

LENTS COMMONS, 9101 SE FOSTER RD, PORTLAND 97266



LENTS COMMONS is a mixed-use building. There are 54 units of housing and approximately 7,389 square feet of ground-floor commercial space. Located in the heart of Lents Town Center, a priority focus area of the Lents TIF District. The building is zoned Commercial Mixed Use 3 (CM3). Three of the commercial spaces are available for lease. Suite A1 is an end cap (corner

of Foster and 91st) and is in a warm shell condition, Suite B1 is an in-line space for a potential restaurant or cafe in gray shell condition, Suite B2 is an end cap (corner of 92nd and Foster) in warm shell condition. A great spot for active destination businesses to energize the street-level environment and complement the existing businesses in Lents Town Center.

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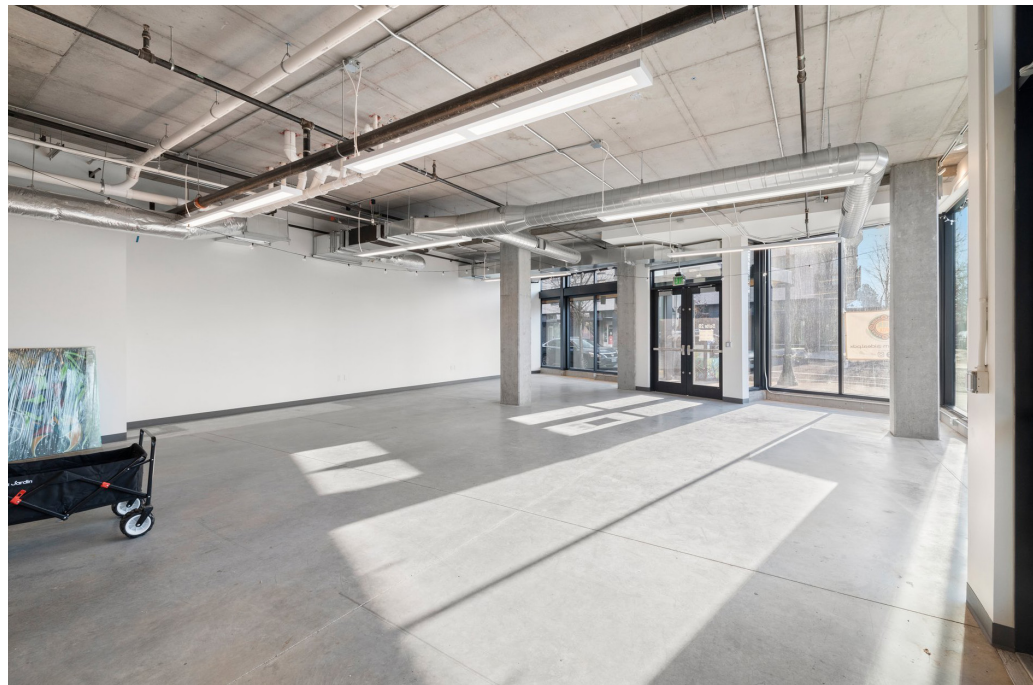
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DRCOMM
Dwell Realty Commercial

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Price: \$29/SF NNN

SUITE A1:

