

**FOR LEASE**

# San Rafael Shopping Center

1740-1948 NE 122ND AVENUE / PORTLAND, OR 97230



Anchored by WinCo Foods  
Shadow anchored by Bi-Mart

Owned By



## AVAILABLE SPACE

- 1,290 SF - Available 8/31/26

## LEASE RATE

Call for details

## TRAFFIC COUNTS

NE 122nd Ave – 21,536 ADT ('23)

NE Halsey St – 26,293 ADT ('23)

## HIGHLIGHTS

- Anchor tenants include Planet Fitness, Dollar Tree, and the thriving WinCo Foods location
- Co-tenants feature popular quick-service restaurants and specialty concepts including Subway, Taco Bell, Black Rock Coffee, and Fiery Crab
- Easy I-84 access for maximum visibility and customer reach
- Premier location with 47,000+ combined daily vehicle counts

## CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com  
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com



# Co-tenants



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# Additional photos



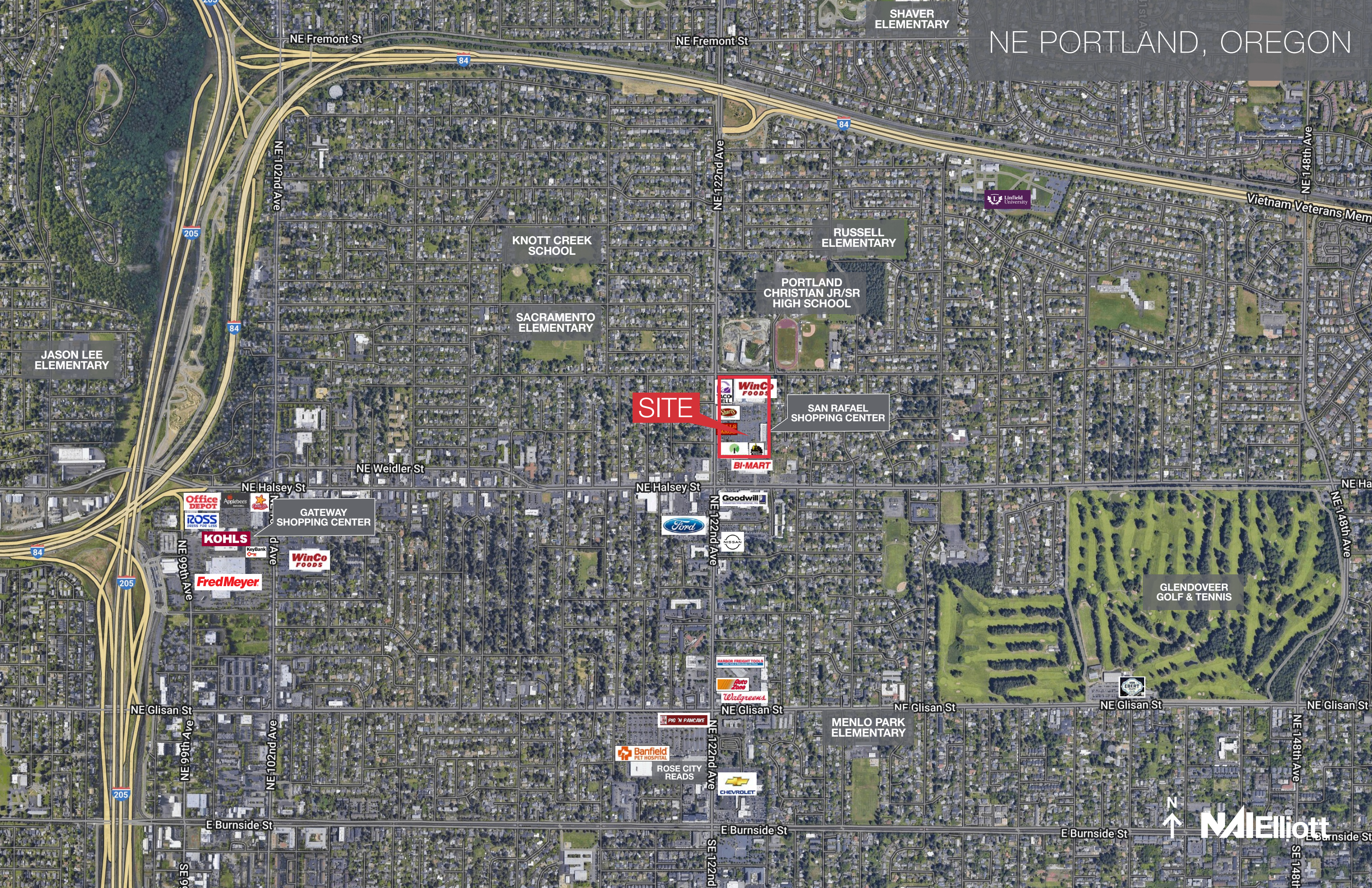
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# NE PORTLAND, OREGON



