

FOR LEASE

PRIME RETAIL IN THE HEART OF HAWTHORNE DISTRICT

3325 SE HAWTHORNE BLVD
PORTLAND, OREGON 97214

[CLICK HERE FOR PROPERTY VIDEO](#)



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PROPERTY SUMMARY

Suite 3325 offers 1,500 square feet of ground-floor retail space on one of Portland's most resilient neighborhood corridors. Available immediately on a NNN basis, the suite includes four on-site parking spaces – a meaningful advantage in a sub-market where parking is limited and businesses actively compete for it.

The space was previously occupied by ZoomCare and retains a fully partitioned clinical floor plan: four clinical rooms, a reception area, a separate patient waiting area, a dedicated staff work area, an ADA-compliant bathroom, and a storage and testing room. Furniture and equipment have been vacated, leaving the space in clean shell condition with all rooms in place. An incoming tenant avoids the cost and timeline of partitioning, permitting clinical room configurations, or building out a compliant reception and waiting sequence – representing meaningful savings on both tenant improvement spend and construction time.

The Hawthorne District draws consistent daily traffic from a dense, high-income residential base. Within one mile, the trade area counts more than 35,000 residents with average household incomes exceeding \$138,000 and average home values above \$800,000. These are customers who prioritize health and personal wellness, return consistently to businesses they trust, and actively support local, independent operators over national chains. The corridor scores 97 for walkability and a perfect 100 for bikeability, which means a material share of patients and customers arrive on foot and by bike – supporting repeat-visit patterns that benefit service-oriented businesses.

Unlike pass-through retail corridors, Hawthorne functions as a neighborhood destination. Customers tend to combine multiple stops per visit, which increases dwell time and creates organic cross-referral opportunities for health, wellness, and service tenants. The corridor has maintained strong independent business density through broader Portland retail cycles, supported by the residential depth and demographic stability of the surrounding neighborhoods.

The property is located three miles and approximately ten minutes from downtown Portland, with access to the broader metro area.

Ideal for: medical and health service providers, behavioral health and therapy practices, aesthetics and med-spa operators, physical therapy and rehabilitation, specialty wellness retail, boutique fitness, or professional service users seeking a high-visibility neighborhood location with a pre-configured clinical floor plan and an engaged, high-income customer base.

PRIME RETAIL

3325 SE HAWTHORNE BLVD
PORTLAND, OREGON 97214

PROPERTY DETAILS

AVAILABLE SIZE:	1,500 SF
LEASE RATE:	\$3,500/MON [\$28/SF/YR] NNN
LEASE TYPE:	NNN (5.16/FT/YR - 2026)
BUILDING SIZE:	5,000 SF
YEAR BUILT:	1946
USE:	RETAIL
PARKING:	YES (4 SPACES FOR 3325)



