

EASTPORT PLAZA SHOPPING CENTER

SE 82ND AVENUE & HOLGATE STREET IN PORTLAND, ORE



Well established power center located in southeast Portland anchored by Walmart, LA Fitness, Ross Dress for Less, Century 16 Theatres & Dollar Tree. Multiple daily needs tenants are also a part of the center including US Bank, Taco Bell, Starbucks, Providence Clinic, Bank of America, etc.

Dense residential neighborhoods surround the property with customers using public transportation, vehicles & bikes to visit the center. The center is on the major arterial of SE 82nd Avenue (Highway 213) with over 40,000 VPD.

We currently have 5,300 SF restaurant space & 35,000 SF of retail space available for lease. Please call for lease rate.



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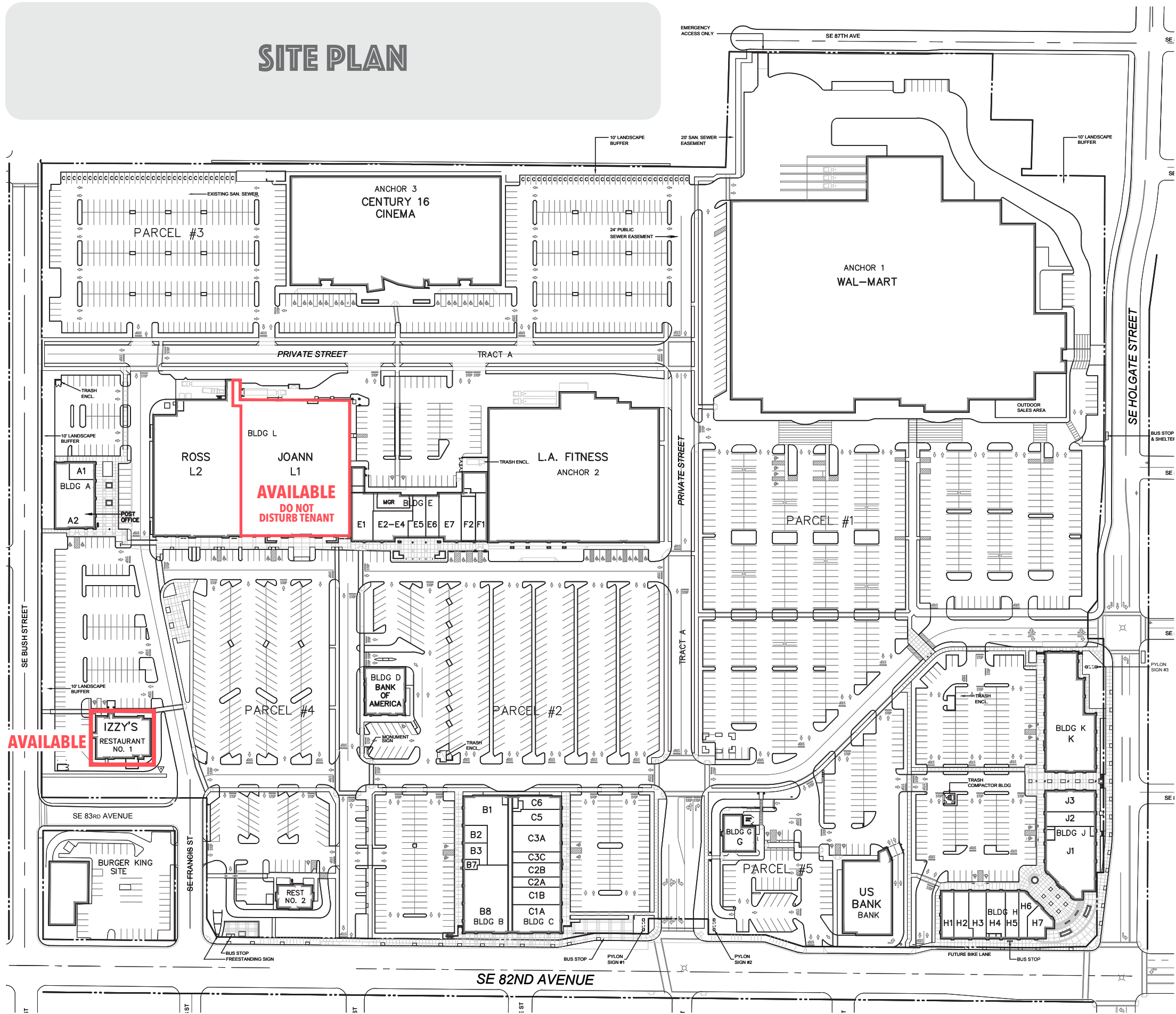
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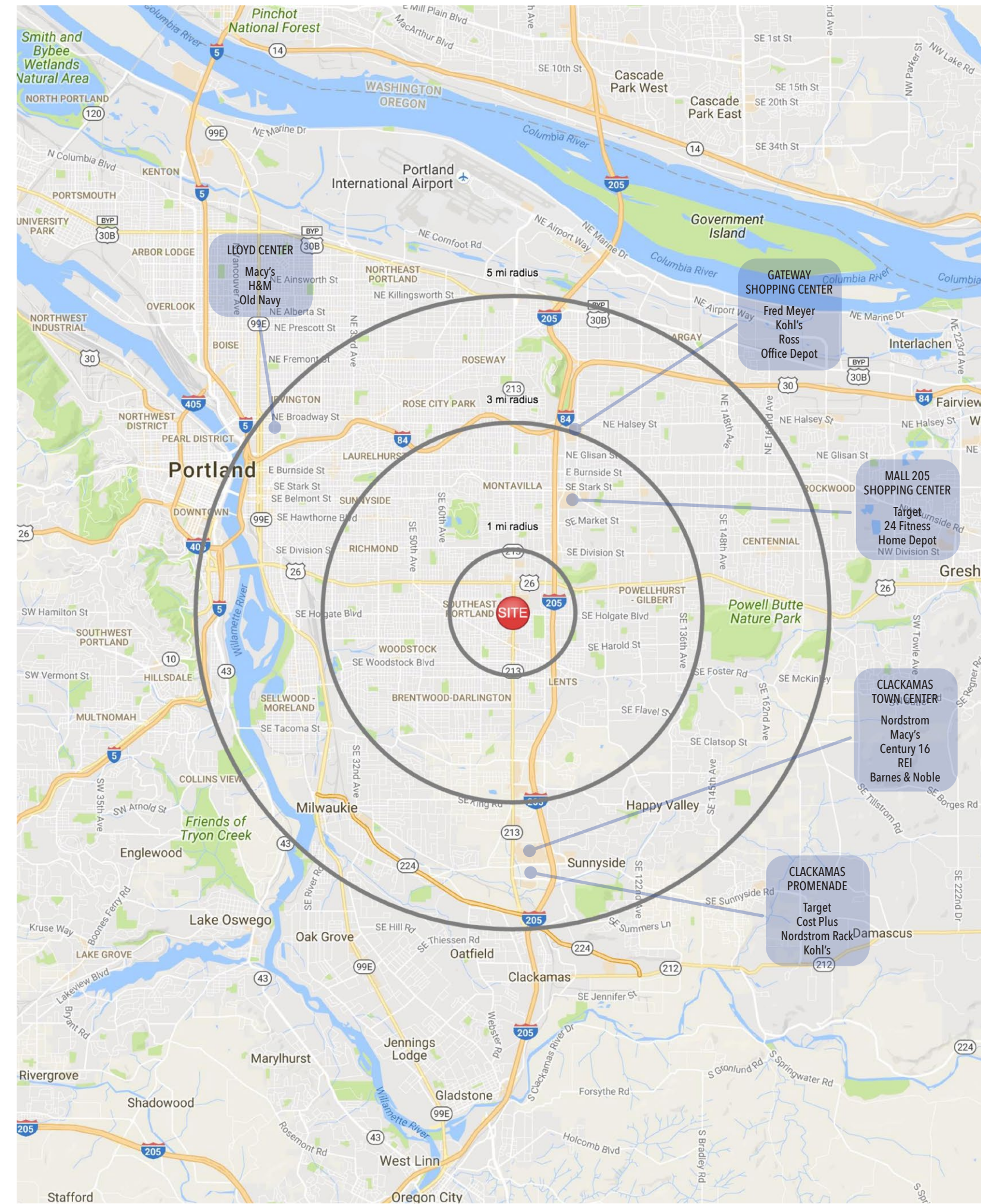
SITE PLAN



