

# MULTNOMAH VILLAGE

## RETAIL SPACE FOR LEASE

7827 SW Capitol Hwy,  
Portland, OR



### PROPERTY DETAILS:

- 1,400 SF Available
- Call for rates
- Prime retail opportunity in the heart of Multnomah Village
- Surrounded by established local retailers and restaurants
- Strong foot-traffic

### SURROUNDING RETAILERS:



ANNIKA MAGNUSEN | (503) 245-1400 X501 | ANNIKA@HSMPACIFIC.COM  
4260 GALEWOOD STREET, LAKE OSWEGO, OREGON | WWW.HSMPACIFIC.COM



# SPACE PHOTOS



## DEMOGRAPHICS



1 MILE 16,451  
3 MILES 108,553  
5 MILES 379,134



1 MILE 6,339  
3 MILES 44,849  
5 MILES 299,651



1 MILE \$137,514  
3 MILES \$173,120  
5 MILES \$151,263

# Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 45.468/-122.7135

<b>7827 SW Capitol Hwy Portland, OR 97219</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>	<b>10 min drive time</b>
<b>Population</b>				
2025 Estimated Population	16,451	108,553	379,134	81,746
2030 Projected Population	15,705	105,789	375,386	79,179
2020 Census Population	16,452	108,067	358,862	82,179
2010 Census Population	15,745	99,984	322,144	78,010
Projected Annual Growth 2025 to 2030	-0.9%	-0.5%	-0.2%	-0.6%
Historical Annual Growth 2010 to 2025	0.3%	0.6%	1.2%	0.3%
<b>Households</b>				
2025 Estimated Households	7,506	49,424	177,702	36,082
2030 Projected Households	7,205	48,861	179,669	35,316
2020 Census Households	7,688	48,401	168,270	36,253
2010 Census Households	7,326	44,946	149,011	34,573
Projected Annual Growth 2025 to 2030	-0.8%	-0.2%	0.2%	-0.4%
Historical Annual Growth 2010 to 2025	0.2%	0.7%	1.3%	0.3%
<b>Age</b>				
2025 Est. Population Under 10 Years	10.3%	8.8%	8.1%	9.4%
2025 Est. Population 10 to 19 Years	9.2%	10.0%	9.1%	9.9%
2025 Est. Population 20 to 29 Years	12.1%	11.8%	14.5%	11.2%
2025 Est. Population 30 to 44 Years	26.6%	22.8%	25.2%	23.4%
2025 Est. Population 45 to 59 Years	19.1%	19.4%	18.9%	19.5%
2025 Est. Population 60 to 74 Years	16.3%	18.3%	16.3%	18.4%
2025 Est. Population 75 Years or Over	6.4%	9.0%	7.9%	8.2%
2025 Est. Median Age	39.1	42.0	40.3	41.7
<b>Marital Status &amp; Gender</b>				
2025 Est. Male Population	49.0%	49.8%	51.1%	49.6%
2025 Est. Female Population	51.0%	50.2%	48.9%	50.4%
2025 Est. Never Married	36.4%	31.8%	39.7%	32.0%
2025 Est. Now Married	43.7%	48.2%	41.7%	48.3%
2025 Est. Separated or Divorced	16.2%	16.0%	15.2%	15.8%
2025 Est. Widowed	3.7%	4.0%	3.4%	3.8%
<b>Income</b>				
2025 Est. HH Income \$200,000 or More	19.6%	26.2%	21.6%	25.7%
2025 Est. HH Income \$150,000 to \$199,999	11.2%	11.6%	11.6%	11.0%
2025 Est. HH Income \$100,000 to \$149,999	19.5%	19.0%	17.7%	18.5%
2025 Est. HH Income \$75,000 to \$99,999	15.8%	11.8%	11.7%	12.3%
2025 Est. HH Income \$50,000 to \$74,999	11.7%	10.8%	12.2%	11.4%
2025 Est. HH Income \$35,000 to \$49,999	6.8%	6.5%	7.8%	6.7%
2025 Est. HH Income \$25,000 to \$34,999	6.0%	4.0%	4.9%	4.2%
2025 Est. HH Income \$15,000 to \$24,999	3.9%	4.2%	4.6%	4.4%
2025 Est. HH Income Under \$15,000	5.4%	5.8%	7.9%	5.9%
2025 Est. Average Household Income	\$137,514	\$173,120	\$151,263	\$165,377
2025 Est. Median Household Income	\$108,271	\$123,902	\$110,512	\$120,330
2025 Est. Per Capita Income	\$62,866	\$78,999	\$71,171	\$73,119
2025 Est. Total Businesses	1,153	7,312	36,277	6,863
2025 Est. Total Employees	6,339	44,849	299,651	47,586

