Vermont Strip Center Retail For Lease

4518 SW Vermont St

PORTLAND, OR 97219

PRESENTED BY:

OLESYA PROKHOROVA
Senior Advisor
O: 503.539.1341
olesya.prokhorova@svn.com
OR #201226492

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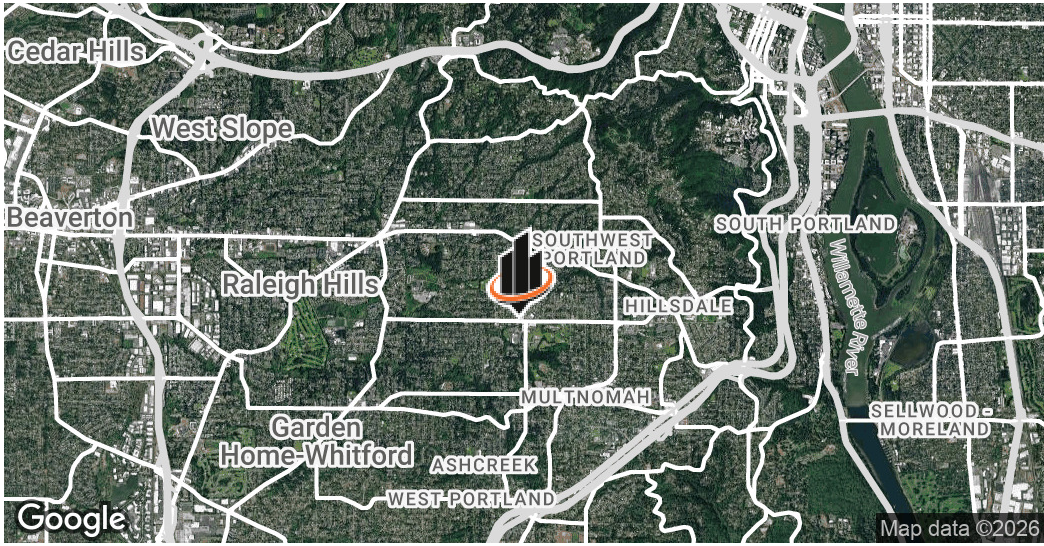


OFFERING SUMMARY	
LEASE RATE:	$32 SF/yr ($2,134/mo)
NNN:	$9.75/sf/yr NNN ($650/mo)
PROPORTIONATE SHARE:	16.67%
AVAILABLE SF:	800 SF
YEAR BUILT:	1968
ZONING:	CM1
APN:	R113783

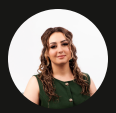
PROPERTY OVERVIEW

800 SF of retail space available in the Maplewood and West Portland Park areas. Just a short drive or bike ride away from the historic Multnomah Village, which serves as a cozy local hub packed with independent coffee shops, bakeries, bookstores, and boutiques, surrounded by major green spaces such as Tryon Creek State Natural Area.

Brand new heater installed 2026.

Heavily wooded suburban area provides a peaceful residential atmosphere, while also being located just off major corridors like I-5 and Barbur Boulevard, making traveling into Downtown Portland or traveling south an easy commute.