TENANT KEY				
KEY	SUITE	TENANT NAME	SF	TERM
A #1	-	WAL-MART	154,432	2070
A #2	-	L.A. FITNESS	55,068	2019
A #3	-	CENTURY 16 CINEMA	53,000	2023
A1	3858	H & R BLOCK	1,063	2015
A2	3850	U.S. POSTAL SERVICE	5,250	2016
B1	450	BRIGHT NOW DENTAL	4,909	2018
B2	400	HAPPY TERIYAKI	941	2014
B3	350	GAMES WORKSHOP	1003	2018
B7	300	POLICE SUB STATION	348	MTM
B8	250	SISTERS OF PROVIDENCE	6970	2016
C1A	500	XFINITY	3227	2016
C1B	550	FUJIYAMI BAR & GRILL	1985	2017
C2A	600	NAIL TEK	1,157	2016
C2B	650	NAIL TEK	1,606	2020
C3A	788	LEE'S SANDWICHES	2996	NEW
C3C	700	ACCIDENT & WELLNESS	1248	NEW
C5	800	WINGSTOP	1790	2016
C6	900	GREAT CLIPS	1293	2016
D	4012	BANK OF AMERICA	4500	2018
E	4000	MALL MANAGER	1111	N.A.
E1	1000	ARMY RECRUITERS	1525	2016
E2/E4	1100	ARMED FORCES RECRUITING	3892	2016
E5	1400	EASTPORT SUITES	1468	MTM
E6	1500	HEALTHCARE MEDICAL	1509	2018
E7	1600	PGE	2239	2016
F1	1800	GNC	1368	2016
F2	1700	SALLY BEAUTY	1505	--
G	-	JACK IN THE BOX	2760	2018
H1	1000	SPRINKLE DIVINE	1473	2015
H2	1500	TOKYO-YA	1759	2018
H3	2000	LABORWORKS INDUSTRIAL STAFFING	1827	2017
H4	2050	PGE	2000	2016
H5	3000	GAMESTOP	1422	2016
H6	3050	SUBWAY	1294	2016
H7	4000	STARBUCKS	1500	2017
J1	1000	HK CAFE	7000	2020
J2	2050	EASTPORT PLAZA DENTAL	1701	2014
J3	3000	VERIZON WIRELESS	2519	2016
K	1000	DOLLAR TREE	12,107	2019
L1	1000	AVAILABLE DO NOT DISTURB TENANT	35,008	2017
L2	2000	ROSS DRESS FOR LESS	27,195	2020
R #1	3846	AVAILABLE DO NOT DISTURB TENANT	5300	2021
R #2	3908	TACO BELL	2000	2016

DEMOGRAPHICS

4000 SE 82nd Ave Portland, OR 97266	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	25,081	206,466	473,430
2026 Projected Population	25,395	210,112	486,338
2010 Census Population	22,689	188,701	425,371
2000 Census Population	20,259	169,792	385,117
Projected Annual Growth 2021 to 2026	0.3%	0.4%	0.5%
Historical Annual Growth 2000 to 2021	1.1%	1.0%	1.1%
2021 Median Age	37.3	37.0	37.8
Households			
2021 Estimated Households	9,892	83,629	200,084
2026 Projected Households	10,358	88,063	212,836
2010 Census Households	8,747	74,352	173,186
2000 Census Households	7,760	66,713	157,859
Projected Annual Growth 2021 to 2026	0.9%	1.1%	1.3%
Historical Annual Growth 2000 to 2021	1.3%	1.2%	1.3%
Race and Ethnicity			
2021 Estimated White	58.4%	69.7%	72.6%
2021 Estimated Black or African American	5.3%	4.9%	5.0%
2021 Estimated Asian or Pacific Islander	22.7%	13.4%	10.8%
2021 Estimated American Indian or Native Alaskan	1.3%	1.1%	1.0%
2021 Estimated Other Races	12.3%	10.9%	10.5%
2021 Estimated Hispanic	13.3%	12.6%	12.4%
Income			
2021 Estimated Average Household Income	\$75,764	\$87,304	\$92,334
2021 Estimated Median Household Income	\$65,333	\$73,360	\$76,544
2021 Estimated Per Capita Income	\$29,937	\$35,556	\$39,198
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	6.8%	4.7%	3.9%
2021 Estimated Some High School (Grade Level 9 to 11)	6.3%	5.5%	4.8%
2021 Estimated High School Graduate	20.6%	19.3%	18.3%
2021 Estimated Some College	21.8%	22.0%	21.7%
2021 Estimated Associates Degree Only	8.2%	7.9%	7.6%
2021 Estimated Bachelors Degree Only	24.4%	25.1%	26.4%
2021 Estimated Graduate Degree	11.9%	15.6%	17.2%
Business			
2021 Estimated Total Businesses	1,159	8,894	26,099
2021 Estimated Total Employees	6,544	58,813	207,923
2021 Estimated Employee Population per Business	5.6	6.6	8.0
2021 Estimated Residential Population per Business	21.6	23.2	18.1



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