

EASTPORT PLAZA SHOPPING CENTER

SE 82ND AVENUE & HOLGATE STREET IN PORTLAND, ORE



Well established power center located in southeast Portland anchored by Walmart, LA Fitness, JoAnn Fabric Superstore, Ross Dress for Less, Century 16 Theatres & Dollar Tree. Multiple daily needs tenants are also a part of the center including US Bank, Taco Bell, Starbucks, Providence Clinic, Bank of America, etc.

Dense residential neighborhoods surround the property with customers using public transportation, vehicles & bikes to visit the center. The center is on the major arterial of SE 82nd Avenue (Highway 213) with over 40,000 VPD.

We currently have 2,994 SF & 3,840 SF retail space available for lease. Please call for lease rate.

MATT MARTINEZ | matt@hsmacific.com

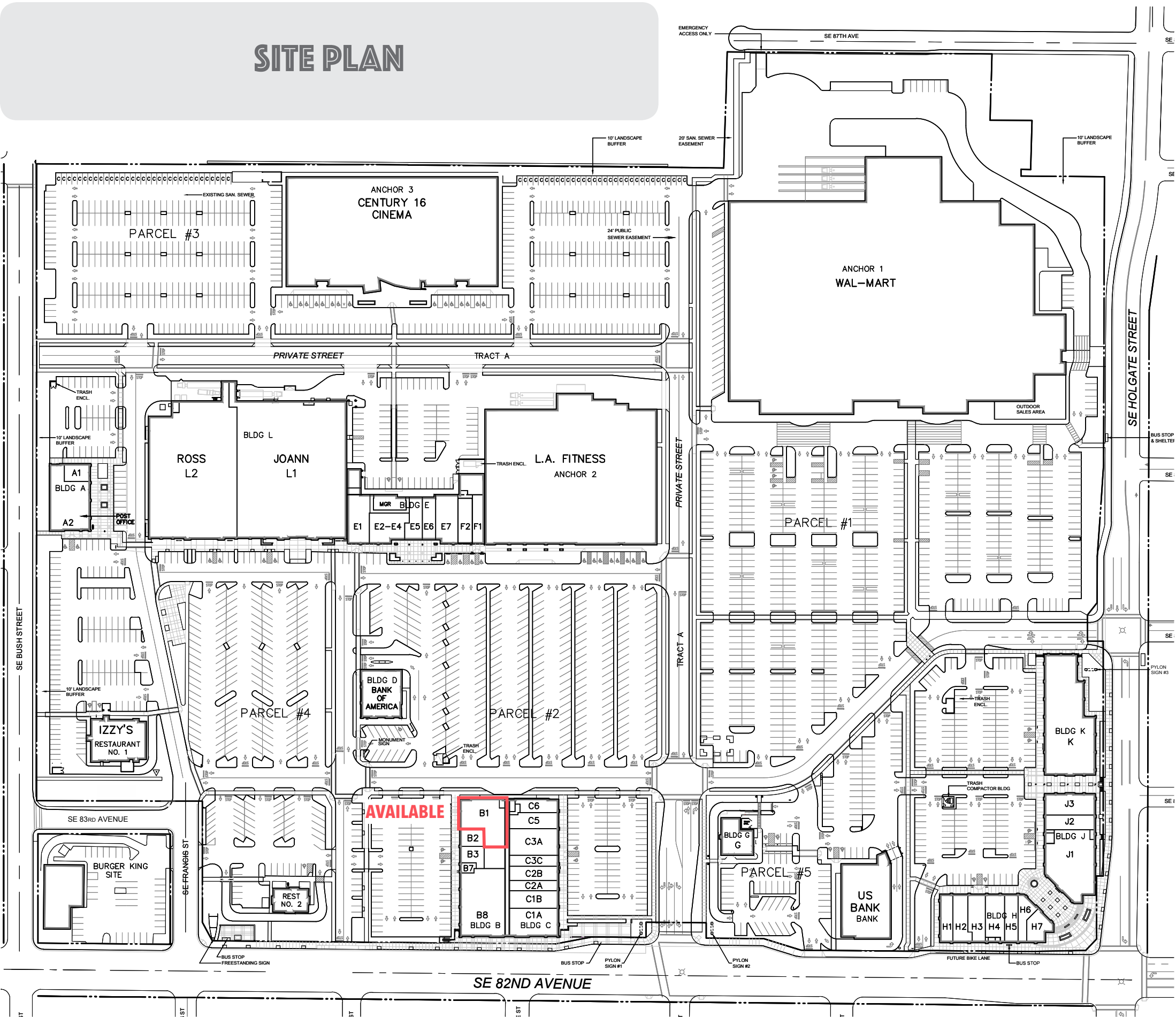
MELISSA MARTIN | melissa@hsmacific.com

503-245-1400



0612 SW Idhao St, Suite 2, Portland, Oregon 97239
www.hsmacific.com

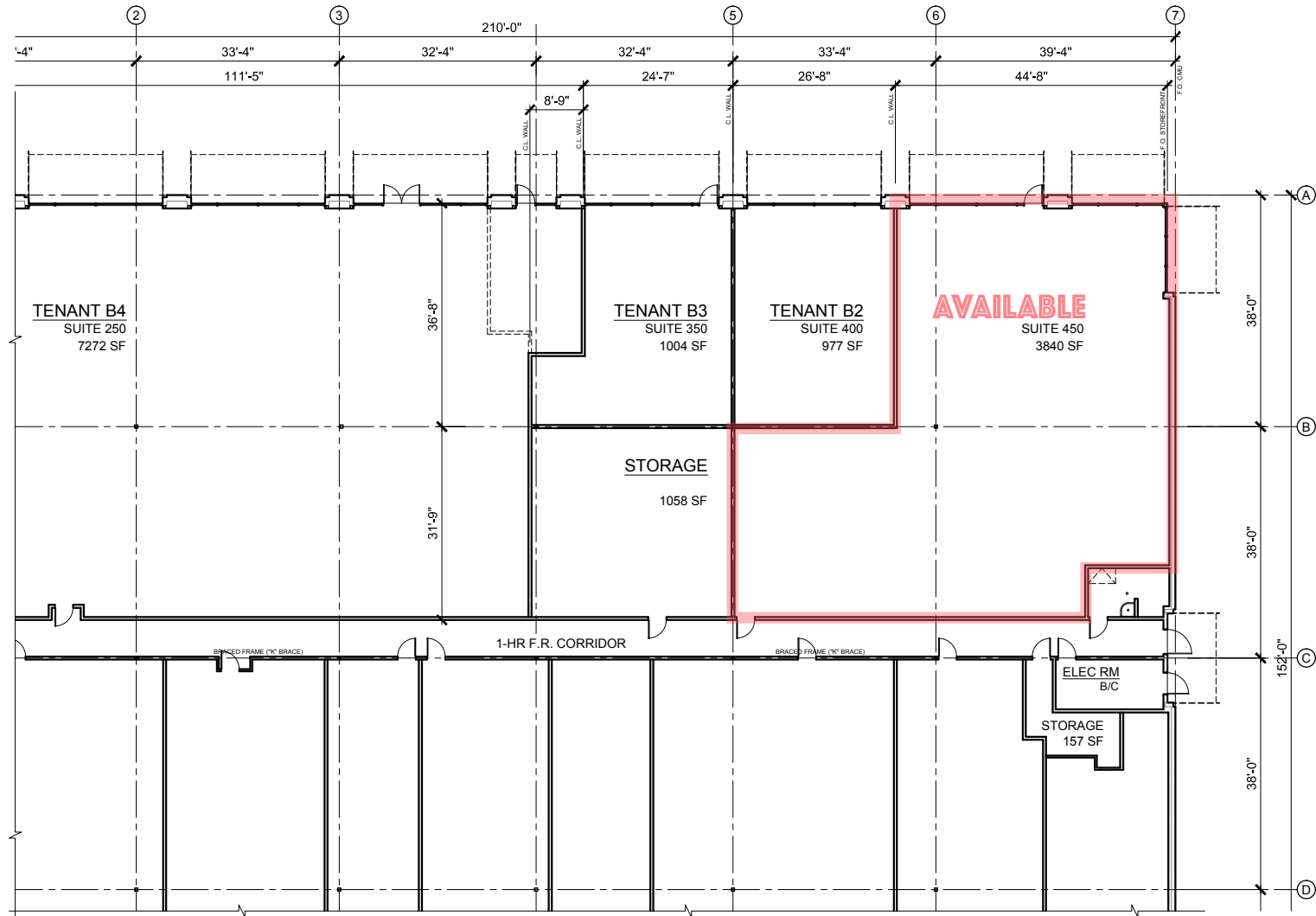
SITE PLAN



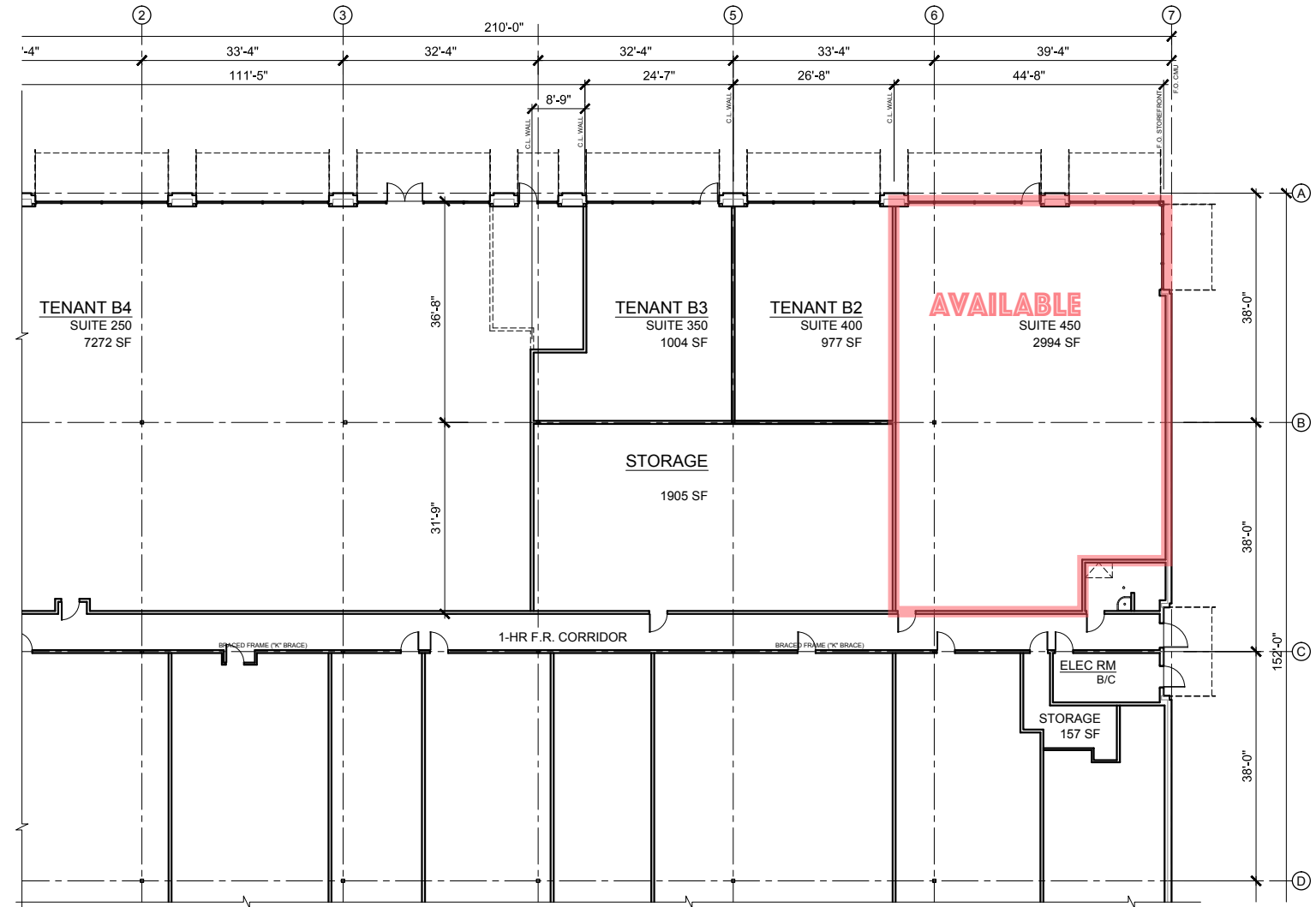
TENANT KEY				
KEY	SUITE	TENANT NAME	SF	TERM
A #1	-	WAL-MART	154,432	2070
A #2	-	L.A. FITNESS	55,068	2019
A #3	-	CENTURY 16 CINEMA	53,000	2023
A1	3858	H & R BLOCK	1,063	2015
A2	3850	U.S. POSTAL SERVICE	5,250	2016
