

OLIVER STATION » LENTS

FOR LEASE » PORTLAND, OREGON



- LOCATION** SE Foster Rd & SE 92nd Ave in Portland, Oregon
- AVAILABLE SPACE** Up to 16,000 SF
- RENTAL RATE** Please call for rates
- COMMENTS**
- » New mixed-use project at the Lent's New Copper Penny site.
 - » Proposed mixed-use development with parking suitable for a variety of retail uses - grocery, health club, home improvement, etc.
 - » Within Foster Road Street Improvement area – a \$5.25 M plan to start in 2016.
 - » Located within the Lents Town Center Urban Renewal Area with up to \$170M in funds available.
 - » By 2020 Prosper Portland plans to funnel \$25.7M to support local businesses along commercial corridors, local industrial/job-generating businesses and affordable housing.

TRAFFIC COUNT SE Foster Rd - 24,181 ADT (14) » SE 92nd Ave - 10,321 ADT (14)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	19,840	170,664	414,283
Population Forecast 2020	20,795	178,559	433,555
Average HH Income	\$49,924	\$60,383	\$66,058
Employees	3,639	43,582	158,082

Source: Regis - SitesUSA (2015)



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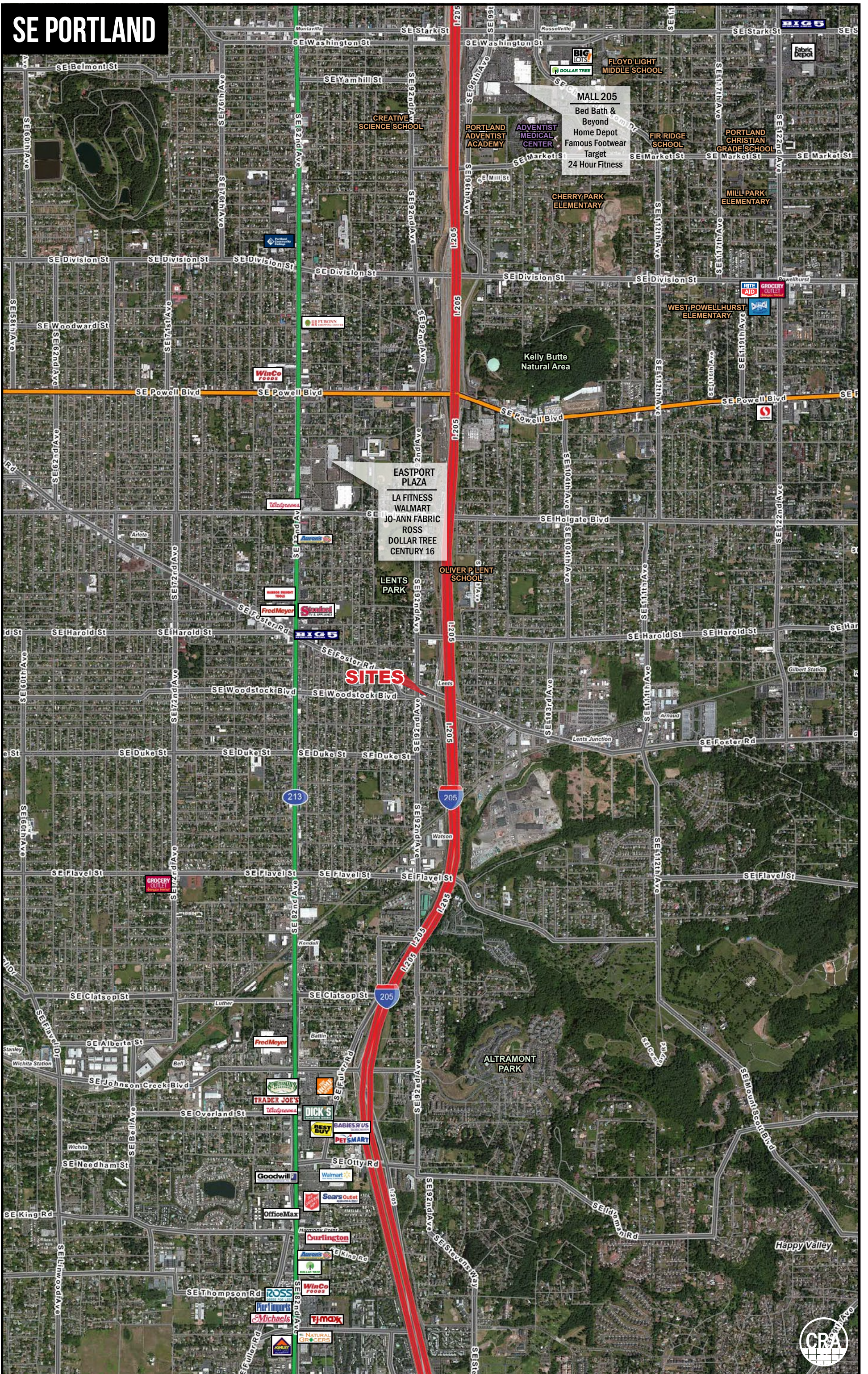
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Licensed brokers in Oregon & Washington

