

FOR LEASE

CLOSE-IN EAST SIDE PRODUCTION | RETAIL SPACE

PORTLAND, OREGON



LOCATION: 726 SE 6TH AVE BETWEEN MORRISON & ALDER

AVAILABLE SPACE: 2,556 SF - 9,644 SF

LEASE RATE: \$0.85 - \$1.00/PSF/MO NNN (\$0.22 PSF/MO)

COMMENTS:

- LOCATED IN THE HEART OF THE BURGEONING SOUTHEAST INDUSTRIAL/ENTREPRENEURIAL DISTRICT
- EXCELLENT TRANSIT OPTIONS INCLUDING THE PORTLAND STREETCAR, WITH A STOP ONE BLOCK AWAY (BEGINNING FALL 2012)
- NEIGHBORS INCLUDE BUNK SANDWICHES, OREGON BALLET THEATER, BEAKER & FLASK AND "DISTILLERY ROW"
- CHARACTER-RICH BRICK AND HEAVY TIMBER BUILDING WITH NEW ROOF/SKYLIGHTS, 14 FOOT CLEAR CEILING HEIGHTS AND STOREFRONTS THAT WILL INCLUDE GLASS ROLL-UP DOORS
- CONVENIENT PROXIMITY TO DOWNTOWN, I-5 & I-84
- EXD ZONING ALLOWS FOR A VARIETY OF USES
- AVAILABLE MID OCTOBER, 2011

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2010 EST. POPULATION	16,911	182,349	405,275
2010 AVERAGE HH INCOME	\$45,276	\$69,620	\$69,924
EMPLOYEES	73,201	265,743	349,574

