

FOR SALE OR LEASE

The 2510 Building

PORTLAND, OREGON



Location: 2510 SW 1st Avenue, Portland, Oregon

Building: 12,600 SF on two levels with 20 on-site parking spaces

Available Space: First floor: 5,805 SF (divisible)
Second floor: 5,754 SF (divisible)
Lower level storage: 1,053 SF

Sale Price: \$1,850,000

Lease Rate: \$14.00/SF/YR, NNN

Comments: The 2510 Building is located off of Naito Parkway, just south of downtown Portland and north of the south waterfront. There is easy access to I-5, I-405 and multiple major arterials leading to and from the property. The building is best suited for one tenant, however could be divided for use by multiple tenants.

Traffic Count: Naito Parkway – 21,800 ADT (09)

Demographics:	1 Mile	2 Mile	3 Mile
2010 Est. Population	17,263	66,823	149,496
2010 Est. Households	10,315	37,969	77,412
2010 Average HH Income	\$69,674	\$70,016	\$73,620
Employees	75,583	176,295	249,504

Source: Regis - SitesUSA



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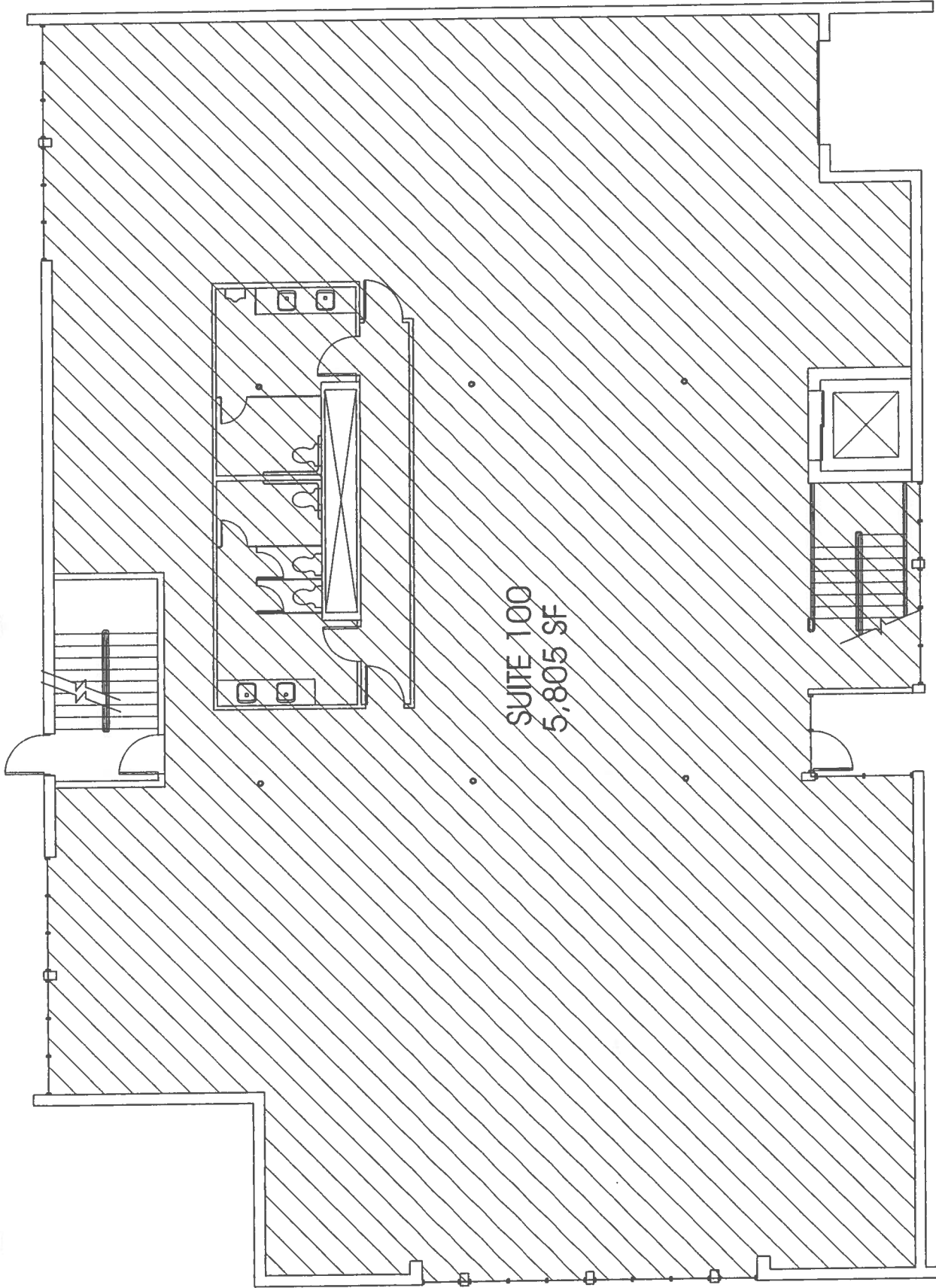
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Licensed brokers in Oregon & Washington.