General Retail



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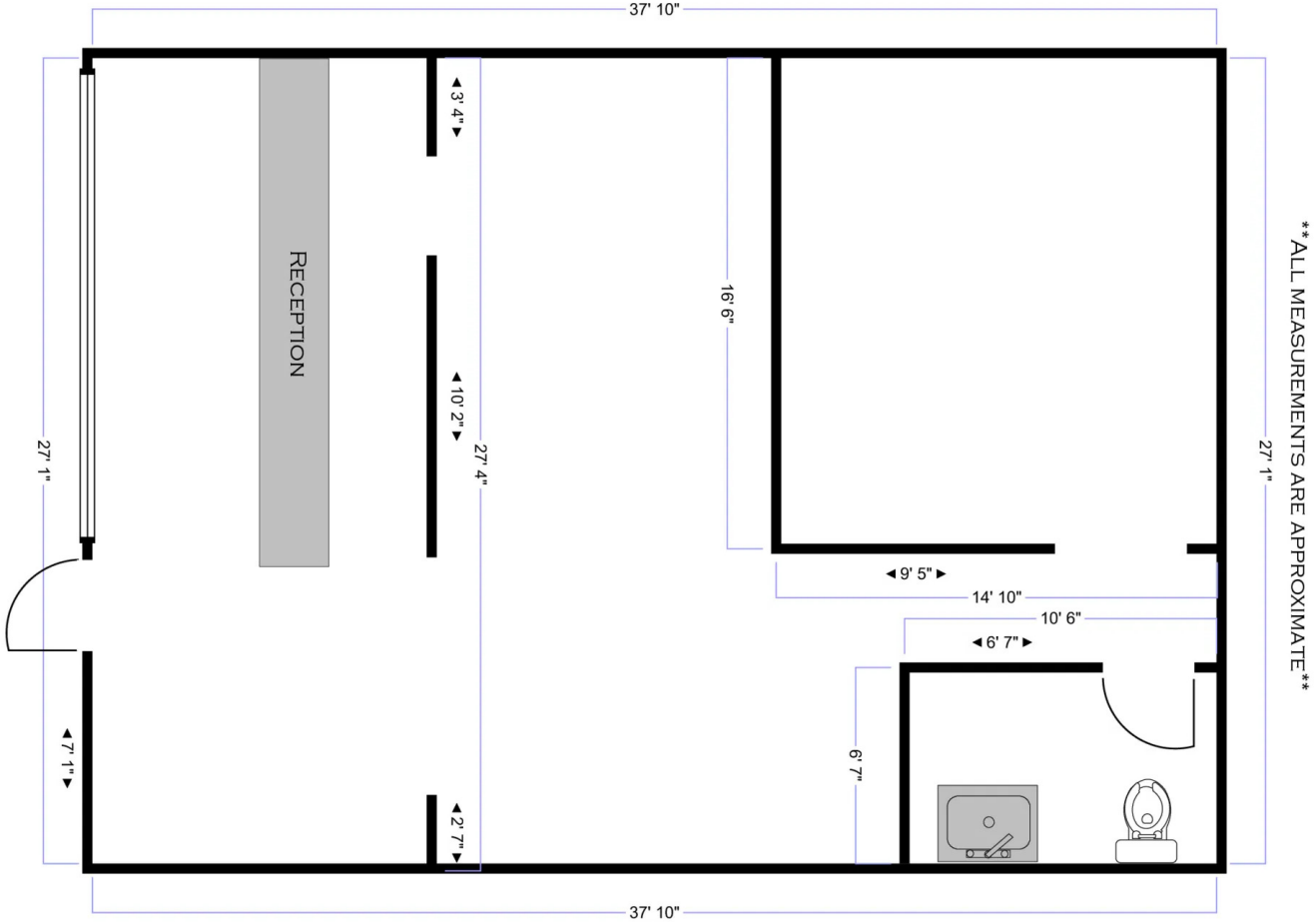

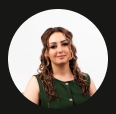

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COMMERCIAL REAL ESTATE ADVISORS

