



SIZE

38,363 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	26,738	228,033	514,207
Households	12,223	101,896	229,236
Median HH Income (\$)	101,737	91,147	86,038

MAJOR TENANT(S)

Quality Food Centers
Sherwin Williams



LOCATION

5504-5512 E. Burnside Street | Portland, OR 97215

PROPERTY HIGHLIGHTS

- Anchored by QFC (Quality Food Centers), a division of Kroger
- Other major tenants include Sherwin Williams
- Surrounded by densely populated neighborhoods with more than 228,000 residents in the three-mile trade area with an average household income over \$119,700
- Located within close proximity to Interstate 84 and downtown Portland, at the intersection of Burnside Street and 55th Avenue with 17,800 VPD

LEASING CONTACT

Josh O'Toole
Mobile (801) 698-8080
jotoole@phillipsedison.com

MORE INFO

www.phillipsedison.com



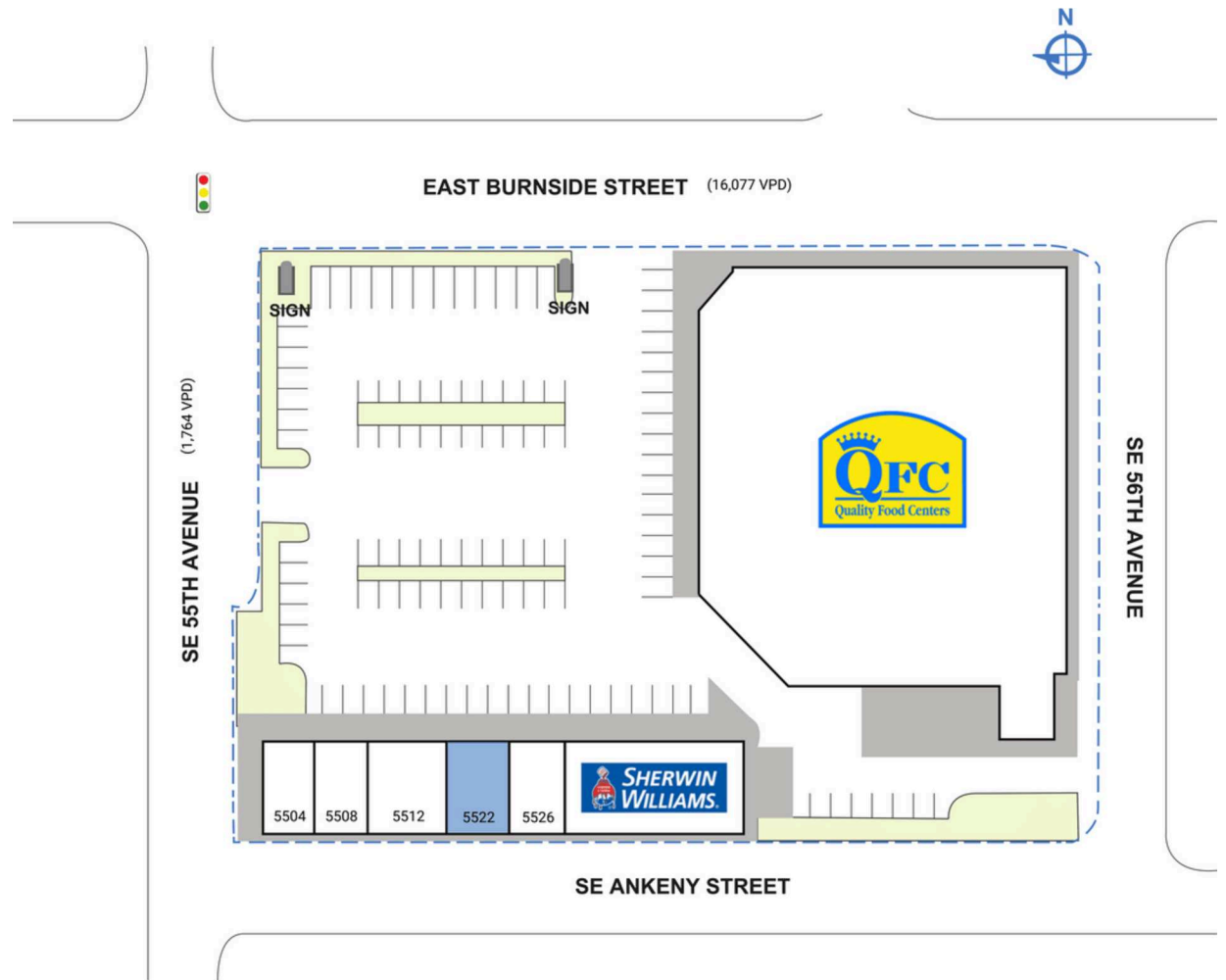
EAST BURNSIDE PLAZA

5504-5512 E. Burnside Street | Portland, OR 97215

SPACE	TENANT	SQ. FT.
5504	Tabor Barbers	640 SF
5508	Platinum Pub	994 SF
5512	Aspen Salon	1,074 SF
5522	COMING AVAILABLE	1,113 SF
5526	Natural Nails	1,112 SF
5534	Sherwin Williams	3,320 SF
5544	Quality Food Centers	30,110 SF
TOTAL SQ. FT.		38,363

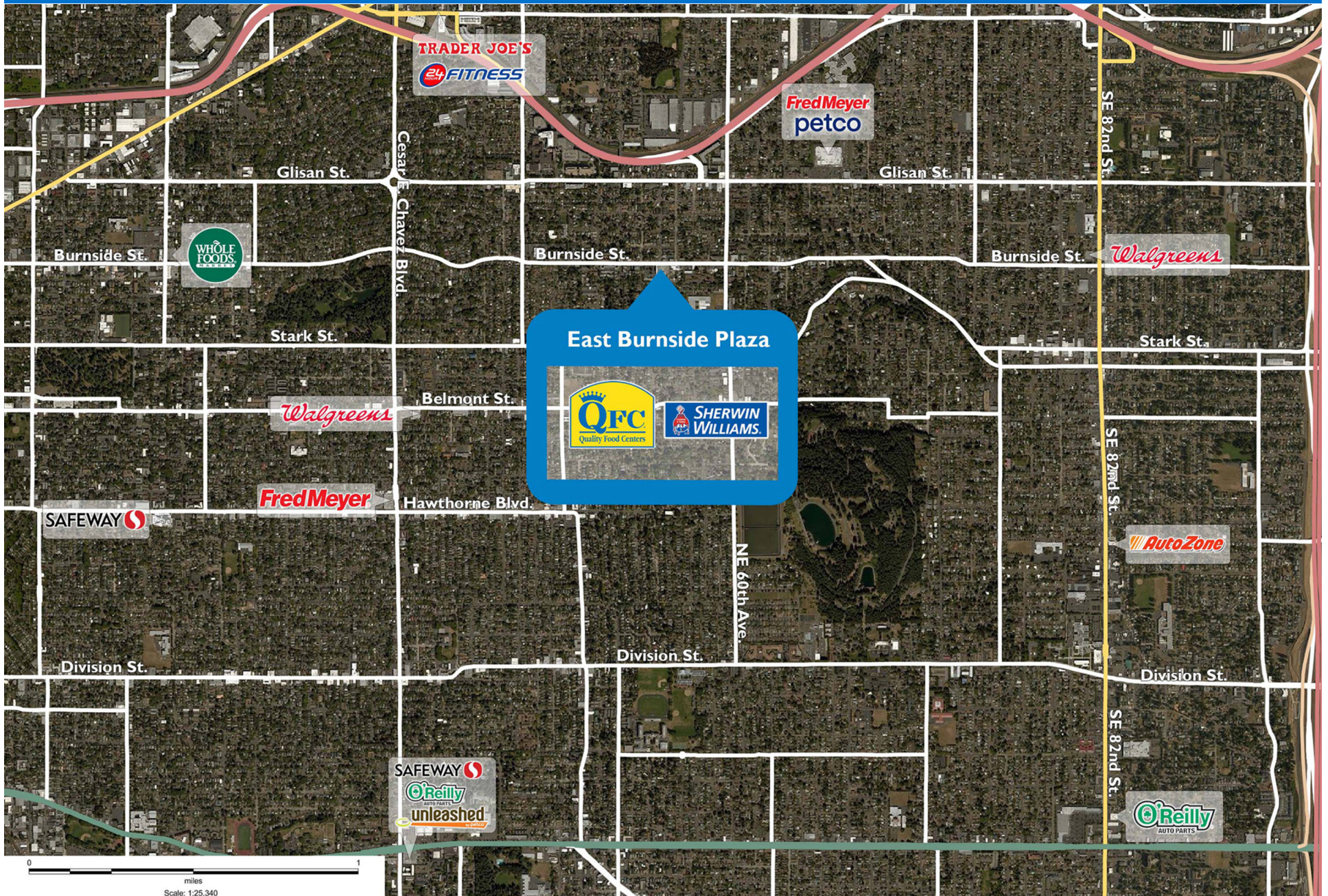
SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