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<b>Race</b>				
2025 Est. White	77.4%	77.5%	74.8%	77.2%
2025 Est. Black	3.8%	3.0%	3.4%	3.2%
2025 Est. Asian or Pacific Islander	6.7%	7.9%	8.2%	7.6%
2025 Est. American Indian or Alaska Native 2025	0.6%	0.6%	0.7%	0.5%
Est. Other Races	11.5%	11.0%	12.9%	11.5%
<b>Hispanic</b>				
2025 Est. Hispanic Population	1,656	10,708	46,726	8,584
2025 Est. Hispanic Population	10.1%	9.9%	12.3%	10.5%
2030 Proj. Hispanic Population	10.8%	10.8%	13.1%	11.5%
2020 Hispanic Population	7.3%	7.2%	10.9%	7.7%
<b>Education (Adults 25 &amp; Older)</b>				
2025 Est. Adult Population (25 Years or Over)	12,474	82,766	291,576	62,212
2025 Est. Elementary (Grade Level 0 to 8)	2.1%	1.0%	1.6%	1.3%
2025 Est. Some High School (Grade Level 9 to 11)	0.9%	1.2%	2.2%	1.4%
2025 Est. High School Graduate	8.3%	8.4%	11.2%	9.3%
2025 Est. Some College	20.2%	15.8%	17.0%	17.0%
2025 Est. Associate Degree Only	6.4%	5.9%	6.3%	5.9%
2025 Est. Bachelor Degree Only	38.8%	38.9%	36.1%	39.3%
2025 Est. Graduate Degree	23.3%	28.7%	25.6%	25.8%
<b>Housing</b>				
2025 Est. Total Housing Units	8,253	53,804	193,964	39,154
2025 Est. Owner-Occupied	52.8%	54.6%	43.0%	57.5%
2025 Est. Renter-Occupied	38.2%	37.3%	48.6%	34.7%
2025 Est. Vacant Housing	9.1%	8.1%	8.4%	7.8%
<b>Homes Built by Year</b>				
2025 Homes Built 2010 or later	10.0%	11.1%	14.4%	10.1%
2025 Homes Built 2000 to 2009	8.4%	10.5%	10.3%	9.0%
2025 Homes Built 1990 to 1999	7.5%	8.6%	8.4%	9.6%
2025 Homes Built 1980 to 1989	9.1%	10.3%	9.4%	10.3%
2025 Homes Built 1970 to 1979	15.5%	13.9%	12.2%	15.5%
2025 Homes Built 1960 to 1969	9.3%	10.1%	9.7%	10.4%
2025 Homes Built 1950 to 1959	11.0%	11.0%	8.6%	12.3%
2025 Homes Built Before 1949	20.2%	16.3%	18.6%	15.0%
<b>Home Values</b>				
2025 Home Value \$1,000,000 or More	6.4%	14.7%	16.5%	10.6%
2025 Home Value \$500,000 to \$999,999	68.0%	64.4%	58.9%	67.1%
2025 Home Value \$400,000 to \$499,999	13.4%	11.9%	13.3%	13.1%
2025 Home Value \$300,000 to \$399,999	5.5%	3.9%	5.4%	4.3%
2025 Home Value \$200,000 to \$299,999	4.7%	3.0%	3.0%	3.1%
2025 Home Value \$150,000 to \$199,999	0.7%	0.4%	0.6%	0.4%
2025 Home Value \$100,000 to \$149,999	-	0.4%	0.5%	0.2%
2025 Home Value \$50,000 to \$99,999	0.2%	0.5%	0.6%	0.5%
2025 Home Value \$25,000 to \$49,999	-	0.2%	0.3%	0.1%
2025 Home Value Under \$25,000	1.0%	0.6%	0.8%	0.5%
2025 Median Home Value	\$623,155	\$716,612	\$718,140	\$679,243
2025 Median Rent	\$1,420	\$1,575	\$1,509	\$1,519

