



3341-3343 SE Hawthorne Boulevard

Long-Term NNN Income | Recently Renovated | Prime Urban Retail Corridor



INVESTMENT SUMMARY



**STRONG ASSET.
SOLID RETURNS.**



PRICE

1,595,000



CAP RATE

6.16%



PRICE PER SF

\$420



NOI

\$98,212

Property Summary



3341-3343 SE Hawthorne Blvd.

Portland, OR 97214



gross building size **3,796 SF**



above grade size **2,495 SF**



lot size **4,792 SF / 0.11 acres**



zoning **C2 (Commercial Mixed Use 2)**



lease structure **NNN**



tenant **La Rose PDX dba
Champagne Poetry Patisserie
and Ice Cream Project**



parking **5 spaces plus loading area**



year built **1964 (2025 renovation)**



position **free standing building
on corner lot**



tenant La Rose PDX dba
Champagne Poetry Patisserie
and Ice Cream Project



Prime location on SE Hawthorne Blvd., one of Portland's most vibrant and high-traffic retail corridors.



Recently renovated in 2025, offering modern improvements and strong curb appeal.



Fully leased NNN investment with established tenant and long-term occupancy.



Owned by a reputable local operator.



Professionally managed.

HAWTHORNE SHOPPING DISTRICT OVERVIEW



**3341-3343
SE HAWTHORNE BLVD.**

PORTLAND, OR 97214

HIGHLIGHTS



Fully leased with
long-term NNN leases



Comprehensively
renovated in 2025



Highly visible corner lot
location with signage
and parking lot



Popular Hawthorne District
retail area



Traffic volume over 18,000
at SE Hawthorne & SE 33rd



15 minute drive to
Portland International Airport



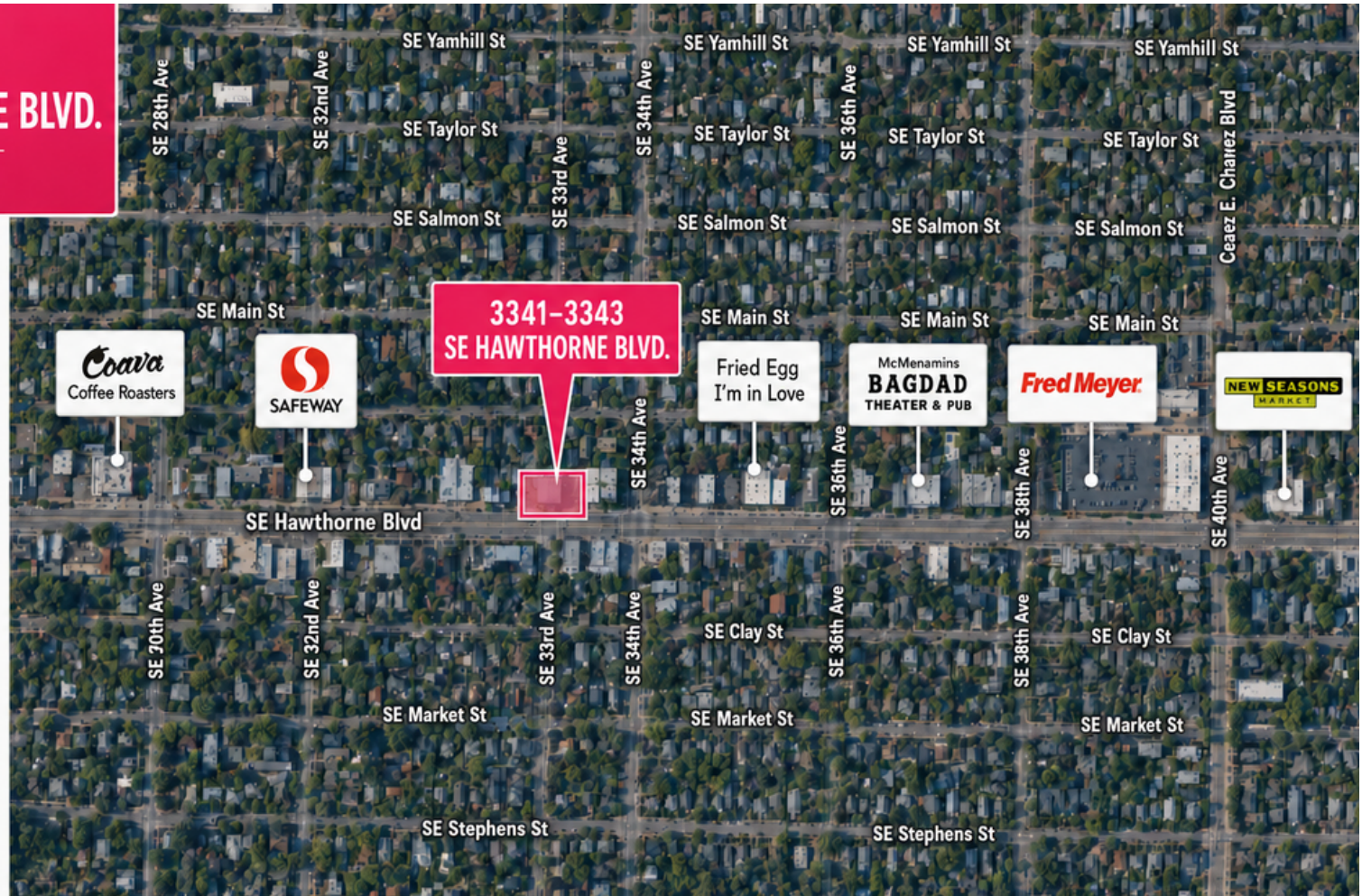
Walk Score 97 —
Walker's Paradise



Bike Score 100 —
Biker's Paradise



Transit Score 49 —
Nearby public transportation



18,000+

TRAFFIC VOLUME
at SE Hawthorne & SE 33rd



15 MINUTES

DRIVE TIME TO
Portland International
Airport (PDX)



97

WALK SCORE
Walker's Paradise



100

BIKE SCORE
Biker's Paradise



49

TRANSIT SCORE
Nearby public
transportation



SUBJECT PROPERTY PHOTOS

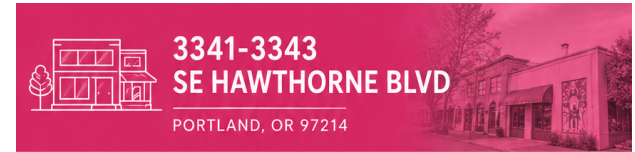




SUBJECT PROPERTY PHOTOS



DEMOGRAPHICS



DEMOGRAPHICS

WITHIN 5 MILES

KEY FACTS

318,468
POPULATION

154,741
HOUSEHOLDS

\$86,916
MEDIAN HOUSEHOLD INCOME

37.1
MEDIAN AGE

POPULATION

318,468
TOTAL POPULATION

29,231
POPULATION DENSITY
(PEOPLE PER SQ. MILE)

1.4%
POPULATION GROWTH
2024-2029 (EST.)

2.66
AVERAGE HOUSEHOLD SIZE

HOUSEHOLD INCOME

\$86,916
MEDIAN HOUSEHOLD INCOME

\$125,964
AVERAGE
HOUSEHOLD INCOME

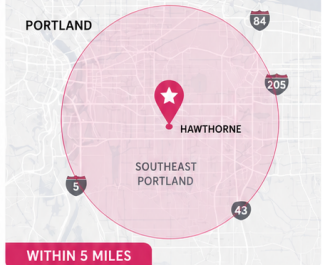
\$61,034
PER CAPITA INCOME

