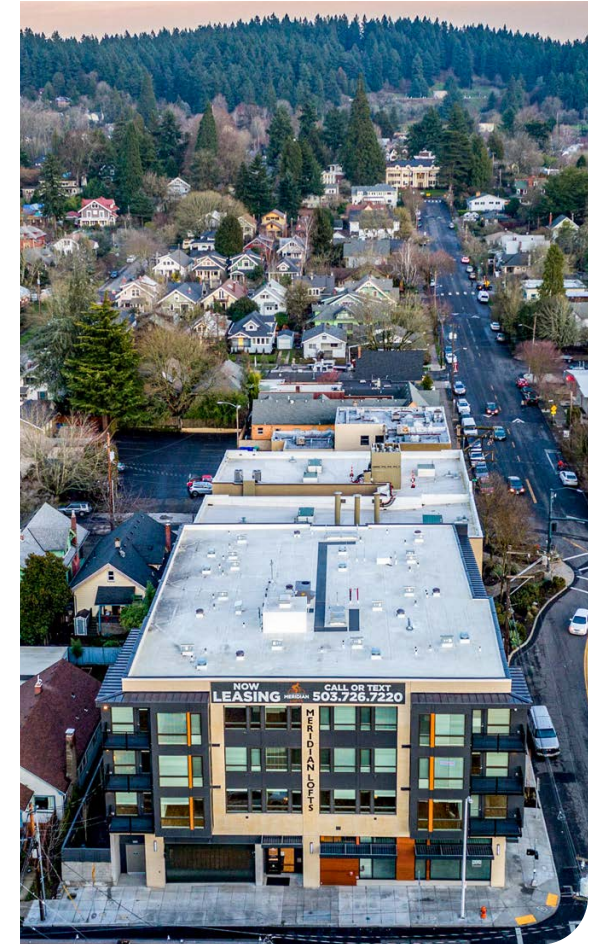




FOR LEASE



## MERIDIAN LOFTS RETAIL

### Ground-Floor Retail Space in Mixed-Use Building

1,440 SF | \$28 - \$30 psf + NNN

1478 SE 49th Ave, Portland, OR 97215

- 4-Story, 46-Unit Apartment Development - Completed 2020
- Within Walking Distance to Retail, Restaurants, and Services
- Seeking Retail, Wine, Taphouse, Coffee, etc.
- Excellent Visibility at Corner of SE Hawthorne & SE 49th
- Desirable Location with Pedestrian Traffic

### MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR

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### IAN M. BIGGI

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PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

Address	1478 SE 49th Ave, Portland, OR 97215
Available Space	1,440 SF
Lease Rate	\$28 - \$30 psf + NNN
Use Type	Retail, Service
Availability	Now
Space Condition	Raw Shell

Location Features

- Heart of SE Portland's Sunnyside Neighborhood and Bustling Hawthorne Blvd Shopping / Tourism District
- ±5,160 Average Daily Traffic Volume\* on SE Hawthorne Blvd at SE 49th Ave - Plus Generous Pedestrian Traffic
- Excellent TriMet Transit/Bus Access