47

TRANSIT SCORE



100

BIKE SCORE



97

WALK SCORE



KEY DIFFERENTIATORS AT A GLANCE

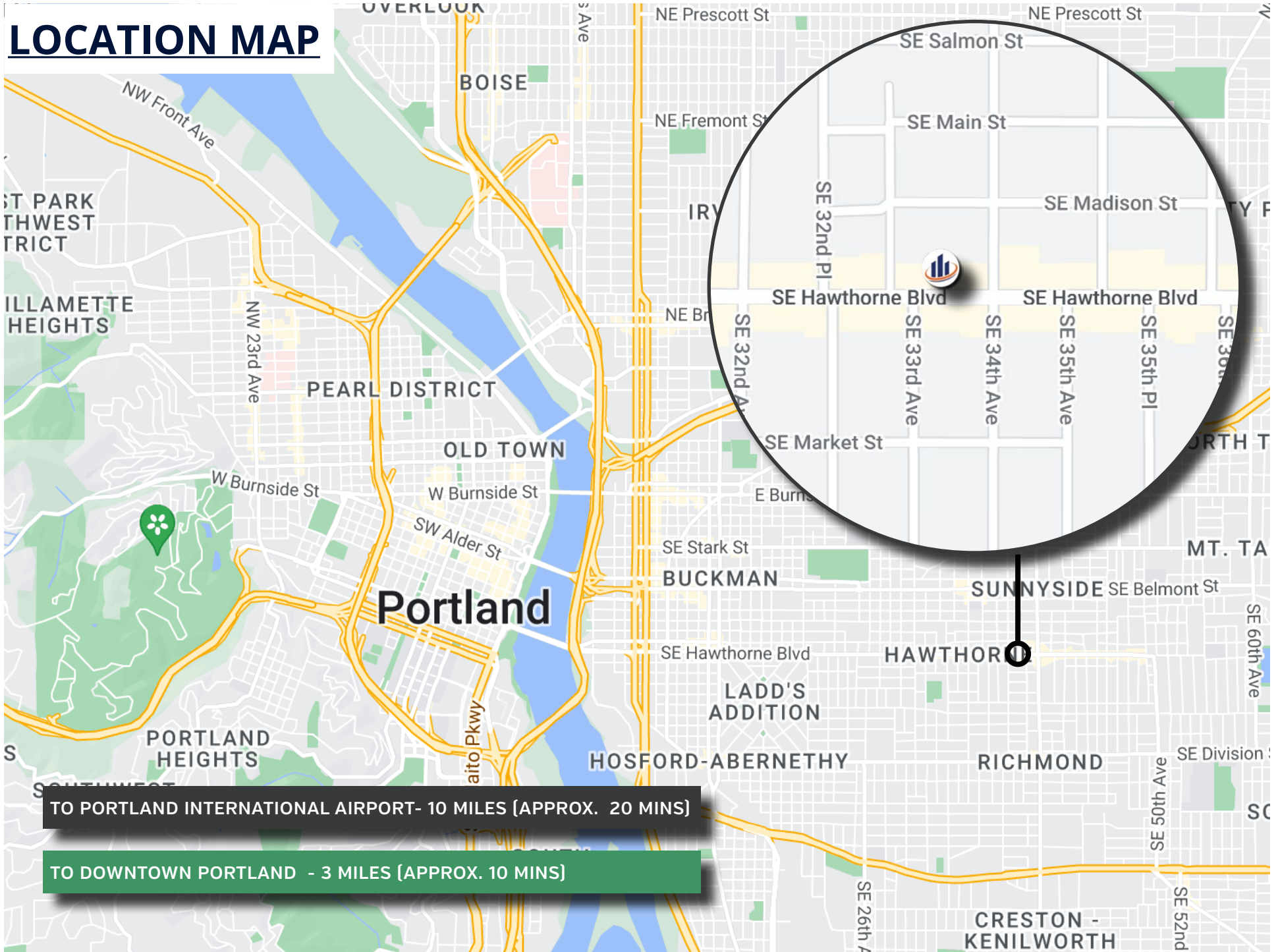
- Pre-partitioned clinical layout – 4 rooms, reception, waiting, staff, ADA bath, storage – saves significant TI and construction time
- Vacant and available immediately – no holdover tenant, no construction in progress
- 4 on-site parking spaces – rare for Hawthorne Blvd; directly addresses the top friction point for health and wellness patients
- Walk Score 97 / Bike Score 100 – multi-modal access competitors on this street can't match
- \$138K-\$149K average HH income within 0.3-1 mile – premium spend capacity, wellness-forward demographics
- ZoomCare tenancy validates healthcare delivery at this address – market has already accepted and supported the use
- Destination corridor: multi-stop customer behavior drives dwell time and cross-referral for service tenants
- 3 miles / ~10 min to downtown Portland; 10 miles / ~20 min to PDX

3325 SE HAWTHORNE BLVD





LOCATION MAP



TO PORTLAND INTERNATIONAL AIRPORT- 10 MILES (APPROX. 20 MINS)

TO DOWNTOWN PORTLAND - 3 MILES (APPROX. 10 MINS)

