

— FOR LEASE —

PDX COMMONS



4252 SE BELMONT STREET

ADDRESS

4252 SE Belmont Street, Portland Oregon

AVAILABLE SPACE

880 SF

ASKING RENT

Modified Gross Rent: \$2,100/Month + Utilities
(water/sewer included in rent)

HIGHLIGHTS

- Located in the heart of Portland's Sunnyside District.
- Conveniently located just off I-84, which carries over 143,000 vehicles per day.
- Part of a four-story contemporary condominium complex in proximity to Walgreens, Horse Brass English Pub, New Seasons, Never Coffee, Fred Meyer, H-Mart and more!
- Available July 1, 2026



Walk Score

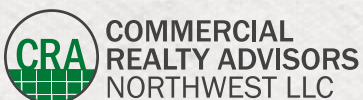
93

Bike Score

100

Transit Score

52



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

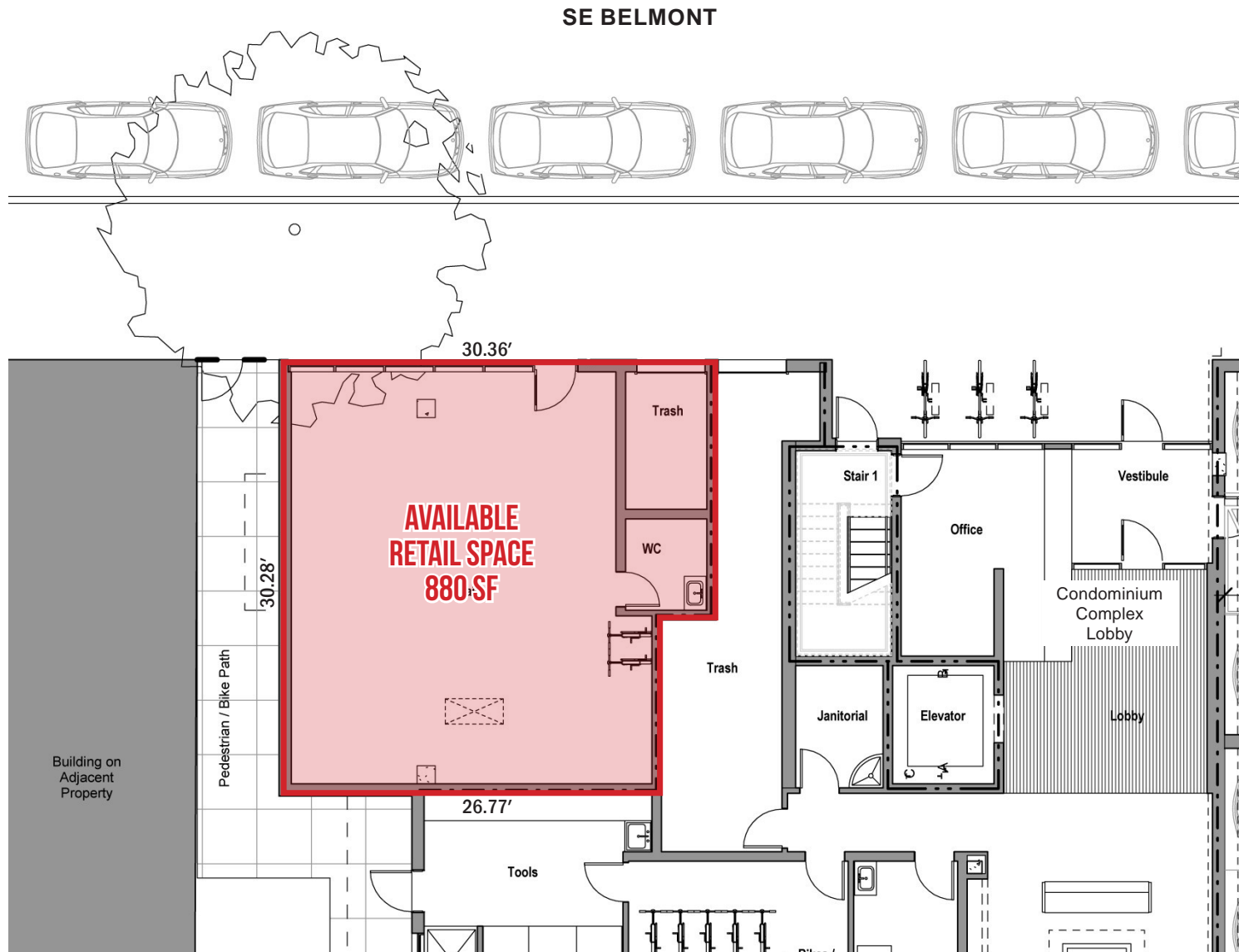
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PDX COMMONS 4252 SE BELMONT

