



FOR LEASE



DELTA PARK CENTER

Retail / Showroom Space

7,200 SF + 4,172 SF + 2,766 SF (3 Suites) | \$18 psf + NNN

1182, 1192, & 1206 N Hayden Meadows Drive, Portland, OR 97217

- 2nd-Gen Retail Showroom Space for Lease at Delta Park Center, neighboring Lowe's, Dollar Tree, and Guitar Center.
- High visibility with Monument and Pole Signage options with easy access from I-5, seeing over 92,000 VPD.
- Beside a 115-acre Prologis Industrial Development, close to Hayden Island Shopping Destinations, and near the Washington State Border.

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2655 | ndiamond@capacitycommercial.com

IAN M. BIGGI

Senior Associate Broker | Licensed in OR

503-222-1683 | ianbiggi@capacitycommercial.com



PROPERTY SUMMARY



Suite 1192



Suite 1180

FOR LEASE

Property Details				
Address	1182, 1192, & 1206 N Hayden Meadows Drive, Portland OR 97217			
Available Space	7,200 SF + 4,172 SF + 2,766 SF			
N° of Suites Available	3 Suites			
Lease Rate	\$18 psf + NNN			
Use Type	Retail, Service, Showroom			
Availability	Now			
Space Condition	Vanilla Shell			
SPACE	SIZE	USE TYPE	RATE	AVAILABLE
1192*	7,200 SF	Retail, Service, Showroom	\$18 psf + NNN	Now
1182	4,172 SF	Retail, Service, Showroom	\$18 psf + NNN	Now
1206	2,766 SF	Retail, Service, Showroom	\$18 psf + NNN	Now

*Do Not Disturb Tenant

Location Features

- Convenient Access to Shopping Center from I-5 (Over 92,000 VPD)
- Next to Planned 115-Acre Prologis Industrial Development at Portland Meadows
- Close to Hayden Island Shopping Destinations and Washington State Border
- Good Visibility from Anchoring Stores and Traffic on N Hayden Meadows Dr

