



Jantzen Beach Center

Portland, OR

Portland-Vancouver-Hillsboro (OR-WA)

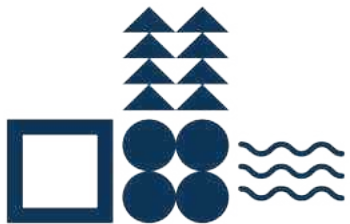


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AERIAL



GROSS LEASABLE AREA (GLA)

743,227 SF

PARKING SPACES

3,472

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DENSITY AERIAL



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	TENANT	SQ FT	TENANT	SQ FT
1 Ulta	10,001	15 Ashley	24,629	28 Available	5,000
2 Lane Bryant	4,500	16 Home Depot	106,500	29 Bella Beauty Supplies	2,000
3 Bath & Body Works	4,000	17 Boot Barn	10,000	30 United Security Services	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 John's 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 Cracker Barrel	9,112	27 Dick's 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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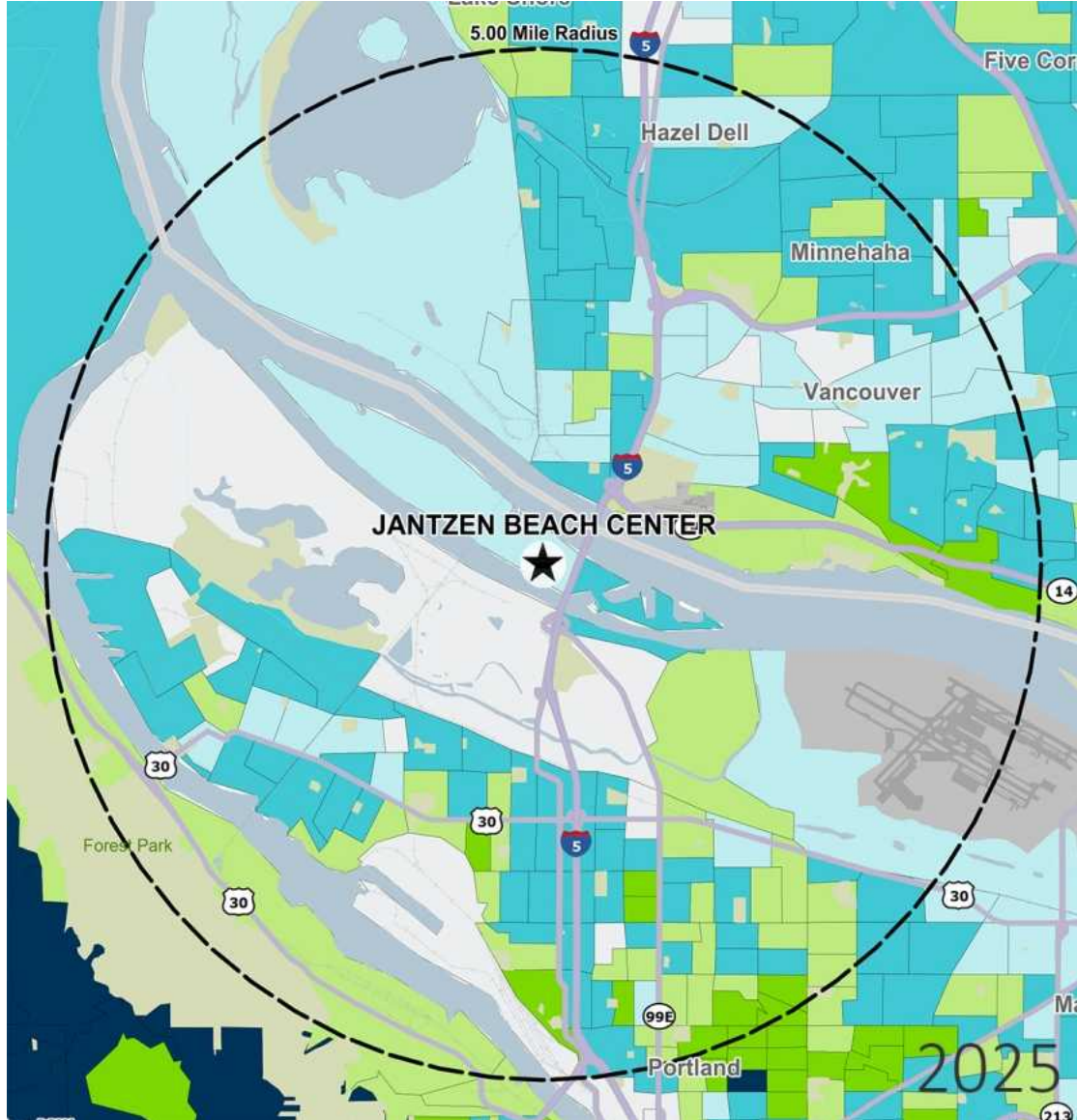




COMPETITION MAP

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by Block Group

Demographics

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	■ \$100K - \$150K
■ \$200K - \$300K	■ \$75K - \$100K
■ \$150K - \$200K	■ < \$75K



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