

STADIUM SHOPPING CENTER

RETAIL SPACES FOR LEASE

2117 – 2125 W Burnside
Portland, OR



PROPERTY DETAILS

- 1000 SF - RESTAURANT BUILDOUT
- 1,885 SF - SALON BUILDOUT
- LOCATED ON W BURNSIDE AND NW 21ST ACROSS FROM PROVIDENCE PARK
- DEDICATED ON-SITE PARKING
- HIGH TRAFFIC CORRIDOR - W BURNSIDE 18,713 ADT

SURROUNDING RETAILERS



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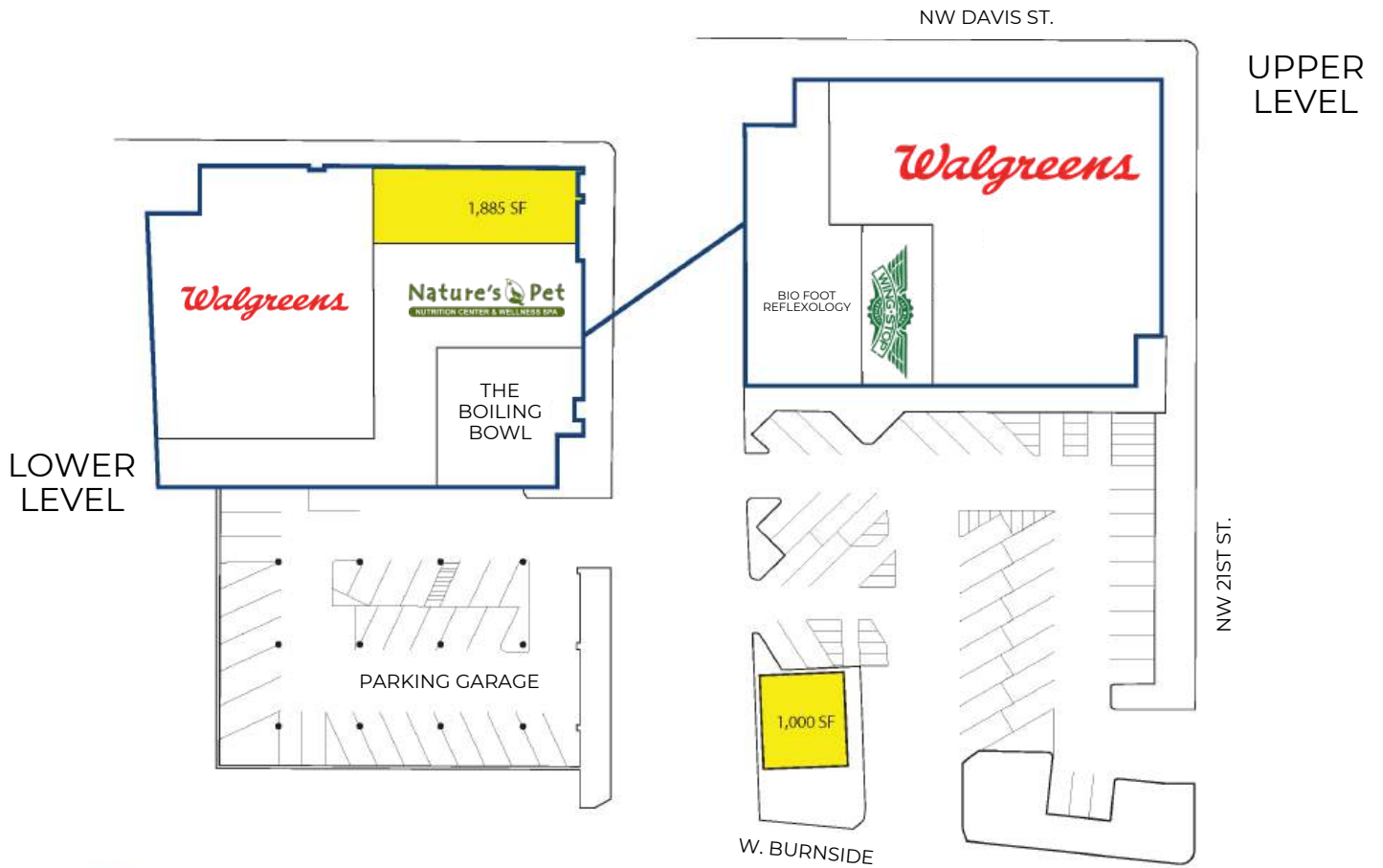
4260 GALEWOOD STREET, LAKE OSWEGO, OREGON | WWW.HSPACIFIC.COM