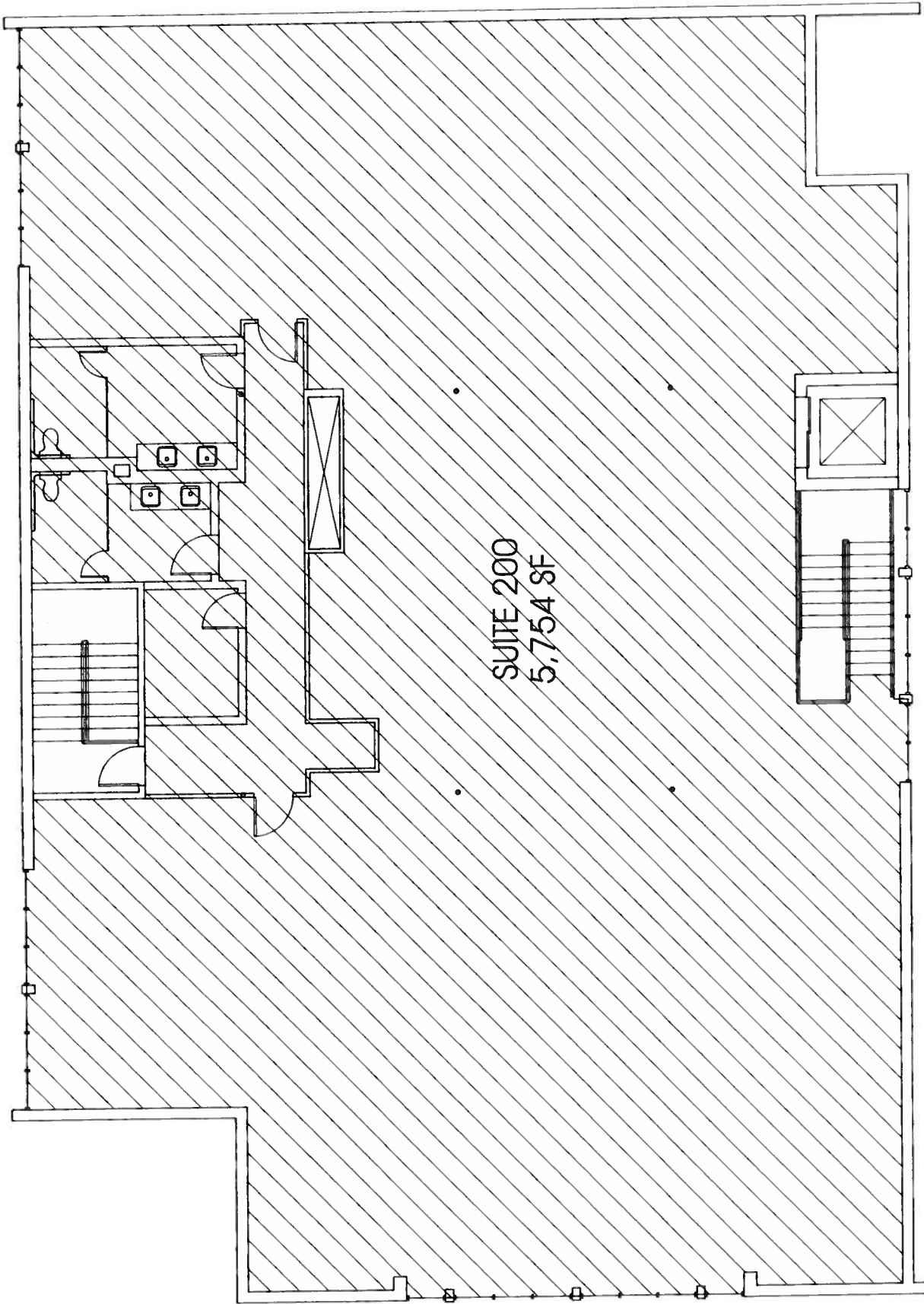




2510 SW 1st Building - Suite 100 - Option A

SCALE : 3/32" = 1'-0"