DEMOGRAPHIC SUMMARY

4518 SW Vermont St, Portland, Oregon, 97219

Ring of 0.5 miles

KEY FACTS

3,252

Population

44.2

Median Age

1,315

Households

$103,744

Median Disposable Income

EDUCATION

0%

No High School Diploma

7%

High School Graduate

20%

Some College

73%

Bachelor's/Grad/Prof Degree

INCOME

$134,535

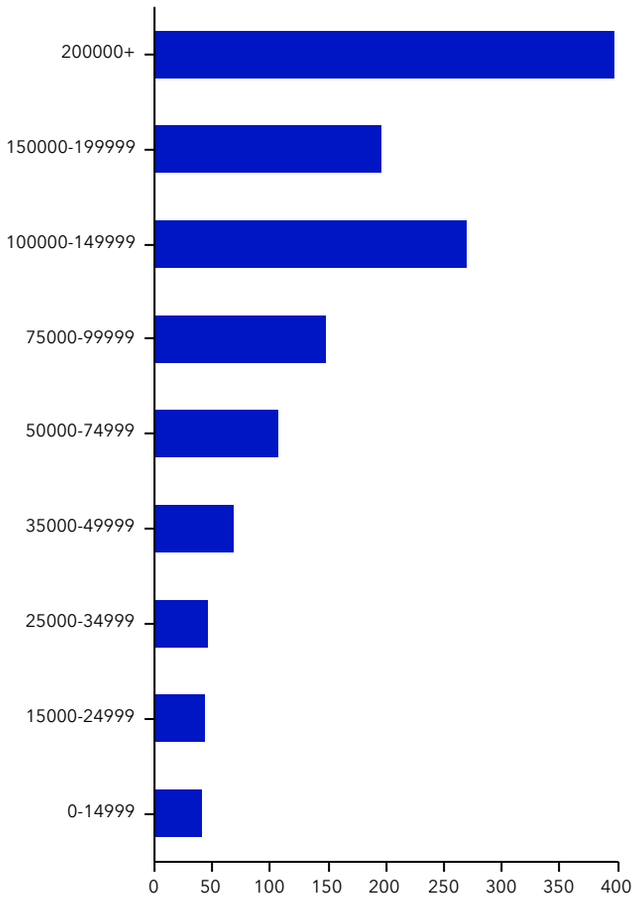
Median Household Income

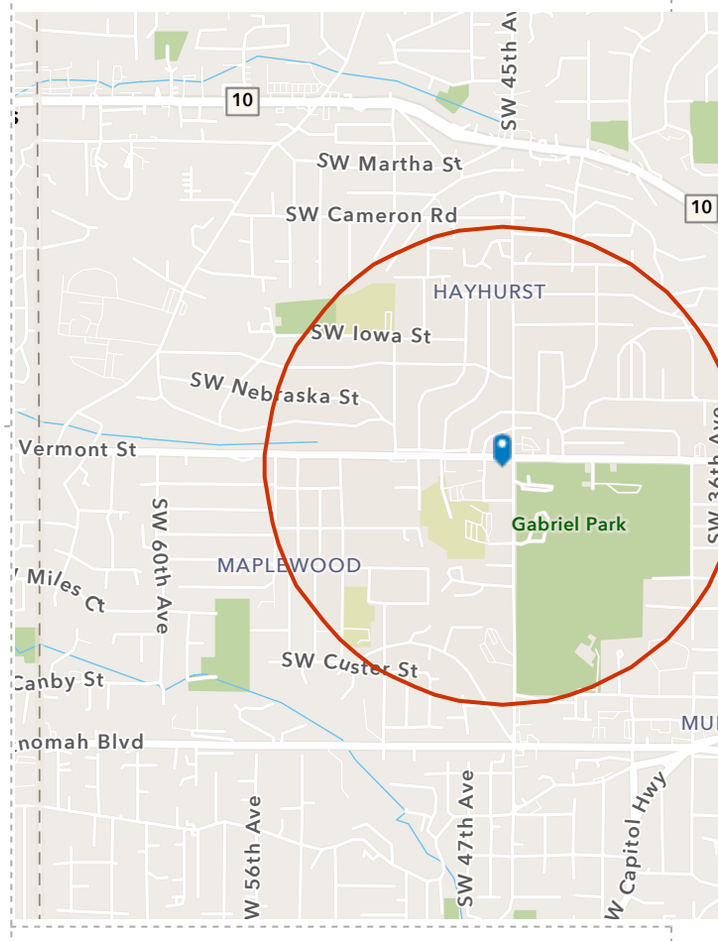
$79,834

Per Capita Income

$780,458

Median Net Worth





EMPLOYMENT

82%

White Collar

9%

Blue Collar

12%

Services

3.8%

Unemployment Rate

Source: Esri. The vintage of the data is 2026, 2031.

Source: This infographic contains data provided by Esri (2026, 2031).

