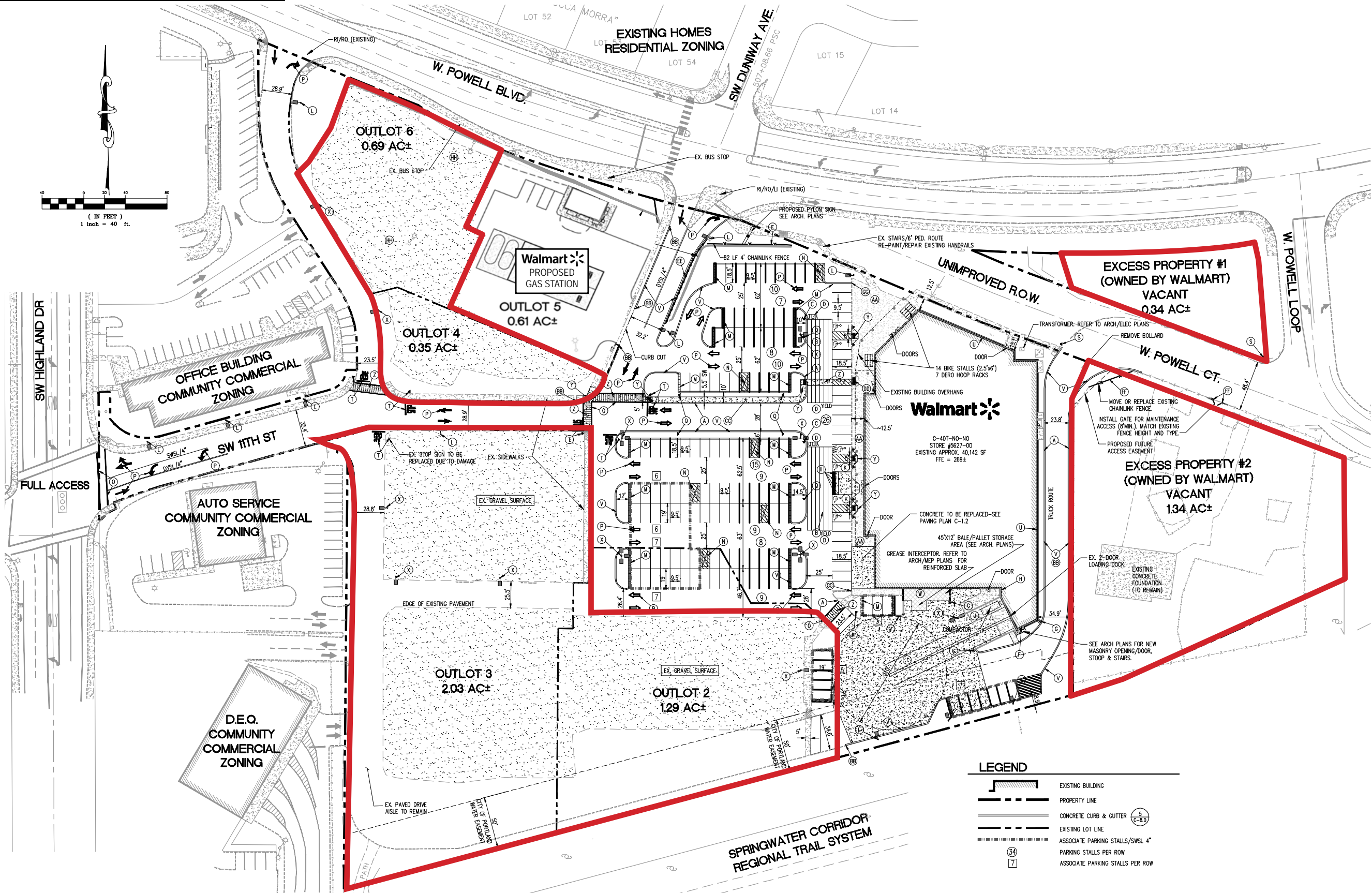
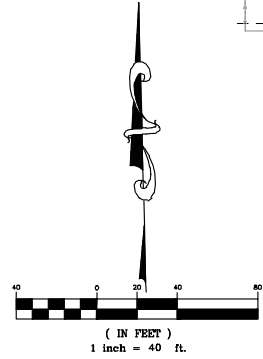
	1 Mile	3 Mile	5 Mile
Est. Population	16,238	132,484	299,403
Population Forecast 2020	16,968	138,321	313,142
Average HH Income	\$61,704	\$57,680	\$61,299
Employees	2,113	27,419	82,175