April 12, 2007



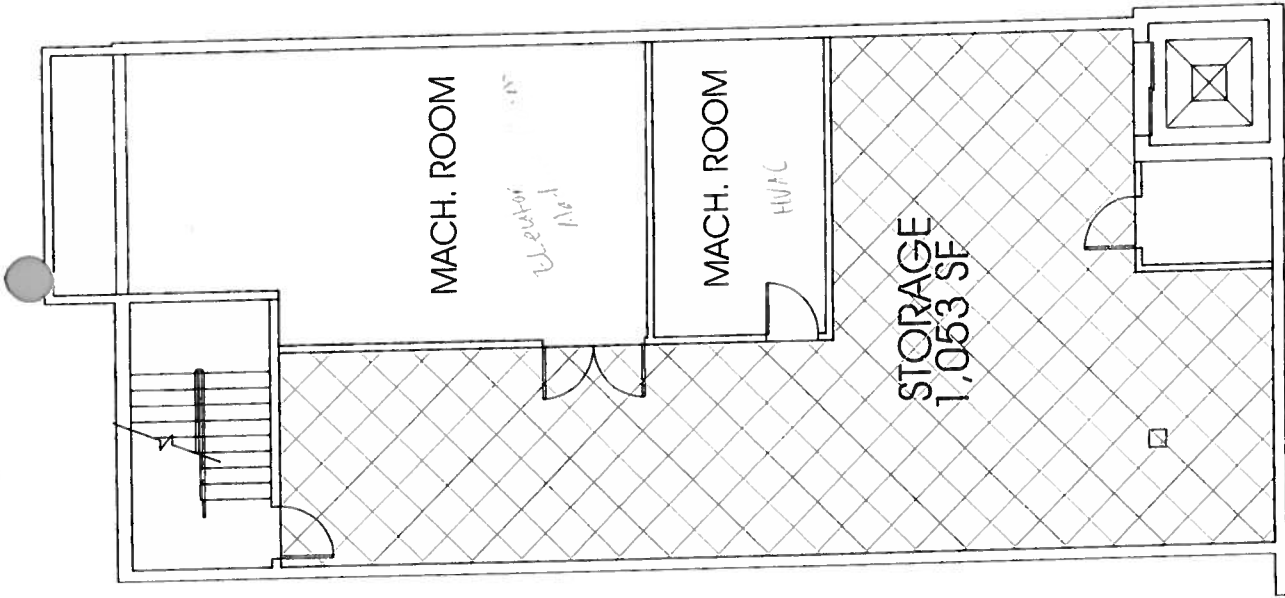
SUITE 200
5,754 SF



2510 SW 1st Building - Suite 200 - Option A

SCALE : 3/32" = 1'-0"