**SITE**

WinCo  
FOODS  
BI-MART

SAN RAFAEL  
SHOPPING CENTER

KNOTT CREEK  
SCHOOL

RUSSELL  
ELEMENTARY

PORTLAND  
CHRISTIAN JR/SR  
HIGH SCHOOL

SACRAMENTO  
ELEMENTARY

JASON LEE  
ELEMENTARY

GATEWAY  
SHOPPING CENTER

KOHL'S

WinCo  
FOODS

Fred Meyer

Goodwill

Ford

NISSAN

GLENDOVEER  
GOLF & TENNIS

MENLO PARK  
ELEMENTARY

Banfield  
PET HOSPITAL

ROSE CITY  
READS

CHEVROLET

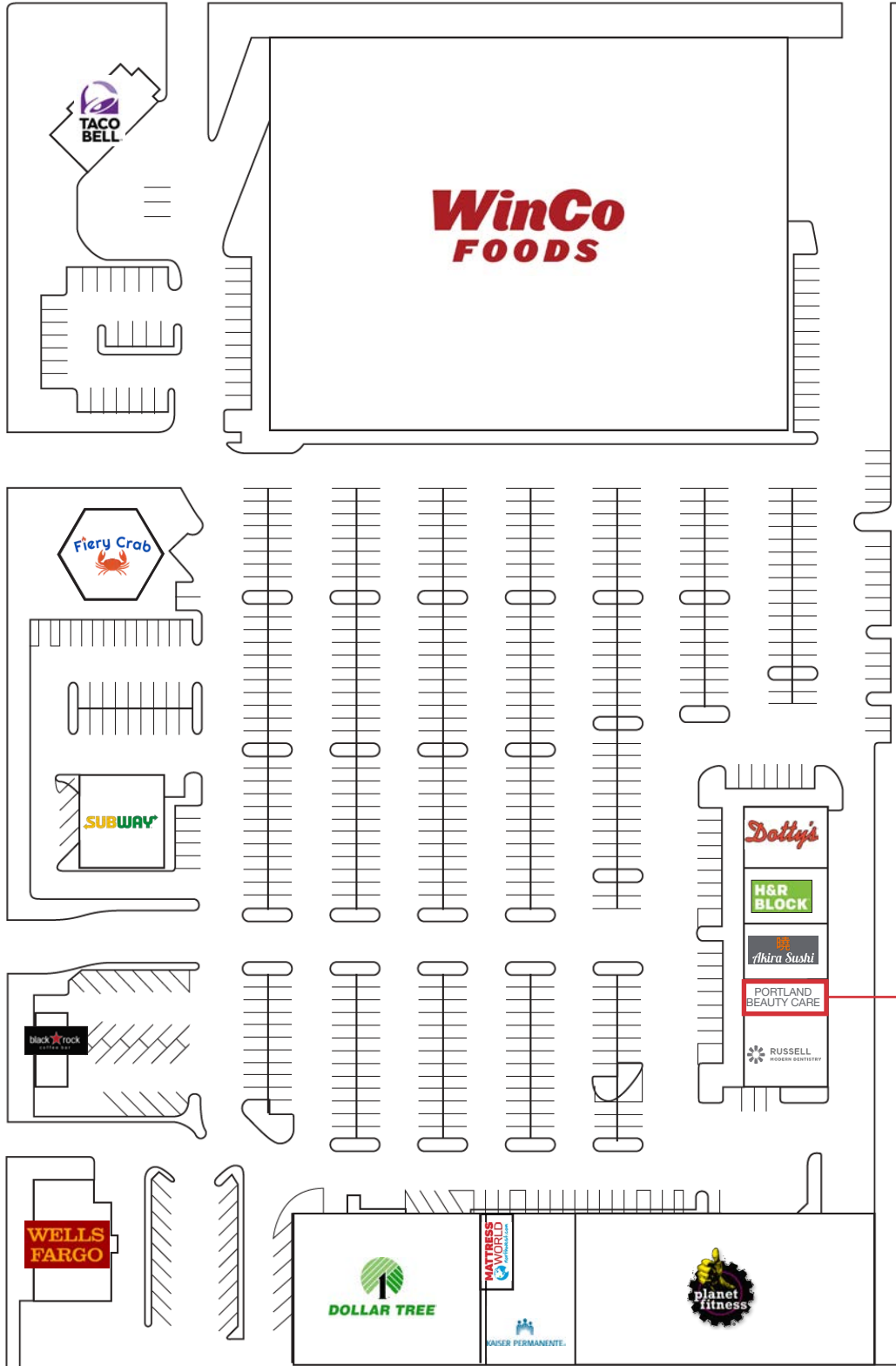


NA Elliott

# Site plan

NE SAN RAFAEL ST

NE 122ND AVE

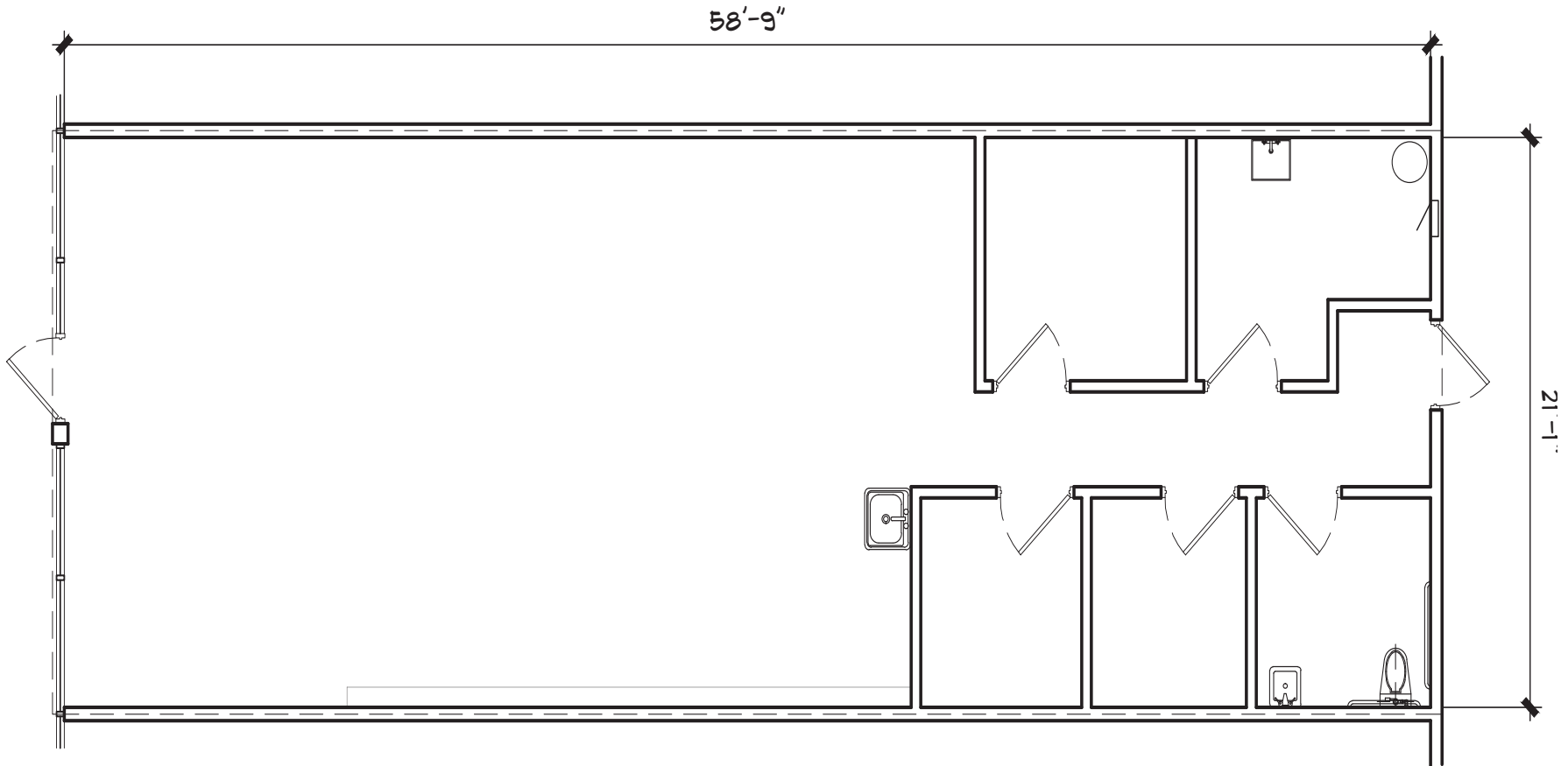


