



Available For Lease



Free-standing retail building

1,681 RSF - Available July 1, 2017

Hard corner provides exceptional visibility

6' x 8' walk-in cooler and 6' x 6' walk-in freezer available

Extra storage space not included in RSF

Eight off-street parking spaces and outdoor seating area

Lease rate: \$28/SF NNN

PLEASE DO NOT DISTURB TENANT

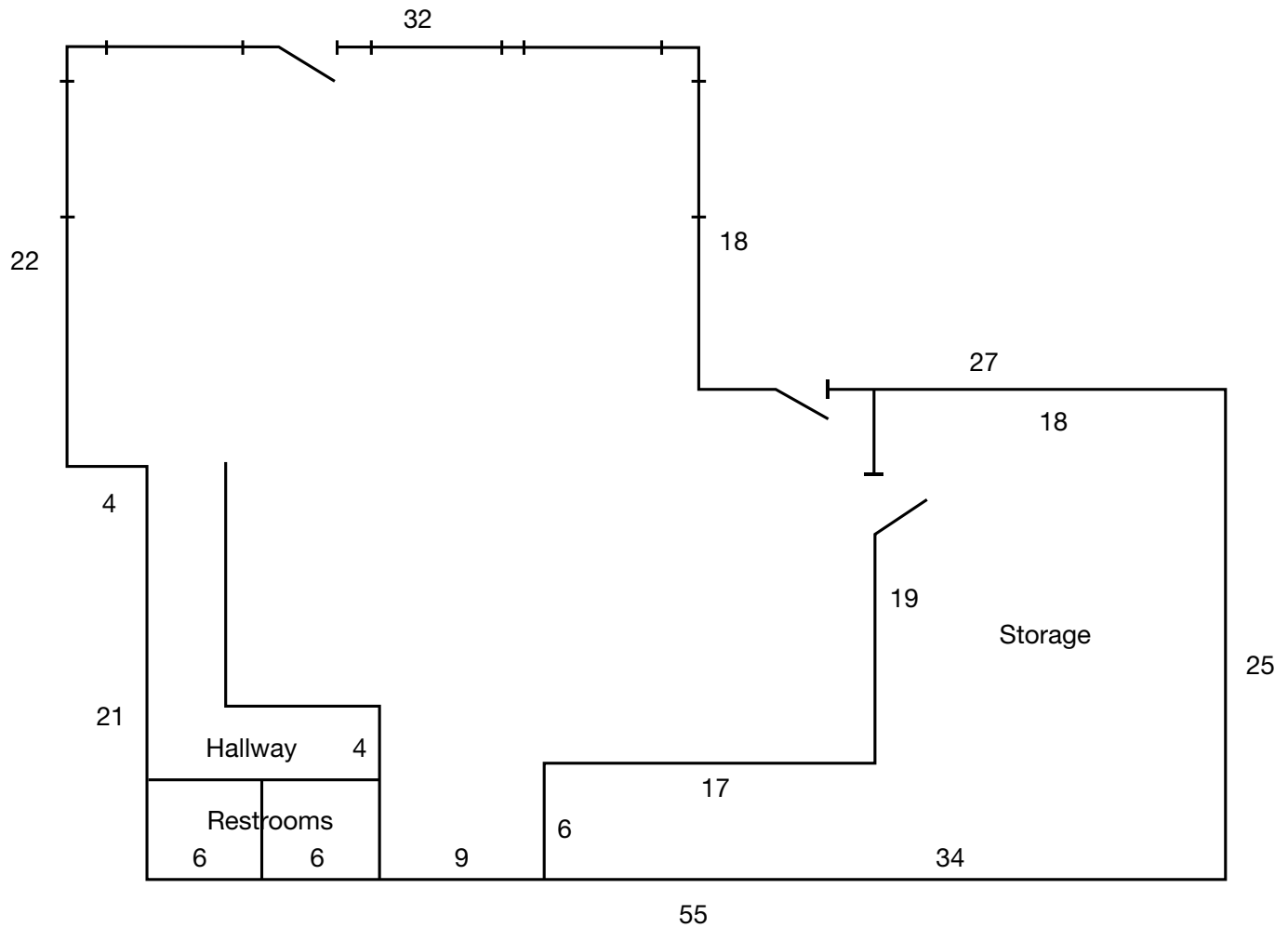
kiddermathews.com

Contact

Mark Piscitelli
503.721.2734
markp@kiddermathews.com

3004 E Burnside Street

For Lease



Lot Size: 5,372 SF (Per County Records)