Anchors Include



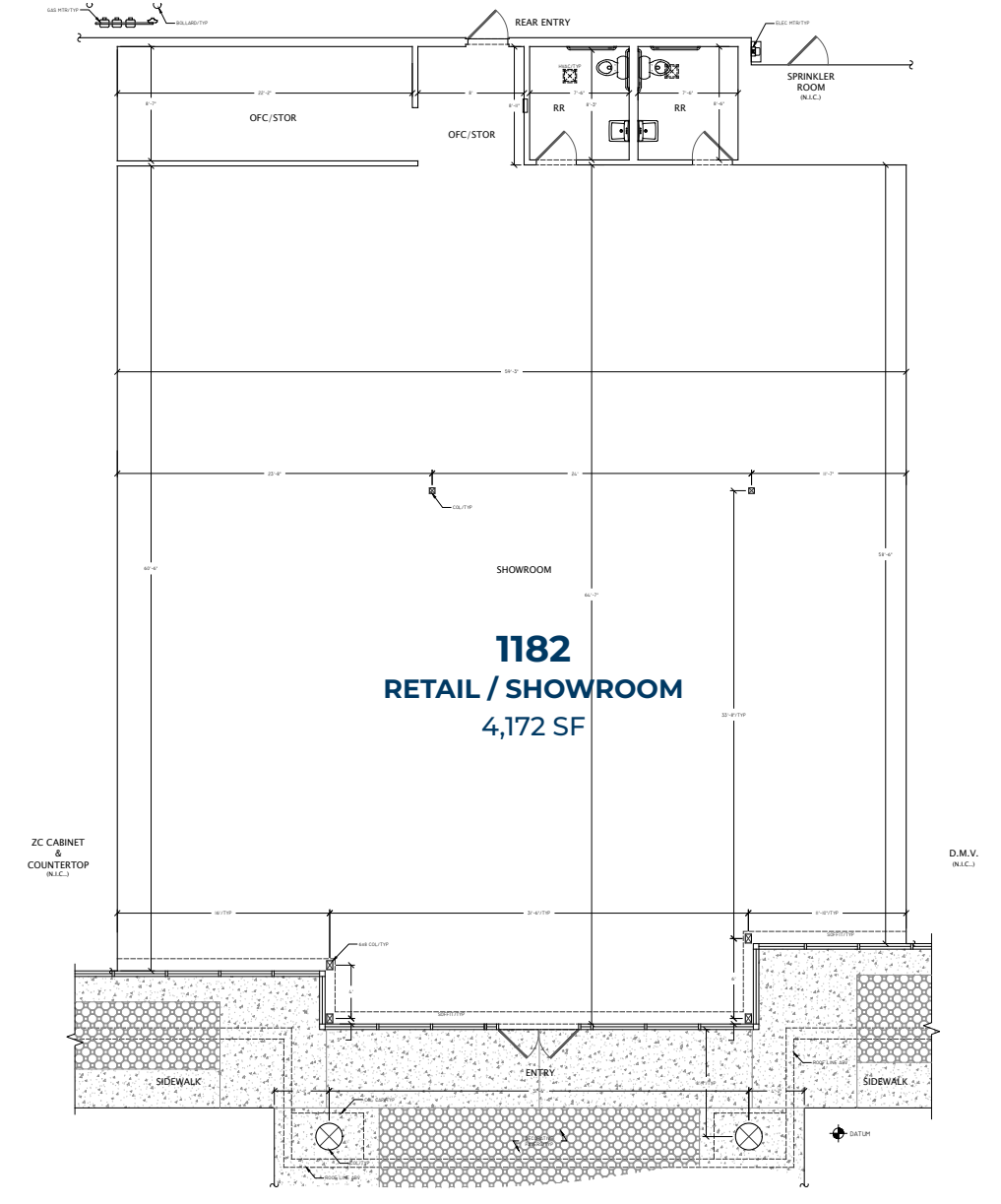
Nearby Highlights

- Lowe's
- Chevron
- Inn at the Meadows
- Fun City Trampoline Park
- Country Inn & Suites
- Guitar Center
- Dollar Tree
- MOR Furniture
- Burger King
- La-Z-Boy
- Fisherman's Marine & Outdoor
- Restaurant Depot
- Mondelez
- DMV Office - North Portland