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<b>Labor Force</b>				
2025 Est. Labor Population Age 16 Years or Over	13,765	92,495	327,989	69,040
2025 Est. Civilian Employed	69.9%	64.7%	66.4%	66.8%
2025 Est. Civilian Unemployed	3.2%	3.4%	3.7%	3.1%
2025 Est. in Armed Forces	-	-	-	-
2025 Est. not in Labor Force	26.9%	31.9%	29.9%	30.0%
2025 Labor Force Males	48.6%	49.7%	51.1%	49.4%
2025 Labor Force Females	51.4%	50.3%	48.9%	50.6%
<b>Occupation</b>				
2025 Occupation: Population Age 16 Years or Over	9,625	59,803	217,610	46,107
2025 Mgmt, Business, & Financial Operations	23.6%	25.8%	23.9%	24.4%
2025 Professional, Related	36.1%	37.0%	35.0%	36.4%
2025 Service	12.4%	10.3%	11.9%	10.6%
2025 Sales, Office	17.5%	17.3%	17.6%	18.1%
2025 Farming, Fishing, Forestry	0.4%	0.4%	0.3%	0.4%
2025 Construction, Extraction, Maintenance	3.1%	2.9%	3.8%	3.1%
2025 Production, Transport, Material Moving	6.8%	6.4%	7.5%	6.9%
2025 White Collar Workers	77.2%	80.1%	76.5%	79.0%
2025 Blue Collar Workers	22.8%	19.9%	23.5%	21.0%
<b>Transportation to Work</b>				
2025 Drive to Work Alone	57.2%	53.7%	52.5%	54.9%
2025 Drive to Work in Carpool	8.0%	7.5%	6.6%	7.2%
2025 Travel to Work by Public Transportation	5.8%	4.1%	4.8%	4.5%
2025 Drive to Work on Motorcycle	0.2%	0.2%	0.2%	0.2%
2025 Walk or Bicycle to Work	6.2%	5.8%	7.3%	4.9%
2025 Other Means	1.5%	1.1%	1.1%	1.0%
2025 Work at Home	21.1%	27.6%	27.4%	27.4%
<b>Travel Time</b>				
2025 Travel to Work in 14 Minutes or Less	24.0%	26.6%	27.2%	26.4%
2025 Travel to Work in 15 to 29 Minutes	46.3%	49.3%	44.7%	48.8%
2025 Travel to Work in 30 to 59 Minutes	23.9%	19.7%	23.4%	19.8%
2025 Travel to Work in 60 Minutes or More	5.8%	4.3%	4.6%	5.0%
2025 Average Travel Time to Work	20.6	19.6	20.4	19.8
<b>Consumer Expenditure</b>				
2025 Est. Total Household Expenditure	\$876.68 M	\$6.27 B	\$20.76 B	\$4.54 B
2025 Est. Apparel	\$15.79 M	\$111.61 M	\$373.27 M	\$80.98 M
2025 Est. Contributions, Tax and Retirement	\$286.41 M	\$2.16 B	\$6.97 B	\$1.55 B
2025 Est. Education	\$20.49 M	\$147.46 M	\$488.07 M	\$106.36 M
2025 Est. Entertainment	\$48.7 M	\$343.78 M	\$1.15 B	\$249.52 M
2025 Est. Food, Beverages, Tobacco	\$95.9 M	\$660.97 M	\$2.24 B	\$483.61 M
2025 Est. Health Care	\$47.76 M	\$326.43 M	\$1.13 B	\$238.33 M
2025 Est. Household Furnishings and Equipment	\$23.05 M	\$163.71 M	\$546 M	\$118.57 M
2025 Est. Household Operations, Shelter, Utilities	\$186.07 M	\$1.29 B	\$4.47 B	\$935.31 M
2025 Est. Miscellaneous Expenses	\$14.76 M	\$104.38 M	\$349.12 M	\$75.6 M
2025 Est. Personal Care	\$10.07 M	\$69 M	\$235.11 M	\$50.6 M
2025 Est. Transportation	\$127.67 M	\$886.21 M	\$2.81 B	\$653.4 M

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