

FOR LEASE

# 6th & Weidler

PORTLAND, OREGON



### Location:

1618 NE 6th Ave in Portland, adjacent to Radio Shack

### Available Space:

1,643.25 SF - former dry cleaners

### Rate:

\$30.00 SF/YR, NNN (approx. \$5.11 SF/YR)

### Comments:

- Located in the heart of the Lloyd District
- Tenants in the area include Walgreens, Les Schwab, Chipotle and Burger King
- 10 on-site parking spaces

### Traffic Count:

Weidler St – 24,652 ADT; Broadway – 23,404 ADT; NE 6th – 3,231 ADT

### Demographics:

	1 Mile	3 Mile	5 Mile
Est. Population 2010	19,838	194,786	373,427
Projected Population 2015	22,274	212,427	403,643
2010 Average HH Income	\$58,887	\$66,016	\$69,283
Employees	47,093	262,934	347,886

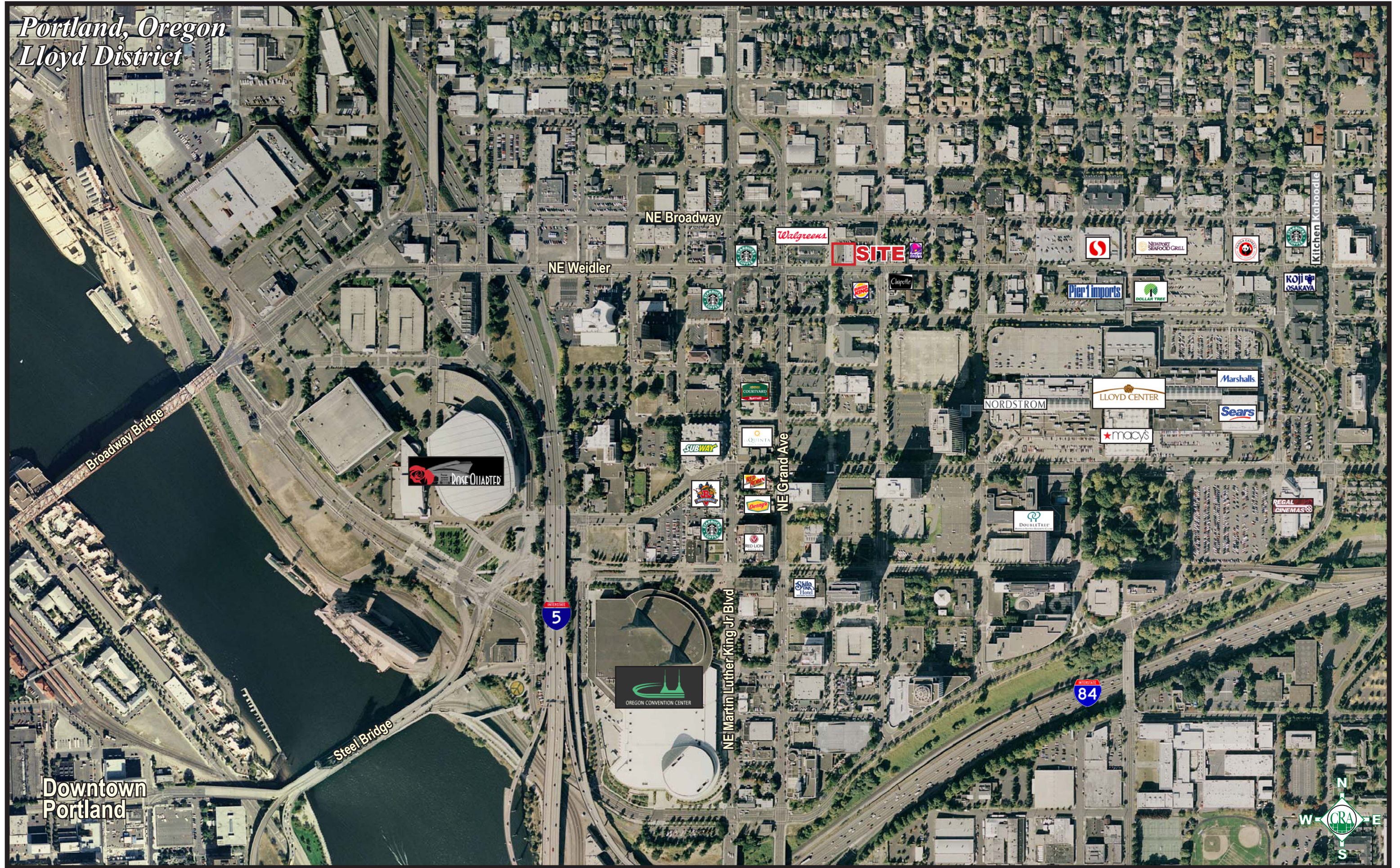
Source: Regis - SitesUSA



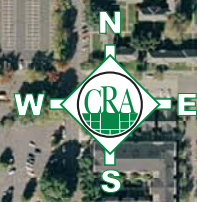
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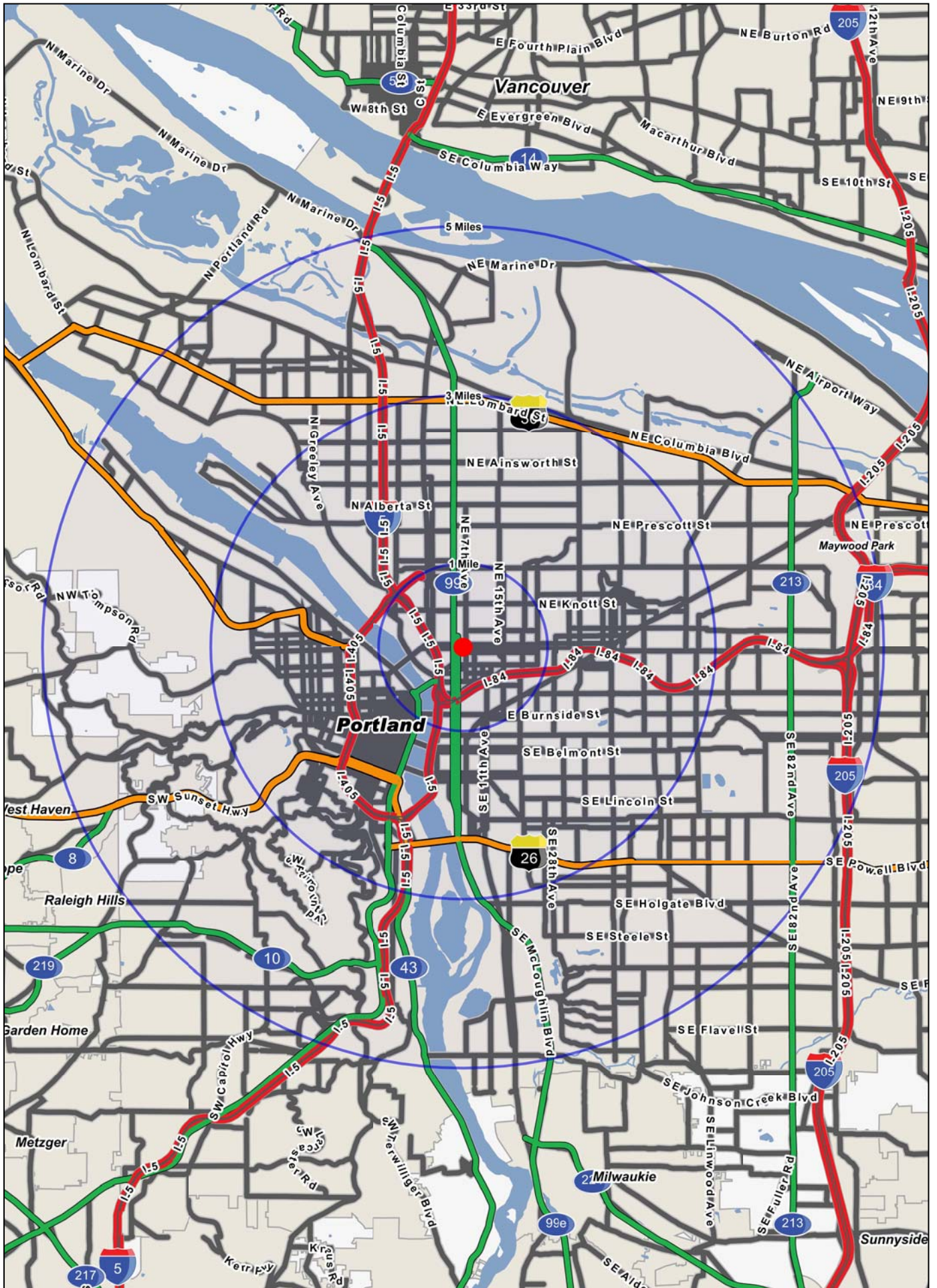
Portland, Oregon  
Lloyd District



