

INNER EASTSIDE OPPORTUNITY

720 SE HAWTHORNE BLVD., PORTLAND, OR



LANDLORD MOTIVATED TO MAKE AGGRESSIVE,
EXCELLENT DEAL FOR RIGHT TENANT!

PROPERTY HIGHLIGHTS

- Two stories, approx. 6,200 SF available
- Prime urban infill location on vibrant Hawthorne Blvd.
- High traffic corridor - 15,317 CPD
- Dense residential & daytime population
- Close to popular restaurants and bars
- Call for rates

SURROUNDING TENANTS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 POPULATION	20,481	222,138	471,967
2020 AVG. H.H. INCOME	\$81,761	\$108,863	\$108,219
2020 DAYTIME POPULATION	45,228	281,144	376,271

CONTACT



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KARA PHELPS
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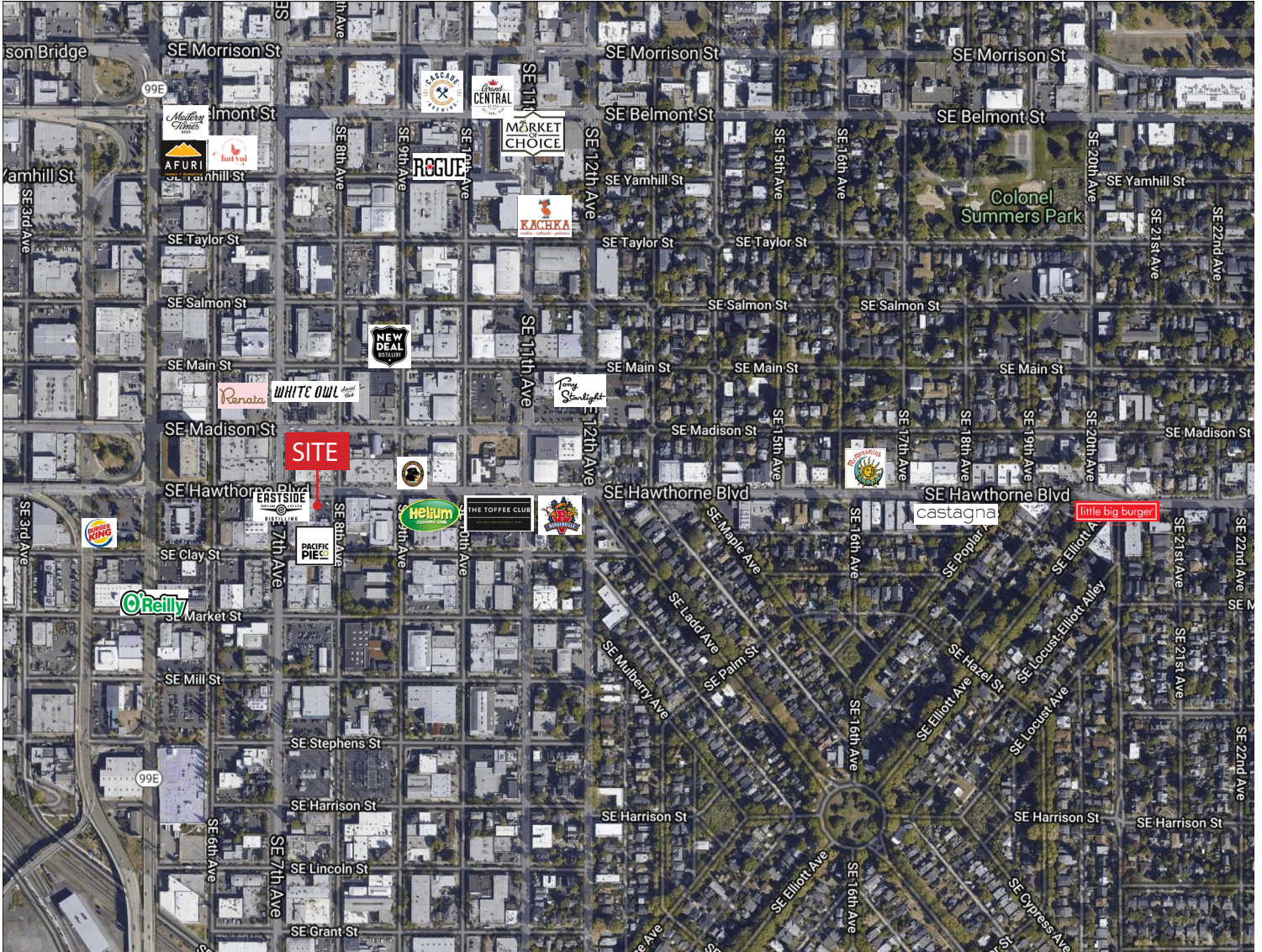
CHAINLINKS
RETAIL ADVISORS