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June 29, 2026

DEMOGRAPHIC SUMMARY

4518 SW Vermont St, Portland, Oregon, 97219

Ring of 1 mile

KEY FACTS

16,344

Population

42.4

Median Age

6,679

Households

$98,897

Median Disposable Income

EDUCATION

2%

No High School Diploma

8%

High School Graduate

20%

Some College

71%

Bachelor's/Grad/Prof Degree

INCOME

$125,807

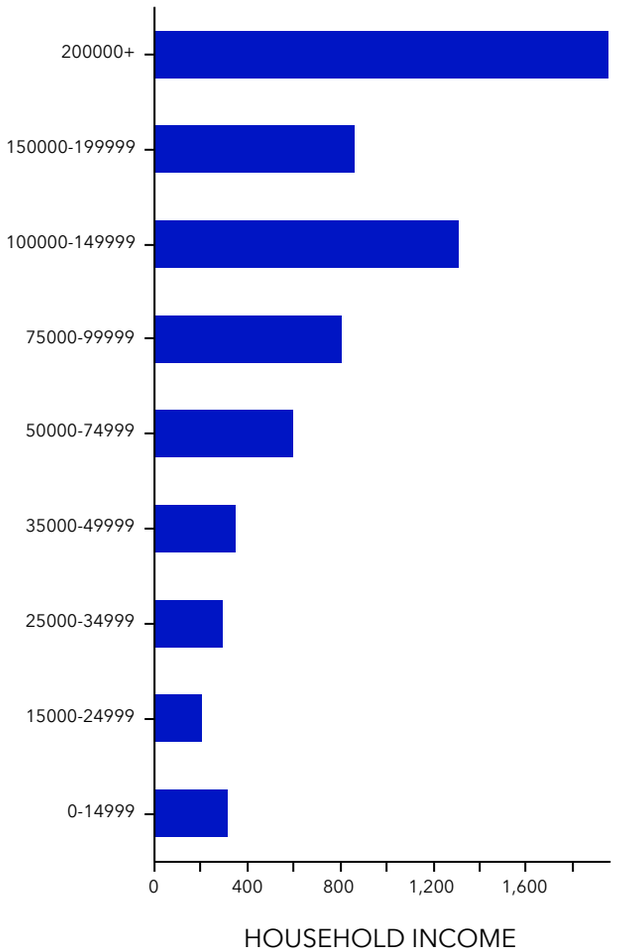
Median Household Income

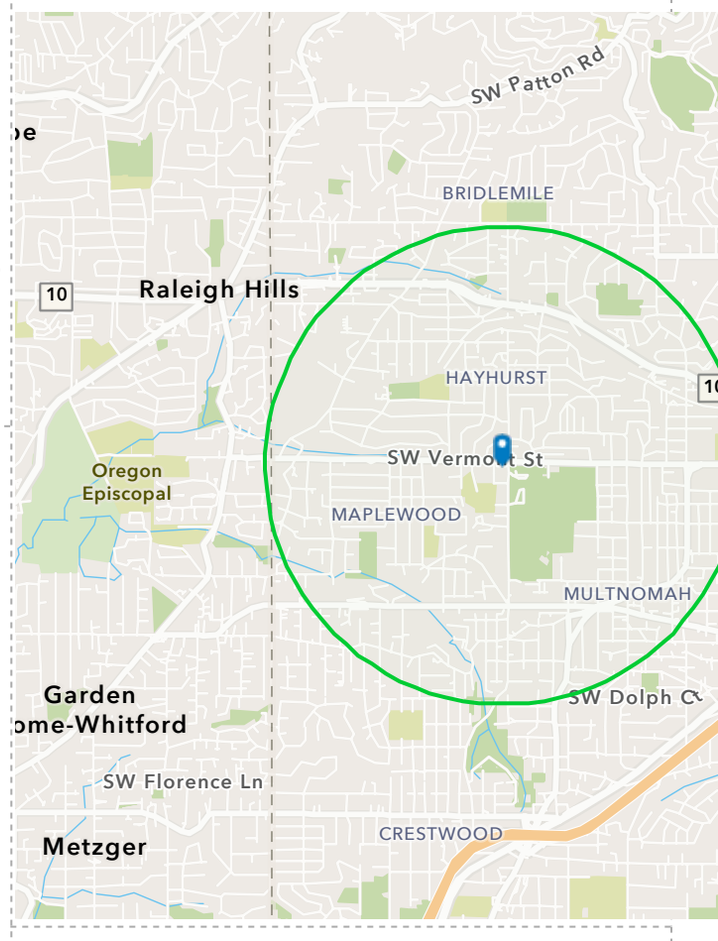
$79,114

Per Capita Income

$599,734

Median Net Worth





EMPLOYMENT

83%

White Collar

8%

Blue Collar

12%

Services

4.6%

Unemployment Rate

[Source](): Esri. The vintage of the data is 2026, 2031.

