



# 3341-3343 SE Hawthorne Boulevard

*Long-Term NNN Income | Recently Renovated | Prime Urban Retail Corridor*



## Property Summary



	<b>3341-3343 SE Hawthorne Blvd.</b> Portland, OR 97214
	gross building size <b>3,796 SF</b>
	above grade size <b>2,495 SF</b>
	lot size <b>4,792 SF / 0.11 acres</b>
	zoning <b>C2 (Commercial Mixed Use 2)</b>
	lease structure <b>NNN</b>
	tenant <b>La Rose PDX dba Champagne Poetry Patisserie and Ice Cream Project</b>
	parking <b>5 spaces plus loading area</b>
	year built <b>1964 (2025 renovation)</b>
	position <b>free standing building on corner lot</b>

**tenant** | La Rose PDX dba Champagne Poetry Patisserie and Ice Cream Project

- Prime location on SE Hawthorne Blvd., one of Portland's most vibrant and high-traffic retail corridors.
- Recently renovated in 2025, offering modern improvements and strong curb appeal.
- Fully leased NNN investment with established tenant and long-term occupancy.
- Owned by a reputable local operator.
- Professionally managed.

## INVESTMENT SUMMARY



**STRONG ASSET.  
SOLID RETURNS.**

<b>PRICE</b>	<b>CAP RATE</b>	<b>PRICE PER SF</b>	<b>NOI</b>
<b>1,595,000</b>	<b>6.16%</b>	<b>\$420</b>	<b>\$98,212</b>

# HAWTHORNE SHOPPING DISTRICT OVERVIEW

## 3341-3343 SE HAWTHORNE BLVD.

PORTLAND, OR 97214

← DOWNTOWN PORTLAND 2.6 MILES



### HIGHLIGHTS

- Fully leased with long-term NNN leases
- Comprehensively renovated in 2025
- Highly visible corner lot location with signage and parking lot
- Popular Hawthorne District retail area
- Traffic volume over 18,000 at SE Hawthorne & SE 33rd
- 15 minute drive to Portland International Airport
- 50,000 Households within 2 miles
- \$614,000 Median home value within 2 miles



**18,000+**  
TRAFFIC VOLUME  
at SE Hawthorne &  
SE 33rd

**15 MINUTES**  
DRIVE TIME TO  
Portland International  
Airport (PDX)

**50,000**  
HOUSEHOLDS  
within 2 miles

**\$614,000**  
MEDIAN HOME VALUE  
within 2 miles

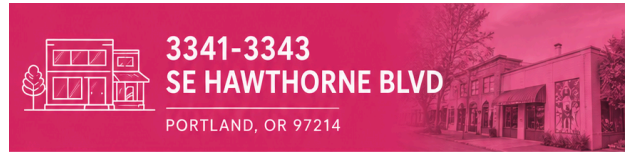
**ICONIC HAWTHORNE DISTRICT LOCATION**  
High visibility corner lot in the heart of Portland's most vibrant retail corridor.