PORTLAND, OR

SITE PLAN



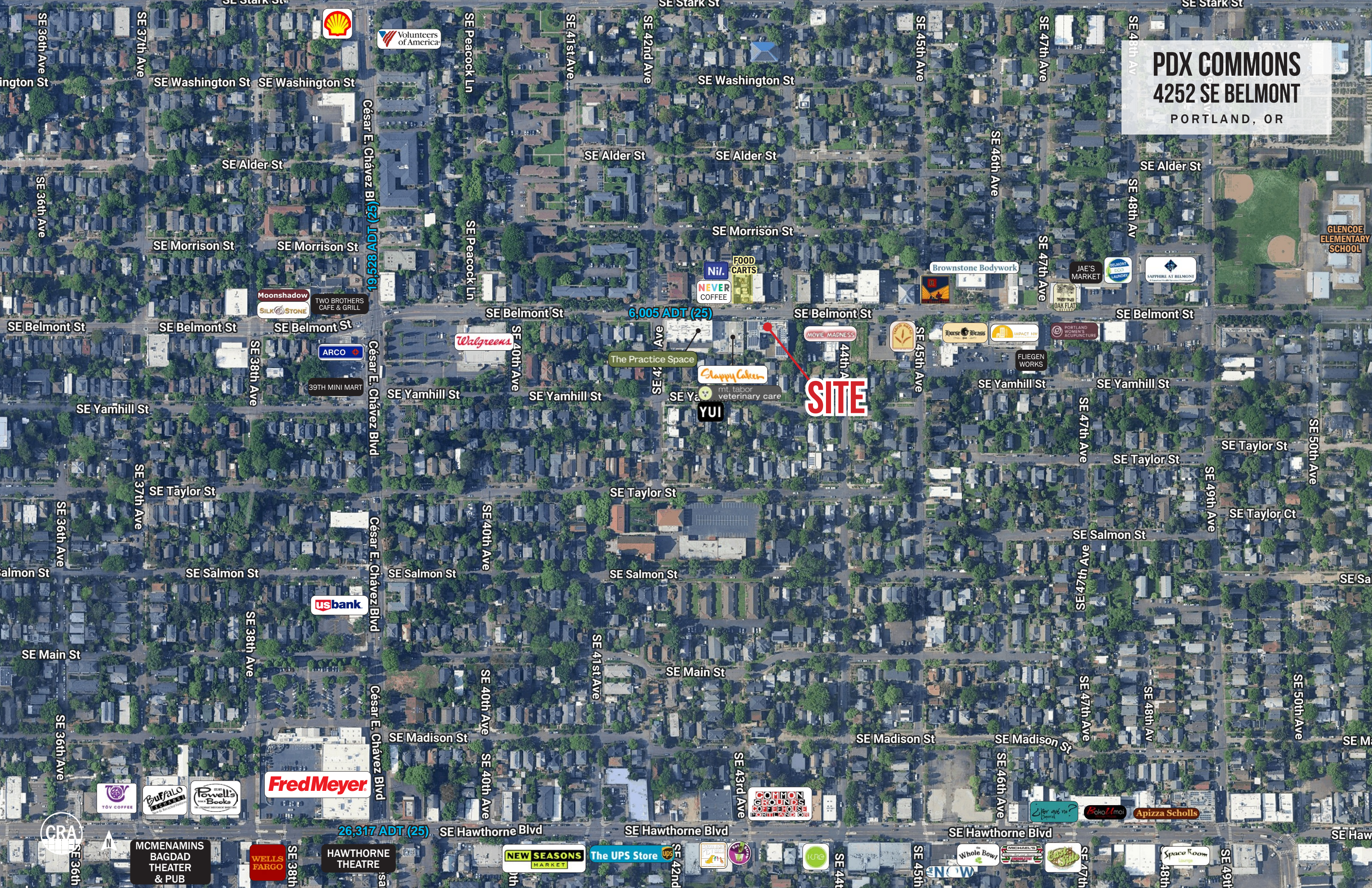
SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

PDX COMMONS
4252 SE BELMONT
PORTLAND, OR

6,005 ADT (25)

SITE

26,317 ADT (25)