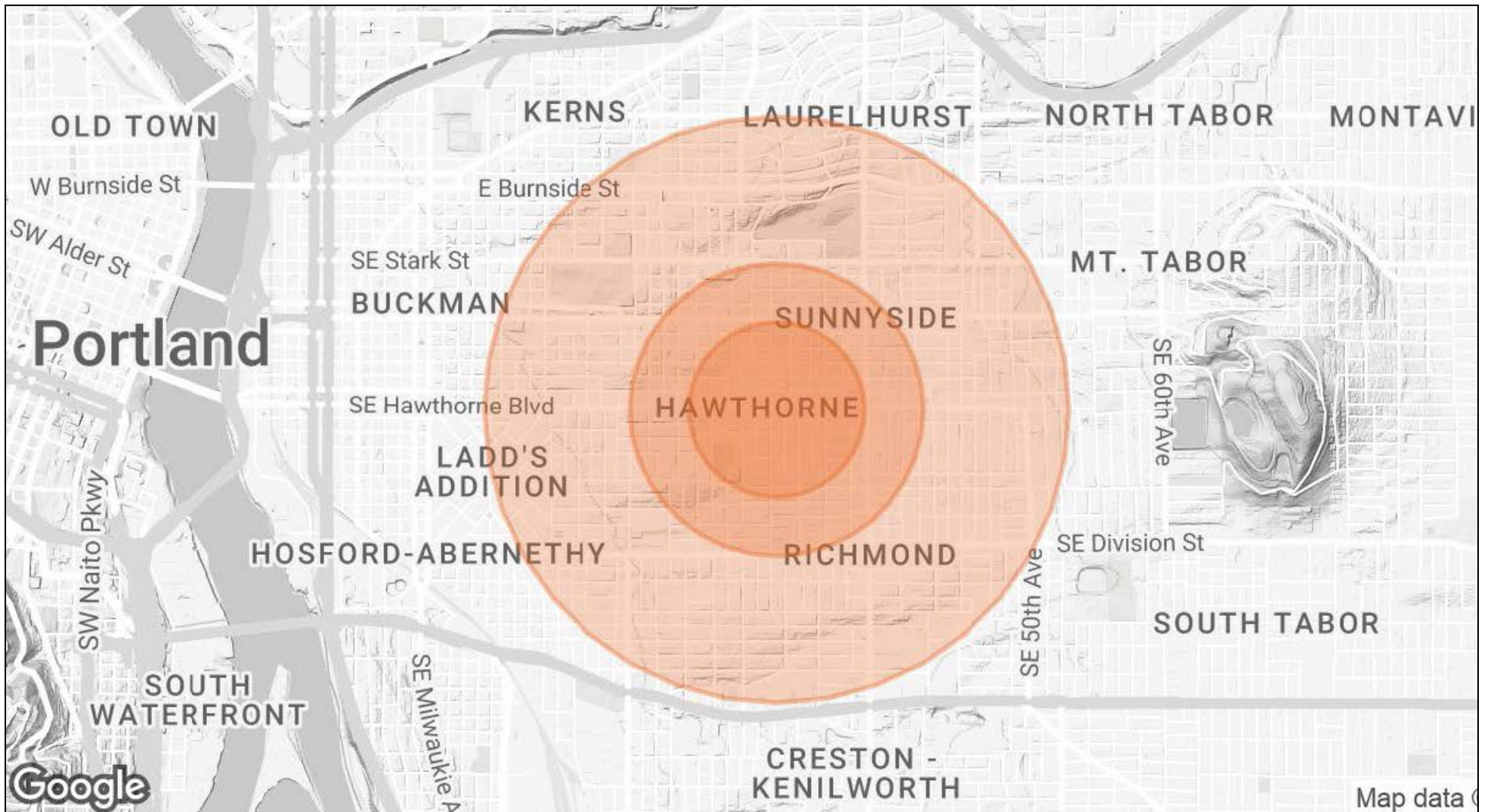
AERIAL MAP



UPSTAIRS
SUITE 3321
1,500 SF
LEASED

DOWNSTAIRS
SUITE 3325
1,500 SF
***AVAILABLE**

SUITE 3327
1,000 SF
LEASED



	POPULATION			HOUSEHOLD & INCOME			
	0.3 MILE	0.5 MILE	1 MILE	0.3 MILE	0.5 MILE	1 MILE	
TOTAL POPULATION	2,230	9,900	35,553	TOTAL HOUSEHOLDS	981	4,646	16,964
AVERAGE AGE	40	41	40	# OF PERSONS PER HH	2.3	2.1	2.1
AVERAGE (MALE)	40	40	40	AVERAGE HH INCOME	\$148,822	\$137,588	\$138,443
AVERAGE (FEMALE)	40	41	40	AVERAGE HOUSE VALUE	\$789,628	\$787,159	\$805,416

PORTLAND METRO

MAJOR EMPLOYERS



BY THE NUMBERS

2.5 M METRO POPULATION

145.09 SQUARE MILES

3.4% METRO UNEMPLOYMENT RATE

LOCAL SPORTS TEAMS



#1
BEST FOODIE CITY
(WALLET HUB)

#5
BEST CITY TO LIVE
(US NEWS)

HIGHER EDUCATION



#18
MOVING DESTINATION
(UNITED VAN LINES)

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



DISCLAIMER.



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OREGON INITIAL AGENCY DISCLOSURE PAMPHLET - INFORMATION FOR REAL ESTATE BROKERS AND PRINCIPAL BROKERS

A licensed real estate broker or principal real estate broker is required to give a copy of an Initial Agency Disclosure Pamphlet to each consumer the broker will represent. The pamphlet describes the legal relationship between a broker and the consumer when the broker acts as the consumer's "agent."