SITE PLAN

STADIUM SHOPPING CENTER

2121 NW Burnside Street • Portland, Oregon, 97210



DEMOGRAPHICS

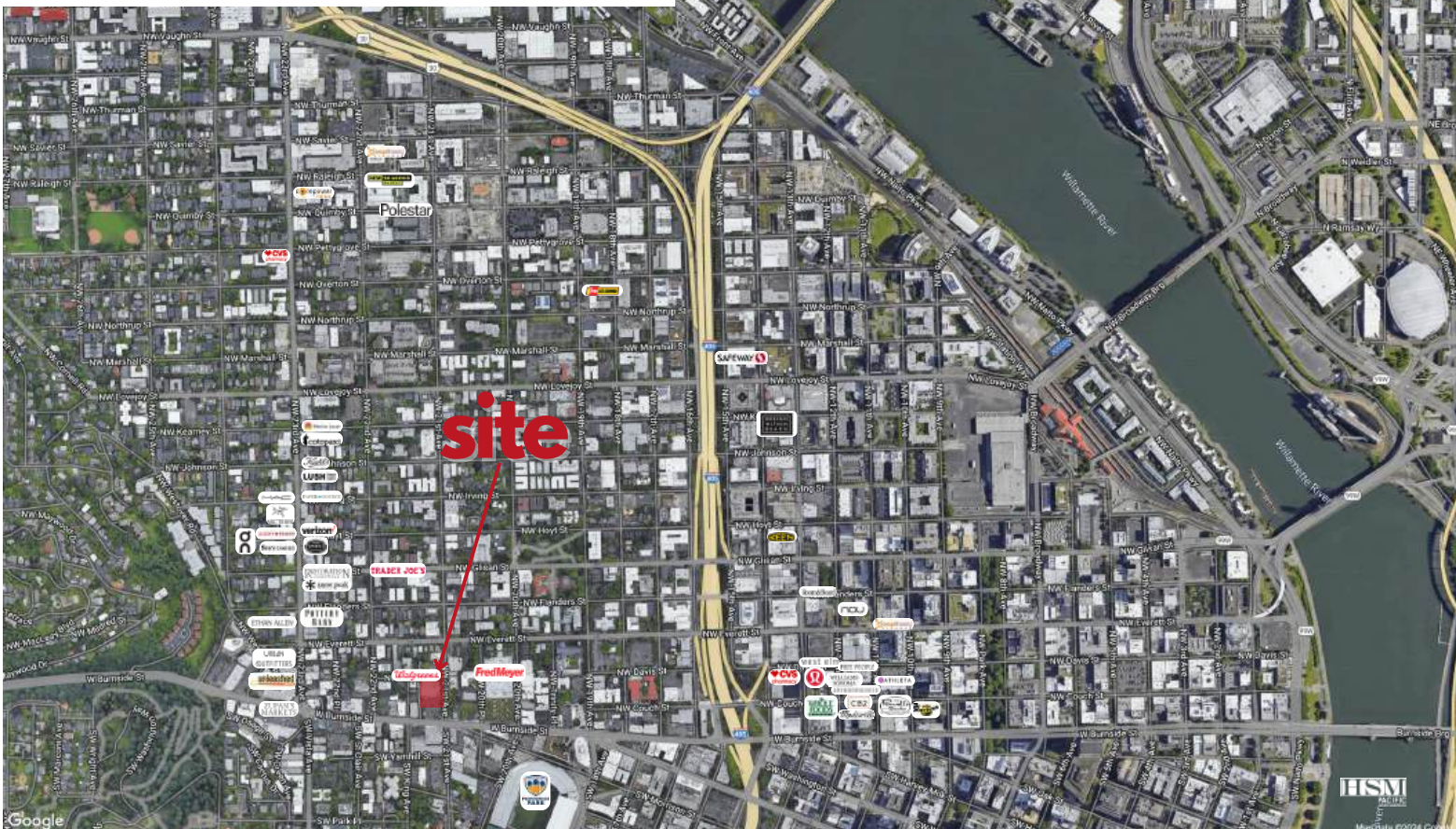
	1 MILE	48,702
	3 MILES	161,535
	5 MILES	415,805