PDX COMMONS 4252 SE BELMONT

PORTLAND, OR

DEMOGRAPHIC SUMMARY

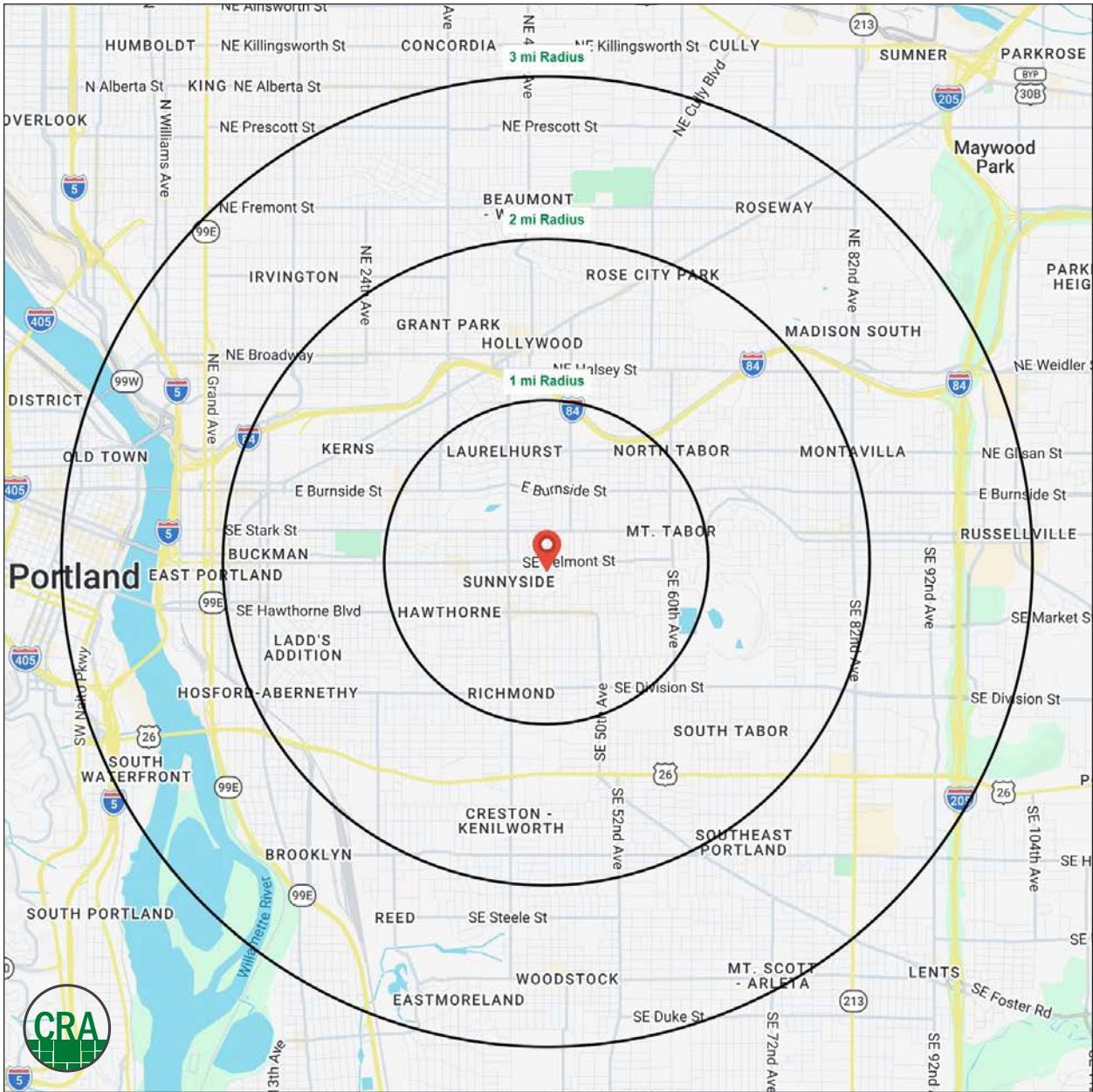
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	30,440	113,162	224,857
Estimated Households 2025	14,406	55,441	104,033
Average HH Income	\$157,155	\$138,511	\$135,142
Median Home Value	\$714,236	\$670,712	\$644,541
Daytime Demographics 16+	17,483	75,475	227,143
Median Age	39.6	38.9	39.3

\$157,155

Average Household Income
1 MILE RADIUS

39.6

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5164/-122.6181

4252 SE Belmont St Portland, OR 97215	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	30,440	113,162	224,857
2030 Projected Population	29,302	110,957	219,508
2020 Census Population	32,697	118,033	225,133
2010 Census Population	28,897	104,020	197,811
Projected Annual Growth 2025 to 2030	-0.7%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.9%
2025 Median Age	39.6	38.9	39.3
Households			
2025 Estimated Households	14,406	55,441	104,033
2030 Projected Households	13,966	54,988	103,265
2020 Census Households	14,957	55,590	103,270
2010 Census Households	13,232	48,404	89,190
Projected Annual Growth 2025 to 2030	-0.6%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2025	0.6%	1.0%	1.1%
Race and Ethnicity			
2025 Estimated White	80.1%	77.4%	74.5%
2025 Estimated Black or African American	2.2%	3.3%	4.7%
2025 Estimated Asian or Pacific Islander	6.1%	7.0%	8.3%
2025 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.8%
2025 Estimated Other Races	11.2%	11.7%	11.8%
2025 Estimated Hispanic	9.4%	10.3%	10.6%
Income			
2025 Estimated Average Household Income	\$157,155	\$138,511	\$135,142
2025 Estimated Median Household Income	\$121,781	\$105,142	\$104,190
2025 Estimated Per Capita Income	\$74,618	\$68,069	\$62,880
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.1%	1.8%
2025 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.5%	3.1%
2025 Estimated High School Graduate	8.6%	9.8%	11.9%
2025 Estimated Some College	13.8%	16.3%	16.7%
2025 Estimated Associates Degree Only	5.4%	5.7%	6.3%
2025 Estimated Bachelors Degree Only	41.0%	39.3%	35.9%
2025 Estimated Graduate Degree	28.0%	25.2%	24.3%
Business			
2025 Estimated Total Businesses	2,124	8,570	19,760
2025 Estimated Total Employees	10,327	48,919	166,562
2025 Estimated Employee Population per Business	4.9	5.7	8.4
2025 Estimated Residential Population per Business	14.3	13.2	11.4

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.