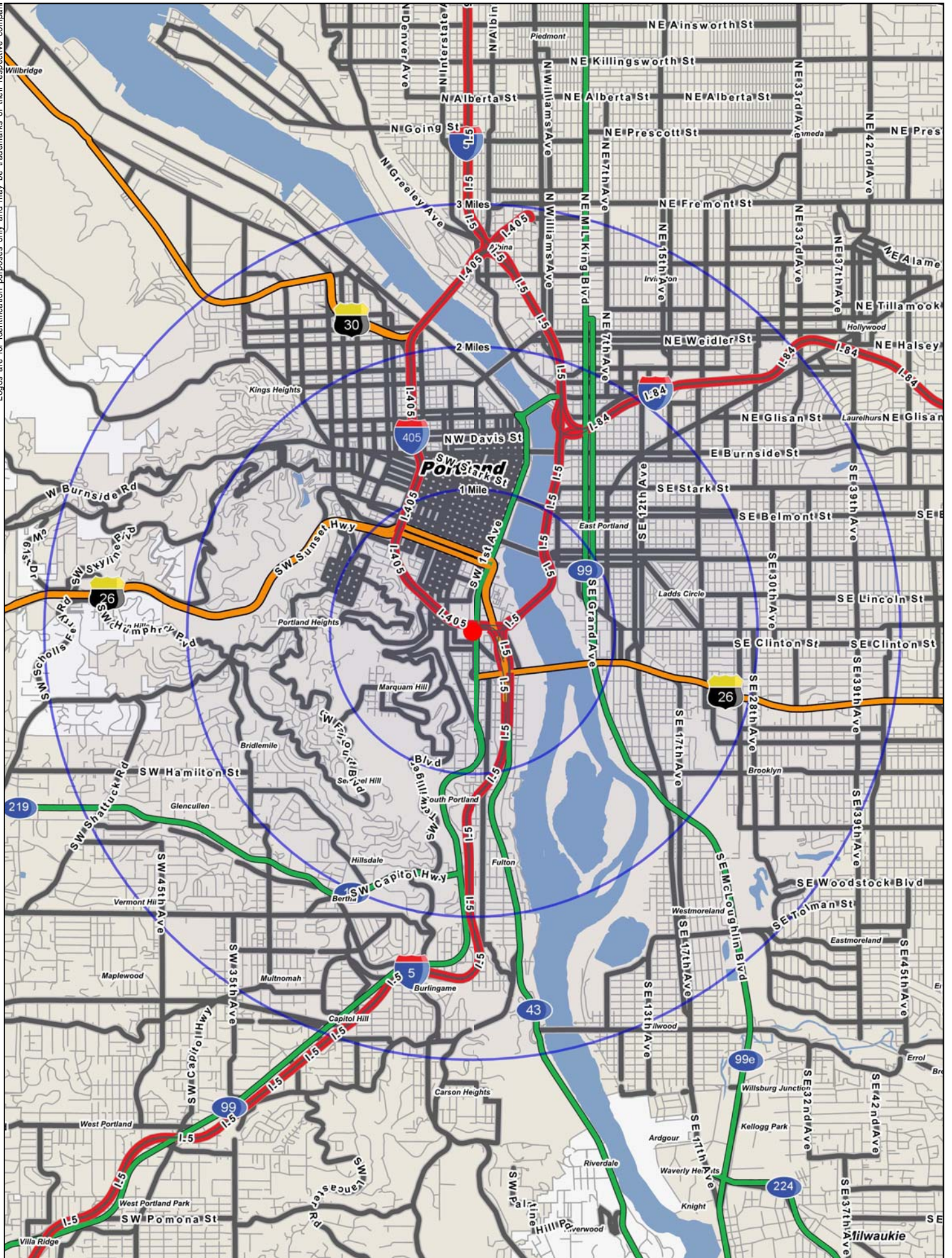
April 12, 2007



2510 SW 1st Building - Basement

SCALE : 3/32" = 1'-0"