## SUBJECT PROPERTY PHOTOS



# DEMOGRAPHICS

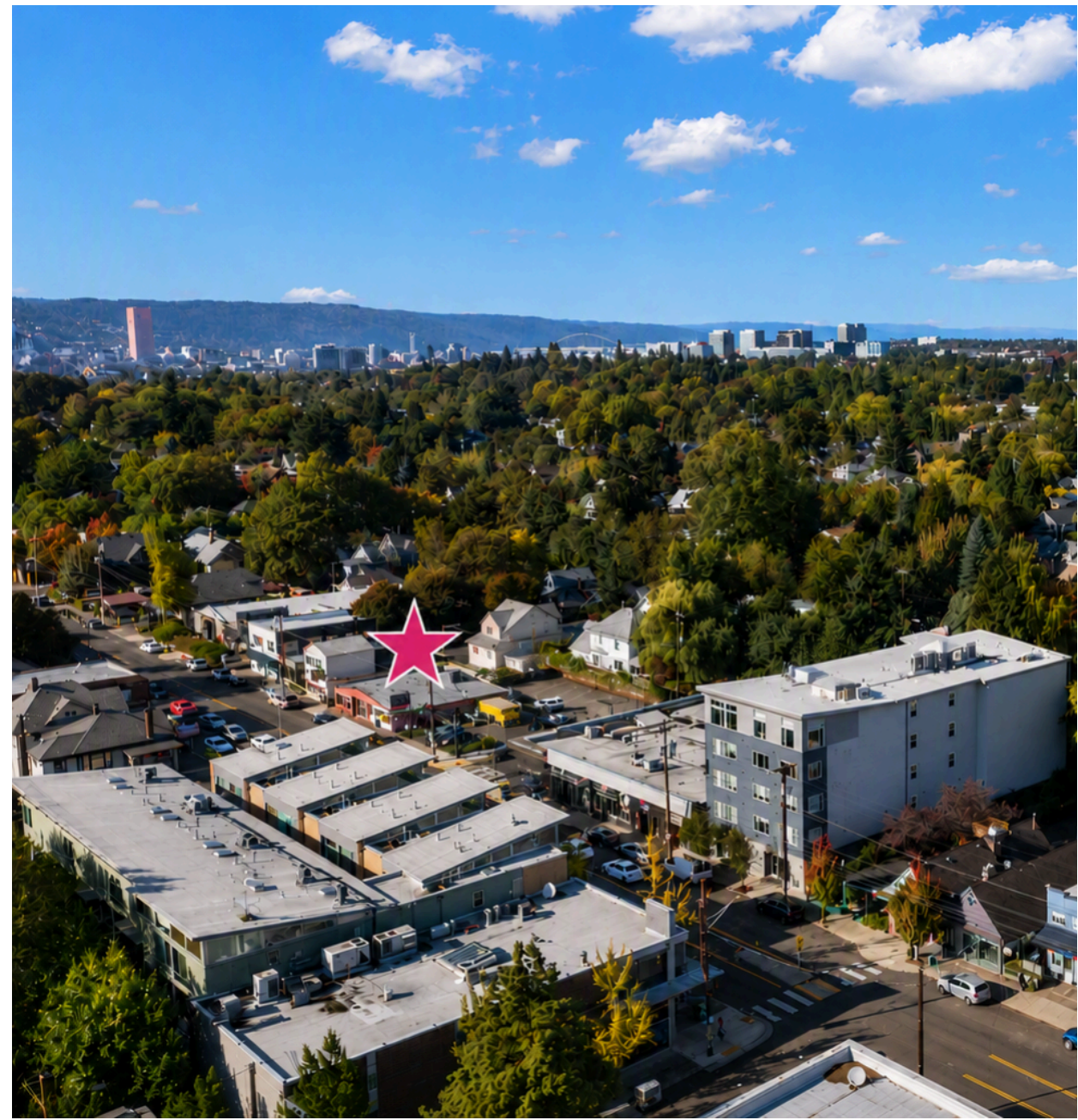


## DEMOGRAPHICS

WITHIN 5 MILES

KEY FACTS		POPULATION			
	<b>318,468</b> POPULATION		<b>318,468</b> TOTAL POPULATION		
	<b>154,741</b> HOUSEHOLDS	<b>29,231</b> POPULATION DENSITY (PEOPLE PER SQ. MILE)	<b>1.4%</b> POPULATION GROWTH 2024-2029 (EST.)		
	<b>\$86,916</b> MEDIAN HOUSEHOLD INCOME				
	<b>37.1</b> MEDIAN AGE	<b>2.66</b> AVERAGE HOUSEHOLD SIZE			
HOUSEHOLD INCOME		LOCATION			
	<b>\$86,916</b> MEDIAN HOUSEHOLD INCOME				
<b>\$125,964</b> AVERAGE HOUSEHOLD INCOME	<b>\$61,034</b> PER CAPITA INCOME	<b>WITHIN 5 MILES</b>			
<b>59.4%</b> HOUSEHOLDS EARNING \$75,000+	<b>34.2%</b> HOUSEHOLDS EARNING \$100,000+				
EDUCATION		HOUSEHOLD TYPE		AGE DISTRIBUTION	
	<b>62%</b> BACHELOR'S DEGREE OR HIGHER				
	<b>13%</b> SOME COLLEGE OR ASSOCIATE DEGREE				
	<b>25%</b> HIGH SCHOOL DIPLOMA OR LESS				

Source: Esri 2024 Demographic Data  
 Demographic data is dynamic and subject to change.  
 5 mile radius from 3341-3343 SE Hawthorne Blvd, Portland, OR 97214



## TENANT OVERVIEW



### La Rose PDX dba Champagne Poetry | Ice Cream Project

*La Rose PDX operates two of Portland's most recognizable culinary concepts: Champagne Poetry and Ice Cream Project by Champagne Poetry, creating a unique destination that has become synonymous with innovation, luxury desserts, and experiential dining.*

*Before launching Champagne Poetry, Chef Dan Bian operated La Rose Patisserie in Beaverton. In April 2022, she opened the flagship Champagne Poetry Patisserie at the subject property, quickly establishing it as one of Portland's most sought-after dining and dessert destinations. The company's continued success led to the opening of Ice Cream Project by Champagne Poetry, as well as second location in Portland's Slabtown neighborhood, demonstrating the brand's strong trajectory and expanding market presence.*

## LOCATION OVERVIEW



### Portland MSA

*The Portland–Vancouver–Hillsboro Metropolitan Statistical Area (MSA) is the 25th largest metropolitan area in the United States, encompassing seven counties across Oregon and Southwest Washington with a population of approximately 2.6 million residents and an economic output exceeding \$225 billion annually. Located at the confluence of the Columbia and Willamette Rivers, with access to the Pacific Ocean, Portland MSA is a strategic center of industry and commerce for the Pacific Rim.*

### Economic Drivers

*Leading economic drivers include a diverse mix of industries. Often referred to as the "Silicon Forest," the region is anchored by global technology leaders such as Intel, while internationally recognized companies including Nike, Adidas North America, and Columbia Sportswear drive the athletic and outdoor apparel sector. Healthcare and life sciences are led by Oregon Health & Science University (OHSU) and several major hospital systems, while advanced manufacturing, food and beverage production, and professional services continue to expand.*



## *Long-Term NNN Income | Recently Renovated | Prime Urban Retail Corridor*

Jeffrey Weitz

503-358-7555

[jw@NorthRimPDX.com](mailto:jw@NorthRimPDX.com)

Matt Schweitzer

503-525-1927

[matt@NorthRimPDX.com](mailto:matt@NorthRimPDX.com)

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