**Commercial Realty Advisors Washington**  
 222 NE Park Plaza Dr, Suite 115  
 Vancouver, Washington 98684  
 Licensed brokers in Oregon & Washington

**CONTACT: MATT MARTINEZ » MATT@CRA-NW.COM » 541.840.2807 (CELL) » 360.719.2410 (OFFICE)**



# SITE PLAN | 181ST & POWELL

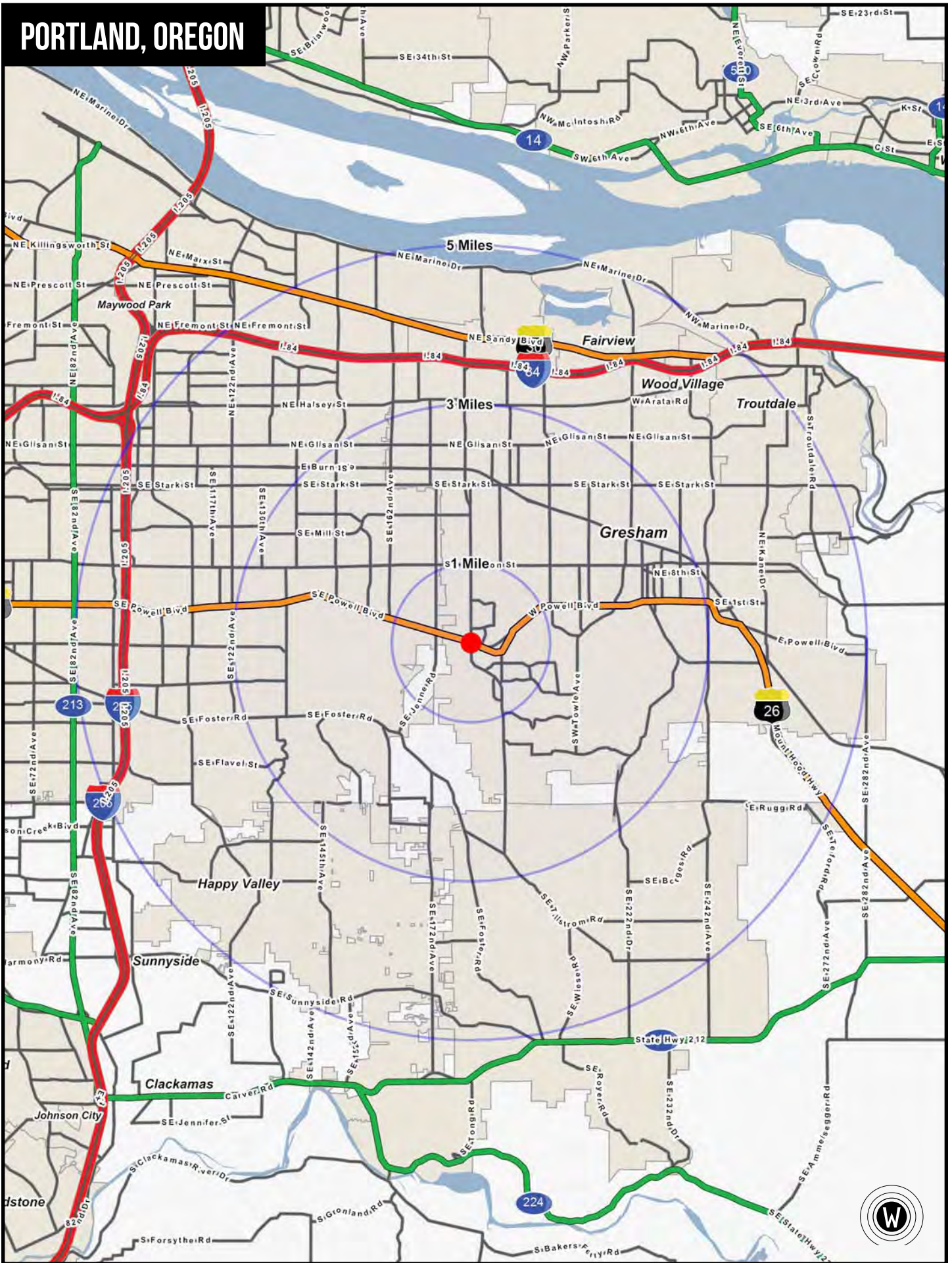


**LEGEND**

	EXISTING BUILDING
	PROPERTY LINE
	CONCRETE CURB & GUTTER
	EXISTING LOT LINE
	ASSOCIATE PARKING STALLS/SWSL 4'
	PARKING STALLS PER ROW
	ASSOCIATE PARKING STALLS PER ROW



# PORTLAND, OREGON



# FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



COMMERCIAL REALTY  
ADVISORS WASHINGTON

Lat/Lon: 45.4904/-122.4755

RF1

SE 182nd Ave & W Powell Blvd		1 Mile	3 Miles	5 Miles
Gresham, OR				
POPULATION	2015 Estimated Population	16,238	132,484	299,403
	2020 Projected Population	16,968	138,321	313,142
	2010 Census Population	15,762	127,028	287,348
	2000 Census Population	14,112	105,687	238,181
	Projected Annual Growth 2015 to 2020	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2015	1.0%	1.7%	1.7%
HOUSEHOLDS	2015 Estimated Households	5,985	46,714	108,322
	2020 Projected Households	6,216	48,561	112,872
	2010 Census Households	5,793	44,673	103,674
	2000 Census Households	5,239	38,058	87,576
	Projected Annual Growth 2015 to 2020	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2015	0.9%	1.5%	1.6%
AGE	2015 Est. Population Under 10 Years	13.9%	14.7%	14.0%
	2015 Est. Population 10 to 19 Years	13.8%	14.0%	13.6%