April 12, 2007



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups

Lat/Lon: 45.5048/-122.6782

2510 SW 1st Avenue

Portland, OR

1 Mile

2 Miles

3 Miles

	1 Mile	2 Miles	3 Miles	
POPULATION	2010 Estimated Population	17,263	66,823	149,496
	2015 Projected Population	20,835	76,521	164,822
	2000 Census Population	15,656	58,557	135,504
	1990 Census Population	13,800	53,578	128,241
	Historical Annual Growth 1990 to 2010	1.3%	1.2%	0.8%
	Projected Annual Growth 2010 to 2015	4.1%	2.9%	2.1%
	HOUSEHOLDS	2010 Est. Households	10,315	37,969
2015 Proj. Households		12,114	42,332	82,909
2000 Census Households		9,469	33,195	70,221
1990 Census Households		8,357	29,496	64,464
Historical Annual Growth 1990 to 2010		1.2%	1.4%	1.0%
Projected Annual Growth 2010 to 2015		3.5%	2.3%	1.4%
AGE	2010 Est. Population 0 to 9 Years	4.5%	6.3%	8.1%
	2010 Est. Population 10 to 19 Years	7.2%	6.8%	8.0%
	2010 Est. Population 20 to 29 Years	22.8%	20.0%	17.5%
	2010 Est. Population 30 to 44 Years	22.1%	25.5%	25.2%
	2010 Est. Population 45 to 59 Years	22.4%	24.2%	23.8%
	2010 Est. Population 60 to 74 Years	14.7%	12.7%	12.0%
	2010 Est. Population 75 Years Plus	6.3%	4.6%	5.4%
	2010 Est. Median Age	40.0	38.9	38.6
MARITAL STATUS & SEX	2010 Est. Male Population	53.2%	53.9%	50.9%
	2010 Est. Female Population	46.8%	46.1%	49.1%
	2010 Est. Never Married	48.9%	48.1%	44.3%
	2010 Est. Now Married	23.5%	26.3%	31.7%
	2010 Est. Separated or Divorced	21.9%	21.3%	19.0%
	2010 Est. Widowed	5.6%	4.4%	5.1%
INCOME	2010 Est. HH Income \$200,000 or More	5.4%	5.3%	5.0%
	2010 Est. HH Income \$150,000 to \$199,999	3.3%	4.4%	5.0%
	2010 Est. HH Income \$100,000 to \$149,999	10.3%	10.3%	11.3%
	2010 Est. HH Income \$75,000 to \$99,999	7.5%	8.0%	9.8%
	2010 Est. HH Income \$50,000 to \$74,999	11.0%	11.9%	13.9%
	2010 Est. HH Income \$35,000 to \$49,999	10.5%	11.6%	12.4%
	2010 Est. HH Income \$25,000 to \$34,999	8.4%	10.7%	11.2%
	2010 Est. HH Income \$15,000 to \$24,999	13.4%	13.0%	11.8%
	2010 Est. HH Income \$0 to \$14,999	30.2%	24.7%	19.7%
	2010 Est. Average Household Income	\$69,674	\$70,916	\$73,620
	2010 Est. Median HH Income	\$42,154	\$46,362	\$51,418
	2010 Est. Per Capita Income	\$44,743	\$42,471	\$39,743
2010 Est. Number of Businesses	3,961	11,438	16,938	
2010 Est. Total Number of Employees	75,583	176,295	249,504	

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	1 Mile	2 Miles	3 Miles	
RACE	2010 Est. White Population	83.9%	87.4%	87.5%
	2010 Est. Black Population	3.6%	3.9%	4.4%
	2010 Est. Asian & Pacific Islander	9.4%	5.6%	5.1%
	2010 Est. American Indian & Alaska Native	1.0%	1.2%	1.0%
	2010 Est. Other Races Population	2.0%	1.9%	2.0%
HISPANIC	2010 Est. Hispanic Population	1,116	4,493	10,182
	2010 Est. Hispanic Population Percent	6.5%	6.7%	6.8%
	2015 Proj. Hispanic Population Percent	7.4%	7.8%	7.9%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	13,171	51,943	113,731
	2010 Est. Elementary (0 to 8)	2.6%	2.7%	2.7%
	2010 Est. Some High School (9 to 11)	3.1%	3.7%	3.6%
	2010 Est. High School Graduate (12)	12.6%	13.6%	13.6%
	2010 Est. Some College (13 to 16)	18.8%	19.1%	19.4%
	2010 Est. Associate Degree Only	5.7%	5.7%	5.9%
	2010 Est. Bachelor Degree Only	32.2%	32.2%	31.7%
	2010 Est. Graduate Degree	25.0%	22.9%	23.0%
HOUSING	2010 Est. Total Housing Units	11,503	41,758	83,643
	2010 Est. Owner Occupied Percent	21.2%	27.1%	35.9%
	2010 Est. Renter Occupied Percent	68.5%	63.9%	56.6%
	2010 Est. Vacant Housing Percent	10.3%	9.1%	7.4%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	3.7%	2.7%	1.9%
	2000 Homes Built 1995 to 1998	5.3%	5.2%	4.4%
	2000 Homes Built 1990 to 1994	7.3%	3.9%	3.1%
	2000 Homes Built 1980 to 1989	11.4%	6.5%	5.7%
	2000 Homes Built 1970 to 1979	16.7%	9.6%	11.6%
	2000 Homes Built 1960 to 1969	10.9%	9.4%	10.7%
	2000 Homes Built 1950 to 1959	8.2%	9.6%	10.2%
	2000 Homes Built Before 1949	36.6%	53.1%	52.5%
HOME VALUES	2000 Home Value \$1,000,000 or More	5.3%	2.5%	1.3%
	2000 Home Value \$500,000 to \$999,999	13.7%	11.5%	6.9%
	2000 Home Value \$400,000 to \$499,999	11.5%	10.1%	6.2%
	2000 Home Value \$300,000 to \$399,999	15.6%	14.5%	12.1%
	2000 Home Value \$200,000 to \$299,999	29.3%	28.7%	28.8%
	2000 Home Value \$150,000 to \$199,999	16.6%	20.2%	26.9%
	2000 Home Value \$100,000 to \$149,999	4.9%	9.5%	15.0%
	2000 Home Value \$50,000 to \$99,999	2.6%	2.5%	2.6%
	2000 Home Value \$25,000 to \$49,999	0.4%	0.3%	0.2%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.2%
	2000 Median Home Value	\$338,354	\$297,037	\$250,331
	2000 Median Rent	\$551	\$537	\$554