SE PORTLAND



OLIVER STATION | RENDERINGS



WOODSTOCK TO WEST



EAST BLOCK — FOSTER TO EAST



WOODSTOCK TO WEST — EAST BLOCK PLAZA



EAST BLOCK — FOSTER & 92ND AVE CORNER






WOODSTOCK TO EAST



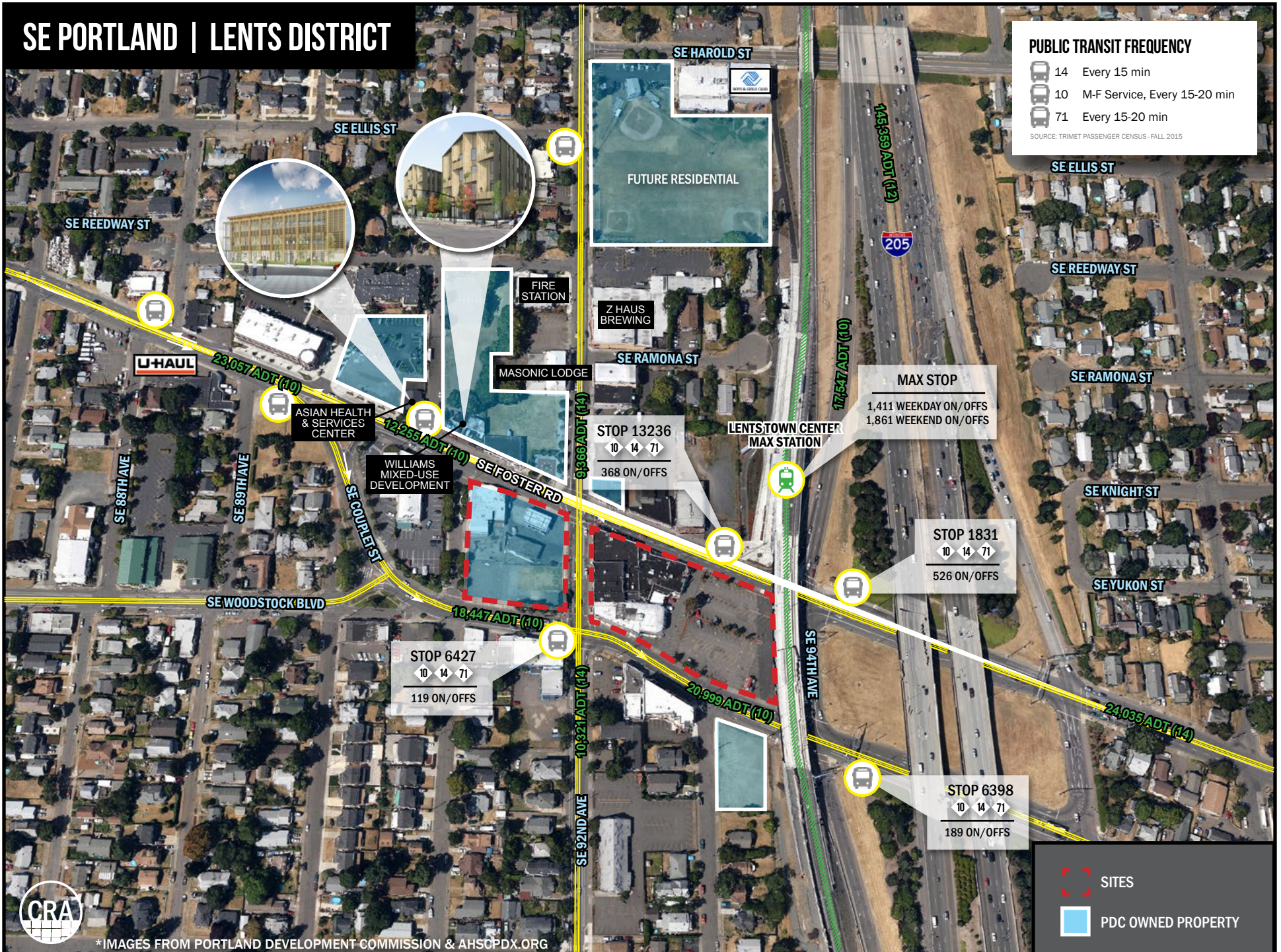
FOSTER TO EAST

SE PORTLAND | LENTS DISTRICT

PUBLIC TRANSIT FREQUENCY

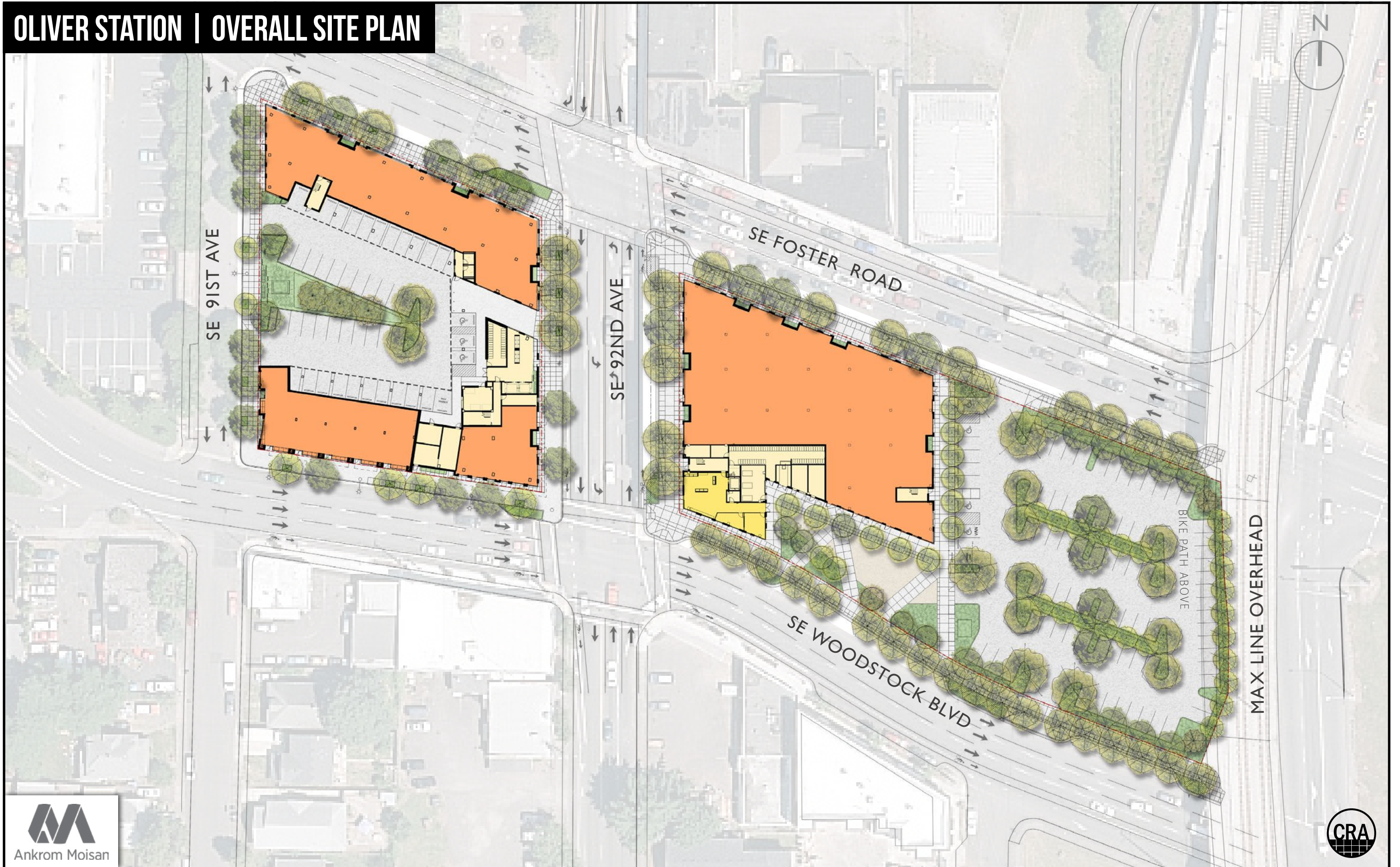
-  14 Every 15 min
-  10 M-F Service, Every 15-20 min
-  71 Every 15-20 min

