



FOR LEASE



HAYDEN'S CORNER RETAIL

2nd-Generation Freestanding Retail Space
1,023 SF and 1,797 SF | Call for Pricing

1333 - 1339 N Hayden Island Dr, Portland, OR 97217

- 1,023 SF East End Cap and 1,797 SF West End Cap
- Available Now
- Video poker and food uses *not permitted*

GEORGE LAMPUS

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Disclosure: Broker is an Owner of the Property Herein Described.



PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	1333 - 1339 N Hayden Island Dr, Portland, OR 97217
Available Space	1,023 SF and 1,797 SF (Cannot be combined)
Use Type	Retail
Availability	Now
Parking	40 Surface (4.00/1,000 SF)
Zoning	CGX
Lease Rates	Call for Pricing

Location Features

Situated on Hayden Island in the Columbia River, within the city of Portland, Oregon, and just north of Jantzen Beach Center, the area features a diverse array of nationally recognized chain retailers nearby.

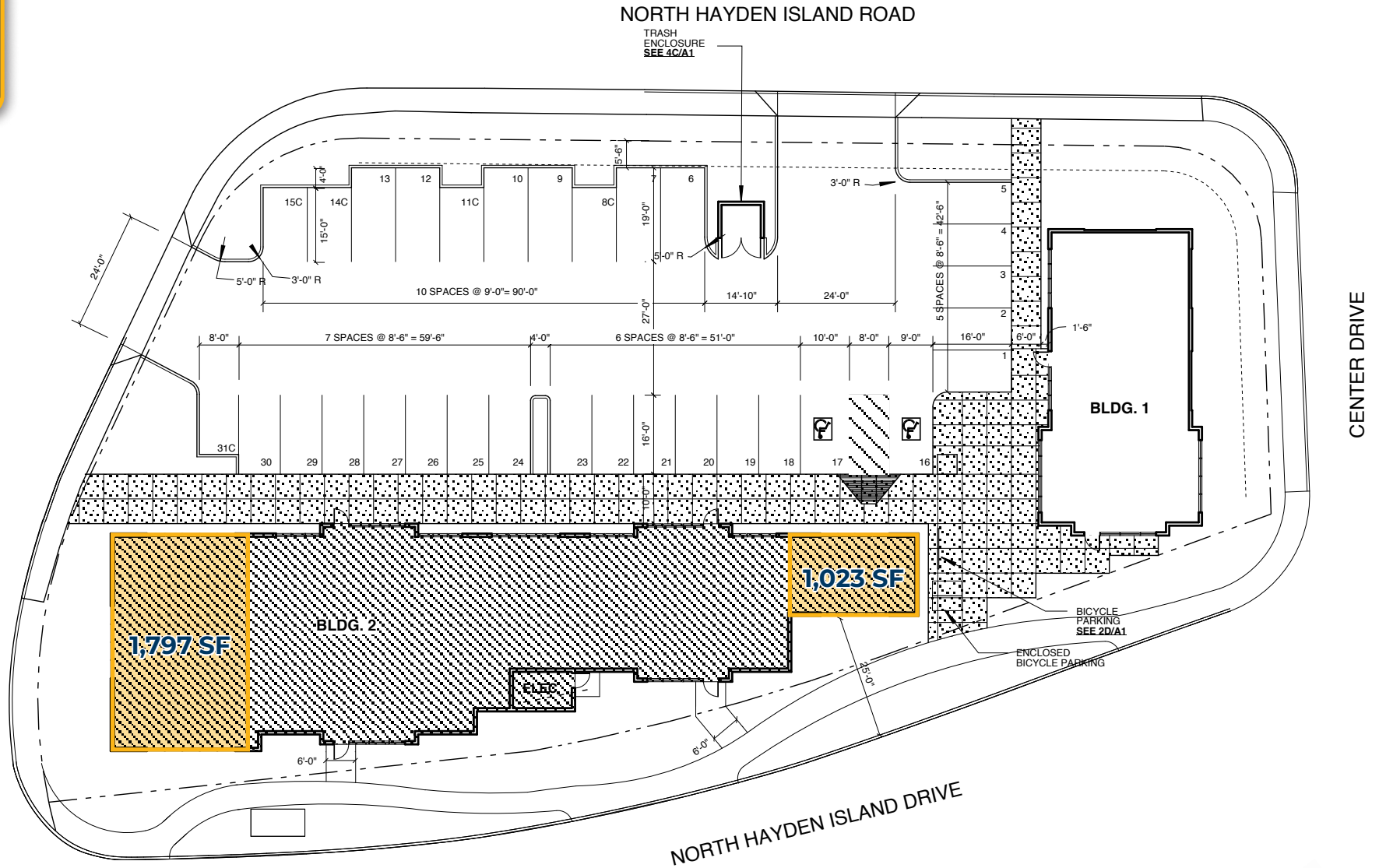
These ideal corner retail spaces boast high visibility and accessibility with traffic counts that are over 25,000 VPD along the property's south-facing side.