HSM PACIFIC REALTY, INC.
612 SW IDAHO ST., SUITE 2
PORTLAND, OR 97239

WWW.HSMPACIFIC.COM

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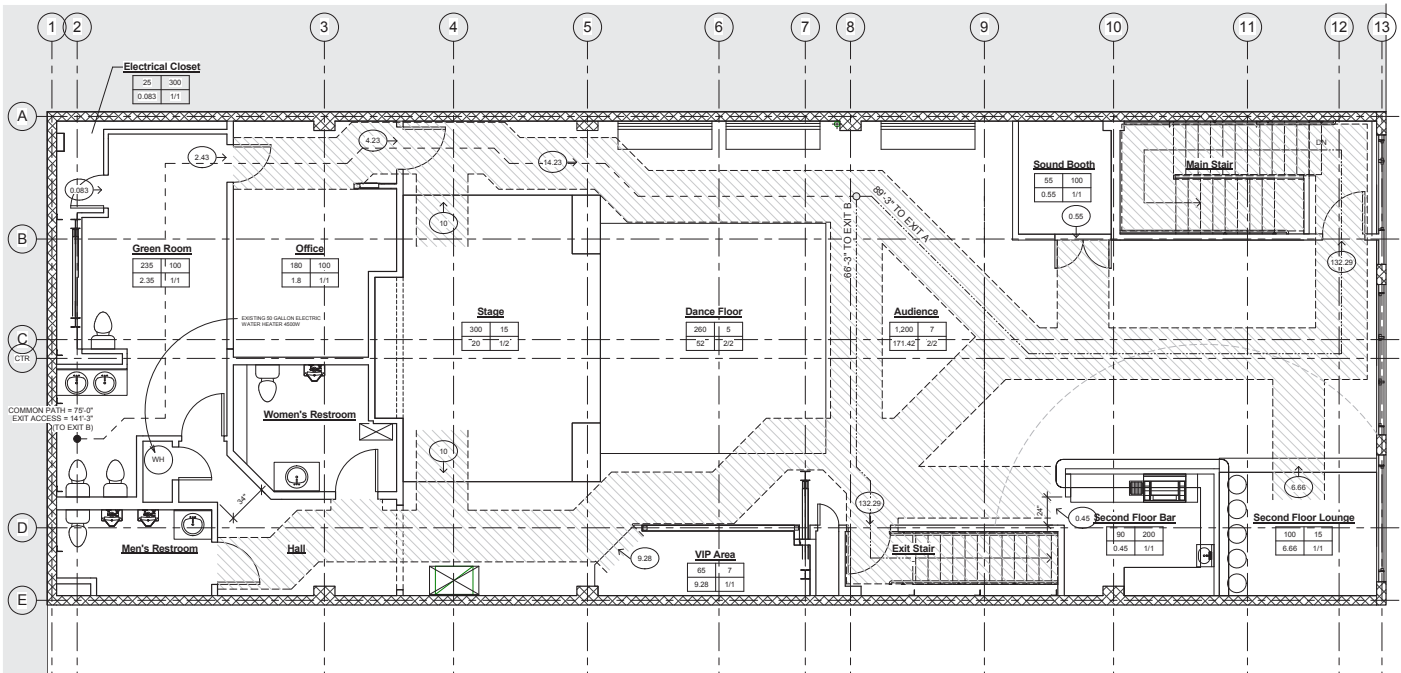
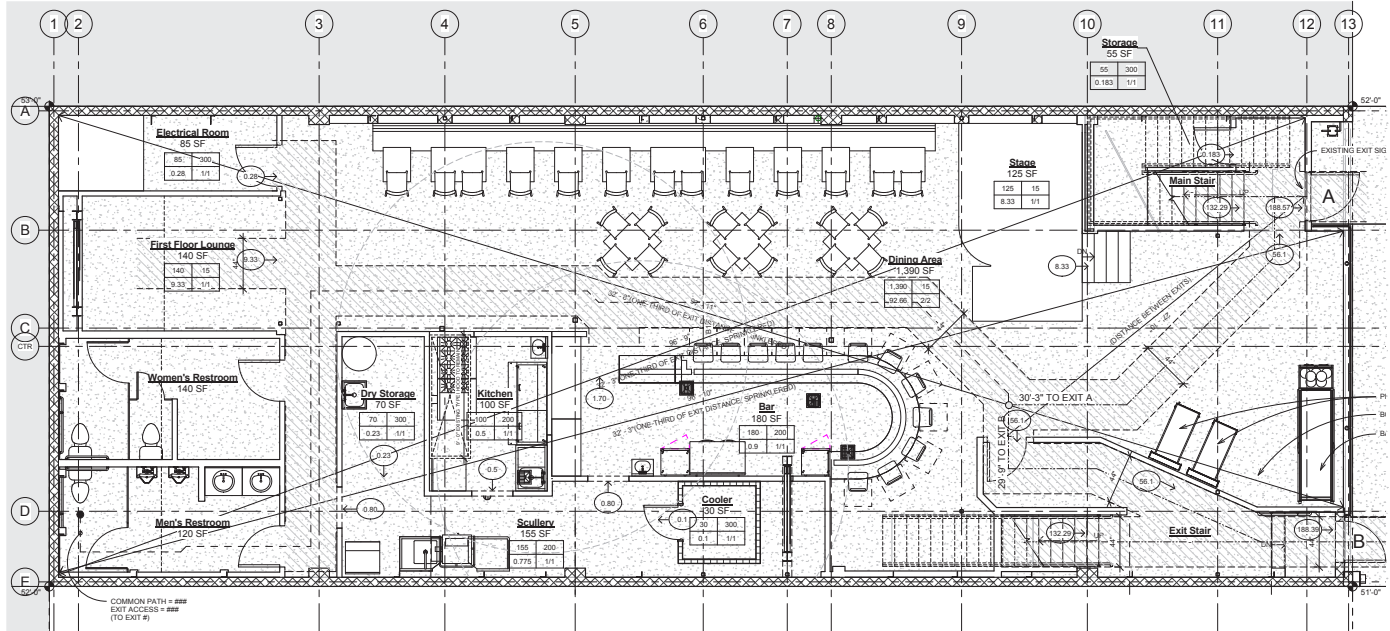
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First and Second Floor Previous Conceptual Site Plan