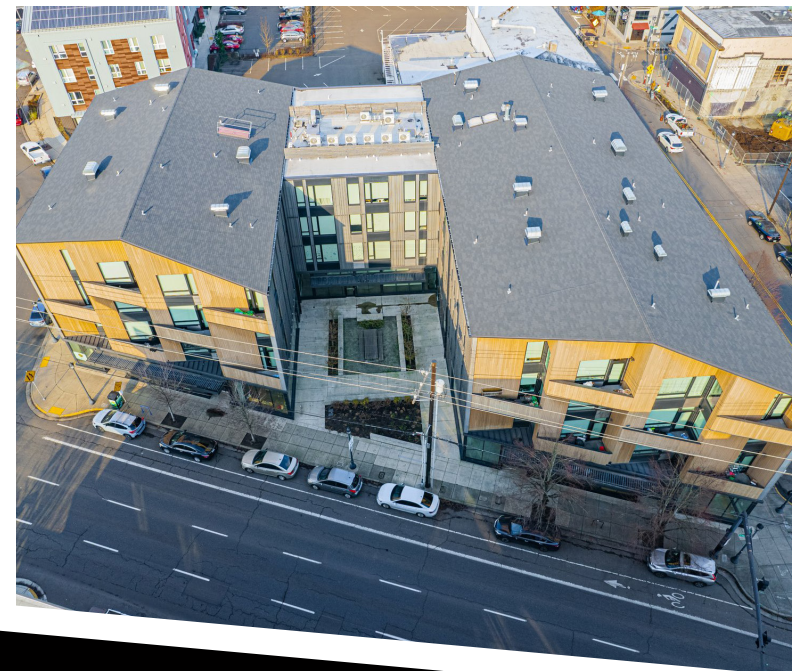
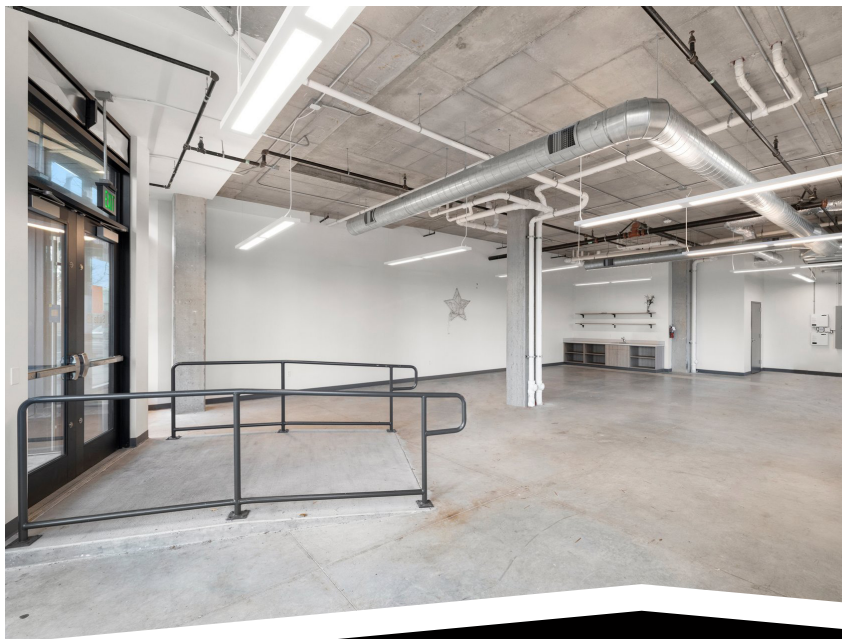
- End Cap
- 2,304 SF
- ADA Restroom
- Kitchenette