Real estate brokers and principal real estate brokers have legal obligations, called affirmative duties, to both buyers and sellers in a real estate transaction. Oregon Revised Statute (ORS) 696.805 lists the affirmative duties of a licensed real estate broker or principal real estate broker acting as a seller's agent.

The affirmative duties of a broker or principal broker acting as a buyer's agent are found in ORS 696.810. ORS 696.815(1) allows a real estate licensee to represent both the seller and the buyer in a real estate transaction under a disclosed limited agency agreement, provided there is full disclosure of the relationship under the agreement.

Oregon Administrative Rules (OAR), adopted by the Oregon Real Estate Agency, provide the form and content of the disclosures and the related pamphlet. OAR 863-015-0215 is set forth below for the convenience of licensees. The Agency has provided a sample Initial Agency Disclosure Pamphlet after the broken line that meets the requirements of OAR 863-015-0125.

863-015-0215

Initial Agency Disclosure Pamphlet

[1] For purposes of this rule, "at first contact" means at the time the agent has sufficient contact information about a person to be able to provide an initial agency disclosure pamphlet to that person. Contact with a person includes, but is not limited to contacts in person, by telephone, over the Internet, by electronic mail, or by similar methods.

[2] An agent shall provide a copy of the initial agency disclosure pamphlet, which complies with section [5] of this rule, at first contact with:

[a] A prospective party to a real property transaction; or

[b] An unrepresented party seeking representation during the course of a real property transaction.

[3] An agent must provide the initial agency disclosure pamphlet in a written format by electronic mail, over the Internet, by USPS mail, facsimile, hand delivery or similar delivery method.

[4] An agent need not provide a copy of the initial agency disclosure pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another agent.

Revised 9/9/2013

[5] The initial agency disclosure pamphlet must contain: [a] The following information, directed to the consumer: [A] A licensed real estate broker or principal broker must give a copy of the initial agency disclosure pamphlet at first contact with a prospective party to a real property transaction or at first contact with an unrepresented party seeking representation during the course of a real property transaction. [B]

A licensed real estate broker or principal broker need not provide a copy of the initial agency disclosure pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker. [C] The pamphlet describes the legal relationship between a broker and a consumer when the broker acts as the consumer's agent; and [D] The pamphlet is informational only and may not be construed to be evidence of intent to create an agency relationship, as provided in ORS 696.820. [b]

A general definition of an agency relationship and the three real estate agency relationships of seller's agent, a buyer's agent and a disclosed limited agent. [c]

The definition of "confidential information" in ORS 696.800. [d] The affirmative duties and responsibilities of a seller's agent under ORS 696.805. [e] The affirmative duties and responsibilities of a buyer's agent under ORS 696.810. [f]

The affirmative duties and responsibilities of a disclosed limited agent who represents both the buyer and the seller in a transaction under ORS 696.815. [g] The following statement to the consumer, "Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent."

[6] The Real Estate Agency will make available a sample of an initial agency disclosure pamphlet that complies with section [5] of this rule on the Agency's website.

INITIAL AGENCY DISCLOSURE PAMPHLET

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients: Seller's Agent -- Represents the seller only.

Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients.

"Confidential information"

is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one

to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

[1] The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and

[2] The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

[1] To deal honestly and in good faith;

[2] To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and

[3] To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

[1] To exercise reasonable care and diligence;

[2] To account in a timely manner for money and property received from or on behalf of the seller;

[3] To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;

[4] To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;

[5] To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;

[6] To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and

[7] Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except [7]. The affirmative duty listed in [7] can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

[1] To deal honestly and in good faith;

[2] To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and

[3] To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

[1] To exercise reasonable care and diligence;

[2] To account in a timely manner for money and property received from or on behalf of the buyer;

[3] To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;

[4] To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;

[5] To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;

[6] To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and

[7] Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except [7]. The affirmative duty listed in [7] can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

[1] To the seller, the duties listed above for a seller's agent;

[2] To the buyer, the duties listed above for a buyer's agent; and

[3] To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:

[a] That the seller will accept a price lower or terms less favorable than the listing price or terms;

[b] That the buyer will pay a price greater or terms more favorable than the offering price or terms; or

[c] Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

[1] To disclose a conflict of interest in writing to all parties;

[2] To take no action that is adverse or detrimental to either party's interest in the transaction; and

[3] To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.