EAST BURNSIDE PLAZA

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
 Calculated using TAS Retrieval Retrieval
 Apr 17, 2024



Latitude: 45.522161 Longitude: -122.606981

East Burnside Plaza Portland, OR		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	26,738	228,033	514,207
	2028 Projected Population	27,370	238,036	537,240
	2010 Census Population	24,485	202,687	450,485
	2000 Census Population	23,374	194,576	412,388
	1990 Census Population	24,018	187,605	383,647
	Historical Annual Growth 1990 to 2000	-0.27%	0.37%	0.73%
	Historical Annual Growth 2000 to 2010	0.47%	0.41%	0.89%
	Estimated Annual Growth 2010 to 2023	0.64%	0.86%	0.97%
	Projected Annual Growth 2023 to 2028	0.47%	0.86%	0.88%
	Median Age	41.9	40.0	39.4
Households	Q4 2023 Estimated Households	12,223	101,896	229,236
	2028 Projected Households	12,514	107,040	241,085
	2010 Census Households	11,195	89,234	195,585
	2000 Census Households	10,564	83,920	176,843
	1990 Census Households	10,570	80,553	164,807
	Historical Annual Growth 1990 to 2000	-0.01%	0.41%	0.71%
	Historical Annual Growth 2000 to 2010	0.58%	0.62%	1.01%
	Estimated Annual Growth 2010 to 2023	0.64%	0.97%	1.16%
	Projected Annual Growth 2023 to 2028	0.47%	0.99%	1.01%
	Population per Household	2.15	2.19	2.18
Population by Race	White	78.7%	71.8%	68.0%
	Black or African American	2.3%	4.0%	5.4%
	Asian & Pacific Islander	4.8%	7.5%	8.2%
	Other Races	7.5%	7.8%	8.0%
	Hispanic Population	6.7%	9.0%	10.5%
Income	Average Household Income	\$129,061	\$119,749	\$115,497
	Median Household Income	\$101,737	\$91,147	\$86,038
	Per Capita Income	\$59,699	\$54,316	\$52,499
Education (Age 25+)	Elementary	0.7%	2.3%	2.9%
	Some High School	2.9%	3.1%	3.7%
	High School Graduate	10.1%	12.7%	15.5%
	Some College	17.0%	18.0%	19.0%
	Associates Degree Only	5.3%	6.6%	6.9%
	Bachelors Degree Only	36.7%	34.5%	31.1%
	Graduate Degree	27.4%	22.8%	21.0%
Business	Number of Businesses	1,366	11,146	28,040
	Total Number of Employees	10,202	88,596	306,070
	Employees per Business	7.47	7.95	10.92
	Residential Population per Business	19.57	20.46	18.34

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