Nearby Highlights

- Best Buy
- Boot Barn
- Car Toys
- Homegoods
- Jersey Mike's
- Jimmy John's
- La Quebrada Taqueria
- Menjiro
- Michaels
- Panera Bread
- Petco
- Picasso Pizza Co
- Ross
- Starbucks
- T-Mobile
- T.J. Maxx
- Target
- The Home Depot
- Ulta Beauty

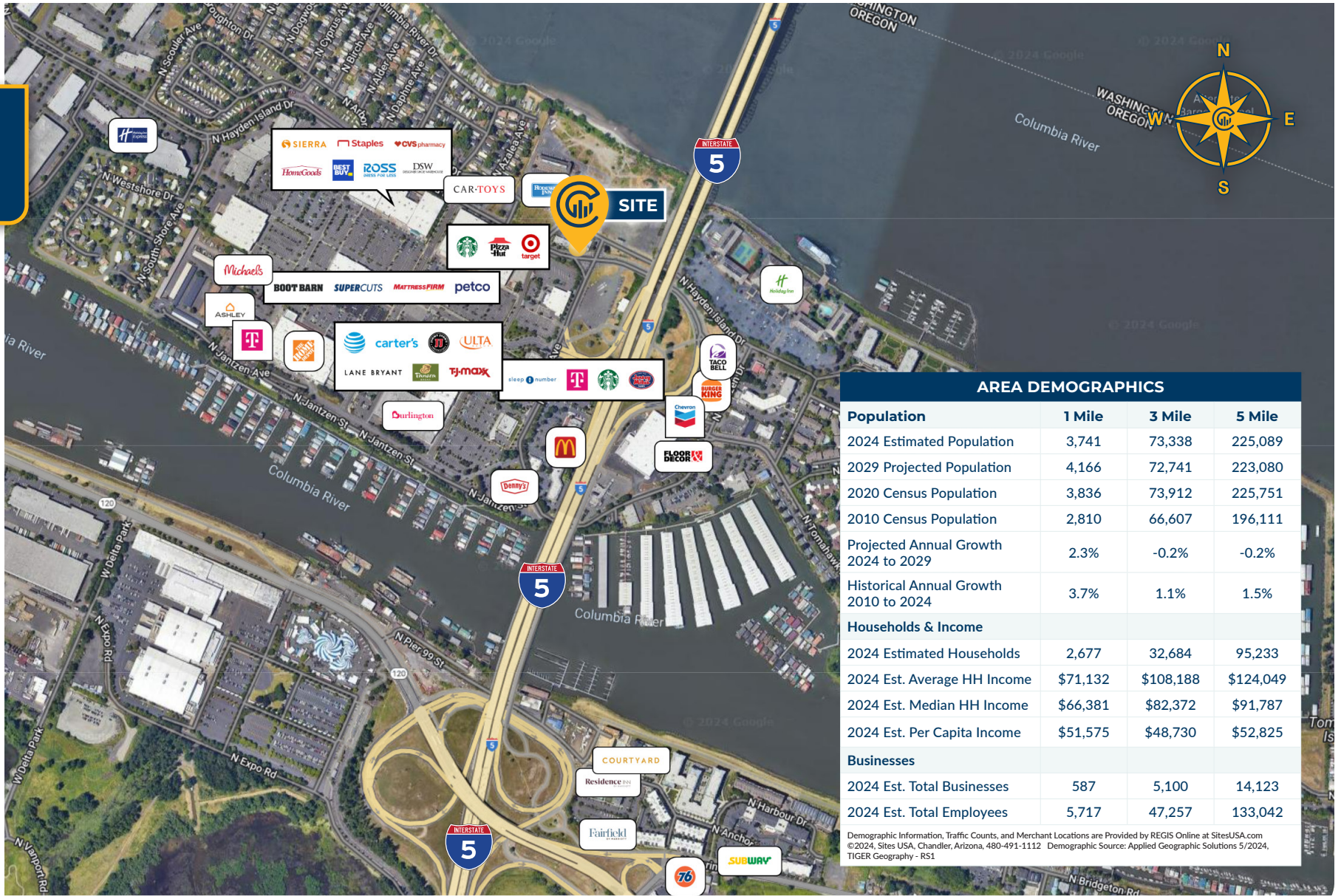


FLOOR PLAN





LOCAL AERIAL MAP



AREA DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population			
2024 Estimated Population	3,741	73,338	225,089
2029 Projected Population	4,166	72,741	223,080
2020 Census Population	3,836	73,912	225,751
2010 Census Population	2,810	66,607	196,111
Projected Annual Growth 2024 to 2029	2.3%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	3.7%	1.1%	1.5%
Households & Income			
2024 Estimated Households	2,677	32,684	95,233
2024 Est. Average HH Income	\$71,132	\$108,188	\$124,049
2024 Est. Median HH Income	\$66,381	\$82,372	\$91,787
2024 Est. Per Capita Income	\$51,575	\$48,730	\$52,825
Businesses			
2024 Est. Total Businesses	587	5,100	14,123
2024 Est. Total Employees	5,717	47,257	133,042

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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