

# FOR LEASE - SUNSET MALL

NW CORNELL RD. & MURRAY BLVD. PORTLAND, OR



## SURROUNDING RETAILERS AND PROPERTY HIGHLIGHTS



1,200 SF, 1,300 SF, AND 2,160 SF SHOP SPACE

ACROSS THE ROAD FROM SUNSET HIGH SCHOOL (2,040 STUDENTS)

0.5 MILES FROM COLUMBIA SPORTSWEAR HQ (8,325 EMPLOYEES)

DENSE RESIDENTIAL AND GROWTH IN SURROUNDING AREA

STRONG DEMOS IN A HIGH TRAFFIC AREA

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CHAINLINKS  
RETAIL ADVISORS



OWNED AND OPERATED BY  FWR  
First Washington Realty

4260 Galewood St. Suite B, Lake Oswego, OR 97035

503-245-1400

# SITE PLAN



■ AVAILABLE SPACE

Retailers	SF
<b>PAD1</b> Chevron	2,500
<b>PAD2</b> Chase Bank	3,292
<b>01</b> Safeway	48,000
<b>03</b> Handel's Homemade Ice Cr...	2,400
<b>05</b> US World Class Taekwondo	2,000
<b>06</b> Charminar House	2,000
<b>07</b> Sherwin Williams Paint	5,500
<b>08</b> Available	1,840
<b>10</b> Available	2,160
<b>11</b> Bandito Taco	2,000

Retailers	SF
<b>12</b> Pizza Schmizza Pub Grub	3,740
<b>13</b> Van Nail Salon & Spa	1,400
<b>14</b> CT Bistro	1,400
<b>15</b> Ichiban Japanese Restaurant	1,400
<b>16</b> Available	1,200
<b>17</b> Daisy Cleaners	1,200
<b>18</b> Available	1,300
<b>19</b> Koko Teriyaki	1,200
<b>20</b> Cascadia Taphouse	1,200
<b>22</b> Leased Space	1,953

Retailers	SF
<b>23</b> The Homemag	886
<b>24</b> Leased Space	2,814
<b>25</b> Amoura Beauty	1,100
<b>26</b> Finkle Real Estate	3,145
<b>27</b> Dollar Tree	11,660
<b>28</b> Jamba Juice	1,779
<b>29</b> Jersey Mike's Subs	1,848
<b>30</b> Chipotle Mexican Grill	2,346

## Demographics

### Population



- 1 MILE – 15,749
- 3 MILE – 134,257
- 5 MILE – 299,731

### Employees



- 1 MILE – 5,461
- 3 MILE – 49,317
- 5 MILE – 101,970

### HH Income



- 1 MILE – \$157,888
- 3 MILE – \$165,181
- 5 MILE – \$153,128

# TRADE AREA AERIAL



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retail solutions

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# Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5281/-122.8158

13535 NW Cornell Rd Portland, OR 97229		1 mi radius	3 mi radius	5 mi radius
<b>Population</b>				
2023 Estimated Population		14,839	135,205	302,102
2028 Projected Population		15,976	141,080	313,396
2020 Census Population		14,781	133,638	298,893
2010 Census Population		12,937	116,034	259,171
Projected Annual Growth 2023 to 2028		1.5%	0.9%	0.7%
Historical Annual Growth 2010 to 2023		1.1%	1.3%	1.3%
<b>Households</b>				
2023 Estimated Households		6,245	52,642	119,588
2028 Projected Households		7,030	57,456	129,676
2020 Census Households		6,145	51,371	116,915
2010 Census Households		5,267	45,241	102,053
Projected Annual Growth 2023 to 2028		2.5%	1.8%	1.7%
Historical Annual Growth 2010 to 2023		1.4%	1.3%	1.3%
<b>Age</b>				
2023 Est. Population Under 10 Years		10.8%	12.3%	11.6%
2023 Est. Population 10 to 19 Years		11.3%	12.4%	12.0%
2023 Est. Population 20 to 29 Years		14.9%	13.4%	14.0%
2023 Est. Population 30 to 44 Years		23.6%	24.9%	24.4%
2023 Est. Population 45 to 59 Years		19.3%	18.8%	18.8%
2023 Est. Population 60 to 74 Years		14.6%	13.3%	14.0%
2023 Est. Population 75 Years or Over		5.4%	5.0%	5.3%
2023 Est. Median Age		37.1	36.8	37.2
<b>Marital Status &amp; Gender</b>				
2023 Est. Male Population		49.5%	49.9%	49.8%
2023 Est. Female Population		50.5%	50.1%	50.2%
2023 Est. Never Married		31.6%	30.6%	32.1%
2023 Est. Now Married		48.4%	52.3%	49.7%
2023 Est. Separated or Divorced		16.9%	13.7%	14.4%
2023 Est. Widowed		3.1%	3.3%	3.9%
<b>Income</b>				
2023 Est. HH Income \$200,000 or More		21.5%	24.0%	20.2%
2023 Est. HH Income \$150,000 to \$199,999		11.3%	12.4%	12.7%
2023 Est. HH Income \$100,000 to \$149,999		16.1%	18.8%	19.6%
2023 Est. HH Income \$75,000 to \$99,999		11.8%	12.8%	13.0%
2023 Est. HH Income \$50,000 to \$74,999		15.7%	12.2%	13.5%
2023 Est. HH Income \$35,000 to \$49,999		8.8%	7.7%	7.7%
2023 Est. HH Income \$25,000 to \$34,999		5.3%	4.5%	4.8%
2023 Est. HH Income \$15,000 to \$24,999		3.5%	3.9%	3.9%
2023 Est. HH Income Under \$15,000		5.9%	3.9%	4.6%
2023 Est. Average Household Income		\$161,381	\$161,866	\$148,313
2023 Est. Median Household Income		\$113,960	\$127,361	\$116,520
2023 Est. Per Capita Income		\$67,951	\$63,101	\$58,797
2023 Est. Total Businesses		755	6,460	13,917
2023 Est. Total Employees		5,421	48,878	102,084

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<b>Race</b>				
2023 Est. White		69.6%	61.1%	63.1%
2023 Est. Black		2.4%	3.1%	3.3%
2023 Est. Asian or Pacific Islander		13.5%	20.2%	16.9%
2023 Est. American Indian or Alaska Native		0.5%	0.6%	0.7%
2023 Est. Other Races		14.0%	15.0%	16.0%
<b>Hispanic</b>				
2023 Est. Hispanic Population		1,962	19,386	48,329
2023 Est. Hispanic Population		13.2%	14.3%	16.0%
2028 Proj. Hispanic Population		13.5%	14.5%	16.0%
2020 Hispanic Population		14.0%	16.0%	18.4%
<b>Education (Adults 25 &amp; Older)</b>				
2023 Est. Adult Population (25 Years or Over)		10,625	94,290	213,084
2023 Est. Elementary (Grade Level 0 to 8)		2.2%	3.2%	3.4%
2023 Est. Some High School (Grade Level 9 to 11)		1.5%	1.8%	2.5%
2023 Est. High School Graduate		10.9%	12.1%	14.8%
2023 Est. Some College		19.9%	17.3%	19.2%
2023 Est. Associate Degree Only		6.2%	7.1%	7.8%
2023 Est. Bachelor Degree Only		34.9%	33.4%	30.6%
2023 Est. Graduate Degree		24.3%	25.2%	21.7%
<b>Housing</b>				
2023 Est. Total Housing Units		6,917	55,756	125,867
2023 Est. Owner-Occupied		50.1%	54.9%	54.9%
2023 Est. Renter-Occupied		40.1%	39.5%	40.1%
2023 Est. Vacant Housing		9.7%	5.6%	5.0%
<b>Homes Built by Year</b>				
2023 Homes Built 2010 or later		13.2%	13.2%	14.0%
2023 Homes Built 2000 to 2009		13.8%	19.5%	16.4%
2023 Homes Built 1990 to 1999		10.4%	18.8%	16.6%
2023 Homes Built 1980 to 1989		13.2%	12.1%	12.4%
2023 Homes Built 1970 to 1979		18.2%	14.0%	17.1%
2023 Homes Built 1960 to 1969		14.2%	8.0%	8.6%
2023 Homes Built 1950 to 1959		4.3%	4.9%	5.2%
2023 Homes Built Before 1949		3.0%	3.9%	4.8%
<b>Home Values</b>				
2023 Home Value \$1,000,000 or More		4.9%	5.8%	5.2%
2023 Home Value \$500,000 to \$999,999		55.3%	56.3%	49.4%
2023 Home Value \$400,000 to \$499,999		18.7%	20.0%	22.9%
2023 Home Value \$300,000 to \$399,999		11.5%	9.9%	13.5%
2023 Home Value \$200,000 to \$299,999		3.6%	3.0%	4.1%
2023 Home Value \$150,000 to \$199,999		2.5%	1.2%	1.1%
2023 Home Value \$100,000 to \$149,999		2.2%	0.6%	0.6%
2023 Home Value \$50,000 to \$99,999		0.3%	1.6%	1.5%
2023 Home Value \$25,000 to \$49,999		0.2%	0.5%	0.6%
2023 Home Value Under \$25,000		1.0%	1.1%	1.2%
2023 Median Home Value		\$577,285	\$575,943	\$546,712
2023 Median Rent		\$1,445	\$1,480	\$1,451

