

# CAPITOL CORNER

## FORMER BANK BLDG FOR LEASE

10065 SW BARBUR BLVD. PORTLAND, OR



### PROPERTY HIGHLIGHTS AND SURROUNDING RETAILERS

- 4,841 SF FORMER BANK BUILDING WITH DRIVE THRU
- STRONG RETAIL CORRIDOR ON BARBUR BLVD. (12,000 CPD)
- CLOSE PROXIMITY TO I-5 (127,483 CPD)
- AMPLE PARKING AVAILABLE
- CALL FOR RATES



**BROCK SWITZER**

503-245-1400 x518

BROCK@HSMPCIFIC.COM



4260 GALEWOOD ST. STE B, LAKE OSWEGO, OR 97035

# Close proximity and easy access to I-5

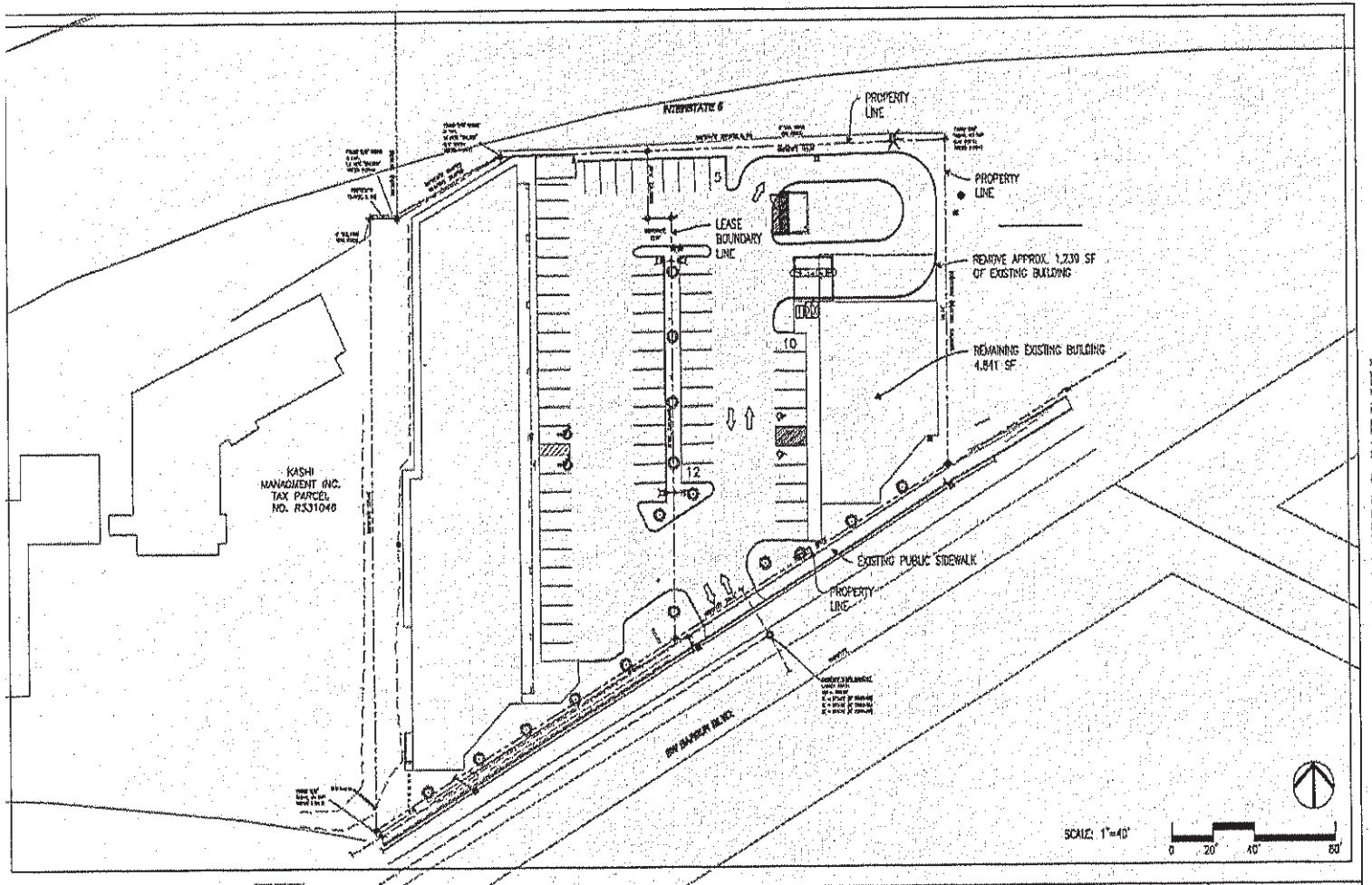


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A MEMBER OF **CHAINLINKS** RETAIL ADVISORS  
**HSM** **PACIFIC** retail solutions

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# Site Plan



## DEMOGRAPHICS



- 1 MILE – 14,768
- 3 MILE – 106,528
- 5 MILE – 315,073



- 1 MILE – 4,883
- 3 MILE – 73,779
- 5 MILE – 227,025



- 1 MILE – \$142,530
- 3 MILE – \$137,959
- 5 MILE – \$126,876

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# Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4528/-122.724