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# Floor plan

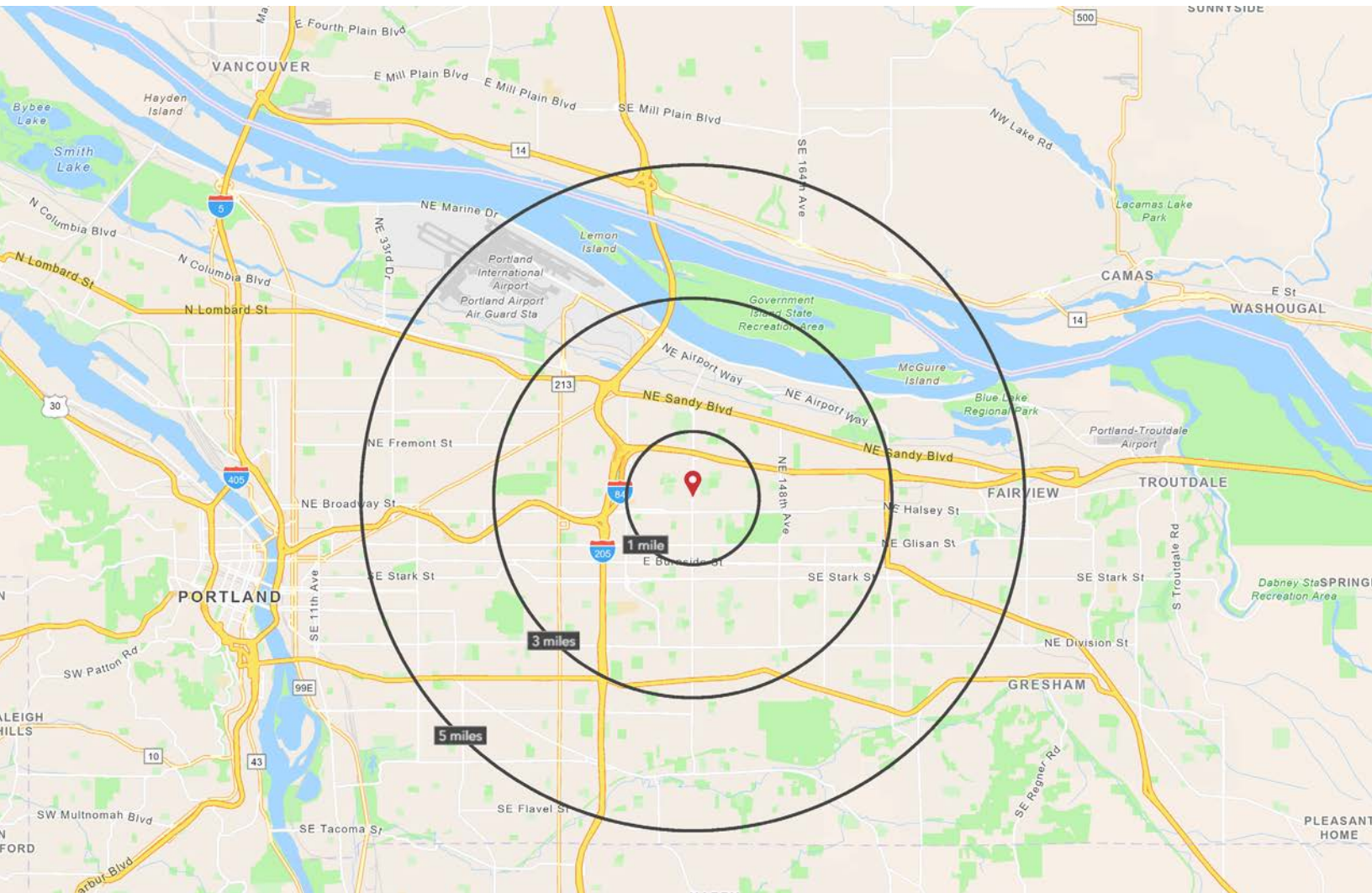


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# Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	17,966	151,413	378,553
2030 Projected Total Population	17,838	151,334	380,562
2025 Average HH Income	\$112,866	\$96,316	\$114,402
2025 Median Home Value	\$476,655	\$489,650	\$558,892
2025 Estimated Total Households	6,703	56,657	146,277
2025 Daytime Demographics 16+	6,569	68,524	163,040
2025 Some College or Higher	66%	65%	70%

Source: ESRI (2025)

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# Demographics — full profile

©2023, Sites USA, Chandler, Arizona, 480-491-1112  
 Demographic Source: Applied Geographic Solutions 4/2023,  
 TIGER Geography - RFULL9



## Executive Summary (Esri 2025)

1948 NE 122nd Ave, Portland, Oregon, 97230  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 45.53661  
 Longitude: -122.53752

Population			
2010 Population	17,384	142,851	351,196
2020 Population	18,167	151,649	377,416
2025 Population	17,966	151,413	378,553
2030 Population	17,838	151,334	380,562
2010-2020 Annual Rate	0.44%	0.60%	0.72%
2020-2024 Annual Rate	-0.21%	-0.03%	0.06%
2024-2029 Annual Rate	-0.14%	-0.01%	0.11%
2020 Male Population	49.7%	49.5%	49.2%
2020 Female Population	50.3%	50.5%	50.8%
2020 Median Age	40.7	38.0	38.3
2025 Male Population	50.4%	50.1%	49.8%
2025 Female Population	49.6%	49.9%	50.2%
2025 Median Age	42.0	39.2	39.5

### Median Age

The median age in this area is 42.0, compared to U.S. median age of 39.3.

