

NOW LEASING
3165 NW YEON AVENUE
PORTLAND, OREGON

RETAIL SPACE WITH DRIVE-THRU | FORMER US BANK BRANCH

LOCATION

3165 NW Yeon Ave, Portland OR

AVAILABLE SPACE

4,333 SF with drive-thru

ASKING RATE

Call for Details

TRAFFIC COUNTS

NW Yeon Ave – 34,617 ADT ('20)

HIGHLIGHTS

- Site includes a drive-thru and has ample parking
- Freestanding pylon sign available
- Located within the Davis Industrial Park in the heart of Portland's heavy industrial area
- Only a few minutes drive from downtown Portland



COMMERCIAL
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3165 NW YEON AVE
RETAIL WITH DRIVE-THRU
PORTLAND, OR



DEMOGRAPHIC SUMMARY

3165 NW YEON AVE RETAIL WITH DRIVE-THRU PORTLAND, OR

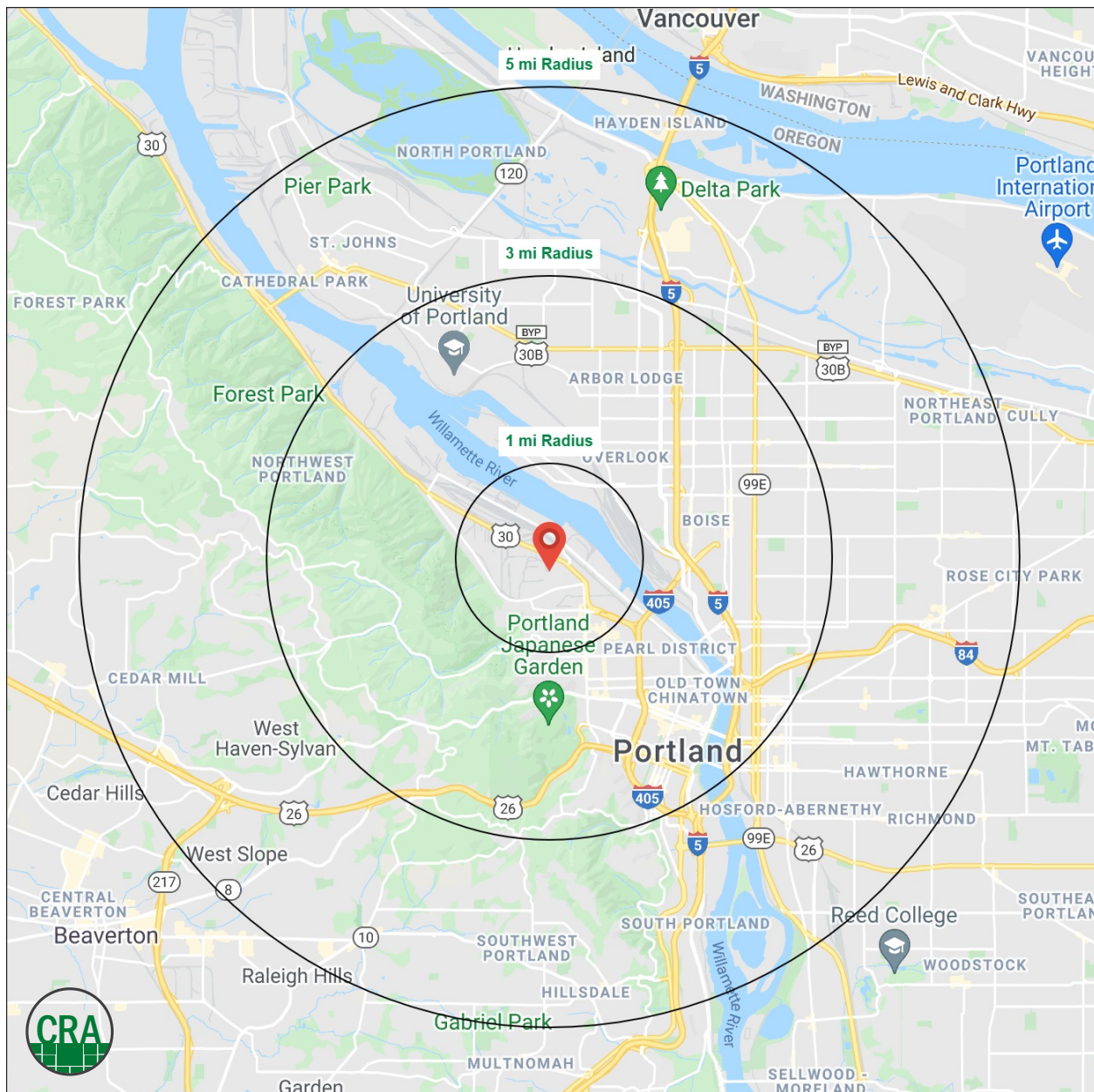
Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	7,422	149,442	365,907
Projected Population 2026	8,322	159,596	385,682
Average HH Income	\$121,149	\$107,559	\$116,030
Total Businesses	1,331	17,223	32,231
Total Employees	18,199	197,728	312,226
Daytime Demographics 16+	19,962	242,373	415,523

19,962

Daytime Demographics 16+
1 MILE RADIUS

\$121,149

Average Household Income
1 MILE RADIUS



Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5447/-122.706

3165 NW Yeon Ave Portland, OR 97210	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	7,422	149,442	365,907
2026 Projected Population	8,322	159,596	385,682
2010 Census Population	4,940	121,173	309,054
2000 Census Population	4,411	105,440	277,588
Projected Annual Growth 2021 to 2026	2.4%	1.4%	1.1%
Historical Annual Growth 2000 to 2021	3.3%	2.0%	1.5%
2021 Median Age	35.9	36.6	37.7
Households			
2021 Estimated Households	4,438	78,590	177,594
2026 Projected Households	5,074	87,108	193,706
2010 Census Households	2,755	59,530	142,150
2000 Census Households	2,467	50,474	125,536
Projected Annual Growth 2021 to 2026	2.9%	2.2%	1.8%
Historical Annual Growth 2000 to 2021	3.8%	2.7%	2.0%
Race and Ethnicity			
2021 Estimated White	79.4%	74.8%	76.1%
2021 Estimated Black or African American	5.8%	9.2%	7.6%
2021 Estimated Asian or Pacific Islander	5.1%	6.1%	6.5%
2021 Estimated American Indian or Native Alaskan	0.9%	1.0%	0.9%
2021 Estimated Other Races	8.7%	9.0%	9.0%
2021 Estimated Hispanic	7.3%	8.7%	9.6%
Income			
2021 Estimated Average Household Income	\$121,149	\$107,559	\$116,030
2021 Estimated Median Household Income	\$101,325	\$80,212	\$91,502
2021 Estimated Per Capita Income	\$72,541	\$57,114	\$56,632
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	0.5%	1.6%	1.6%
2021 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.4%	2.4%
2021 Estimated High School Graduate	6.8%	11.4%	10.8%
2021 Estimated Some College	13.1%	17.5%	17.3%
2021 Estimated Associates Degree Only	4.0%	5.6%	5.8%
2021 Estimated Bachelors Degree Only	38.7%	35.5%	35.3%
2021 Estimated Graduate Degree	35.5%	26.0%	26.8%
Business			
2021 Estimated Total Businesses	1,331	17,223	32,231
2021 Estimated Total Employees	18,199	197,728	312,226
2021 Estimated Employee Population per Business	13.7	11.5	9.7
2021 Estimated Residential Population per Business	5.6	8.7	11.4

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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