SOURCE: TRIMET PASSENGER CENSUS - FALL 2015

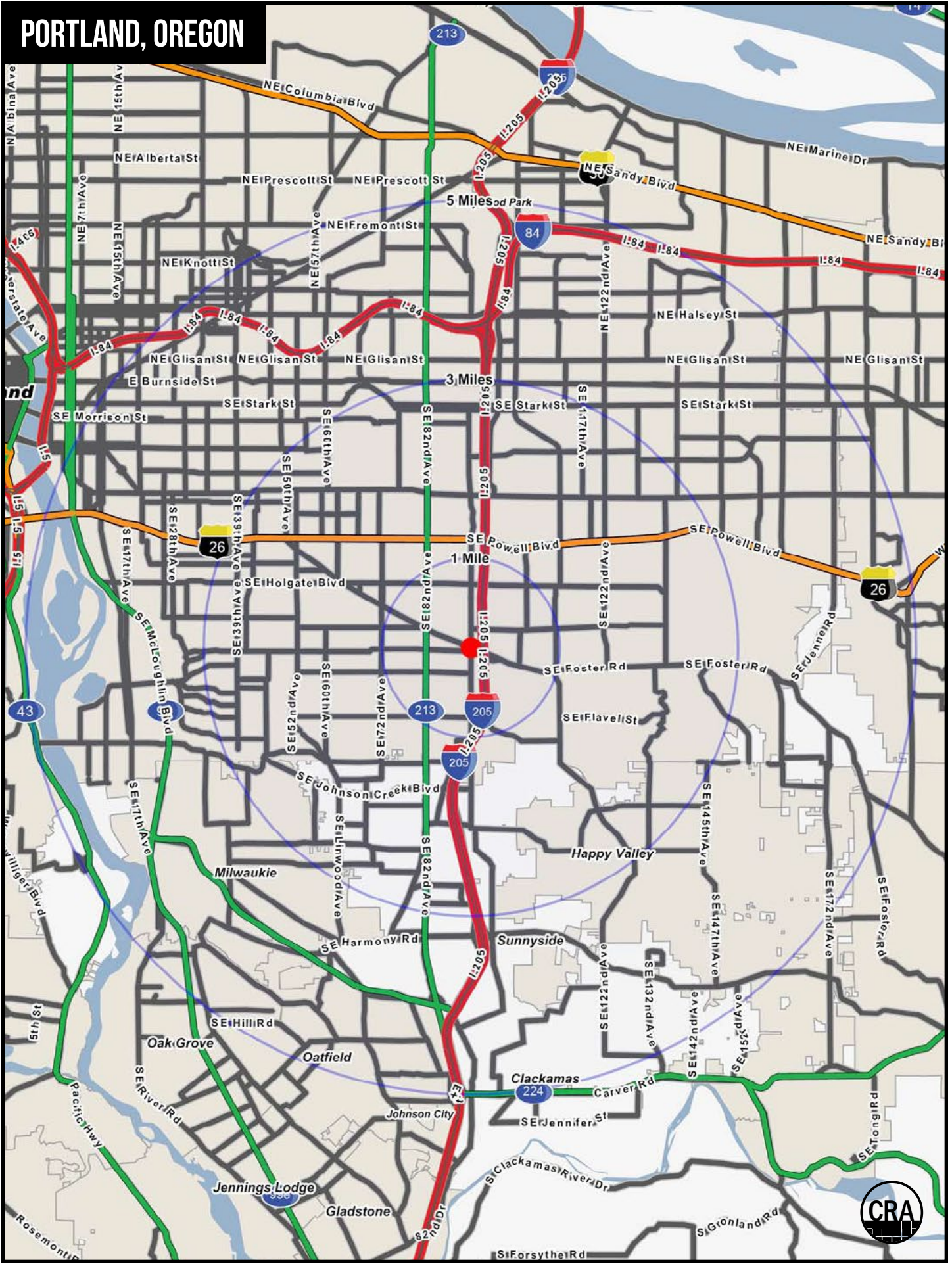


*IMAGES FROM PORTLAND DEVELOPMENT COMMISSION & AHSCPDX.ORG

OLIVER STATION | OVERALL SITE PLAN



PORTLAND, OREGON



FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4798/-122.5686

RF1

SE Foster Rd & SE 92nd Ave

Portland, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2015 Estimated Population	19,840	170,664	414,283
	2020 Projected Population	20,795	178,559	433,555
	2010 Census Population	19,052	164,553	399,013
	2000 Census Population	17,342	143,980	358,440
	Projected Annual Growth 2015 to 2020	1.0%	0.9%	0.9%
	Historical Annual Growth 2000 to 2015	1.0%	1.2%	1.0%
HOUSEHOLDS	2015 Estimated Households	7,160	65,680	166,206
	2020 Projected Households	7,470	68,564	173,363
	2010 Census Households	6,879	63,097	159,473
	2000 Census Households	6,333	55,484	144,471
	Projected Annual Growth 2015 to 2020	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2015	0.9%	1.2%	1.0%
AGE	2015 Est. Population Under 10 Years	14.2%	12.9%	12.1%
	2015 Est. Population 10 to 19 Years	12.4%	11.6%	11.0%
	2015 Est. Population 20 to 29 Years	12.8%	13.5%	14.0%
	2015 Est. Population 30 to 44 Years	26.0%	24.9%	25.0%
	2015 Est. Population 45 to 59 Years	19.4%	19.2%	19.4%
