



Jantzen Beach Center

Portland, OR

Portland-Vancouver-Hillsboro (OR-WA)



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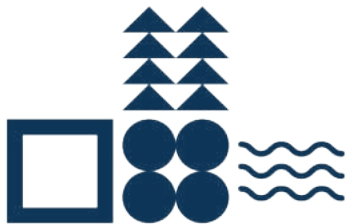
AERIAL

GROSS LEASABLE AREA (GLA)

743,227 SF

PARKING SPACES

3,472



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DENSITY AERIAL

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■ Available
 ■ Potentially Available
 ■ Non-Controlled
 A Curbside Pick-up



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TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
1 Ulta	10,001	15 Ashley Furniture Homestore	24,629	28 Available	5,000
2 Lane Bryant	4,500	16 Home Depot	106,500	29 United Security Services	2,000
3 Available	4,000	17 Boot Barn	10,000	30 Bella's Beauty Supply	3,000
4 Connect Wireless	1,423	18 Petco	13,500	31 Available	5,000
5 Oregon Hot Tub	5,085	19 Mattress Firm	6,510	32 Available	3,124
6 Panera Bread	4,239	20 Ross Dress for Less	25,685	33 Available	1,213
7 TJ Maxx	25,500	21 Staples	13,842	34 Jimmy Johns Gourmet Sandwiches	1,821
8 DXL Mens Apparel	6,800	22 Sierra Trading Post	24,178	35 Available (Former Restaurant)	1,564
9 West Marine	24,733	23 Available	18,480	36 Luxury Nail Bar	1,510
10 Burlington	70,501	24 HomeGoods	22,609	37 Available (Former Restaurant)	2,126
12 Target	138,700	25 Best Buy	42,555	K40 Available	6,000
13 Available (Former Restaurant)	8,975	26 Michaels	28,931		
14 Available (Former Restaurant)	9,112	27 Dicks Sporting Goods	65,881		

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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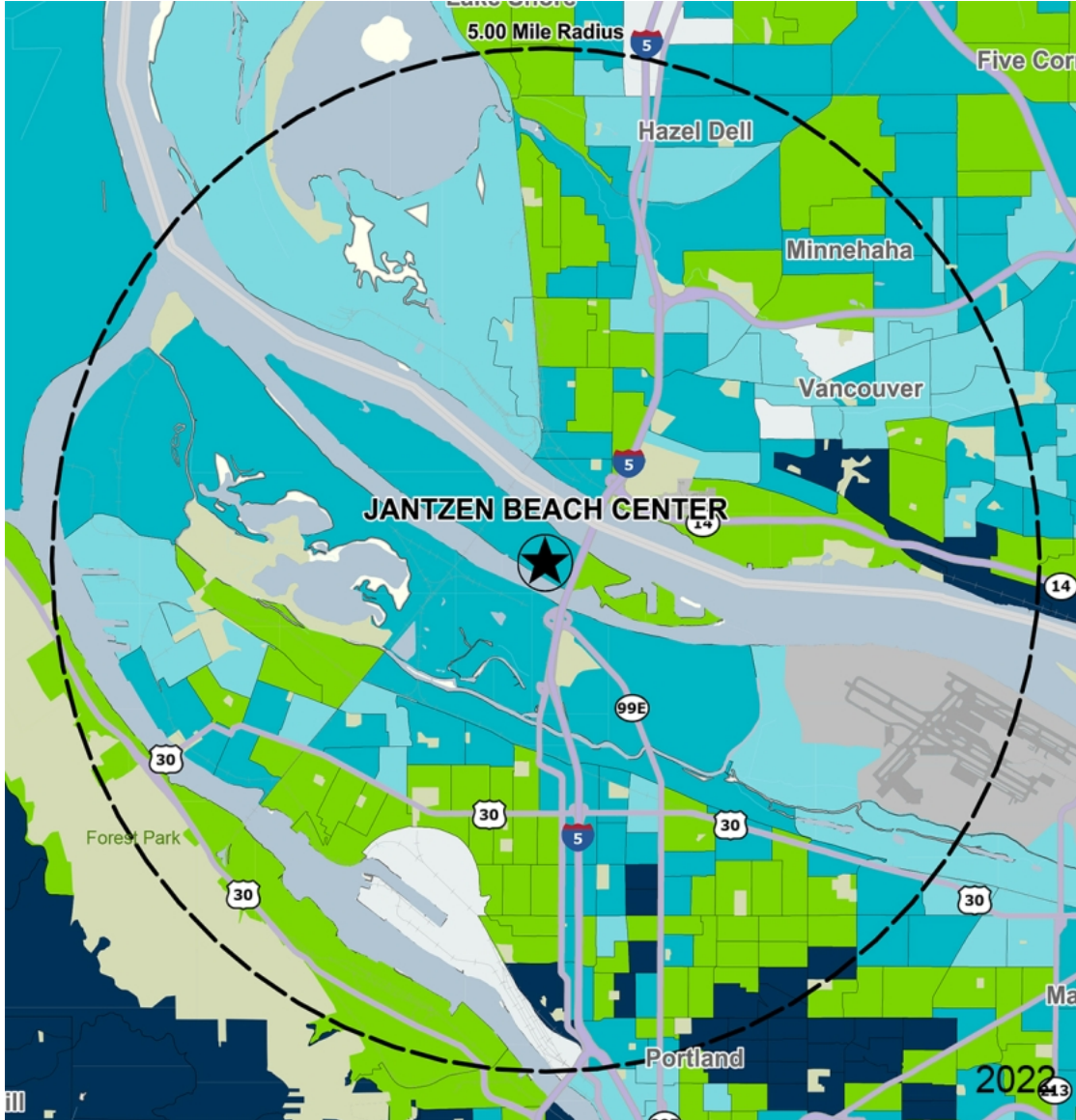




COMPETITION MAP

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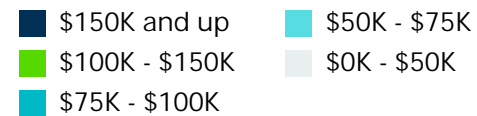
by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	3,492	75,993	214,175
Daytime Pop	7,075	100,577	246,874
Households	2,020	32,058	88,534
Average HH Income	\$97,666	\$91,405	\$99,986
Median HH Income	\$78,084	\$69,365	\$77,086
Per Capita Income	\$56,582	\$39,258	\$41,905

Average Household Income

Popstats, 4Q 2022, Trade Area Systems



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N. Hayden Island Dr. & N. Center Ave., Portland, OR



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