SUITE B1

- In-line
- 1,929 SF
- Next to courtyard
- Gray shell

SUITE B2

- End Cap
- 1,665 SF
- Shared restroom w/ key access
- Kitchenette



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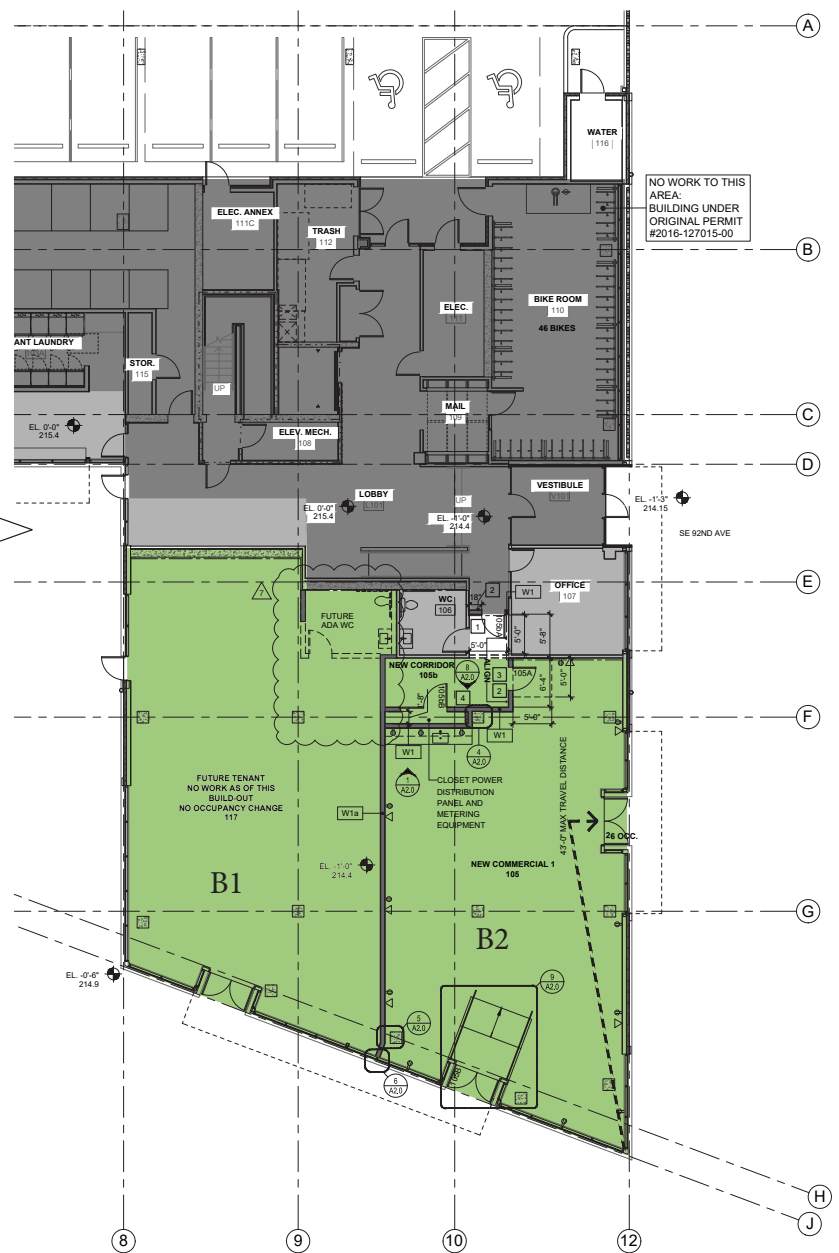
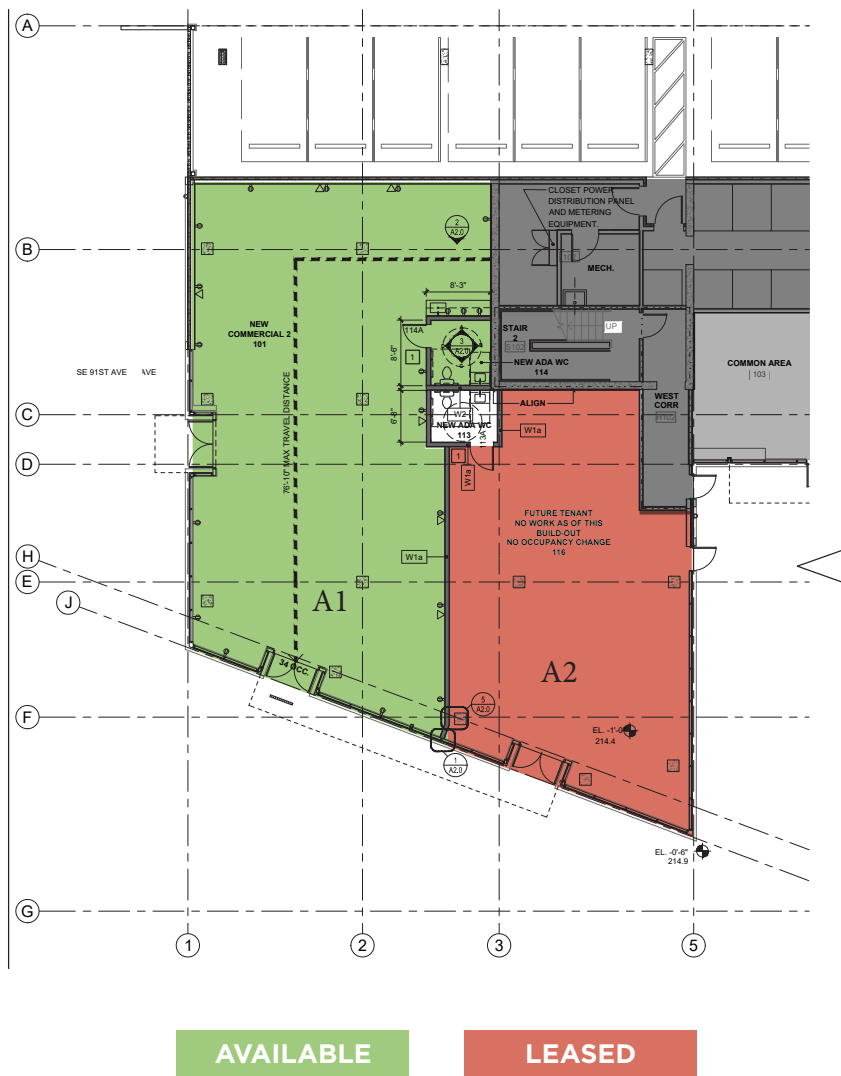
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LENTS COMMONS - TENANT IMPROVEMENTS

