

NOW LEASING ST. JOHNS GROUND FLOOR RETAIL/OFFICE PORTLAND, OREGON



LOCATION

7318 N Leavitt Avenue, Portland Oregon

AVAILABLE SPACE

1,386 SF

ASKING RATE

Call for Details

TRAFFIC COUNTS

N Philadelphia Ave – 20,331 ADT ('20)

N Ivanhoe St – 9,991 ADT ('20)

N Lombard St – 9,122 ADT ('20)

HIGHLIGHTS

- Beautiful ground floor office or retail space in the heart of St. Johns
- Recently renovated space with lobby, multiple offices, a conference room, break room, and attic for storage.
- Co-tenants include St. Johns Coffee Roasters and Bridge City Salon
- Area tenants include Wood Fired Eats, StormBreaker Brewing, US Bank, LoveVerona, John Street Café, Chop St Johns, Safeway, and many more!



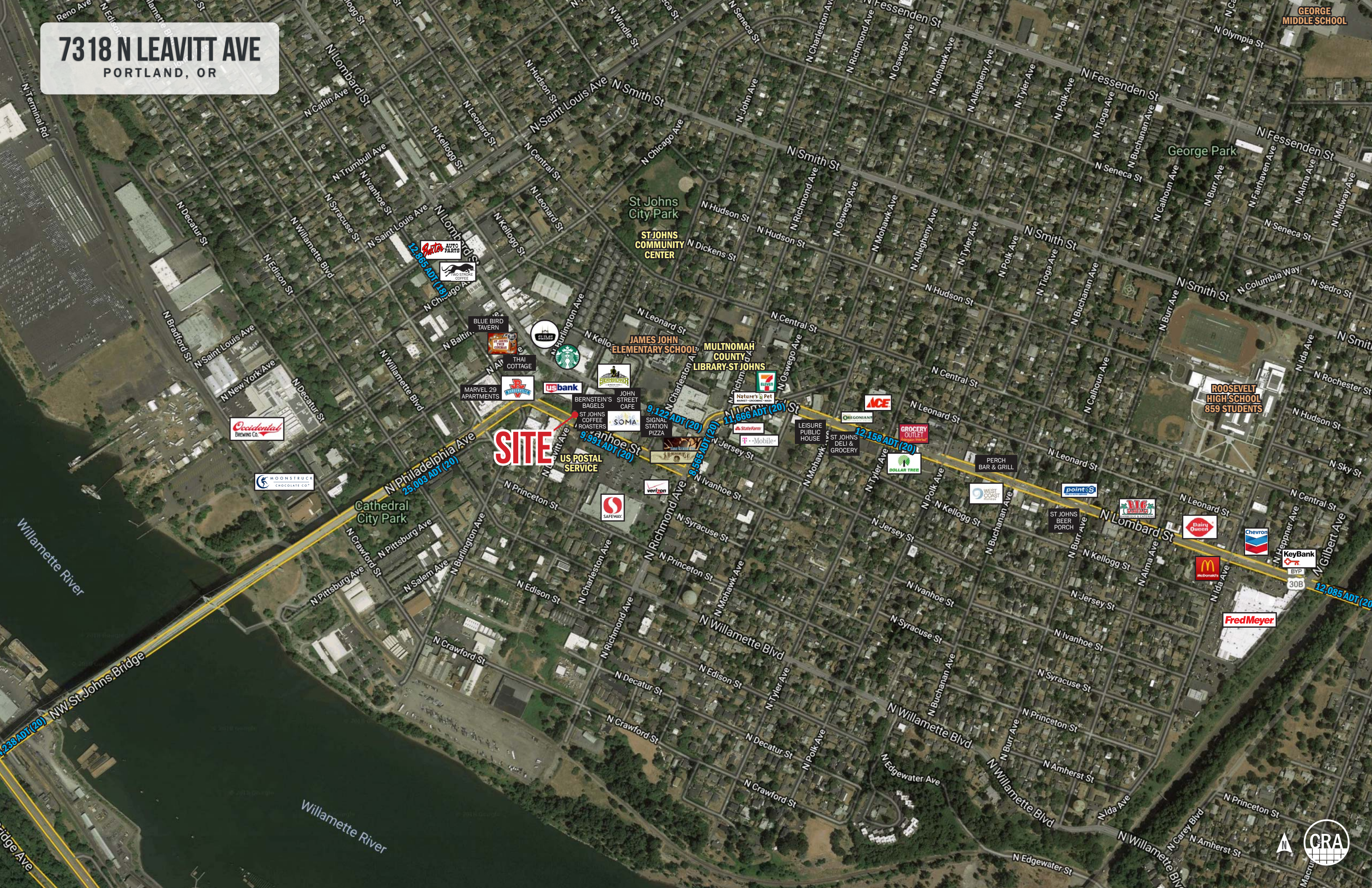
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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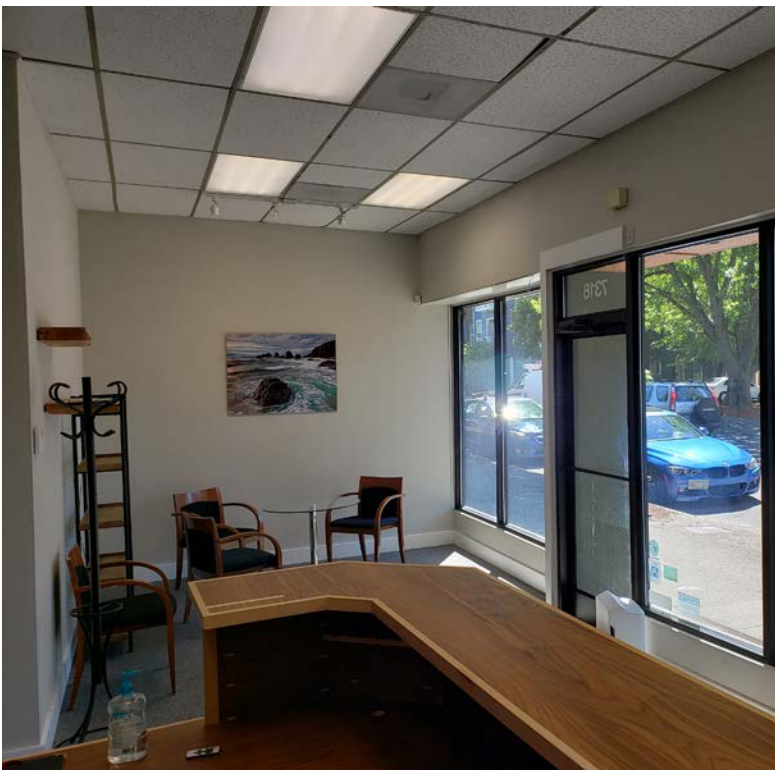
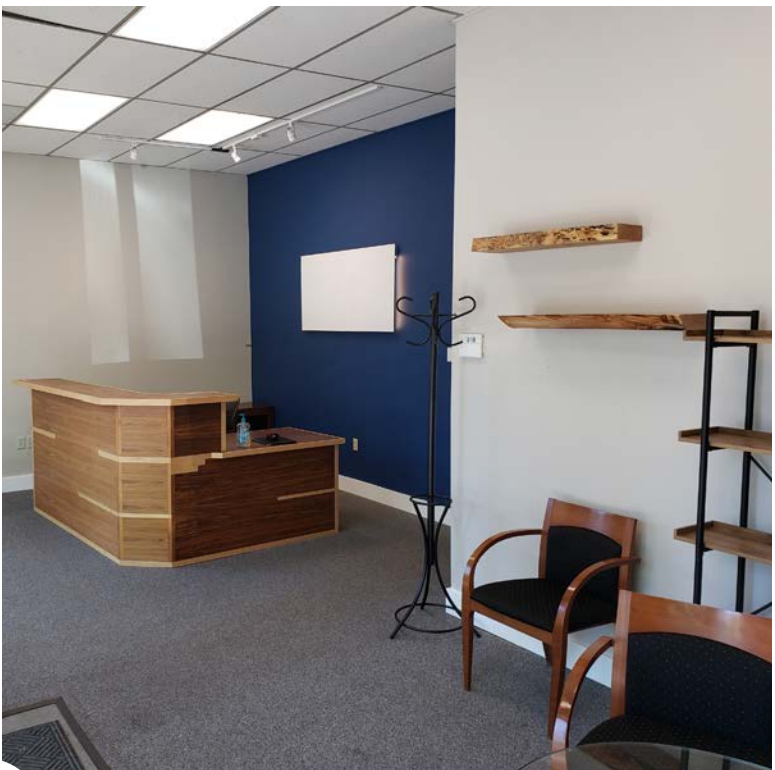
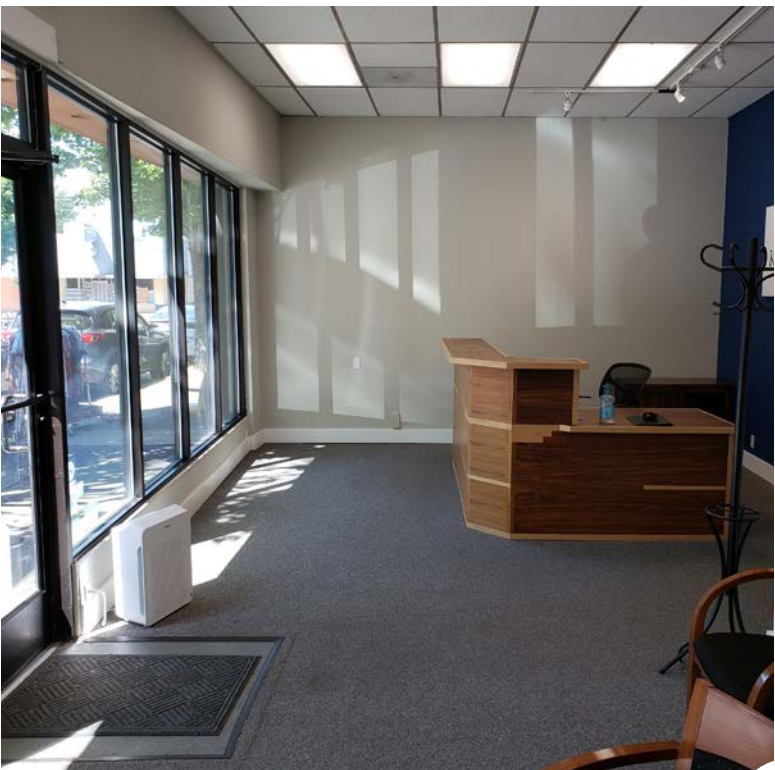
7318 N LEAVITT AVE
PORTLAND, OR