SOURCE: REGIS - SITESUSA

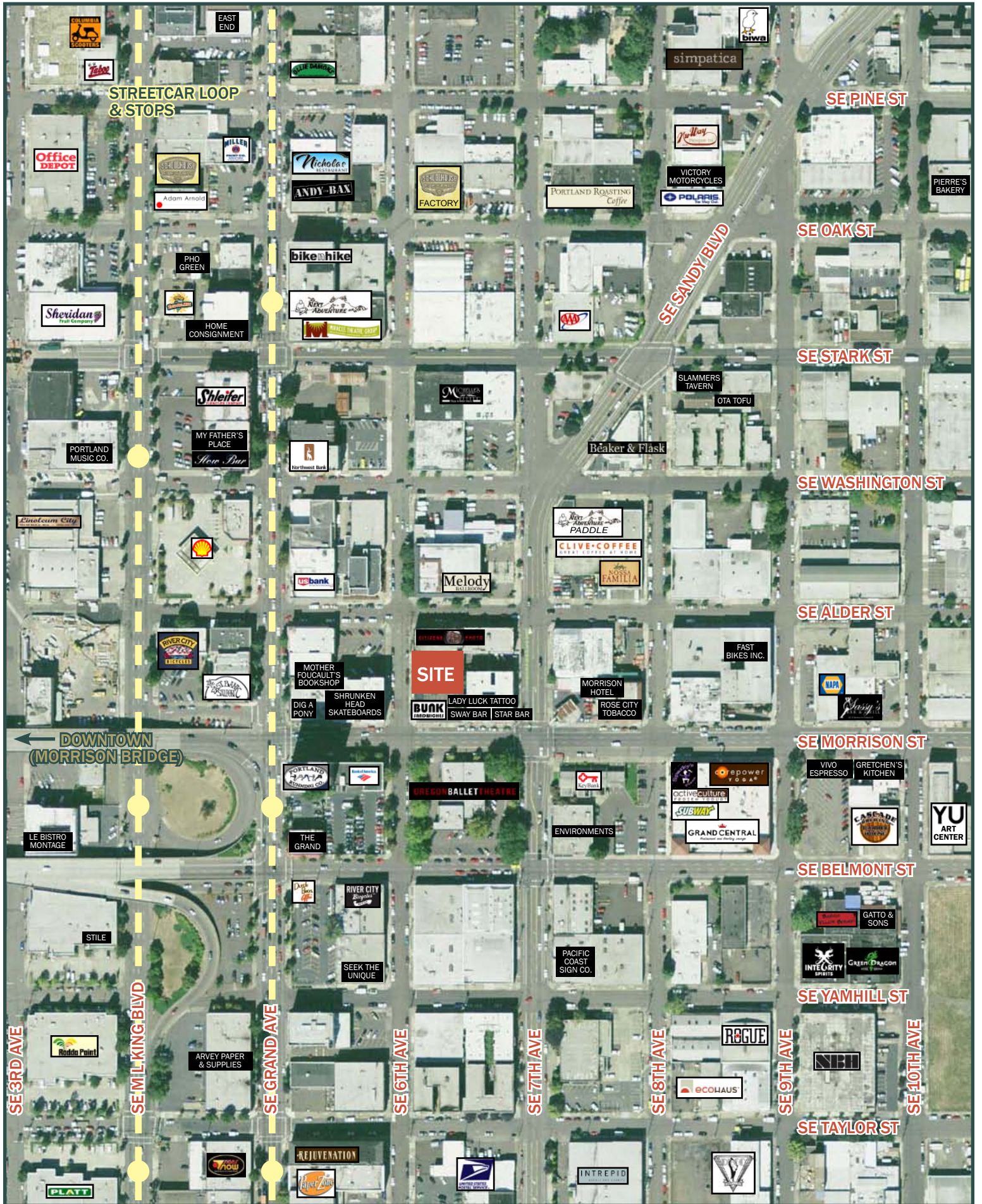


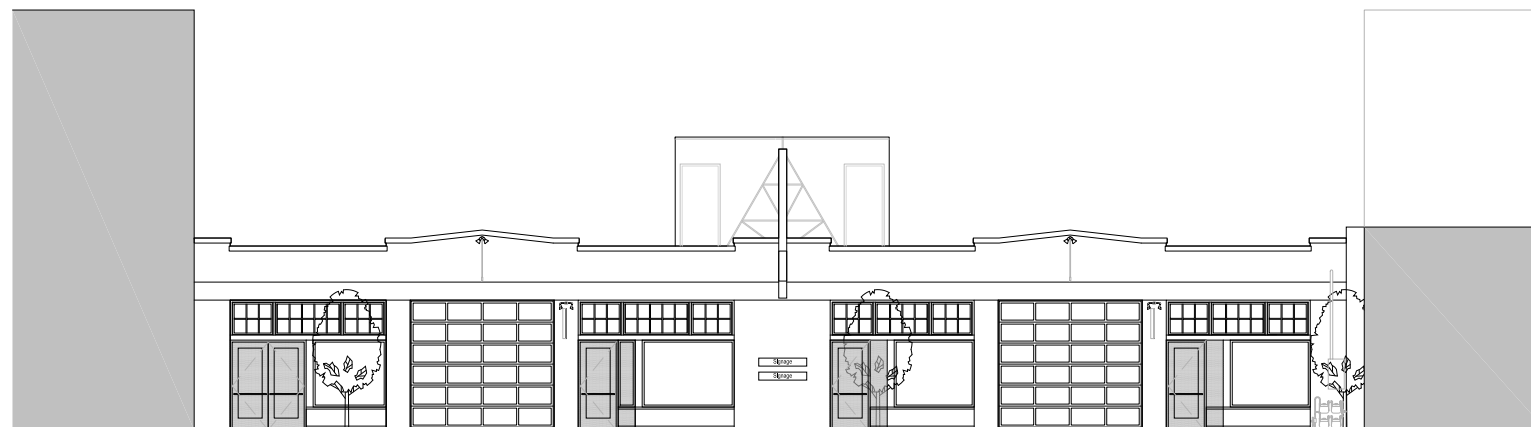
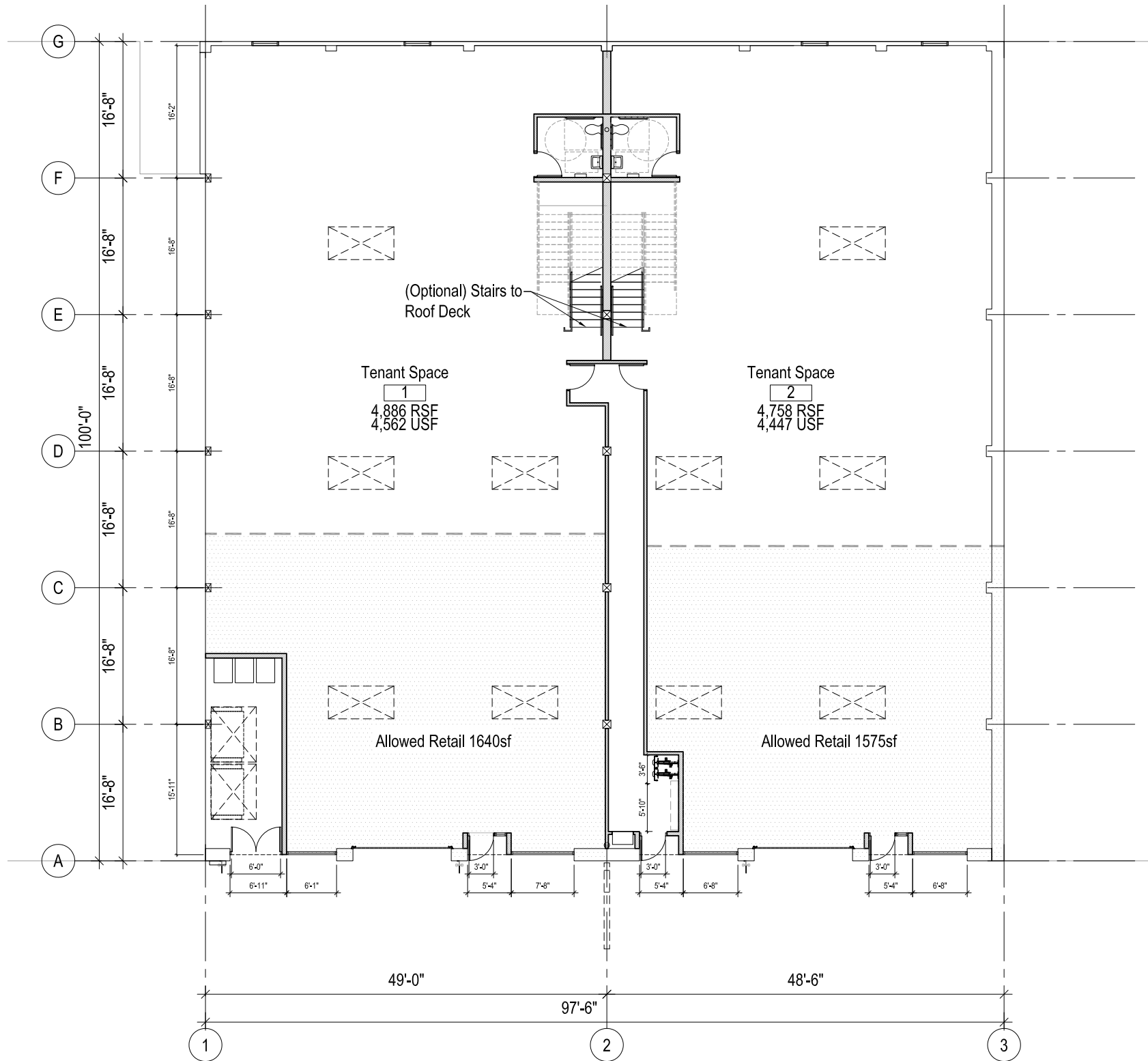