	2015 Est. Population 60 to 74 Years	11.3%	12.4%	12.9%
	2015 Est. Population 75 Years or Over	3.9%	5.6%	5.6%
	2015 Est. Median Age	34.9	36.0	36.7
MARITAL STATUS & GENDER	2015 Est. Male Population	50.1%	49.3%	49.1%
	2015 Est. Female Population	49.9%	50.7%	50.9%
	2015 Est. Never Married	35.2%	34.0%	35.8%
	2015 Est. Now Married	40.6%	42.4%	41.3%
	2015 Est. Separated or Divorced	19.2%	17.6%	17.4%
	2015 Est. Widowed	5.0%	6.0%	5.5%
INCOME	2015 Est. HH Income \$200,000 or More	0.5%	1.8%	2.9%
	2015 Est. HH Income \$150,000 to \$199,999	1.0%	2.6%	3.6%
	2015 Est. HH Income \$100,000 to \$149,999	9.1%	11.3%	12.7%
	2015 Est. HH Income \$75,000 to \$99,999	9.8%	12.1%	12.3%
	2015 Est. HH Income \$50,000 to \$74,999	20.8%	19.7%	19.2%
	2015 Est. HH Income \$35,000 to \$49,999	17.3%	15.4%	14.8%
	2015 Est. HH Income \$25,000 to \$34,999	14.5%	11.4%	10.8%
	2015 Est. HH Income \$15,000 to \$24,999	9.3%	10.2%	10.2%
	2015 Est. HH Income Under \$15,000	17.6%	15.4%	13.5%
	2015 Est. Average Household Income	\$49,924	\$60,383	\$66,058
	2015 Est. Median Household Income	\$41,864	\$50,282	\$53,756
	2015 Est. Per Capita Income	\$18,092	\$23,382	\$26,664
	2015 Est. Total Businesses	518	5,428	16,728
2015 Est. Total Employees	3,639	43,582	158,082	