<b>10075 SW Barbur Blvd</b>		<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Portland, OR 97219</b>				
<b>Population</b>				
2022 Estimated Population		14,768	106,528	315,073
2027 Projected Population		14,678	107,592	318,991
2020 Census Population		15,017	107,231	316,272
2010 Census Population		14,559	101,165	291,942
Projected Annual Growth 2022 to 2027		-0.1%	0.2%	0.2%
Historical Annual Growth 2010 to 2022		0.1%	0.4%	0.7%
<b>Households</b>				
2022 Estimated Households		6,357	45,956	139,417
2027 Projected Households		6,347	47,246	144,443
2020 Census Households		6,452	46,222	139,984
2010 Census Households		6,281	44,014	129,007
Projected Annual Growth 2022 to 2027		-	0.6%	0.7%
Historical Annual Growth 2010 to 2022		0.1%	0.4%	0.7%
<b>Age</b>				
2022 Est. Population Under 10 Years		10.1%	9.7%	9.2%
2022 Est. Population 10 to 19 Years		10.0%	10.5%	10.2%
2022 Est. Population 20 to 29 Years		12.8%	13.0%	14.1%
2022 Est. Population 30 to 44 Years		22.6%	20.7%	21.0%
2022 Est. Population 45 to 59 Years		22.2%	21.2%	20.1%
2022 Est. Population 60 to 74 Years		17.1%	17.9%	17.8%
2022 Est. Population 75 Years or Over		5.1%	7.0%	7.4%
2022 Est. Median Age		40.3	41.3	41.1
<b>Marital Status &amp; Gender</b>				
2022 Est. Male Population		49.3%	49.0%	49.2%
2022 Est. Female Population		50.7%	51.0%	50.8%
2022 Est. Never Married		26.7%	30.8%	34.0%
2022 Est. Now Married		51.9%	48.3%	45.7%
2022 Est. Separated or Divorced		18.0%	16.2%	15.8%
2022 Est. Widowed		3.4%	4.7%	4.5%
<b>Income</b>				
2022 Est. HH Income \$200,000 or More		18.7%	18.7%	15.7%
2022 Est. HH Income \$150,000 to \$199,999		10.2%	9.6%	9.0%
2022 Est. HH Income \$100,000 to \$149,999		20.2%	18.6%	18.2%
2022 Est. HH Income \$75,000 to \$99,999		14.2%	13.9%	13.8%
2022 Est. HH Income \$50,000 to \$74,999		14.8%	14.6%	15.4%
2022 Est. HH Income \$35,000 to \$49,999		6.6%	8.2%	9.1%
2022 Est. HH Income \$25,000 to \$34,999		4.0%	5.4%	6.1%
2022 Est. HH Income \$15,000 to \$24,999		5.1%	4.6%	4.8%
2022 Est. HH Income Under \$15,000		6.3%	6.4%	7.9%
2022 Est. Average Household Income		\$142,530	\$137,959	\$126,876
2022 Est. Median Household Income		\$103,376	\$99,816	\$93,810
2022 Est. Per Capita Income		\$61,394	\$59,680	\$56,343
2022 Est. Total Businesses		954	8,752	26,392
2022 Est. Total Employees		4,883	73,779	227,025

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<b>Race</b>				
2022 Est. White		76.4%	76.5%	74.8%
2022 Est. Black		4.1%	2.1%	2.0%
2022 Est. Asian or Pacific Islander		5.5%	7.0%	7.5%
2022 Est. American Indian or Alaska Native		0.6%	0.7%	0.7%
2022 Est. Other Races		13.4%	13.7%	15.0%
<b>Hispanic</b>				
2022 Est. Hispanic Population		1,102	9,799	35,116
2022 Est. Hispanic Population		7.5%	9.2%	11.1%
2027 Proj. Hispanic Population		7.5%	9.3%	11.2%
2020 Hispanic Population		7.2%	9.2%	11.4%
<b>Education (Adults 25 &amp; Older)</b>				
2022 Est. Adult Population (25 Years or Over)		11,009	78,812	233,571
2022 Est. Elementary (Grade Level 0 to 8)		1.2%	1.3%	2.0%
2022 Est. Some High School (Grade Level 9 to 11)		2.2%	1.9%	2.5%
2022 Est. High School Graduate		10.0%	10.6%	12.5%
2022 Est. Some College		19.8%	17.6%	19.0%
2022 Est. Associate Degree Only		6.1%	6.0%	6.5%
2022 Est. Bachelor Degree Only		36.1%	36.2%	33.1%
2022 Est. Graduate Degree		24.6%	26.4%	24.5%
<b>Housing</b>				
2022 Est. Total Housing Units		6,676	48,446	149,008
2022 Est. Owner-Occupied		73.4%	63.3%	54.3%
2022 Est. Renter-Occupied		21.8%	31.5%	39.3%
2022 Est. Vacant Housing		4.8%	5.1%	6.4%
<b>Homes Built by Year</b>				
2022 Homes Built 2010 or later		3.1%	4.2%	4.8%
2022 Homes Built 2000 to 2009		8.5%	7.7%	8.3%
2022 Homes Built 1990 to 1999		12.9%	12.2%	12.5%
2022 Homes Built 1980 to 1989		13.7%	14.1%	13.4%
2022 Homes Built 1970 to 1979		27.7%	21.0%	18.6%
2022 Homes Built 1960 to 1969		8.8%	12.0%	11.7%
2022 Homes Built 1950 to 1959		9.2%	11.8%	9.5%
2022 Homes Built Before 1949		11.4%	11.8%	14.6%
<b>Home Values</b>				
2022 Home Value \$1,000,000 or More		2.1%	4.6%	6.6%
2022 Home Value \$500,000 to \$999,999		39.2%	49.2%	43.4%
2022 Home Value \$400,000 to \$499,999		28.4%	22.0%	22.1%
2022 Home Value \$300,000 to \$399,999		17.8%	15.6%	18.3%
2022 Home Value \$200,000 to \$299,999		9.4%	5.9%	6.1%
2022 Home Value \$150,000 to \$199,999		1.0%	0.9%	1.0%
2022 Home Value \$100,000 to \$149,999		0.7%	0.7%	0.8%
2022 Home Value \$50,000 to \$99,999		0.4%	0.3%	0.5%
2022 Home Value \$25,000 to \$49,999		0.1%	0.3%	0.6%
2022 Home Value Under \$25,000		0.8%	0.5%	0.7%
2022 Median Home Value		\$476,315	\$546,957	\$542,578
2022 Median Rent		\$1,234	\$1,279	\$1,270