LENTS COMMONS
503 SE PROSPER BLVD
PROSPER, PORTLAND

PROJECT NO. 19-1202
ISSUE DATE 03.10.21
REVISIONS

7-19-21

SHEET

FLOOR PLANS

A1.1

CONSTRUCTION SET

© HERRIMAN BARNES ARCHITECTS, INC.

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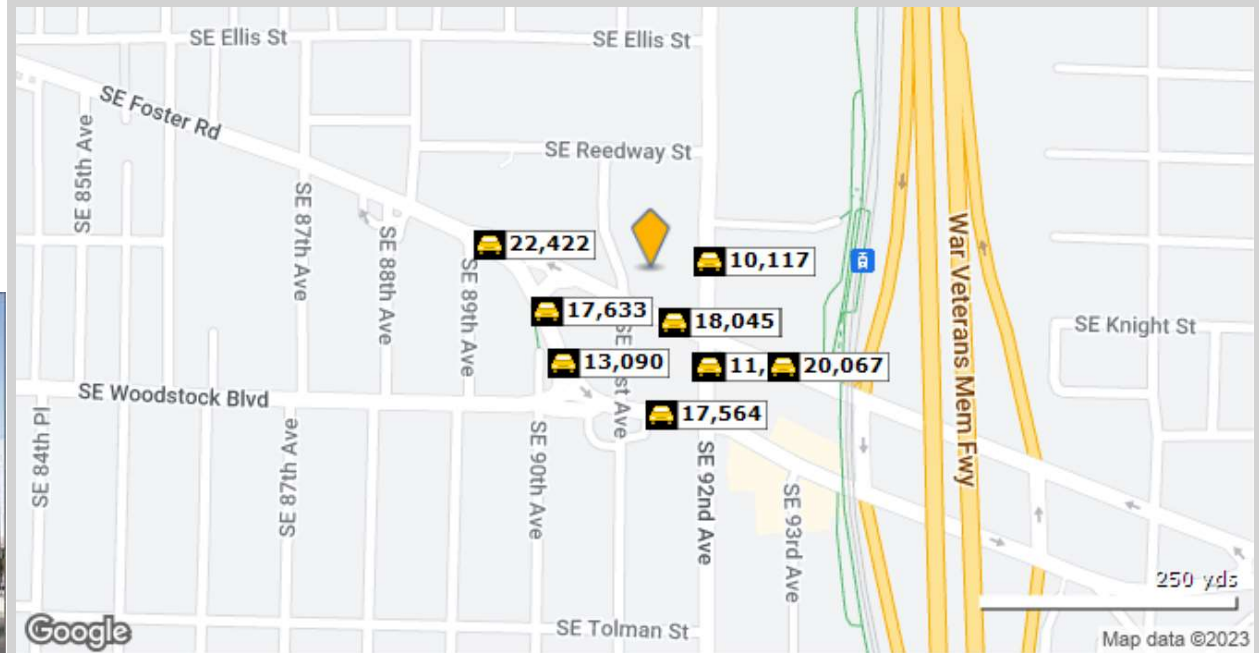
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Traffic Count Report

Lents Commons

9109 SE Foster Rd, Portland, OR 97266

Building Type: **Multi-Family**
 Building Size: **66,000 SF**
 # of Units: **54**
 Avg Unit Size: **802 SF**
 % Bldg Vacant: **0%**
 Total Available: **0 SF**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	SE Foster Rd	SE 92nd Ave	0.02 SE	2020	10,921	MPSI	.03
2	SE Foster Rd	SE 92nd Ave	0.02 SE	2022	18,045	MPSI	.03
3	SE 92nd Ave	SE Ramona St	0.02 N	2022	10,117	MPSI	.04
4	Southeast Couplet Street	SE 91st Ave	0.04 E	2022	17,633	MPSI	.06
5	SE 92nd Ave	SE Foster Rd	0.02 N	2022	11,282	MPSI	.06
6	SE 92nd Ave	SE Foster Rd	0.02 N	2020	11,191	MPSI	.06
7	SE Couplet St	SE Foster Rd	0.08 NW	2022	13,090	MPSI	.07
8	SE Woodstock Blvd	SE 91st Ave	0.02 W	2022	17,564	MPSI	.08
9	SE Foster Rd	SE Couplet St	0.00 SE	2022	22,422	MPSI	.09
10	SE Foster Rd	SE 92nd Ave	0.04 NW	2022	20,067	MPSI	.09