Downtown  
Portland



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# FULL PROFILE

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



Lat/Lon: 45.53458/-122.6593

## 1618 Ne 6th

## Portland, OR

		1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	2010 Estimated Population	19,838	194,786	373,427
	2015 Projected Population	22,274	212,427	403,643
	2000 Census Population	17,036	179,053	345,130
	1990 Census Population	14,904	172,154	328,756
	Historical Annual Growth 1990 to 2010	1.7%	0.7%	0.7%
	Projected Annual Growth 2010 to 2015	2.5%	1.8%	1.6%
<b>HOUSEHOLDS</b>	2010 Est. Households	10,289	92,770	164,282
	2015 Proj. Households	11,232	98,234	171,625
	2000 Census Households	8,701	85,460	153,275
	1990 Census Households	7,339	78,994	143,704
	Historical Annual Growth 1990 to 2010	2.0%	0.9%	0.7%
	Projected Annual Growth 2010 to 2015	1.8%	1.2%	0.9%
<b>AGE</b>	2010 Est. Population 0 to 9 Years	8.6%	10.1%	11.3%
	2010 Est. Population 10 to 19 Years	8.2%	9.5%	10.6%
	2010 Est. Population 20 to 29 Years	16.2%	15.6%	13.8%
	2010 Est. Population 30 to 44 Years	26.6%	25.8%	24.6%
	2010 Est. Population 45 to 59 Years	23.4%	23.0%	22.8%
	2010 Est. Population 60 to 74 Years	10.2%	11.2%	11.8%
	2010 Est. Population 75 Years Plus	6.8%	4.7%	5.1%
	2010 Est. Median Age	38.5	37.4	37.7
<b>MARITAL STATUS &amp; SEX</b>	2010 Est. Male Population	50.1%	50.2%	49.8%
	2010 Est. Female Population	49.9%	49.8%	50.2%
	2010 Est. Never Married	45.3%	43.2%	38.1%
	2010 Est. Now Married	25.7%	32.2%	38.0%
	2010 Est. Separated or Divorced	22.3%	19.3%	18.4%
	2010 Est. Widowed	6.7%	5.3%	5.6%
<b>INCOME</b>	2010 Est. HH Income \$200,000 or More	2.3%	3.3%	3.6%
	2010 Est. HH Income \$150,000 to \$199,999	4.3%	3.6%	4.0%
	2010 Est. HH Income \$100,000 to \$149,999	10.3%	10.7%	10.8%
	2010 Est. HH Income \$75,000 to \$99,999	9.7%	10.6%	10.9%
	2010 Est. HH Income \$50,000 to \$74,999	12.9%	15.7%	17.7%
	2010 Est. HH Income \$35,000 to \$49,999	13.7%	13.9%	14.2%
	2010 Est. HH Income \$25,000 to \$34,999	11.2%	11.3%	11.2%
	2010 Est. HH Income \$15,000 to \$24,999	12.8%	11.9%	11.4%
	2010 Est. HH Income \$0 to \$14,999	22.8%	19.0%	16.2%
	2010 Est. Average Household Income	\$58,887	\$66,016	\$69,283
	2010 Est. Median HH Income	\$42,382	\$47,995	\$51,704
	2010 Est. Per Capita Income	\$32,159	\$32,722	\$31,692
	2010 Est. Number of Businesses	2,498	17,773	25,347
	2010 Est. Total Number of Employees	47,093	262,934	347,886

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1618 Ne 6th		1 Mile	3 Miles	5 Miles
Portland, OR				
<b>RACE</b>	2010 Est. White Population	76.4%	78.2%	80.4%
	2010 Est. Black Population	16.8%	12.9%	9.0%
	2010 Est. Asian & Pacific Islander	3.0%	5.2%	6.8%
	2010 Est. American Indian & Alaska Native	1.3%	1.1%	1.1%
	2010 Est. Other Races Population	2.5%	2.6%	2.7%
<b>HISPANIC</b>	2010 Est. Hispanic Population	1,616	16,901	35,528
	2010 Est. Hispanic Population Percent	8.1%	8.7%	9.5%
	2015 Proj. Hispanic Population Percent	9.4%	10.1%	11.0%
	2000 Hispanic Population Percent			
<b>EDUCATION (Adults 25 or Older)</b>	2010 Est. Adult Population (25 Years or Older)	15,159	143,212	267,784
	2010 Est. Elementary (0 to 8)	3.0%	3.6%	4.2%
	2010 Est. Some High School (9 to 11)	4.4%	4.6%	5.1%
	2010 Est. High School Graduate (12)	16.3%	16.2%	18.4%
	2010 Est. Some College (13 to 16)	20.9%	21.2%	21.6%
	2010 Est. Associate Degree Only	5.5%	6.1%	6.4%
	2010 Est. Bachelor Degree Only	28.4%	29.2%	26.6%
	2010 Est. Graduate Degree	21.5%	19.1%	17.7%
<b>HOUSING</b>	2010 Est. Total Housing Units	11,324	99,942	176,000
	2010 Est. Owner Occupied Percent	30.3%	42.4%	50.2%
	2010 Est. Renter Occupied Percent	60.5%	50.5%	43.2%
	2010 Est. Vacant Housing Percent	9.1%	7.2%	6.7%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	3.9%	1.7%	1.5%
	2000 Homes Built 1995 to 1998	8.4%	3.6%	3.4%
	2000 Homes Built 1990 to 1994	2.0%	1.9%	2.4%
	2000 Homes Built 1980 to 1989	3.4%	3.6%	4.3%
	2000 Homes Built 1970 to 1979	7.9%	7.1%	9.4%
	2000 Homes Built 1960 to 1969	10.7%	7.5%	9.1%
	2000 Homes Built 1950 to 1959	5.1%	9.1%	13.2%
	2000 Homes Built Before 1949	58.6%	65.5%	56.6%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	0.4%	0.5%
	2000 Home Value \$500,000 to \$999,999	1.8%	3.2%	2.9%
	2000 Home Value \$400,000 to \$499,999	4.3%	2.7%	2.9%
	2000 Home Value \$300,000 to \$399,999	16.8%	7.3%	6.5%
	2000 Home Value \$200,000 to \$299,999	32.6%	22.8%	18.6%
	2000 Home Value \$150,000 to \$199,999	22.5%	28.1%	25.8%
	2000 Home Value \$100,000 to \$149,999	16.2%	27.3%	33.5%
	2000 Home Value \$50,000 to \$99,999	5.0%	7.5%	8.6%
	2000 Home Value \$25,000 to \$49,999	0.7%	0.5%	0.5%
	2000 Home Value \$0 to \$24,999	-	0.3%	0.3%
	2000 Median Home Value	\$225,935	\$199,101	\$189,117
	2000 Median Rent	\$585	\$543	\$552