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Portland, OR

1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles	
RACE	2015 Est. White	63.7%	72.0%	75.9%
	2015 Est. Black	4.6%	4.0%	3.8%
	2015 Est. Asian or Pacific Islander	16.2%	12.4%	9.9%
	2015 Est. American Indian or Alaska Native	1.2%	1.0%	0.9%
	2015 Est. Other Races	14.3%	10.6%	9.5%
HISPANIC	2015 Est. Hispanic Population	3,195	20,353	44,057
	2015 Est. Hispanic Population	16.1%	11.9%	10.6%
	2020 Proj. Hispanic Population	17.6%	13.1%	11.7%
	2010 Hispanic Population	15.8%	11.7%	10.3%
EDUCATION (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	17,117	146,801	362,295
	2015 Est. Elementary (Grade Level 0 to 8)	12.5%	10.9%	8.2%
	2015 Est. Some High School (Grade Level 9 to 11)	20.0%	11.9%	10.1%
	2015 Est. High School Graduate	20.6%	19.7%	17.7%
	2015 Est. Some College	20.4%	19.8%	19.6%
	2015 Est. Associate Degree Only	5.9%	6.6%	6.3%
	2015 Est. Bachelor Degree Only	10.9%	15.3%	17.8%
	2015 Est. Graduate Degree	9.8%	15.8%	20.3%
HOUSING	2015 Est. Total Housing Units	7,364	67,510	170,796
	2015 Est. Owner-Occupied	54.6%	55.5%	53.9%
	2015 Est. Renter-Occupied	42.6%	41.8%	43.4%
	2015 Est. Vacant Housing	2.8%	2.7%	2.7%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	4.6%	6.0%	5.7%
	2010 Homes Built 2000 to 2004	7.5%	7.4%	6.5%
	2010 Homes Built 1990 to 1999	12.3%	13.5%	12.9%
	2010 Homes Built 1980 to 1989	7.2%	8.5%	8.4%
	2010 Homes Built 1970 to 1979	15.8%	14.7%	15.2%
	2010 Homes Built 1960 to 1969	9.4%	10.5%	10.9%
	2010 Homes Built 1950 to 1959	15.6%	14.1%	12.9%
	2010 Homes Built Before 1949	27.6%	25.3%	27.5%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.3%	0.5%	0.7%
	2010 Home Value \$500,000 to \$999,999	1.6%	5.1%	7.2%
	2010 Home Value \$400,000 to \$499,999	1.9%	5.9%	8.6%
	2010 Home Value \$300,000 to \$399,999	6.5%	15.5%	19.5%
	2010 Home Value \$200,000 to \$299,999	36.1%	40.3%	37.2%
	2010 Home Value \$150,000 to \$199,999	32.5%	18.4%	15.0%
	2010 Home Value \$100,000 to \$149,999	15.4%	6.9%	5.7%
	2010 Home Value \$50,000 to \$99,999	2.0%	2.5%	2.0%
	2010 Home Value \$25,000 to \$49,999	0.6%	1.6%	1.2%
	2010 Home Value Under \$25,000	3.2%	3.3%	2.8%
	2010 Median Home Value	\$194,900	\$249,459	\$276,085
	2010 Median Rent	\$687	\$743	\$742

