



FOR LEASE



DELTA PARK RETAIL SHOWROOM

Retail Space for Lease

Building Size: 8,305 SF

1141 N Hayden Meadows Dr, Portland, OR 97217

- Great Signage on N Whitaker Road and N Hayden Meadows Drive
- Abundant Parking
- Flexible Layout Options with Existing Retail Build-out
- Adjacent to Guitar Center and next door to the new Delta Carts Food Cart Pod with Direct Entry from High-Volume N Hayden Meadows Drive Retailer Access
- Ideal for Multiple Uses

NICHOLAS G. DIAMOND

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	1141 N Hayden Meadows Dr, Portland, OR 97217
Available Space	8,305 SF
Lease Rate	Call for Broker for Rates
Use Type	Multiple Uses
Zoning	General Employment 2 (EG2) - View Online
Condition	Existing Retail Build-out
Availability	Now

Location Features

- Convenient Access to Shopping Center from I-5 (Over 105,000 VPD*)
*Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024
- Next to 115-Acre Prologis Industrial Development at Portland Meadows
- Close to Jantzen Beach Shopping Destinations and Washington State Border
- Good Visibility from Anchoring Stores and Traffic on N Hayden Meadows Dr

Anchors Include



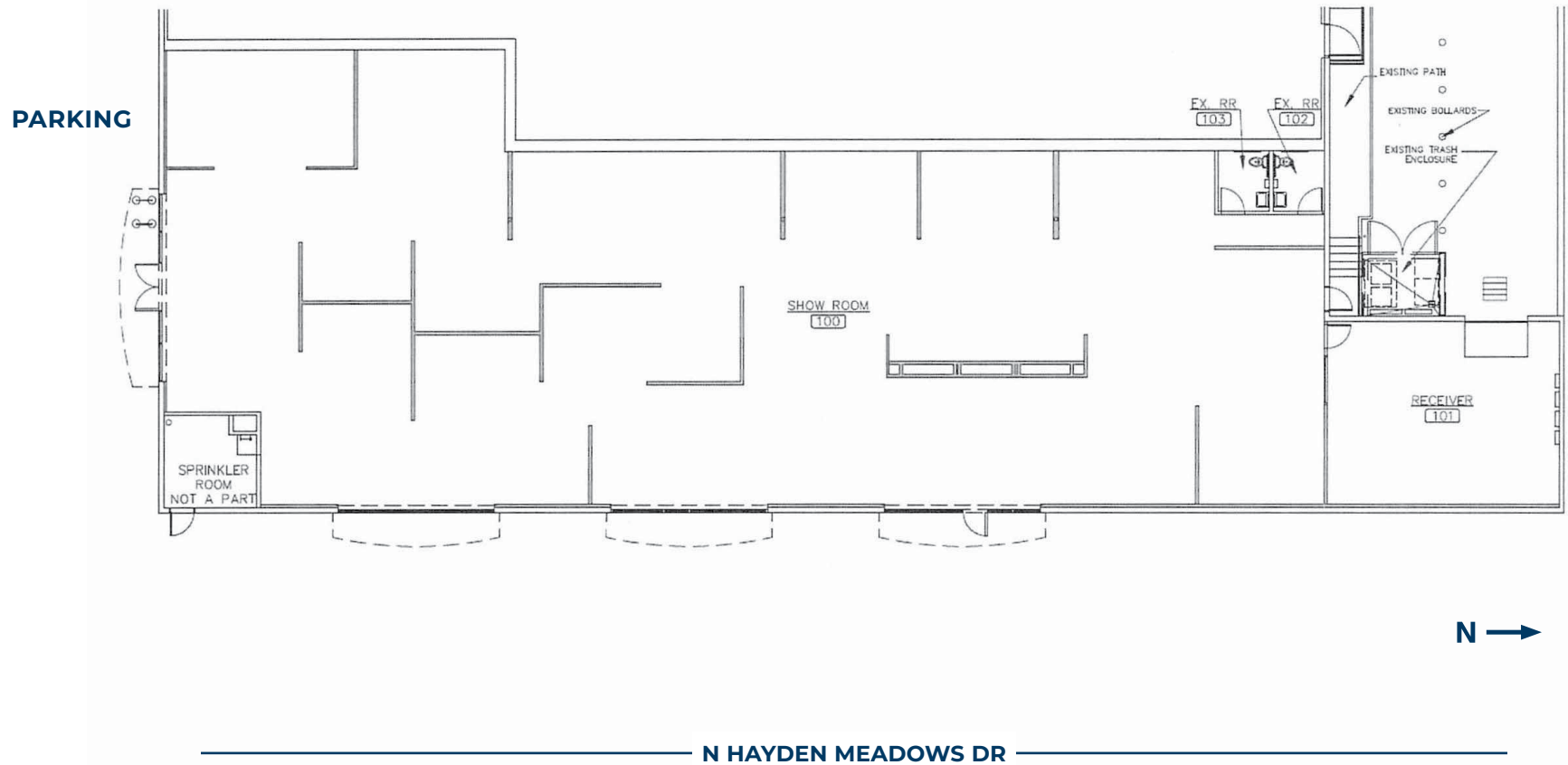
Nearby Highlights

- 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



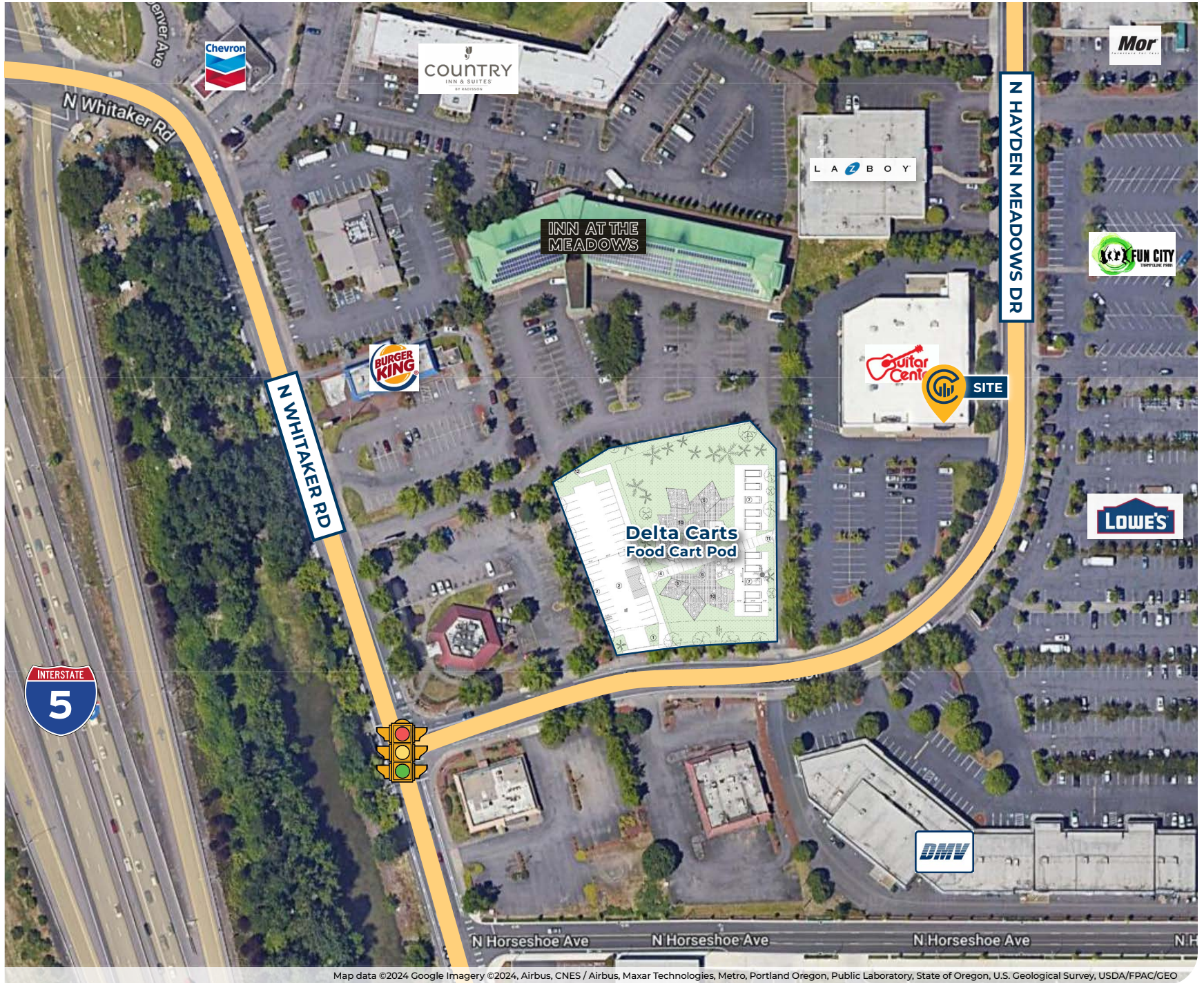
FLOOR PLAN

FLOOR PLAN





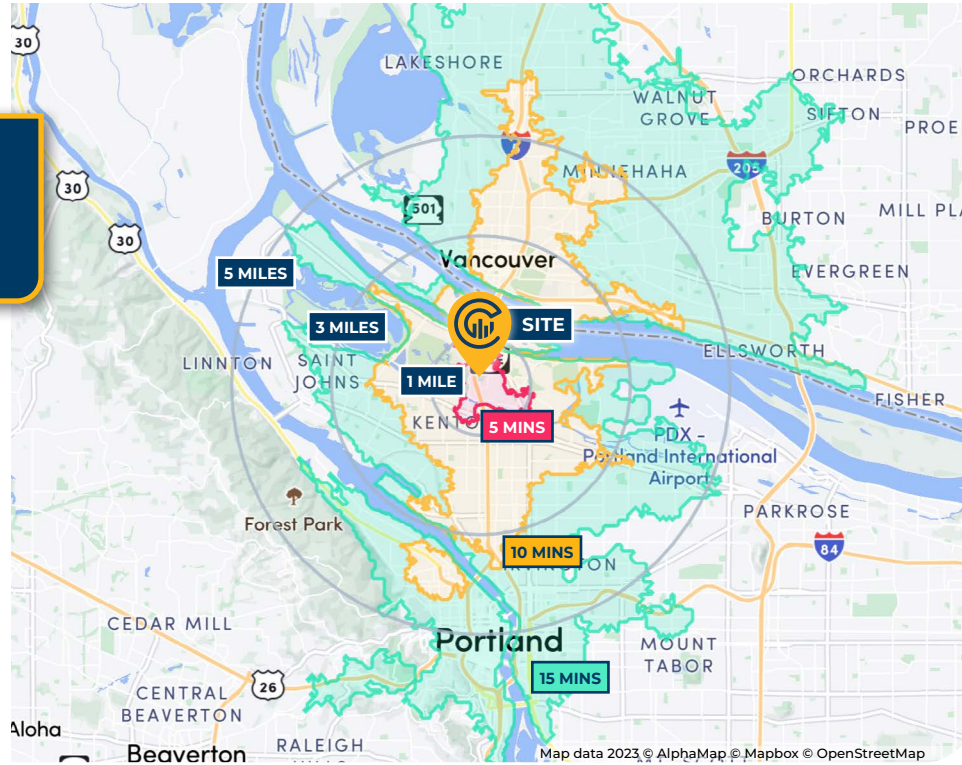
SITE PLAN



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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>

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