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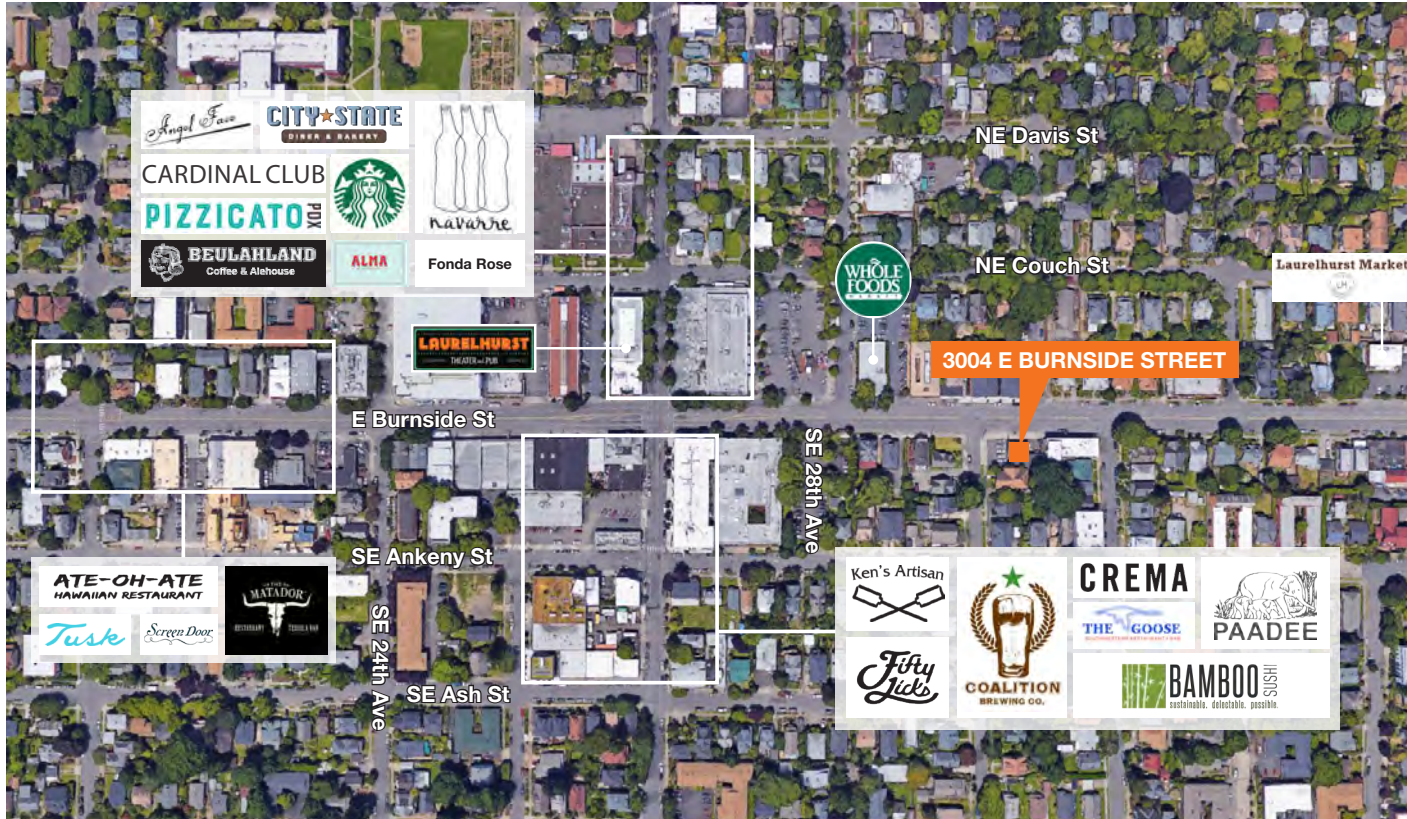
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DEMOGRAPHICS

	Population	Avg HH Income
1 mile	31,826	\$85,083
3 miles	239,091	\$85,507
5 miles	464,285	\$84,650

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Demographic Summary Report

3004 E Burnside St, Portland, OR 97214

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Fast Food** % Leased: **100%**
 GLA: **1,681 SF** Rent/SF/Yr: **-**
 Year Built: **1949**



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	33,810	254,750	493,700
2017 Estimate	31,826	239,091	464,285
2010 Census	28,974	213,674	420,606
Growth 2017 - 2022	6.23%	6.55%	6.34%
Growth 2010 - 2017	9.84%	11.90%	10.38%
2017 Population by Hispanic Origin	1,727	14,759	38,893
2017 Population	31,826	239,091	464,285
White	28,447 89.38%	196,735 82.28%	371,131 79.94%
Black	663 2.08%	13,112 5.48%	28,512 6.14%
Am. Indian & Alaskan	276 0.87%	2,560 1.07%	6,002 1.29%
Asian	1,179 3.70%	15,718 6.57%	35,790 7.71%
Hawaiian & Pacific Island	41 0.13%	690 0.29%	2,181 0.47%
Other	1,219 3.83%	10,276 4.30%	20,669 4.45%
U.S. Armed Forces	0	58	127
Households			
2022 Projection	16,797	123,297	220,578
2017 Estimate	15,818	115,517	207,261
2010 Census	14,504	102,537	187,504
Growth 2017 - 2022	6.19%	6.73%	6.43%
Growth 2010 - 2017	9.06%	12.66%	10.54%
Owner Occupied	5,831 36.86%	50,694 43.88%	103,755 50.06%
Renter Occupied	9,987 63.14%	64,823 56.12%	103,505 49.94%
2017 Households by HH Income	15,818	115,518	207,260
Income: <\$25,000	3,126 19.76%	24,847 21.51%	42,676 20.59%
Income: \$25,000 - \$50,000	3,937 24.89%	23,171 20.06%	43,286 20.88%
Income: \$50,000 - \$75,000	2,394 15.13%	18,272 15.82%	35,130 16.95%
Income: \$75,000 - \$100,000	1,996 12.62%	15,543 13.46%	27,968 13.49%
Income: \$100,000 - \$125,000	1,337 8.45%	10,560 9.14%	18,109 8.74%
Income: \$125,000 - \$150,000	689 4.36%	6,693 5.79%	11,824 5.70%
Income: \$150,000 - \$200,000	1,003 6.34%	7,359 6.37%	12,371 5.97%
Income: \$200,000+	1,336 8.45%	9,073 7.85%	15,896 7.67%
2017 Avg Household Income	\$85,083	\$85,507	\$84,650
2017 Med Household Income	\$58,011	\$62,832	\$61,935