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LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	15,568	136,885	336,702
	2015 Est. Civilian Employed	63.3%	62.7%	63.3%
	2015 Est. Civilian Unemployed	4.4%	4.5%	4.2%
	2015 Est. in Armed Forces	0.1%	0.1%	-
	2015 Est. not in Labor Force	32.2%	32.7%	32.5%
	2015 Labor Force Males	49.8%	48.8%	48.6%
	2015 Labor Force Females	50.2%	51.2%	51.4%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	8,409	76,460	192,165
	2010 Mgmt, Business, & Financial Operations	9.5%	12.7%	13.9%
	2010 Professional, Related	17.0%	21.3%	23.6%
	2010 Service	20.2%	19.9%	18.8%
	2010 Sales, Office	24.4%	24.7%	24.7%
	2010 Farming, Fishing, Forestry	0.6%	0.7%	0.7%
	2010 Construction, Extraction, Maintenance	8.9%	7.3%	6.5%
	2010 Production, Transport, Material Moving	19.5%	13.5%	11.9%
	2010 White Collar Workers	50.9%	58.7%	62.1%
	2010 Blue Collar Workers	49.1%	41.3%	37.9%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	67.7%	67.4%	65.2%
	2010 Drive to Work in Carpool	14.0%	10.6%	9.7%
	2010 Travel to Work by Public Transportation	8.6%	9.7%	10.0%
	2010 Drive to Work on Motorcycle	0.2%	0.4%	0.4%
	2010 Walk or Bicycle to Work	5.1%	6.2%	8.0%
	2010 Other Means	0.3%	0.3%	0.4%
	2010 Work at Home	3.9%	5.5%	6.4%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	16.9%	19.6%	21.6%
	2010 Travel to Work in 15 to 29 Minutes	40.9%	42.9%	42.8%
	2010 Travel to Work in 30 to 59 Minutes	35.5%	31.7%	30.0%
	2010 Travel to Work in 60 Minutes or More	6.8%	5.8%	5.6%
	2010 Average Travel Time to Work	25.5	23.4	22.8
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$313 M	\$3.25 B	\$8.74 B
	2015 Est. Apparel	\$10.9 M	\$113 M	\$304 M
	2015 Est. Contributions, Gifts	\$18.4 M	\$204 M	\$566 M
	2015 Est. Education, Reading	\$10.8 M	\$118 M	\$328 M
	2015 Est. Entertainment	\$17.2 M	\$180 M	\$487 M
	2015 Est. Food, Beverages, Tobacco	\$49.9 M	\$509 M	\$1.36 B
	2015 Est. Furnishings, Equipment	\$10.2 M	\$109 M	\$295 M
	2015 Est. Health Care, Insurance	\$28.4 M	\$291 M	\$777 M
	2015 Est. Household Operations, Shelter, Utilities	\$97.3 M	\$1.01 B	\$2.71 B
	2015 Est. Miscellaneous Expenses	\$4.75 M	\$48.8 M	\$131 M
	2015 Est. Personal Care	\$4.09 M	\$42.4 M	\$114 M
2015 Est. Transportation	\$60.8 M	\$624 M	\$1.67 B	

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