

FOR SALE OR LEASE

4450 SE 92ND AVE

Ideal owner-user property with excellent visibility

PORTLAND, OR





Positioned within a dense and active neighborhood creating a compelling opportunity to tap into the area's immediate consumer base.

ADDRESS	4450 SE 92nd Ave Portland, OR
BUILDING SIZE	3,000 SF
YEAR BUILT	1975
ZONING	CG
LAND ACRES	0.25 AC
PARKING RATIO	4.80/1,000 SF
TRAFFIC COUNTS	14,857 VPD on SE Holgate Blvd/ I- 205 E
SALE PRICE	\$1,200,000
LEASE RATE	Call for quote

3,000 SF AVAILABLE **\$1.2M** SALE PRICE

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Ideal for

Grocery or Specialty Food Store

Given the high spending on food and beverage, targeting a small-scale grocery or specialty food retailer (organic, ethnic, or gourmet) would likely capture a significant portion of the spending potential.

Quick-Service Restaurants & Cafes

The strong spending on dining and fast food supports a recommendation for targeting quick-service restaurants or cafes. Consider brands that offer popular, quick meals or coffee shops that can serve local residents and commuters.

Apparel and Accessories Boutique

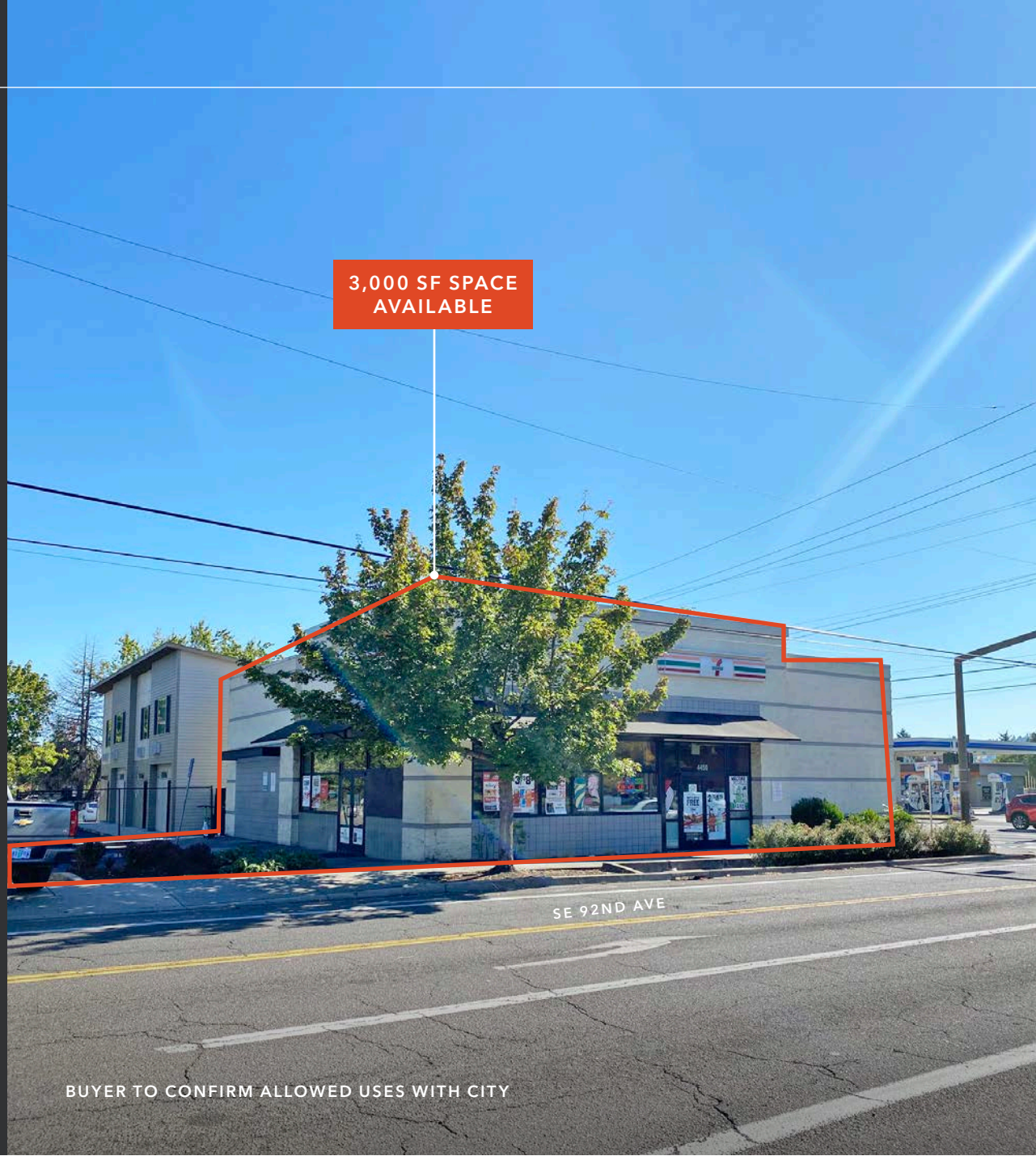
The clothing and accessories spending pattern indicates an opportunity for a boutique-style store offering affordable fashion, accessories, or shoes. A thrift store or discount apparel store could also match the spending potential and demographics.