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1618 Ne 6th Portland, OR		1 Mile	3 Miles	5 Miles
LABOR FORCE	2010 Est. Labor: Population Age 16+	17,193	164,254	307,764
	2010 Est. Civilian Employed	60.5%	63.0%	62.0%
	2010 Est. Civilian Unemployed	11.3%	8.9%	8.3%
	2010 Est. in Armed Forces	-	0.1%	0.1%
	2010 Est. not in Labor Force	28.2%	28.0%	29.7%
	2010 Labor Force: Males	50.0%	50.1%	49.5%
	2010 Labor Force: Females	50.0%	49.9%	50.5%
OCCUPATION	2000 Occupation: Population Age 16+	9,568	101,991	188,011
	2000 Mgmt, Business, & Financial Operations	13.8%	14.9%	14.4%
	2000 Professional & Related	30.9%	29.7%	26.9%
	2000 Service	15.5%	14.7%	14.7%
	2000 Sales and Office	25.9%	25.8%	26.2%
	2000 Farming, Fishing, and Forestry	0.2%	0.2%	0.2%
	2000 Construction, Extraction, & Maintenance	3.3%	4.5%	5.6%
	2000 Production, Transport, & Material Moving	10.2%	10.1%	11.9%
	2000 Percent White Collar Workers	70.7%	70.4%	67.6%
	2000 Percent Blue Collar Workers	29.3%	29.6%	32.4%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	49.6%	55.4%	60.5%
	2000 Drive to Work in Carpool	9.2%	10.5%	11.1%
	2000 Travel to Work by Public Transportation	19.5%	16.4%	14.2%
	2000 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	2000 Walk or Bicycle to Work	14.9%	12.1%	8.9%
	2000 Other Means	0.8%	0.6%	0.6%
	2000 Work at Home	5.9%	4.7%	4.5%
	2000 Travel to Work in 14 Minutes or Less	33.3%	29.5%	27.1%
TRAVEL TIME	2000 Travel to Work in 15 to 29 Minutes	43.4%	45.9%	46.6%
	2000 Travel to Work in 30 to 59 Minutes	18.2%	20.0%	21.8%
	2000 Travel to Work in 60 Minutes or More	5.1%	4.6%	4.4%
	2000 Average Travel Time to Work	19.4	20.4	20.8
	CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$498 M	\$4.84 B
2010 Est. Apparel		\$23.9 M	\$232 M	\$425 M
2010 Est. Contributions & Gifts		\$31.7 M	\$311 M	\$573 M
2010 Est. Education & Reading		\$14.3 M	\$137 M	\$250 M
2010 Est. Entertainment		\$27.5 M	\$269 M	\$493 M
2010 Est. Food, Beverages & Tobacco		\$80.3 M	\$776 M	\$1.41 B
2010 Est. Furnishings & Equipment		\$21.5 M	\$211 M	\$388 M
2010 Est. Health Care & Insurance		\$36.3 M	\$350 M	\$636 M
2010 Est. Household Operations & Shelter & Utilities		\$150 M	\$1.45 B	\$2.65 B
2010 Est. Miscellaneous Expenses		\$8.53 M	\$82.1 M	\$149 M
2010 Est. Personal Care		\$7.30 M	\$70.7 M	\$129 M
2010 Est. Transportation		\$97.0 M	\$950 M	\$1.74 B

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