	2015 Est. Population 20 to 29 Years	12.4%	12.9%	12.6%
	2015 Est. Population 30 to 44 Years	20.2%	21.6%	21.5%
	2015 Est. Population 45 to 59 Years	20.0%	19.4%	19.5%
	2015 Est. Population 60 to 74 Years	13.3%	12.5%	13.2%
	2015 Est. Population 75 Years or Over	6.5%	4.9%	5.6%
	2015 Est. Median Age	36.8	35.1	36.2
MARITAL STATUS & GENDER	2015 Est. Male Population	47.5%	49.2%	49.1%
	2015 Est. Female Population	52.5%	50.8%	50.9%
	2015 Est. Never Married	31.0%	33.0%	31.4%
	2015 Est. Now Married	47.4%	43.2%	44.8%
	2015 Est. Separated or Divorced	15.2%	18.4%	18.2%
	2015 Est. Widowed	6.4%	5.4%	5.7%
INCOME	2015 Est. HH Income \$200,000 or More	1.2%	1.4%	1.9%
	2015 Est. HH Income \$150,000 to \$199,999	4.4%	2.8%	3.3%
	2015 Est. HH Income \$100,000 to \$149,999	12.7%	10.9%	11.9%
	2015 Est. HH Income \$75,000 to \$99,999	12.0%	10.9%	12.0%
	2015 Est. HH Income \$50,000 to \$74,999	18.9%	19.5%	19.4%
	2015 Est. HH Income \$35,000 to \$49,999	13.4%	15.6%	14.9%
	2015 Est. HH Income \$25,000 to \$34,999	10.6%	11.1%	11.1%
	2015 Est. HH Income \$15,000 to \$24,999	15.4%	12.0%	11.3%
	2015 Est. HH Income Under \$15,000	11.3%	15.8%	14.3%
	2015 Est. Average Household Income	\$61,704	\$57,680	\$61,299
	2015 Est. Median Household Income	\$51,404	\$47,309	\$50,668
	2015 Est. Per Capita Income	\$22,929	\$20,496	\$22,322
	2015 Est. Total Businesses	295	3,410	8,724
	2015 Est. Total Employees	2,113	27,419	82,175

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.