Health and Wellness Retailer

With a fair share of spending on health and personal care, a pharmacy, wellness shop, or supplement store would fit the health-conscious consumer behavior indicated by the market.

Variety or Discount General Merchandise Store

General merchandise spending is high, which aligns well with a retailer offering a mix of everyday items at affordable prices. A dollar store or local variety store might effectively serve the needs of nearby households.



BUYER TO CONFIRM ALLOWED USES WITH CITY



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	20,879	177,899	424,225
2020 CENSUS	22,813	192,678	464,212
2025 ESTIMATED	21,409	184,468	449,437
2030 PROJECTED	20,586	179,704	440,094

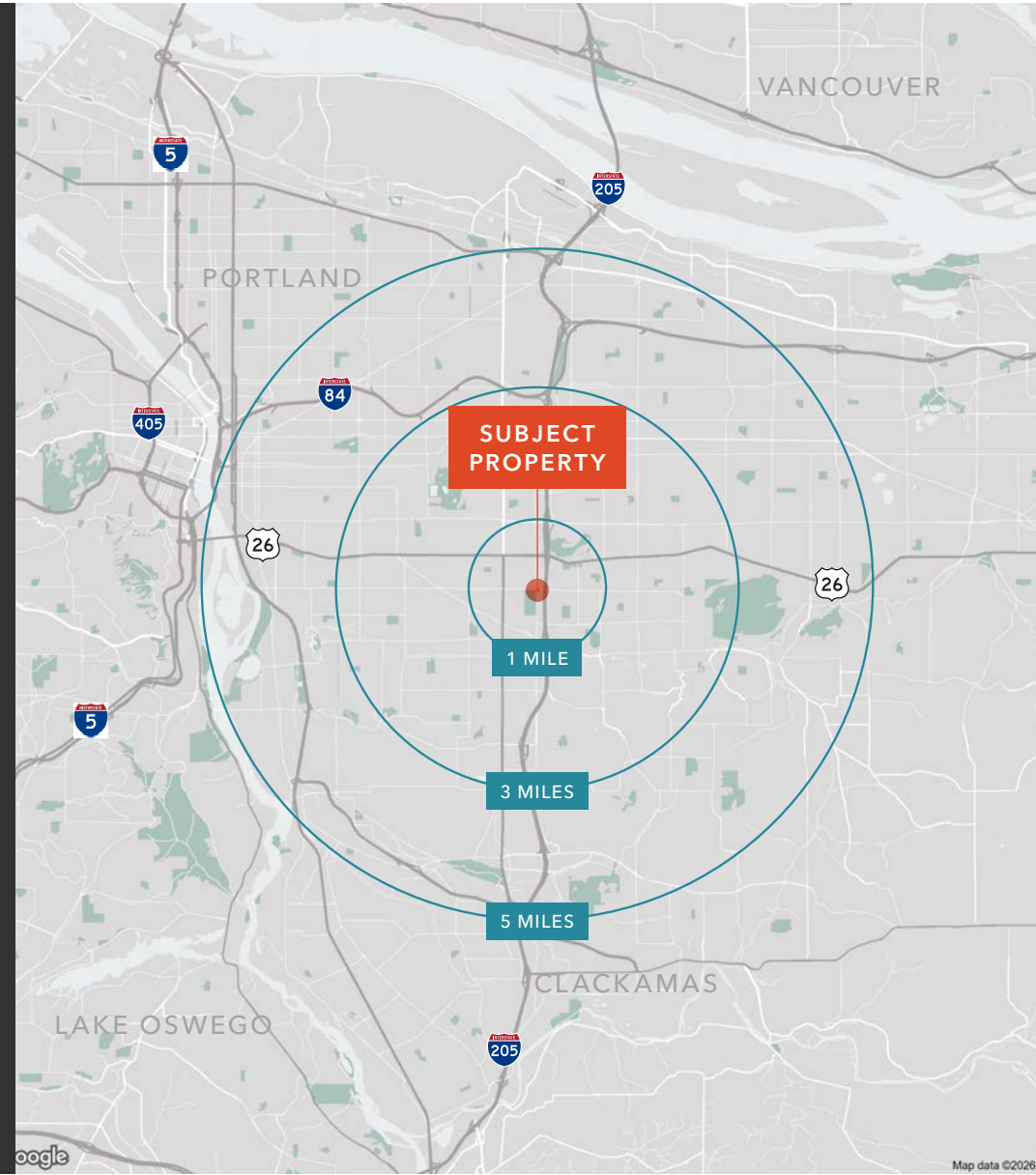
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2010 CENSUS	7,568	68,763	170,742
2020 CENSUS	8,115	74,062	186,842
2025 ESTIMATED	8,052	73,610	186,534

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$84,941	\$91,318	\$94,866
2030 MEDIAN PROJECTED	\$85,154	\$91,318	\$94,759
2025 AVERAGE	\$101,854	\$115,937	\$121,927
2030 AVERAGE PROJECTED	\$102,082	\$116,053	\$121,994

Data Source: ©2023, Sites USA





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*For more information on
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