**GEORGE
MIDDLE SCHOOL**



INTERIOR IMAGES

7318 N LEAVITT AVE
PORTLAND, OR



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PORTLAND, OR

DEMOGRAPHIC SUMMARY

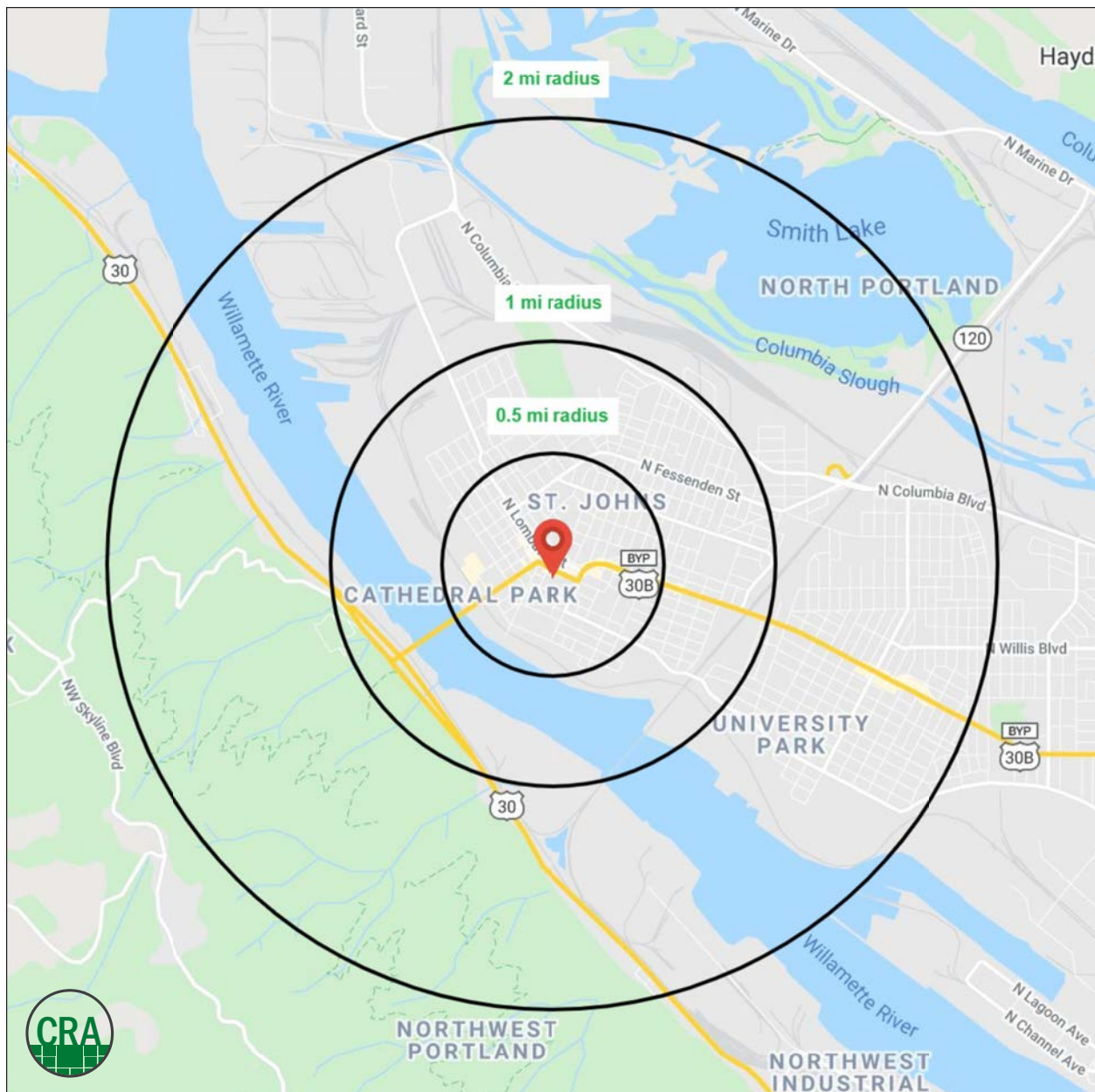
Source: Regis - SitesUSA (2021)	0.5 MILE	1 MILE	2 MILE
Estimated Population 2021	6,240	16,201	32,488
Projected Population 2026	6,687	16,690	32,801
Average HH Income	\$92,286	\$86,588	\$86,161
Median Age	36.3	35.6	33.6
Total Businesses	364	633	1,123
Total Employees	2,013	4,613	9,862