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FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.512/-122.6582

RF1

720 SE Hawthorne Blvd

Portland, OR 97214

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	20,481	222,138	471,967
	2025 Projected Population	21,194	228,994	485,661
	2010 Census Population	16,158	182,381	411,827
	2000 Census Population	14,837	164,021	385,244
	Projected Annual Growth 2020 to 2025	0.7%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	1.9%	1.8%	1.1%
HOUSEHOLDS	2020 Estimated Households	11,251	117,485	223,184
	2025 Projected Households	11,938	124,799	237,513
	2010 Census Households	8,356	91,606	186,936
	2000 Census Households	7,531	81,822	170,799
	Projected Annual Growth 2020 to 2025	1.2%	1.2%	1.3%
	Historical Annual Growth 2000 to 2020	2.5%	2.2%	1.5%
AGE	2020 Est. Population Under 10 Years	9.2%	8.7%	9.4%
	2020 Est. Population 10 to 19 Years	7.9%	7.7%	8.5%
	2020 Est. Population 20 to 29 Years	20.8%	17.7%	15.3%
	2020 Est. Population 30 to 44 Years	31.2%	29.4%	28.7%
	2020 Est. Population 45 to 59 Years	17.1%	17.8%	18.6%
	2020 Est. Population 60 to 74 Years	11.1%	14.2%	14.4%
	2020 Est. Population 75 Years or Over	2.8%	4.6%	5.1%
	2020 Est. Median Age	33.9	36.9	37.6
MARITAL STATUS & GENDER	2020 Est. Male Population	51.9%	50.3%	49.7%
	2020 Est. Female Population	48.1%	49.7%	50.3%
	2020 Est. Never Married	55.3%	45.8%	41.8%
	2020 Est. Now Married	26.0%	35.9%	39.2%
	2020 Est. Separated or Divorced	16.7%	15.2%	15.6%
	2020 Est. Widowed	2.0%	3.1%	3.5%
INCOME	2020 Est. HH Income \$200,000 or More	8.9%	14.2%	12.8%
	2020 Est. HH Income \$150,000 to \$199,999	7.8%	8.6%	8.9%
	2020 Est. HH Income \$100,000 to \$149,999	14.6%	16.9%	18.0%
	2020 Est. HH Income \$75,000 to \$99,999	13.6%	12.4%	13.4%
	2020 Est. HH Income \$50,000 to \$74,999	16.7%	15.0%	15.8%
	2020 Est. HH Income \$35,000 to \$49,999	11.7%	9.0%	9.2%
	2020 Est. HH Income \$25,000 to \$34,999	6.9%	6.6%	6.2%
	2020 Est. HH Income \$15,000 to \$24,999	6.6%	5.4%	5.4%
	2020 Est. HH Income Under \$15,000	13.1%	11.9%	10.2%
	2020 Est. Average Household Income	\$81,761	\$108,863	\$108,219
	2020 Est. Median Household Income	\$71,815	\$84,933	\$86,083
	2020 Est. Per Capita Income	\$45,673	\$58,002	\$51,460