B1	450	AVAILABLE - Do not disturb		2018
B2	400	HAPPY TERIYAKI	941	2014
B3	350	GAMES WORKSHOP	1003	2018
B7	300	POLICE SUB STATION	348	MTM
B8	250	SISTERS OF PROVIDENCE	6970	2016
C1A	500	PAYLESS	3227	2016
C1B	550	FUJIYAMI BAR & GRILL	1985	2017
C2A	600	NAIL TEK	1,157	2016
C2B	650	EQUITABLE FINANCE	1,606	2020
C3A	788	LEE'S SANDWICHES	2996	NEW
C3C	700	ACCIDENT & WELLNESS	1248	NEW
C5	800	WINGSTOP	1790	2016
C6	900	GREAT CLIPS	1293	2016
D	4012	BANK OF AMERICA	4500	2018
E	4000	MALL MANAGER	1111	N.A.
E1	1000	ARMY RECRUITERS	1525	2016
E2/E4	1100	ARMED FORCES RECRUITING	3892	2016
E5	1400	EASTPORT SUITES	1468	MTM
E6	1500	HEALTHCARE MEDICAL	1509	2018
E7	1600	PGE	2239	2016
F1	1800	GNC	1368	2016
F2	1700	SALLY BEAUTY	1505	--
G	-	JACK IN THE BOX	2760	2018
H1	1000	GREEN APPLE YOGURT	1473	2015
H2	1500	TOKYO-YA	1759	2018
H3	2000	LABORWORKS INDUSTRIAL STAFFING	1827	2017
H4	2050	PGE	2000	2016
H5	3000	GAMESTOP	1422	2016
H6	3050	SUBWAY	1294	2016
H7	4000	STARBUCKS	1500	2017
J1	1000	HK CAFE	7000	2020
J2	2050	EASTPORT PLAZA DENTAL	1701	2014
J3	3000	VERIZON WIRELESS	2519	2016
K	1000	DOLLAR TREE	12,107	2019
L1	1000	JOANN	35,008	2017
L2	2000	ROSS DRESS FOR LESS	27,195	2020
R #1	3846	IZZY'S	5300	2021
R #2	3908	TACO BELL	2000	2016