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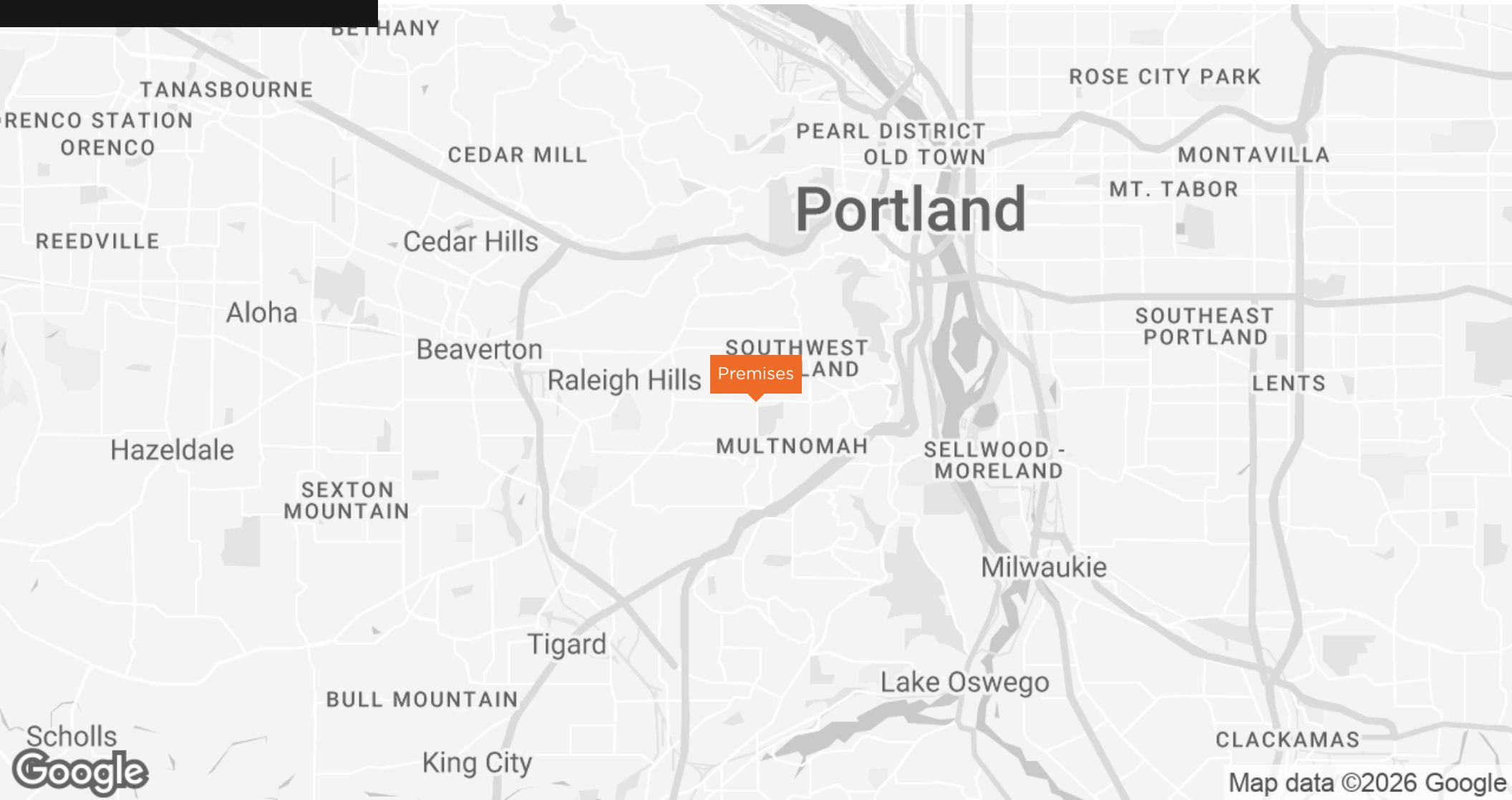