Race and Ethnicity			
2025 White Alone	58.9%	55.0%	60.8%
2025 Black Alone	9.4%	9.6%	6.7%
2025 American Indian/Alaska Native Alone	1.5%	1.5%	1.3%
2025 Asian Alone	12.5%	12.7%	10.8%
2025 Pacific Islander Alone	1.1%	1.3%	1.0%
2025 Other Race	5.5%	8.6%	7.8%
2025 Two or More Races	11.0%	11.3%	11.5%
2025 Hispanic Origin (Any Race)	12.4%	16.8%	15.8%

Persons of Hispanic origin represent 12.4% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households			
2025 Wealth Index	96	72	90
2010 Households	6,724	54,179	136,806
2020 Households	6,863	57,216	146,877
2025 Households	6,703	56,657	146,277
2030 Households	6,604	56,227	146,195
2010-2020 Annual Rate	0.20%	0.55%	0.71%
2020-2024 Annual Rate	-0.45%	-0.19%	-0.08%
2024-2029 Annual Rate	-0.30%	-0.15%	-0.01%
2025 Average Household Size	2.55	2.59	2.53

The household count in this area has changed from 6,863 in 2020 to 6,703 in the current year, a change of -0.45% annually. The five-year projection of households is 6,604, a change of -0.30% annually from the current year total. Average household size is currently 2.55, compared to 2.52 in the year 2020. The number of families in the current year is 4,011 in the specified area.

Daytime Population			
2025 Daytime Population	15,423	142,543	340,278
2025 Daytime Pop. Residents	8,854	74,019	177,238
2025 Daytime Pop. Workers	6,569	68,524	163,040

Mortgage Income			
2025 Percent of Income for Mortgage	36.8%	42.7%	41.7%

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Median Household Income			
2025 Median Household Income	\$80,969	\$71,706	\$83,944
2030 Median Household Income	\$100,911	\$83,774	\$99,976
2024-2029 Annual Rate	4.50%	3.16%	3.56%
Average Household Income			
2025 Average Household Income	\$112,866	\$96,316	\$114,402
2030 Average Household Income	\$132,616	\$111,954	\$130,891
2024-2029 Annual Rate	3.28%	3.05%	2.73%
Per Capita Income			
2025 Per Capita Income	\$41,760	\$36,345	\$44,305
2030 Per Capita Income	\$48,645	\$41,933	\$50,382
2024-2029 Annual Rate	3.10%	2.90%	2.60%
GINI Index			
2025 Gini Index	44.4	46.0	45.2
Households by Income			

Current median household income is \$80,969 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$100,911 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$112,866 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$132,616 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$41,760 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$48,645 in five years, compared to \$51,203 for all U.S. households.

Housing			
2025 Housing Affordability Index	64	55	57
2010 Total Housing Units	7,050	57,505	144,601
2010 Owner Occupied Housing Units	4,192	29,143	78,179
2010 Renter Occupied Housing Units	2,532	25,036	58,627
2010 Vacant Housing Units	326	3,326	7,795
2020 Total Housing Units	7,181	60,055	154,018
2020 Owner Occupied Housing Units	4,237	30,122	81,483
2020 Renter Occupied Housing Units	2,626	27,094	65,394
2020 Vacant Housing Units	347	2,863	7,081
2025 Total Housing Units	7,064	59,807	154,301
2025 Owner Occupied Housing Units	4,237	30,605	82,657
2025 Renter Occupied Housing Units	2,466	26,052	63,620
2025 Vacant Housing Units	361	3,150	8,024
2030 Total Housing Units	7,072	60,143	155,858
2030 Owner Occupied Housing Units	4,237	30,857	83,493
2030 Renter Occupied Housing Units	2,367	25,370	62,702
2030 Vacant Housing Units	468	3,916	9,663
Socioeconomic Status Index			
2025 Socioeconomic Status Index	42.4	42.0	45.0

Currently, 60.0% of the 7,064 housing units in the area are owner occupied; 34.9%, renter occupied; and 5.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 7,181 housing units in the area and 4.8% vacant housing units. The annual rate of change in housing units since 2020 is -0.31%. Median home value in the area is \$476,655, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.91% annually to \$550,239.

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