Jantzen Beach Center

Portland, OR

Portland-Vancouver-Hillsboro (OR-WA)



Kristina Burmeister
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KIMCO REALTY

Jantzen Beach Center

Portland, OR

www.kimcorealty.com/117670



AERIAL

GROSS LEASABLE AREA (GLA)	743,227 SF
PARKING SPACES	3,472

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DENSITY AERIAL

Property Overview

Jantzen Beach Center, off I-5 at the Oregon and Washington border, offers tax free shopping. Home to an exciting lineup of favorite shops and a host of great places to meet for lunch, happy hour and a relaxing dinner. National retailers include Target, Ross, Sierra Trading Post, Home Depot, Homegoods and Panera Bread. This center has an extended trade area and recently had redevelopment including improved connectivity & traffic flow.

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Available | Potentially Available | Non-Controlled | Curbside Pick-up



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	TENANT	SQ FT
1	Ulta	10,001
2	Lane Bryant	4,500
3	Bath & Body Works	4,000
4	Connect Wireless	1,423
5	Available	5,085
6	Panera Bread	4,239
7	TJ Maxx	25,500
8	DXL Mens Apparel	6,800
9	Available	24,733
10	Burlington	70,501
12	Target	138,700
13	Available (Former Restaurant)	8,975
14	Cracker Barrel	9,112
15	Ashley	24,629
16	Home Depot	106,500
17	Boot Barn	10,000
18	Petco	13,500
19	Mattress Firm	6,510
20	Ross Dress for Less	25,685
21	Staples	13,842
22	Sierra Trading Post	24,178
23	Available	18,480
24	HomeGoods	22,609
25	Best Buy	42,555
26	Michaels	28,931
27	Dick's Sporting Goods	65,881
28	Available	5,000
29	United Security Services	2,000
30	Bella's Beauty Supply	3,000
31	Available	5,000
32	Available	3,124
33	Available	1,213
34	Jimmy John's Gourmet Sandwiches	1,821
35	T4	1,564
36	Luxury Nail Bar	1,510
37	Available (Former Restaurant)	2,126
K40	Available	6,000

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 purposed 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

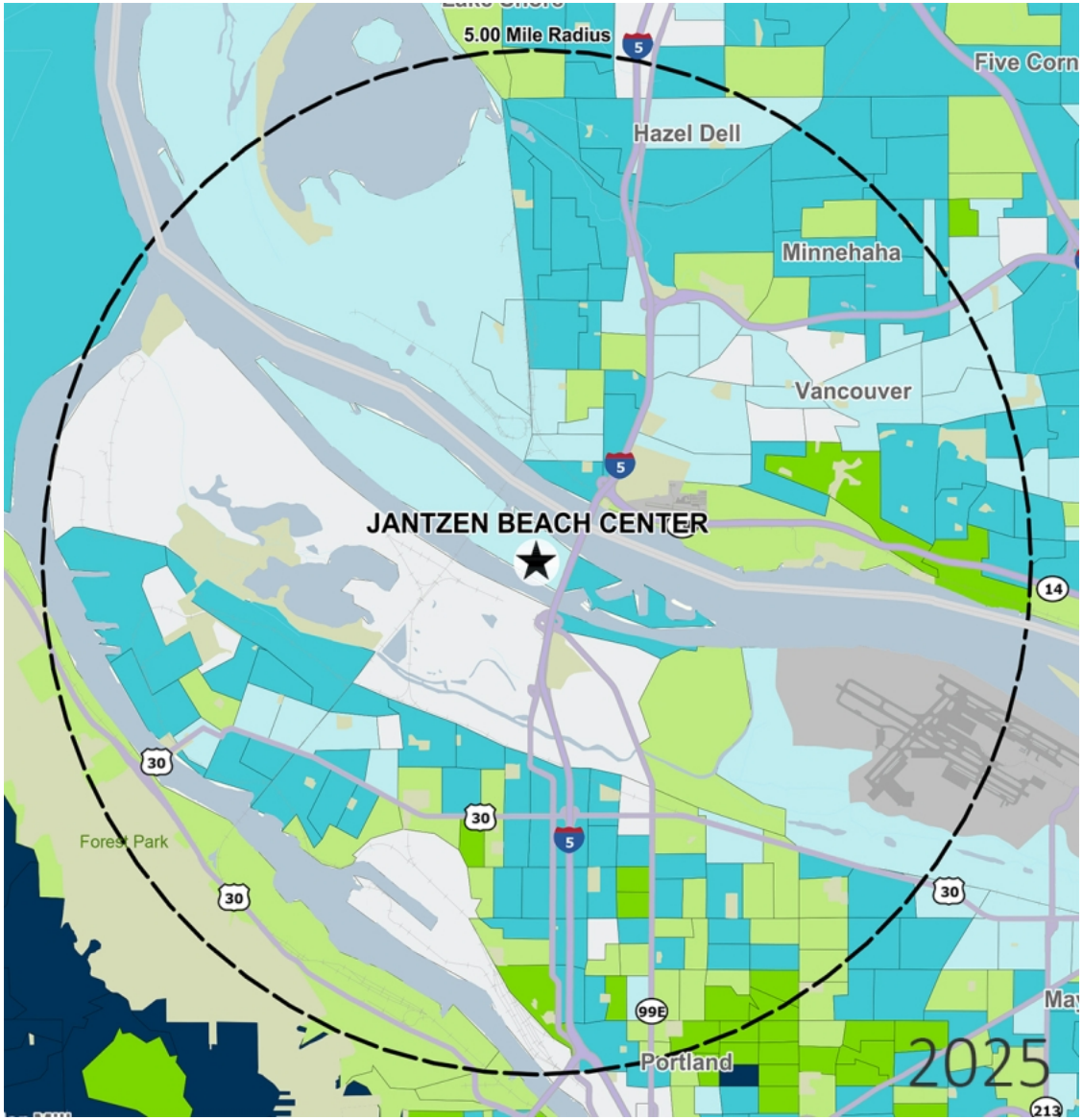
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by Block Group

Demographics

2025 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	4,041	75,067	216,409
Population Density	1,286	2,654	2,754
Daytime Pop	6,089	105,856	265,573
Households	2,287	32,690	91,111
Average HH Income	$116,227	$115,550	$126,145
Median HH Income	$76,447	$87,299	$97,378
Per Capita Income	$66,649	$51,087	$53,792

Popstats, 4Q 2025, Kalibrate

Average Household Income

- $300K and up
- $200K - $300K
- $150K - $200K
- $100K - $150K
- $75K - $100K
- < $75K

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