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1/16/2023

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Demographic Overview

9109 SE Foster Rd

Population (1 mi)

22,719

Avg. HH Size (1 mi)

2.7

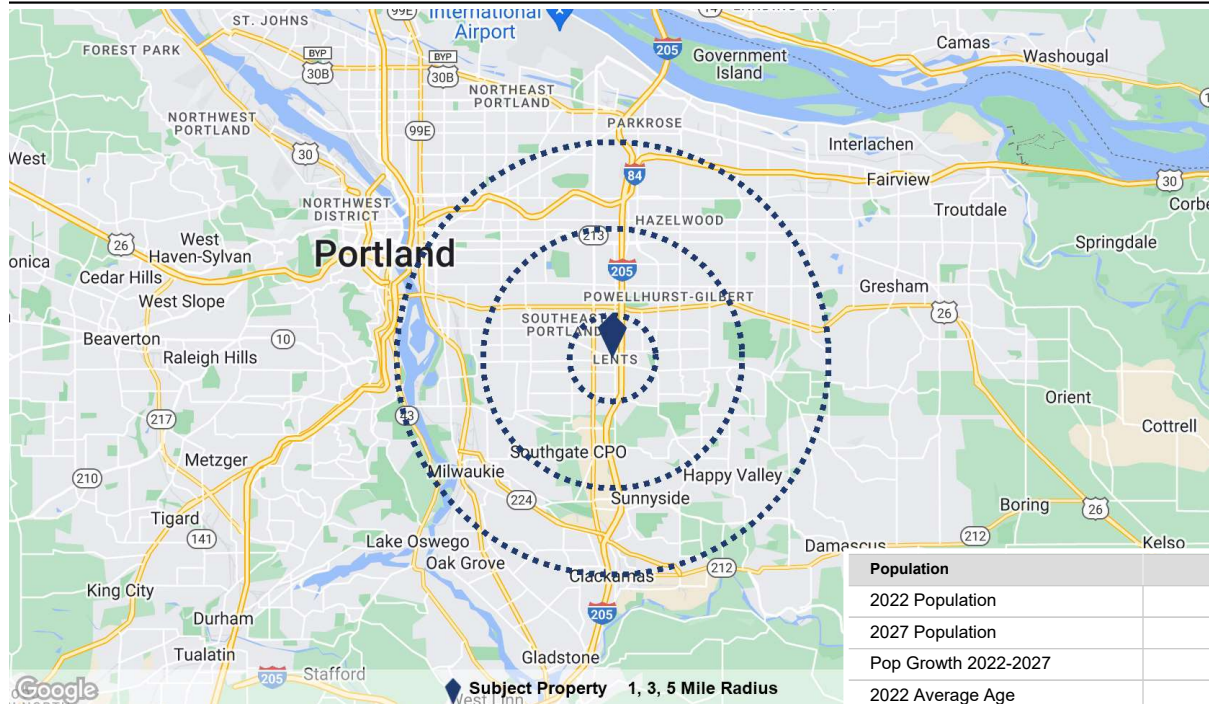
Avg. Age (1 mi)

38

Med. HH Inc. (1 mi)

\$65,248

DEMOGRAPHIC RADIUS RINGS



	1 Mile	3 Mile	5 Mile
Population			
2022 Population	22,719	184,129	449,858
2027 Population	23,218	188,279	461,827
Pop Growth 2022-2027	2.2%	2.3%	2.7%
2022 Average Age	38	39	39
Households			
2022 Households	8,034	69,743	178,274
2027 Households	8,179	71,198	182,735
Household Growth 2022-2027	1.8%	2.1%	2.5%
Median Household Income	\$65,248	\$68,819	\$71,296
Average Household Size	2.7	2.5	2.4
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$322,977	\$378,600	\$401,158
Median Year Built	1964	1968	1966



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