1182 N HAYDEN MEADOWS DR



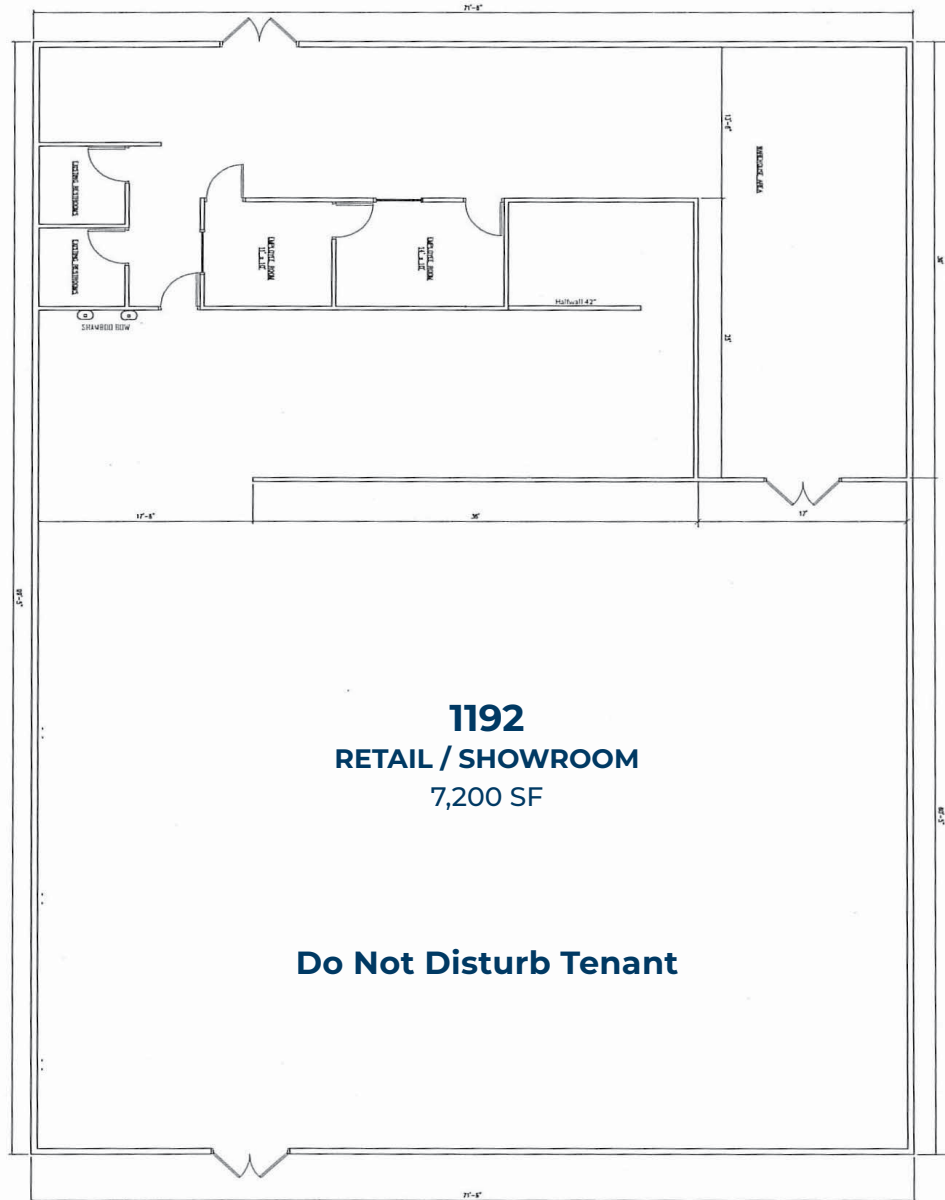
FLOOR PLAN





FLOOR PLAN

1192 N HAYDEN MEADOWS DR



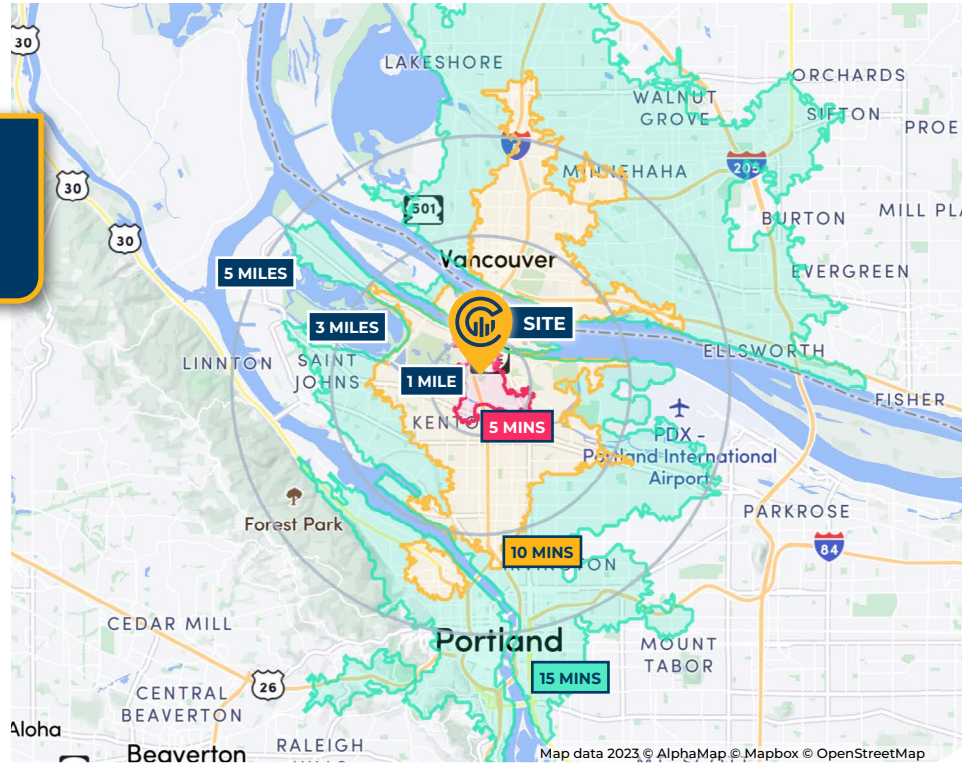


SITE OVERVIEW





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	5,527	96,246	279,090
2029 Projected Population	5,423	98,853	280,784
2020 Census Population	5,655	97,021	272,375
2010 Census Population	4,247	83,477	233,499
Projected Annual Growth 2024 to 2029	-0.4%	0.5%	0.1%
Historical Annual Growth 2010 to 2024	2.2%	1.1%	1.4%
Households & Income			
2024 Estimated Households	2,485	42,857	131,191
2024 Est. Average HH Income	\$121,974	\$130,614	\$131,700
2024 Est. Median HH Income	\$94,256	\$98,231	\$96,823
2024 Est. Per Capita Income	\$55,567	\$58,554	\$62,256
Businesses			
2024 Est. Total Businesses	552	7,130	22,742
2024 Est. Total Employees	6,490	61,643	214,497

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

Neighborhood Scores

40

Walk Score®
"Car-Dependent"



68

Bike Score®
"Bikeable"



51

Transit Score®
"Good Transit"

Ratings provided by <https://www.walkscore.com>

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2655 | ndiamond@capacitycommercial.com

IAN M. BIGGI

Senior Associate Broker | Licensed in OR

503-222-1683 | ianbiggi@capacitycommercial.com

DELTA PARK CENTER