\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

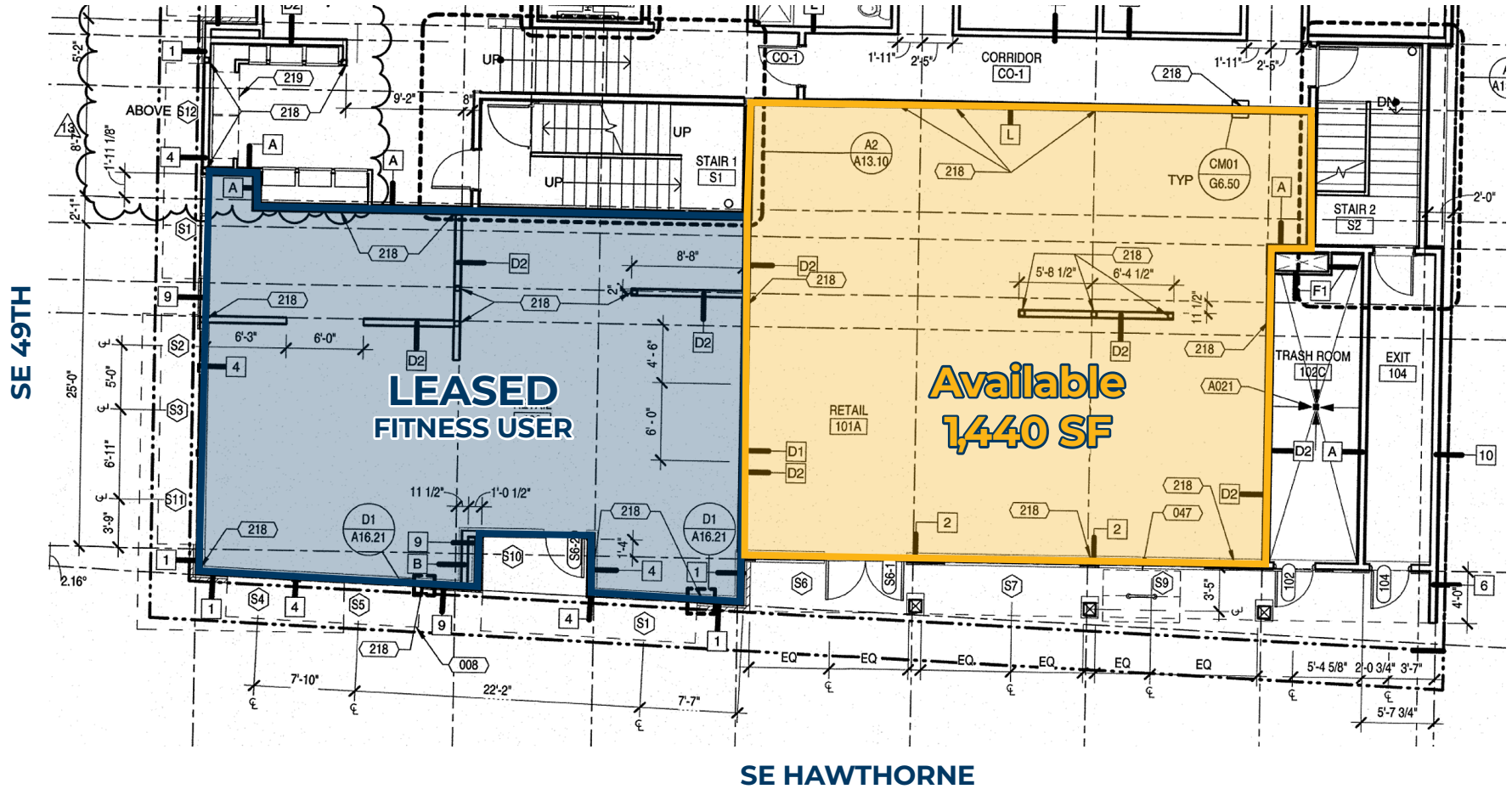
Nearby Highlights

- New Seasons Market
- Angelo's
- Apizza Scholls,
- Common Grounds Coffeehouse
- East Side Deli
- Fat Straw
- Fred Meyer
- Hawthorne Theatre
- Khao Thai
- Kure
- Kure Juice Bar
- Mcmenamins Bagdad Theater
- Next Level Burger
- Por Que No?
- Powell's Books On Hawthorne
- Quarterworld
- Ruby Jewel Ice Cream
- Sapphire Hotel
- Short Round
- Spaceroom Lounge
- Starbucks
- Tabor Bread
- The UPS Store
- The Whole Bowl
- Toji
- Wells Fargo
- Zach's Shack