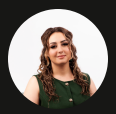

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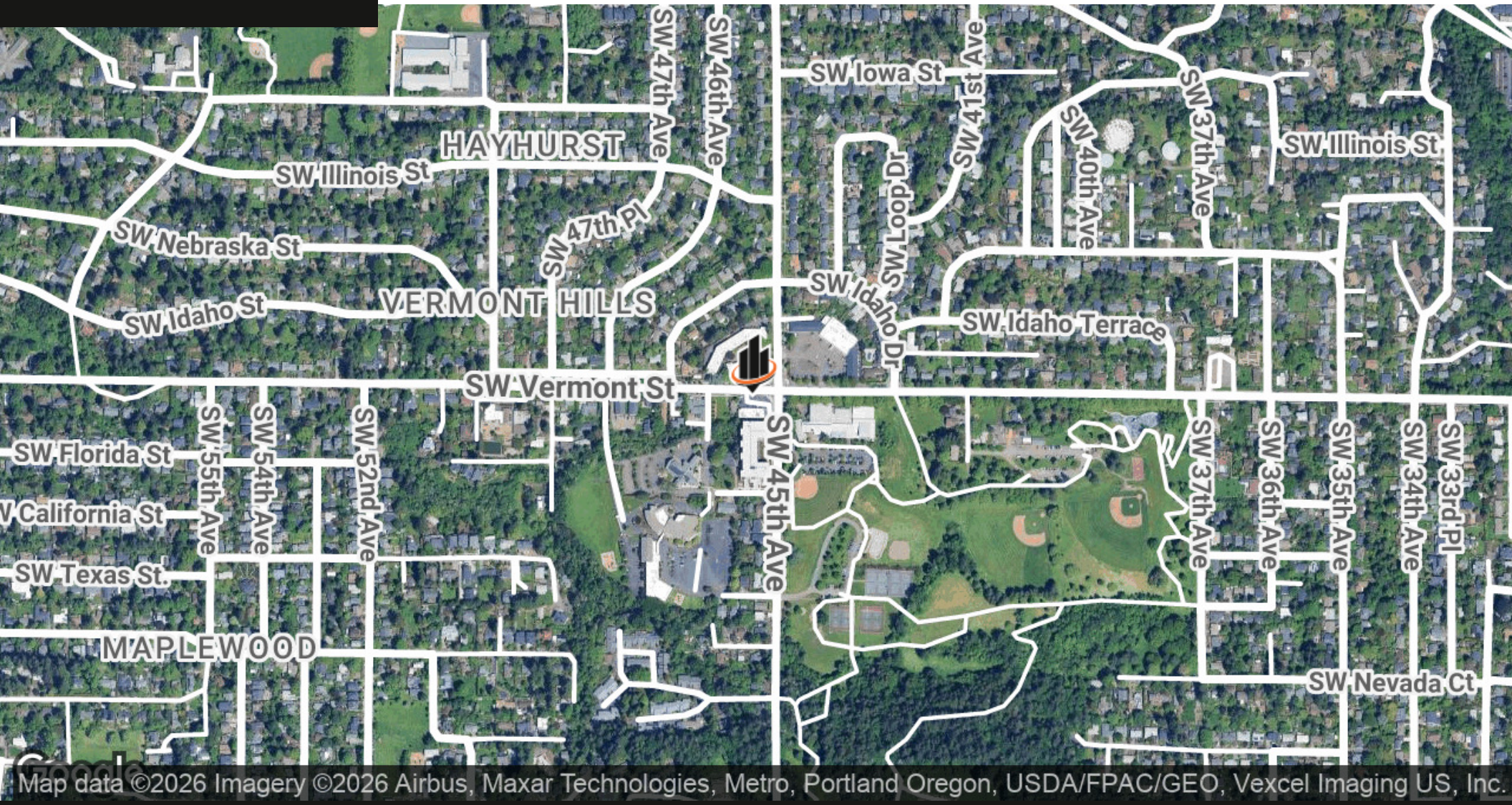

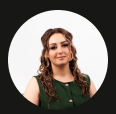

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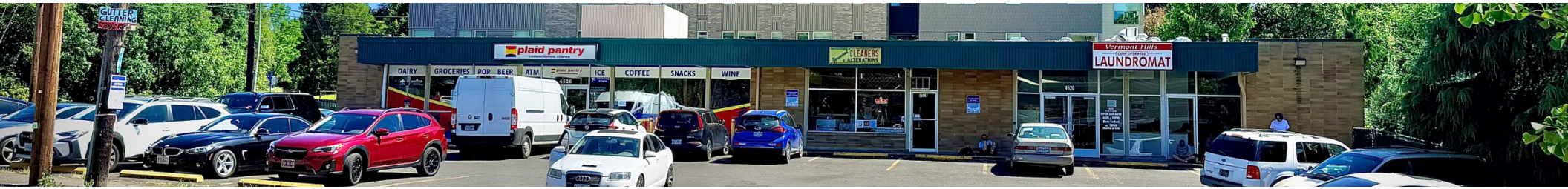

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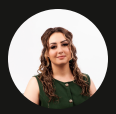

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