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<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	12,184	107,890	244,240
2023 Est. Civilian Employed	65.6%	67.2%	67.2%
2023 Est. Civilian Unemployed	4.1%	2.9%	3.0%
2023 Est. in Armed Forces	-	0.3%	0.2%
2023 Est. not in Labor Force	30.2%	29.6%	29.5%
2023 Labor Force Males	49.3%	49.5%	49.4%
2023 Labor Force Females	50.7%	50.5%	50.6%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	7,989	72,543	164,198
2023 Mgmt, Business, & Financial Operations	21.8%	21.6%	19.7%
2023 Professional, Related	36.4%	36.0%	33.8%
2023 Service	11.4%	12.6%	14.0%
2023 Sales, Office	17.4%	16.9%	18.0%
2023 Farming, Fishing, Forestry	-	-	0.1%
2023 Construction, Extraction, Maintenance	2.4%	4.0%	4.6%
2023 Production, Transport, Material Moving	10.6%	8.9%	9.8%
2023 White Collar Workers	75.5%	74.5%	71.5%
2023 Blue Collar Workers	24.5%	25.5%	28.5%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	50.5%	50.2%	52.8%
2023 Drive to Work in Carpool	4.1%	5.2%	5.9%
2023 Travel to Work by Public Transportation	2.2%	2.5%	2.5%
2023 Drive to Work on Motorcycle	-	-	0.1%
2023 Walk or Bicycle to Work	1.4%	2.8%	2.6%
2023 Other Means	0.8%	0.8%	0.9%
2023 Work at Home	40.9%	38.3%	35.1%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	24.1%	26.5%	27.6%
2023 Travel to Work in 15 to 29 Minutes	44.9%	43.0%	42.6%
2023 Travel to Work in 30 to 59 Minutes	27.5%	26.7%	25.7%
2023 Travel to Work in 60 Minutes or More	3.5%	3.8%	4.1%
2023 Average Travel Time to Work	21.4	20.6	20.2
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$632.34 M	\$5.32 B	\$11.27 B
2023 Est. Apparel	\$22.91 M	\$193.88 M	\$408.51 M
2023 Est. Contributions, Gifts	\$40.24 M	\$340.63 M	\$708.57 M
2023 Est. Education, Reading	\$23.85 M	\$203.83 M	\$421.15 M
2023 Est. Entertainment	\$36.78 M	\$311.41 M	\$656.6 M
2023 Est. Food, Beverages, Tobacco	\$94.28 M	\$791.25 M	\$1.68 B
2023 Est. Furnishings, Equipment	\$22.73 M	\$192.12 M	\$405.64 M
2023 Est. Health Care, Insurance	\$55.54 M	\$464.98 M	\$991.24 M
2023 Est. Household Operations, Shelter, Utilities	\$202.36 M	\$1.7 B	\$3.6 B
2023 Est. Miscellaneous Expenses	\$12.07 M	\$101.55 M	\$214.84 M
2023 Est. Personal Care	\$8.47 M	\$71.29 M	\$151.09 M
2023 Est. Transportation	\$113.13 M	\$953.46 M	\$2.03 B

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