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LABOR FORCE	2010 Est. Labor: Population Age 16+	16,087	60,435	130,643
	2010 Est. Civilian Employed	57.2%	61.6%	63.2%
	2010 Est. Civilian Unemployed	8.4%	10.0%	8.5%
	2010 Est. in Armed Forces	0.1%	-	-
	2010 Est. not in Labor Force	34.2%	28.4%	28.2%
	2010 Labor Force: Males	53.2%	54.2%	51.0%
	2010 Labor Force: Females	46.8%	45.8%	49.0%
OCCUPATION	2000 Occupation: Population Age 16+	8,821	34,862	80,245
	2000 Mgmt, Business, & Financial Operations	17.1%	17.1%	16.9%
	2000 Professional & Related	33.9%	31.9%	32.4%
	2000 Service	12.6%	14.2%	13.2%
	2000 Sales and Office	28.5%	26.2%	25.6%
	2000 Farming, Fishing, and Forestry	0.1%	0.2%	0.2%
	2000 Construction, Extraction, & Maintenance	2.6%	3.3%	3.7%
	2000 Production, Transport, & Material Moving	5.1%	7.1%	8.0%
	2000 Percent White Collar Workers	79.5%	75.2%	74.9%
2000 Percent Blue Collar Workers	20.5%	24.8%	25.1%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	42.5%	48.4%	55.1%
	2000 Drive to Work in Carpool	5.2%	6.8%	8.4%
	2000 Travel to Work by Public Transportation	15.8%	18.1%	16.7%
	2000 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	2000 Walk or Bicycle to Work	32.0%	21.3%	14.1%
	2000 Other Means	0.7%	0.7%	0.6%
	2000 Work at Home	3.8%	4.5%	4.9%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	42.5%	35.0%	30.9%
	2000 Travel to Work in 15 to 29 Minutes	39.9%	44.1%	46.5%
	2000 Travel to Work in 30 to 59 Minutes	12.9%	16.1%	18.2%
	2000 Travel to Work in 60 Minutes or More	4.7%	4.8%	4.5%
	2000 Average Travel Time to Work	18.1	19.3	19.8
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$555 M	\$2.06 B	\$4.33 B
	2010 Est. Apparel	\$26.8 M	\$99.3 M	\$208 M
	2010 Est. Contributions & Gifts	\$37.2 M	\$139 M	\$291 M
	2010 Est. Education & Reading	\$17.0 M	\$62.6 M	\$129 M
	2010 Est. Entertainment	\$30.6 M	\$114 M	\$241 M
	2010 Est. Food, Beverages & Tobacco	\$88.4 M	\$327 M	\$686 M
	2010 Est. Furnishings & Equipment	\$24.2 M	\$90.1 M	\$191 M
	2010 Est. Health Care & Insurance	\$40.0 M	\$148 M	\$310 M
	2010 Est. Household Operations & Shelter & Utilities	\$168 M	\$621 M	\$1.30 B
	2010 Est. Miscellaneous Expenses	\$9.42 M	\$34.8 M	\$72.8 M
	2010 Est. Personal Care	\$8.12 M	\$30.0 M	\$63.0 M
2010 Est. Transportation	\$106 M	\$394 M	\$837 M	

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