SPACE PLAN OPTIONS

OPTION 1



OPTION 2



DEMOGRAPHICS

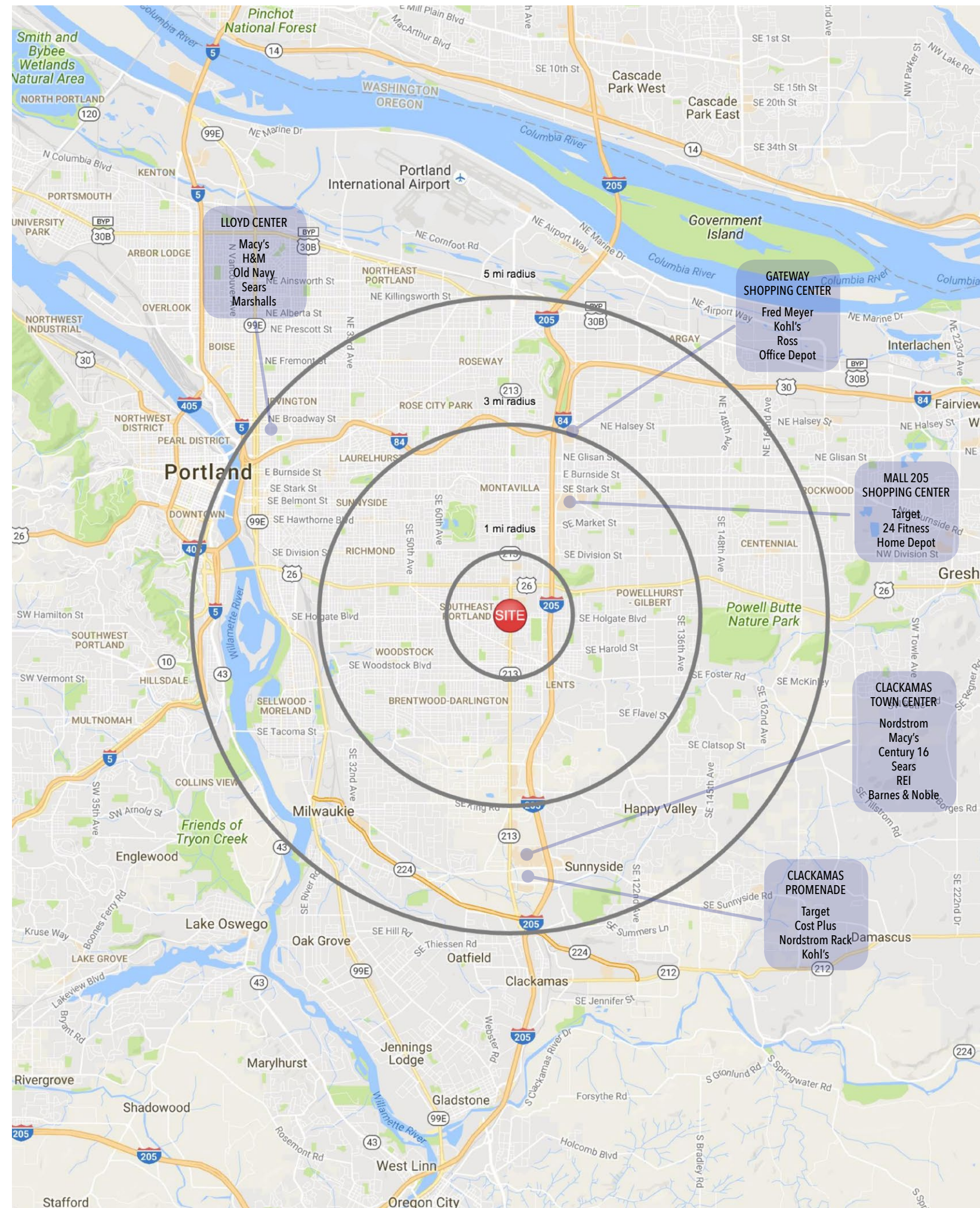
RS1

Easport Plaza - SE 82nd Ave & SE Holgate Blvd

Portland, OR 97266

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2016 Estimated Population	24,442	198,632	446,507
	2021 Projected Population	25,968	210,939	474,213
	2010 Census Population	23,347	189,078	422,246
	2000 Census Population	21,145	170,789	382,189
	Projected Annual Growth 2016 to 2021	1.2%	1.2%	1.2%
	Historical Annual Growth 2000 to 2016	1.0%	1.0%	1.1%
	2016 Median Age	36.1	36.2	37
HOUSEHOLDS	2016 Estimated Households	9,475	78,519	183,509
	2021 Projected Households	9,995	82,921	193,797
	2010 Census Households	9,081	74,711	172,460
	2000 Census Households	8,085	67,148	157,062
	Projected Annual Growth 2016 to 2021	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2016	1.1%	1.1%	1.1%
	RACE AND ETHNICITY	2016 Estimated White	62.9%	73.2%
2016 Estimated Black or African American		4.8%	4.2%	4.2%
2016 Estimated Asian or Pacific Islander		19.5%	11.7%	9.7%
2016 Estimated American Indian or Native Alaskan		1.2%	1.0%	0.9%
2016 Estimated Other Races		11.6%	10.0%	9.6%
2016 Estimated Hispanic		11.9%	10.8%	10.6%
INCOME		2016 Estimated Average Household Income	\$53,788	\$66,228
	2016 Estimated Median Household Income	\$45,965	\$54,447	\$58,451
	2016 Estimated Per Capita Income	\$20,905	\$26,375	\$29,705
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	9.0%	5.9%	4.8%
	2016 Estimated Some High School (Grade Level 9 to 11)	9.0%	6.5%	5.7%
	2016 Estimated High School Graduate	24.8%	22.0%	20.6%
	2016 Estimated Some College	21.7%	23.3%	23.4%
	2016 Estimated Associates Degree Only	8.2%	8.1%	8.1%
	2016 Estimated Bachelors Degree Only	19.7%	22.2%	23.5%
	2016 Estimated Graduate Degree	7.6%	12.1%	13.9%
BUSINESS	2016 Estimated Total Businesses	872	7,307	21,715
	2016 Estimated Total Employees	5,589	56,271	211,657
	2016 Estimated Employee Population per Business	6.4	7.7	9.7
	2016 Estimated Residential Population per Business	28.0	27.2	20.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing.