

# SPACE AVAILABLE

1,292 SQUARE FEET

3606 SE POWELL BLVD

PORTLAND, OREGON



## Area Retailers Include:



Location Address  
3606 SE Powell Blvd  
Portland, Oregon 97202

Traffic Count  
33,400 VPD  
on Powell Blvd

For More Information  
Please Contact:

mark@n-nres.com  
Phone: 503.807.5927  
Website: www.n-nres.com

**N & N**  
REAL ESTATE  
SERVICES, LLC

# PROPERTY DETAILS



## Property Highlights

- Center located between SE 35th & 36th and Powell, running through the Creston-Kenilworth neighborhood
- Co-Tenants include John's Marketplace, OrangeTheory Fitness, Dollar Tree, Cafe Zamora, and My Fit Foods
- Co-Food Carts include JOJO PDX, Azul Tequila, SuperBowl PDX, Noah Halal, NW Sushi, Masa Empanadas, Indian Hunger Point, Crazy Philly and Bobablastic

## Demographics

	1 Mile	3 Mile
Population	29,532	212,917
Projected Population ('28)	29,298	217,464
Est. Households	13,501	99,327
Median Age	37.9	38.4
Bachelor Degree +	61.7%	61.1%
Average HH Income	\$123,507	\$121,393
Median HH Income	\$92,410	\$85,478
Area Businesses	1,246	15,968
Daytime Population	25,007	311,589

*\*2023 data, unless specified*

## Property Details

The Original is a recently redeveloped center located on the corner of SE 35th Place and SE Powell Blvd in a dense commercial corridor that runs through the Creston-Kenilworth neighborhood.

The property is located along SE Powell Blvd (Hwy 26) and has a traffic count of 33,400 vehicles per a day. The property finished redevelopment in 2021. The property tenants include John's Marketplace, Dollar Tree, Chipotle Mexican Grill, Cynergy E-Bikes, Orange Theory Fitness, Cafe Zamora, My Fit Foods and nine food trucks.

The subject property is located near Cleveland High School (1,589 students) and Reed College (1,533 students). Many strong retailers are located on Powell Blvd including Natural Grocers, Safeway, in addition to Fred Meyer's headquarters.

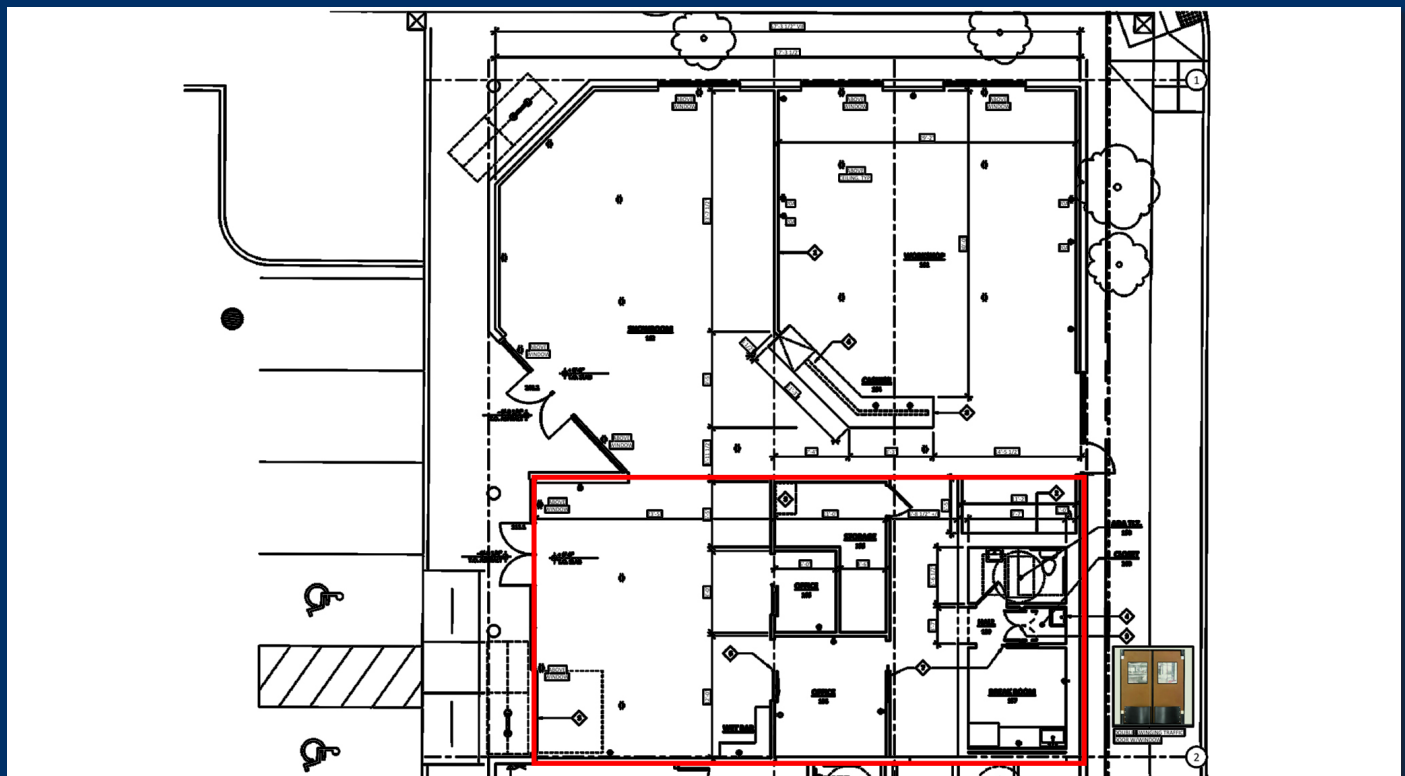
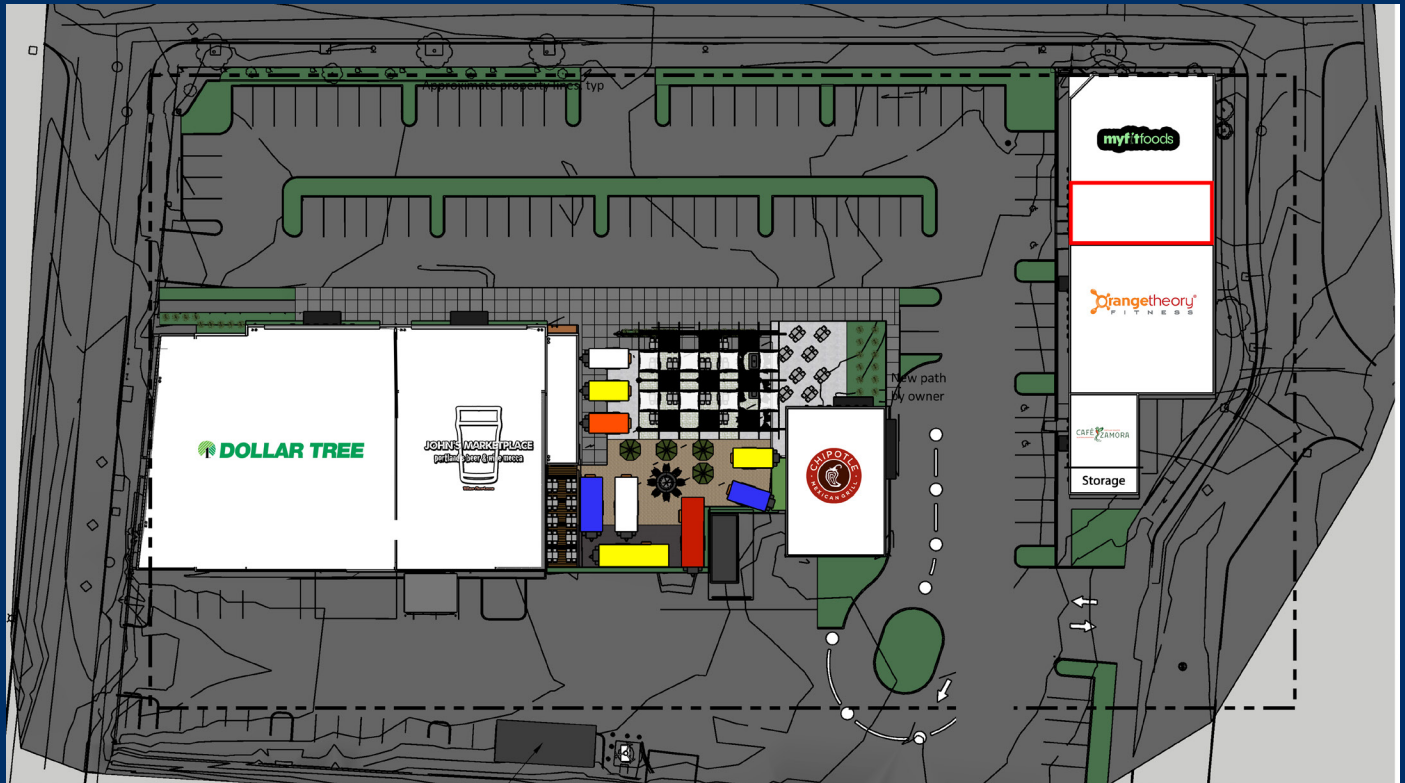
The demographics of the immediate trade area are strong due to the very populated surrounding neighborhood. There are 29,532 residents within 1-mile and 212,917 within 3-miles, the average household income is \$123,507 within 1-mile and \$121,393 within 3-miles. There is currently 1,292 square feet available next to Orange Theory Fitness and My Fit Foods (coming soon).



3582 SE Powell Blvd

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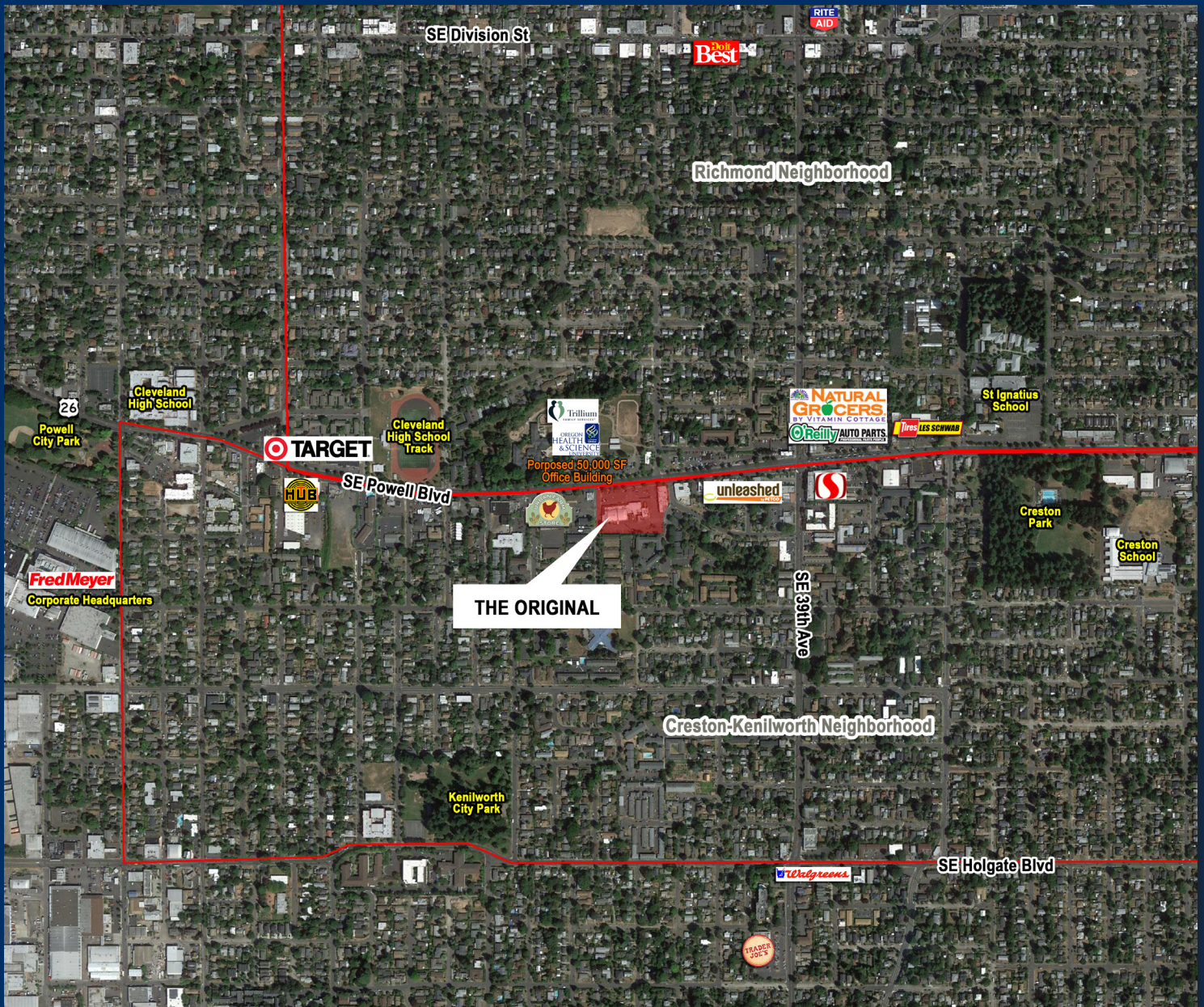
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