	1 MILE	72,851
	3 MILES	205,667
	5 MILES	302,883

	1 MILE	\$128,275
	3 MILES	\$139,458
	5 MILES	\$147,631



TRADE AREA



NEIGHBORHOOD



PROVIDENCE PARK



NW 23RD

Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5238/-122.6949

2117 W Burnside St Portland, OR 97210	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	48,702	161,535	415,805
2029 Projected Population	49,285	162,013	409,517
2020 Census Population	44,041	157,765	418,549
2010 Census Population	36,073	126,454	363,194
Projected Annual Growth 2024 to 2029	0.2%	-	-0.3%
Historical Annual Growth 2010 to 2024	2.5%	2.0%	1.0%
Households			
2024 Estimated Households	31,670	90,356	200,656
2029 Projected Households	32,566	91,924	200,287
2020 Census Households	28,696	85,294	195,939
2010 Census Households	22,567	66,543	167,532
Projected Annual Growth 2024 to 2029	0.6%	0.3%	-
Historical Annual Growth 2010 to 2024	2.9%	2.6%	1.4%
Age			
2024 Est. Population Under 10 Years	5.0%	6.2%	8.0%
2024 Est. Population 10 to 19 Years	5.1%	6.3%	8.6%
2024 Est. Population 20 to 29 Years	21.4%	19.0%	14.9%
2024 Est. Population 30 to 44 Years	30.0%	30.6%	28.5%
2024 Est. Population 45 to 59 Years	17.1%	17.8%	19.1%
2024 Est. Population 60 to 74 Years	15.3%	14.1%	14.9%
2024 Est. Population 75 Years or Over	6.0%	5.9%	5.9%
2024 Est. Median Age	38.1	38.1	38.9
Marital Status & Gender			
2024 Est. Male Population	53.7%	52.1%	50.7%
2024 Est. Female Population	46.3%	47.9%	49.3%
2024 Est. Never Married	55.3%	50.3%	43.2%
2024 Est. Now Married	26.6%	31.3%	39.3%
2024 Est. Separated or Divorced	15.5%	15.9%	14.7%
2024 Est. Widowed	2.6%	2.5%	2.9%
Income			
2024 Est. HH Income \$200,000 or More	16.5%	18.8%	21.3%
2024 Est. HH Income \$150,000 to \$199,999	9.5%	9.5%	10.8%
2024 Est. HH Income \$100,000 to \$149,999	14.3%	16.8%	18.0%
2024 Est. HH Income \$75,000 to \$99,999	9.6%	10.9%	11.6%
2024 Est. HH Income \$50,000 to \$74,999	11.2%	12.0%	11.6%
2024 Est. HH Income \$35,000 to \$49,999	9.6%	9.0%	8.0%
2024 Est. HH Income \$25,000 to \$34,999	5.5%	5.6%	5.3%
2024 Est. HH Income \$15,000 to \$24,999	6.8%	6.0%	4.9%
2024 Est. HH Income Under \$15,000	16.9%	11.4%	8.6%
2024 Est. Average Household Income	\$128,275	\$139,458	\$147,631
2024 Est. Median Household Income	\$83,965	\$97,998	\$109,248
2024 Est. Per Capita Income	\$83,975	\$78,481	\$71,579
2024 Est. Total Businesses	7,303	20,679	36,598
2024 Est. Total Employees	72,851	205,667	302,883

Full Profile

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Portland, OR 97210			
Race			
2024 Est. White	74.7%	75.4%	76.2%
2024 Est. Black	5.0%	5.8%	5.2%
2024 Est. Asian or Pacific Islander	8.7%	7.1%	7.0%
2024 Est. American Indian or Alaska Native	0.8%	0.7%	0.6%
2024 Est. Other Races	10.8%	11.0%	11.0%
Hispanic			
2024 Est. Hispanic Population	4,780	15,417	39,177
2024 Est. Hispanic Population	9.8%	9.5%	9.4%
2029 Proj. Hispanic Population	10.7%	10.4%	10.3%
2020 Hispanic Population	8.7%	9.2%	9.2%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	39,887	130,698	322,819
2024 Est. Elementary (Grade Level 0 to 8)	2.2%	1.6%	1.7%
2024 Est. Some High School (Grade Level 9 to 11)	1.9%	2.1%	2.1%
2024 Est. High School Graduate	10.8%	10.9%	10.7%
2024 Est. Some College	15.1%	15.2%	16.3%
2024 Est. Associate Degree Only	5.1%	4.9%	5.4%
2024 Est. Bachelor Degree Only	34.7%	36.1%	36.4%
2024 Est. Graduate Degree	30.3%	29.2%	27.3%
Housing			
2024 Est. Total Housing Units	35,604	100,622	220,510
2024 Est. Owner-Occupied	21.2%	28.8%	42.9%
2024 Est. Renter-Occupied	67.8%	61.0%	48.1%
2024 Est. Vacant Housing	11.0%	10.2%	9.0%
Homes Built by Year			
2024 Homes Built 2010 or later	17.6%	17.0%	13.6%
2024 Homes Built 2000 to 2009	14.5%	10.9%	9.2%
2024 Homes Built 1990 to 1999	8.6%	7.2%	6.9%
2024 Homes Built 1980 to 1989	6.0%	6.0%	5.8%
2024 Homes Built 1970 to 1979	7.5%	8.0%	8.8%
2024 Homes Built 1960 to 1969	5.8%	6.7%	7.0%
2024 Homes Built 1950 to 1959	5.3%	5.9%	7.5%
2024 Homes Built Before 1949	23.6%	28.2%	32.1%
Home Values			
2024 Home Value \$1,000,000 or More	25.3%	18.9%	11.3%
2024 Home Value \$500,000 to \$999,999	44.1%	58.6%	65.1%
2024 Home Value \$400,000 to \$499,999	15.6%	11.8%	14.2%
2024 Home Value \$300,000 to \$399,999	10.3%	6.2%	5.4%
2024 Home Value \$200,000 to \$299,999	2.1%	2.0%	1.7%
2024 Home Value \$150,000 to \$199,999	1.1%	0.7%	0.4%
2024 Home Value \$100,000 to \$149,999	0.2%	0.5%	0.4%
2024 Home Value \$50,000 to \$99,999	0.1%	0.3%	0.5%
2024 Home Value \$25,000 to \$49,999	0.4%	0.4%	0.4%
2024 Home Value Under \$25,000	0.6%	0.7%	0.6%
2024 Median Home Value	\$714,434	\$726,612	\$679,317
2024 Median Rent	\$1,333	\$1,413	\$1,432