2020 Est. Total Businesses	4,636	25,176	35,626	
2020 Est. Total Employees	45,228	281,144	376,217	

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RACE			
2020 Est. White	80.2%	80.1%	76.7%
2020 Est. Black	4.4%	5.3%	6.2%
2020 Est. Asian or Pacific Islander	5.0%	5.9%	7.7%
2020 Est. American Indian or Alaska Native	1.5%	0.9%	0.9%
2020 Est. Other Races	8.9%	7.8%	8.5%
HISPANIC			
2020 Est. Hispanic Population	2,681	20,280	43,378
2020 Est. Hispanic Population	13.1%	9.1%	9.2%
2025 Proj. Hispanic Population	13.8%	9.7%	9.7%
2010 Hispanic Population	5.3%	5.1%	7.0%
EDUCATION (Adults 25 or Older)			
2020 Est. Adult Population (25 Years or Over)	15,469	170,903	360,072
2020 Est. Elementary (Grade Level 0 to 8)	1.8%	1.3%	2.1%
2020 Est. Some High School (Grade Level 9 to 11)	2.2%	1.9%	2.6%
2020 Est. High School Graduate	10.7%	9.4%	12.2%
2020 Est. Some College	20.7%	17.1%	18.6%
2020 Est. Associate Degree Only	5.9%	5.8%	6.6%
2020 Est. Bachelor Degree Only	36.5%	36.3%	33.3%
2020 Est. Graduate Degree	22.3%	28.3%	24.5%
HOUSING			
2020 Est. Total Housing Units	11,734	122,522	232,122
2020 Est. Owner-Occupied	21.9%	34.5%	45.8%
2020 Est. Renter-Occupied	74.0%	61.4%	50.3%
2020 Est. Vacant Housing	4.1%	4.1%	3.9%
HOMES BUILT BY YEAR			
2020 Homes Built 2010 or later	11.9%	10.2%	7.5%
2020 Homes Built 2000 to 2009	6.2%	9.6%	8.5%
2020 Homes Built 1990 to 1999	7.4%	7.4%	7.5%
2020 Homes Built 1980 to 1989	6.3%	5.6%	6.2%
2020 Homes Built 1970 to 1979	8.3%	7.9%	9.1%
2020 Homes Built 1960 to 1969	6.7%	8.1%	8.6%
2020 Homes Built 1950 to 1959	6.1%	7.4%	10.3%
2020 Homes Built Before 1949	43.0%	39.6%	38.5%
HOME VALUES			
2020 Home Value \$1,000,000 or More	4.4%	5.1%	3.1%
2020 Home Value \$500,000 to \$999,999	53.4%	53.2%	40.5%
2020 Home Value \$400,000 to \$499,999	19.9%	19.4%	21.4%
2020 Home Value \$300,000 to \$399,999	15.3%	15.0%	22.1%
2020 Home Value \$200,000 to \$299,999	3.8%	4.1%	8.2%
2020 Home Value \$150,000 to \$199,999	0.2%	0.5%	1.3%
2020 Home Value \$100,000 to \$149,999	0.3%	0.2%	0.4%
2020 Home Value \$50,000 to \$99,999	1.0%	0.3%	0.5%
2020 Home Value \$25,000 to \$49,999	0.5%	0.3%	0.5%
2020 Home Value Under \$25,000	0.4%	0.4%	0.6%
2020 Median Home Value	\$546,997	\$577,078	\$500,494
2020 Median Rent	\$1,223	\$1,223	\$1,210