59.4%
HOUSEHOLDS EARNING
\$75,000+

34.2%
HOUSEHOLDS EARNING
\$100,000+

LOCATION

PORTLAND



WITHIN 5 MILES

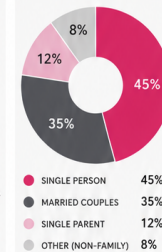
EDUCATION

62%
BACHELOR'S DEGREE
OR HIGHER

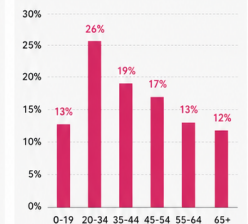
13%
SOME COLLEGE OR
ASSOCIATE DEGREE

25%
HIGH SCHOOL DIPLOMA
OR LESS

HOUSEHOLD TYPE



AGE DISTRIBUTION



Source: Esri 2024 Demographic Data

Demographic data is dynamic and subject to change.

5 mile radius from 3341-3343 SE Hawthorne Blvd, Portland, OR 97214

TENANT OVERVIEW



La Rose PDX dba Champagne Poetry | Ice Cream Project

La Rose PDX operates two of Portland's most recognizable culinary concepts: Champagne Poetry and Ice Cream Project by Champagne Poetry, creating a unique destination that has become synonymous with innovation, luxury desserts, and experiential dining.

Before launching Champagne Poetry, Chef Dan Bian operated La Rose Patisserie in Beaverton. In April 2022, she opened the flagship Champagne Poetry Patisserie at the subject property, quickly establishing it as one of Portland's most sought-after dining and dessert destinations. The company's continued success led to the opening of Ice Cream Project by Champagne Poetry, as well as second location in Portland's Slabtown neighborhood, demonstrating the brand's strong trajectory and expanding market presence.

LOCATION OVERVIEW



Portland MSA

The Portland–Vancouver–Hillsboro Metropolitan Statistical Area (MSA) is the 25th largest metropolitan area in the United States, encompassing seven counties across Oregon and Southwest Washington with a population of approximately 2.6 million residents and an economic output exceeding \$225 billion annually. Located at the confluence of the Columbia and Willamette Rivers, with access to the Pacific Ocean, Portland MSA is a strategic center of industry and commerce for the Pacific Rim.

Economic Drivers

Leading economic drivers include a diverse mix of industries. Often referred to as the "Silicon Forest," the region is anchored by global technology leaders such as Intel, while internationally recognized companies including Nike, Adidas North America, and Columbia Sportswear drive the athletic and outdoor apparel sector. Healthcare and life sciences are led by Oregon Health & Science University (OHSU) and several major hospital systems, while advanced manufacturing, food and beverage production, and professional services continue to expand.



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