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Labor Force			
2024 Est. Labor Population Age 16 Years or Over	44,921	145,442	361,335
2024 Est. Civilian Employed	65.3%	68.4%	68.0%
2024 Est. Civilian Unemployed	2.8%	3.4%	3.2%
2024 Est. in Armed Forces	-	-	-
2024 Est. not in Labor Force	31.9%	28.2%	28.8%
2024 Labor Force Males	53.9%	52.2%	50.6%
2024 Labor Force Females	46.1%	47.8%	49.4%
Occupation			
2024 Occupation: Population Age 16 Years or Over	27,039	94,259	239,862
2024 Mgmt, Business, & Financial Operations	25.6%	24.0%	23.9%
2024 Professional, Related	36.3%	36.8%	36.7%
2024 Service	12.1%	13.0%	12.9%
2024 Sales, Office	16.9%	16.2%	15.8%
2024 Farming, Fishing, Forestry	0.1%	0.4%	0.3%
2024 Construction, Extraction, Maintenance	2.8%	3.2%	3.4%
2024 Production, Transport, Material Moving	6.2%	6.5%	7.0%
2024 White Collar Workers	78.7%	77.0%	76.4%
2024 Blue Collar Workers	21.3%	23.0%	23.6%
Transportation to Work			
2024 Drive to Work Alone	35.9%	41.3%	46.0%
2024 Drive to Work in Carpool	4.2%	4.9%	5.4%
2024 Travel to Work by Public Transportation	7.7%	6.6%	5.8%
2024 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
2024 Walk or Bicycle to Work	13.8%	11.3%	8.6%
2024 Other Means	1.5%	1.4%	1.3%
2024 Work at Home	36.9%	34.3%	32.8%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	28.4%	27.2%	24.4%
2024 Travel to Work in 15 to 29 Minutes	47.3%	48.3%	47.9%
2024 Travel to Work in 30 to 59 Minutes	19.6%	20.7%	23.7%
2024 Travel to Work in 60 Minutes or More	4.7%	3.8%	4.1%
2024 Average Travel Time to Work	19.1	19.2	20.2
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$2.55 B	\$7.93 B	\$19.06 B
2024 Est. Apparel	\$92.1 M	\$286.62 M	\$687.99 M
2024 Est. Contributions, Gifts	\$158.61 M	\$501.58 M	\$1.22 B
2024 Est. Education, Reading	\$95.94 M	\$298.35 M	\$719.32 M
2024 Est. Entertainment	\$145.11 M	\$456.03 M	\$1.11 B
2024 Est. Food, Beverages, Tobacco	\$383.23 M	\$1.19 B	\$2.84 B
2024 Est. Furnishings, Equipment	\$89.68 M	\$281.91 M	\$683.04 M
2024 Est. Health Care, Insurance	\$221.62 M	\$693.25 M	\$1.67 B
2024 Est. Household Operations, Shelter, Utilities	\$833.11 M	\$2.57 B	\$6.13 B
2024 Est. Miscellaneous Expenses	\$49.05 M	\$152.41 M	\$365.91 M
2024 Est. Personal Care	\$34.21 M	\$106.51 M	\$255.8 M
2024 Est. Transportation	\$443.38 M	\$1.4 B	\$3.38 B

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