6,240

Estimated 2021 Population
0.5 MILE RADIUS

\$92,286

Average Household Income
0.5 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5895/-122.7539

RS1

7318 N Leavitt Ave

Portland, OR 97203

0.5 mi radius 1 mi radius 2 mi radius

POPULATION	2021 Estimated Population	6,240	16,201	32,488
	2026 Projected Population	6,687	16,690	32,801
	2010 Census Population	4,889	14,270	29,657
	2000 Census Population	4,563	13,297	26,413
	Projected Annual Growth 2021 to 2026	1.4%	0.6%	0.2%
	Historical Annual Growth 2000 to 2021	1.7%	1.0%	1.1%
	2021 Median Age	36.3	35.6	33.6
HOUSEHOLDS	2021 Estimated Households	2,995	7,030	12,521
	2026 Projected Households	3,325	7,540	13,224
	2010 Census Households	2,254	5,963	10,989
	2000 Census Households	1,929	5,136	9,535
	Projected Annual Growth 2021 to 2026	2.2%	1.5%	1.1%
	Historical Annual Growth 2000 to 2021	2.6%	1.8%	1.5%
RACE AND ETHNICITY	2021 Estimated White	75.1%	67.2%	64.8%
	2021 Estimated Black or African American	6.7%	9.1%	11.0%
	2021 Estimated Asian or Pacific Islander	3.9%	5.3%	5.6%
	2021 Estimated American Indian or Native Alaskan	1.3%	1.8%	1.7%
	2021 Estimated Other Races	12.9%	16.7%	16.9%
	2021 Estimated Hispanic	15.5%	19.1%	18.6%
INCOME	2021 Estimated Average Household Income	\$92,286	\$86,588	\$86,161
	2021 Estimated Median Household Income	\$74,064	\$73,362	\$72,255
	2021 Estimated Per Capita Income	\$44,308	\$37,575	\$33,569
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	1.4%	3.3%	3.7%
	2021 Estimated Some High School (Grade Level 9 to 11)	5.0%	5.5%	5.9%
	2021 Estimated High School Graduate	18.3%	17.4%	18.4%
	2021 Estimated Some College	18.7%	19.8%	19.8%
	2021 Estimated Associates Degree Only	6.6%	7.2%	7.3%
	2021 Estimated Bachelors Degree Only	31.3%	30.5%	29.2%
	2021 Estimated Graduate Degree	18.7%	16.3%	15.7%
BUSINESS	2021 Estimated Total Businesses	364	633	1,123
	2021 Estimated Total Employees	2,013	4,613	9,862
	2021 Estimated Employee Population per Business	5.5	7.3	8.8
	2021 Estimated Residential Population per Business	17.2	25.6	28.9

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

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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