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<b>Labor Force</b>			
2022 Est. Labor Population Age 16 Years or Over	12,361	89,444	266,793
2022 Est. Civilian Employed	66.9%	66.2%	64.8%
2022 Est. Civilian Unemployed	1.8%	2.8%	2.7%
2022 Est. in Armed Forces	0.1%	-	0.2%
2022 Est. not in Labor Force	31.2%	30.9%	32.3%
2022 Labor Force Males	49.1%	48.5%	48.8%
2022 Labor Force Females	50.9%	51.5%	51.2%
<b>Occupation</b>			
2022 Occupation: Population Age 16 Years or Over	8,267	59,224	172,961
2022 Mgmt, Business, & Financial Operations	20.1%	22.3%	21.3%
2022 Professional, Related	36.7%	34.7%	32.1%
2022 Service	11.4%	12.5%	13.5%
2022 Sales, Office	19.2%	19.2%	20.0%
2022 Farming, Fishing, Forestry	0.2%	0.6%	0.4%
2022 Construction, Extraction, Maintenance	4.1%	3.4%	4.4%
2022 Production, Transport, Material Moving	8.2%	7.2%	8.3%
2022 White Collar Workers	76.0%	76.2%	73.5%
2022 Blue Collar Workers	24.0%	23.8%	26.5%
<b>Transportation to Work</b>			
2022 Drive to Work Alone	63.3%	67.4%	66.7%
2022 Drive to Work in Carpool	9.4%	8.4%	7.6%
2022 Travel to Work by Public Transportation	9.5%	8.8%	8.9%
2022 Drive to Work on Motorcycle	0.5%	0.2%	0.2%
2022 Walk or Bicycle to Work	5.5%	4.9%	6.5%
2022 Other Means	2.0%	0.8%	1.1%
2022 Work at Home	9.8%	9.5%	9.0%
<b>Travel Time</b>			
2022 Travel to Work in 14 Minutes or Less	19.4%	22.2%	23.4%
2022 Travel to Work in 15 to 29 Minutes	47.6%	46.4%	42.5%
2022 Travel to Work in 30 to 59 Minutes	27.8%	27.7%	29.5%
2022 Travel to Work in 60 Minutes or More	5.1%	3.7%	4.5%
2022 Average Travel Time to Work	21.7	21.9	22.3
<b>Consumer Expenditure</b>			
2022 Est. Total Household Expenditure	\$580.17 M	\$4.08 B	\$11.63 B
2022 Est. Apparel	\$20.78 M	\$146.03 M	\$415.78 M
2022 Est. Contributions, Gifts	\$36.07 M	\$253.72 M	\$715.5 M
2022 Est. Education, Reading	\$20.93 M	\$147.33 M	\$414.36 M
2022 Est. Entertainment	\$33.73 M	\$236.18 M	\$670.24 M
2022 Est. Food, Beverages, Tobacco	\$86.95 M	\$611.07 M	\$1.75 B
2022 Est. Furnishings, Equipment	\$20.9 M	\$146.15 M	\$415.23 M
2022 Est. Health Care, Insurance	\$51.99 M	\$364.42 M	\$1.04 B
2022 Est. Household Operations, Shelter, Utilities	\$185.16 M	\$1.3 B	\$3.73 B
2022 Est. Miscellaneous Expenses	\$11.07 M	\$77.79 M	\$221.71 M
2022 Est. Personal Care	\$7.79 M	\$54.67 M	\$156.05 M
2022 Est. Transportation	\$104.8 M	\$733.61 M	\$2.09 B

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