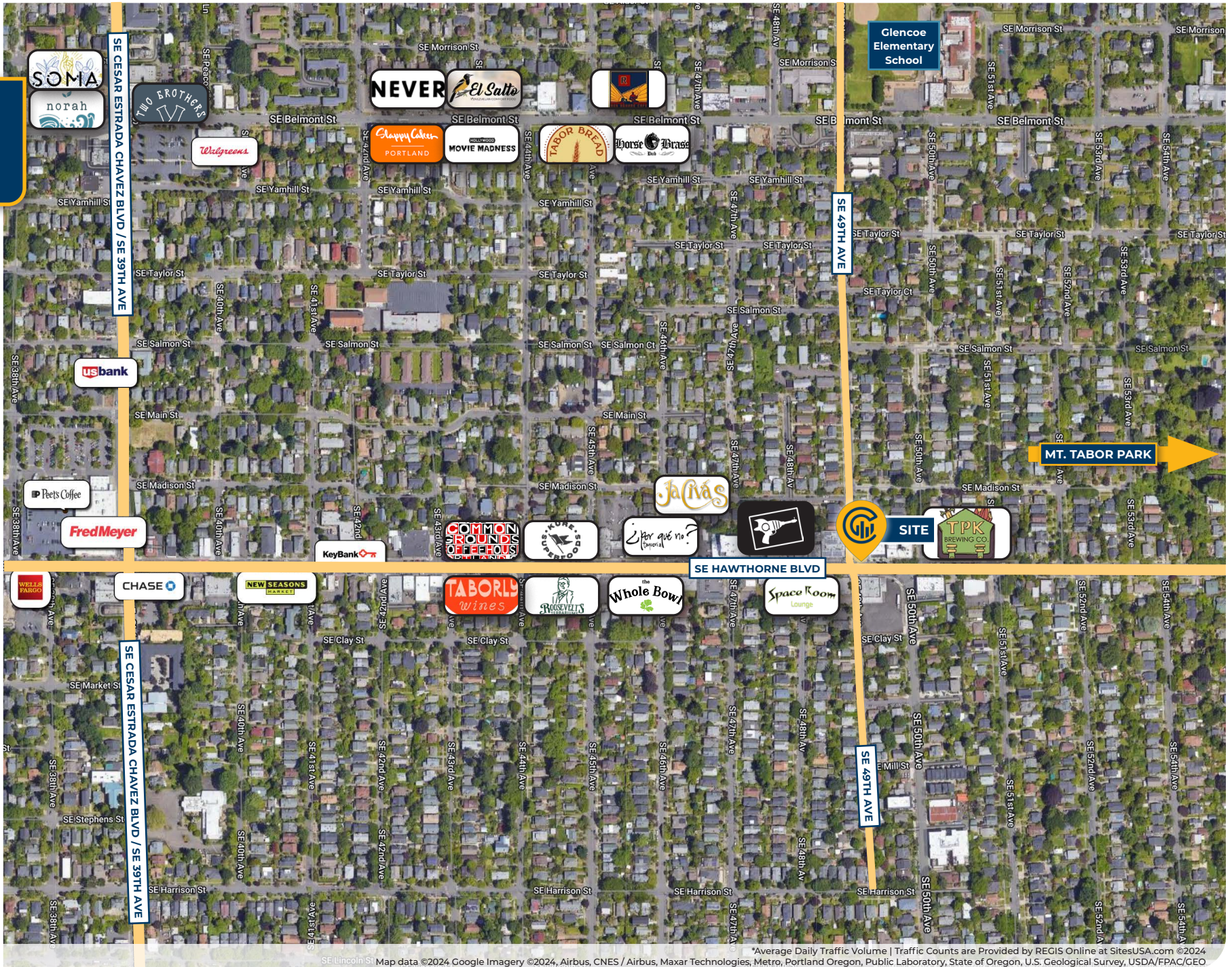
# FLOOR PLAN

## FLOOR PLAN





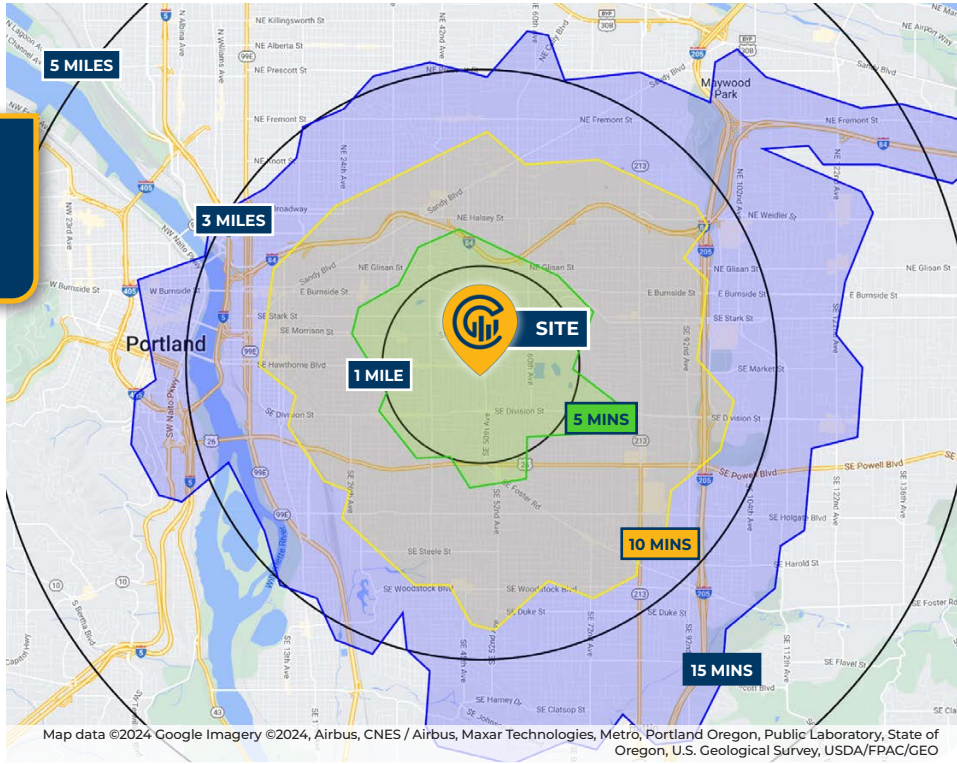
# LOCAL AERIAL MAP



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/CEO



# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	28,225	209,877	510,858
2028 Projected Population	25,904	197,825	488,096
2020 Census Population	29,821	217,369	516,940
2010 Census Population	25,960	193,949	458,246
Projected Annual Growth 2023 to 2028	-1.6%	-1.1%	-0.9%
Historical Annual Growth 2010 to 2023	0.7%	0.6%	0.9%
Households & Income			
2023 Estimated Households	12,900	96,524	232,938
2023 Est. Average HH Income	\$159,727	\$135,670	\$130,295
2023 Est. Median HH Income	\$108,806	\$98,084	\$95,671
2023 Est. Per Capita Income	\$73,235	\$62,710	\$59,793
Businesses			
2023 Est. Total Businesses	1,801	15,910	39,247
2023 Est. Total Employees	8,530	116,616	322,181
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			



**92**

Walk Score®  
"Walker's Paradise"

**99**

Bike Score®  
"Biker's Paradise"

**52**

Transit Score®  
"Good Transit"

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**MERIDIAN LOFTS RETAIL**