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	17,670	193,027	404,105
	2020 Est. Civilian Employed	67.3%	65.2%	65.1%
	2020 Est. Civilian Unemployed	5.9%	5.9%	5.9%
	2020 Est. in Armed Forces	0.3%	0.1%	-
	2020 Est. not in Labor Force	26.4%	28.8%	28.9%
	2020 Labor Force Males	52.4%	50.3%	49.4%
	2020 Labor Force Females	47.6%	49.7%	50.6%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	11,897	125,826	263,236
	2020 Mgmt, Business, & Financial Operations	19.7%	22.2%	20.7%
	2020 Professional, Related	33.3%	36.1%	33.8%
	2020 Service	15.6%	13.3%	14.5%
	2020 Sales, Office	18.1%	17.6%	17.7%
	2020 Farming, Fishing, Forestry	0.5%	0.2%	0.2%
	2020 Construction, Extraction, Maintenance	4.7%	3.8%	4.8%
	2020 Production, Transport, Material Moving	8.2%	6.8%	8.3%
	2020 White Collar Workers	71.0%	75.9%	72.1%
	2020 Blue Collar Workers	29.0%	24.1%	27.9%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	49.1%	51.1%	56.2%
	2020 Drive to Work in Carpool	5.1%	5.4%	6.9%
	2020 Travel to Work by Public Transportation	16.1%	14.7%	13.1%
	2020 Drive to Work on Motorcycle	-	0.1%	0.1%
	2020 Walk or Bicycle to Work	18.6%	17.1%	12.8%
	2020 Other Means	0.4%	0.6%	0.6%
	2020 Work at Home	10.6%	11.0%	10.2%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	22.8%	22.2%	19.9%
	2020 Travel to Work in 15 to 29 Minutes	46.6%	46.5%	46.3%
	2020 Travel to Work in 30 to 59 Minutes	29.2%	28.4%	31.6%
	2020 Travel to Work in 60 Minutes or More	5.4%	5.1%	5.6%
	2020 Average Travel Time to Work	21.7	21.8	23.0
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$685.22 M	\$8.76 B	\$16.57 B
	2020 Est. Apparel	\$24.44 M	\$314.35 M	\$593.04 M
	2020 Est. Contributions, Gifts	\$39.75 M	\$532.01 M	\$996.47 M
	2020 Est. Education, Reading	\$23.16 M	\$312.9 M	\$580.97 M
	2020 Est. Entertainment	\$38.46 M	\$499.88 M	\$947.71 M
	2020 Est. Food, Beverages, Tobacco	\$105.1 M	\$1.33 B	\$2.51 B
	2020 Est. Furnishings, Equipment	\$23.91 M	\$309.9 M	\$587.84 M
	2020 Est. Health Care, Insurance	\$60.93 M	\$775.79 M	\$1.48 B
	2020 Est. Household Operations, Shelter, Utilities	\$224.78 M	\$2.84 B	\$5.36 B
	2020 Est. Miscellaneous Expenses	\$13 M	\$167.2 M	\$315.74 M
	2020 Est. Personal Care	\$9.22 M	\$117.73 M	\$222.76 M
	2020 Est. Transportation	\$122.49 M	\$1.56 B	\$2.97 B

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