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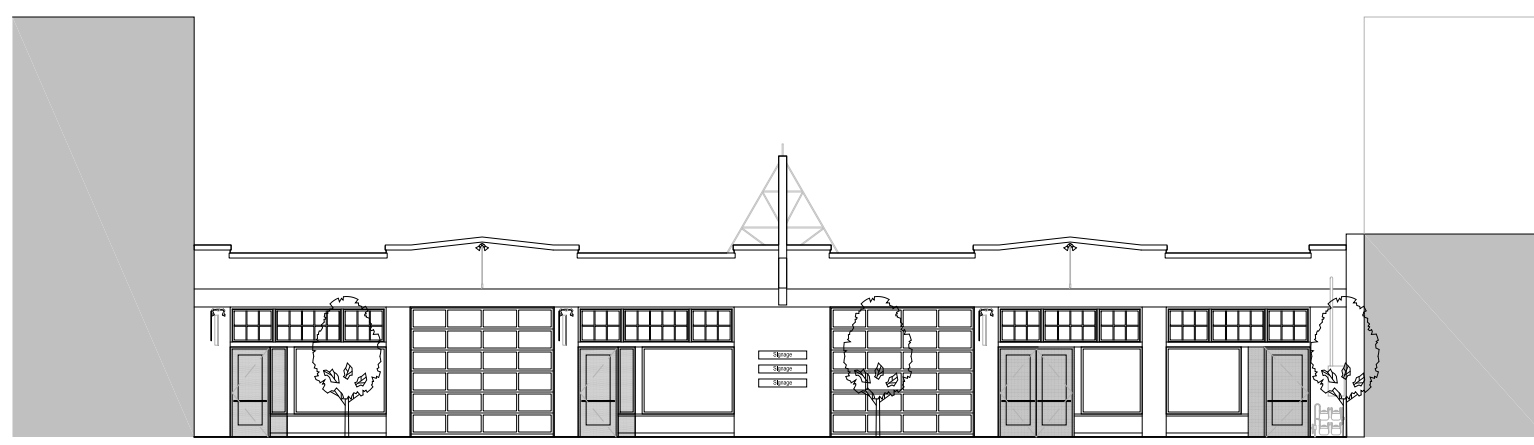
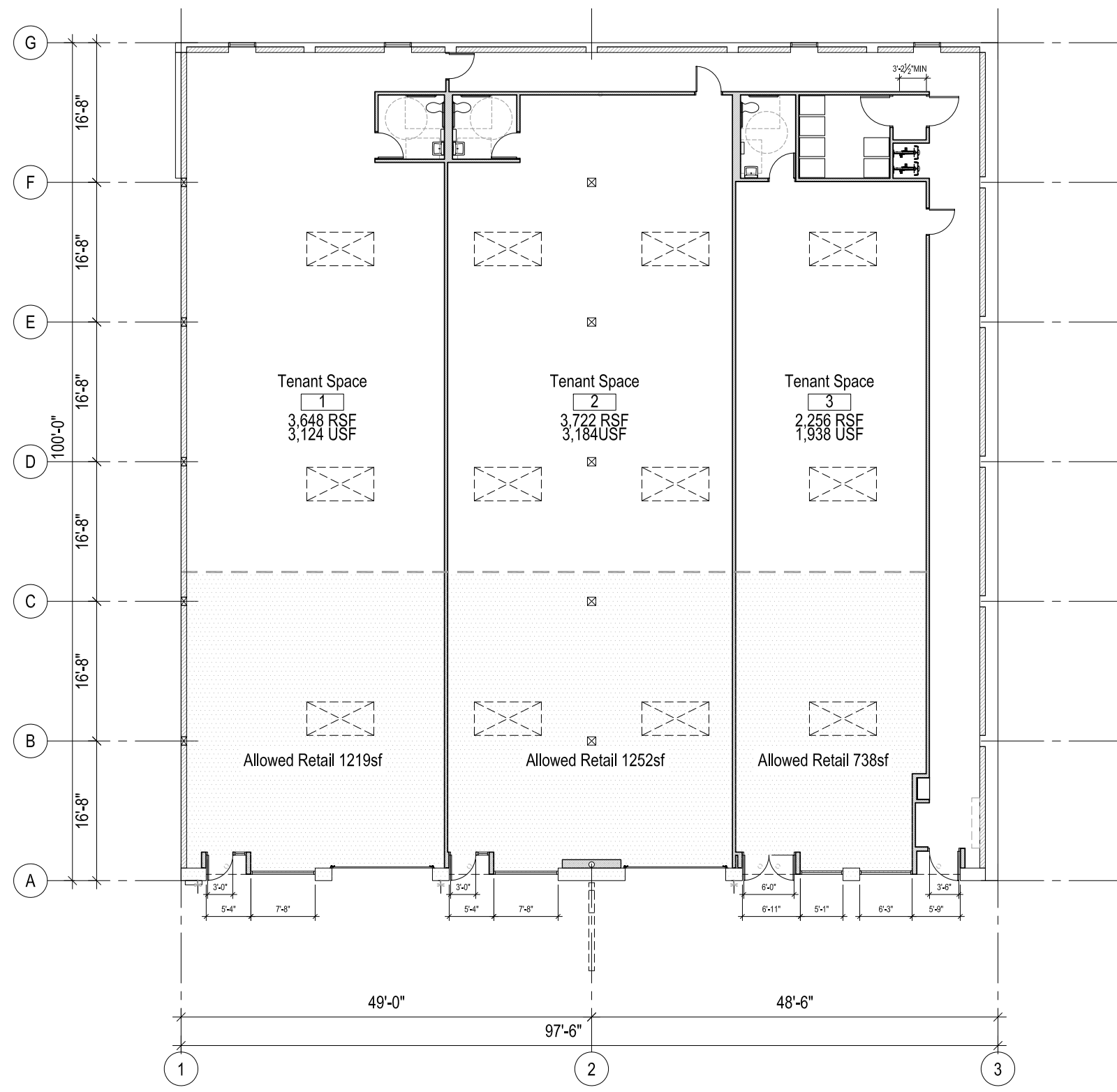
COMMERCIAL REALTY ADVISORS NW, LLC
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PORTLAND, OREGON 97204
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LICENSED BROKERS IN OREGON & WASHINGTON.

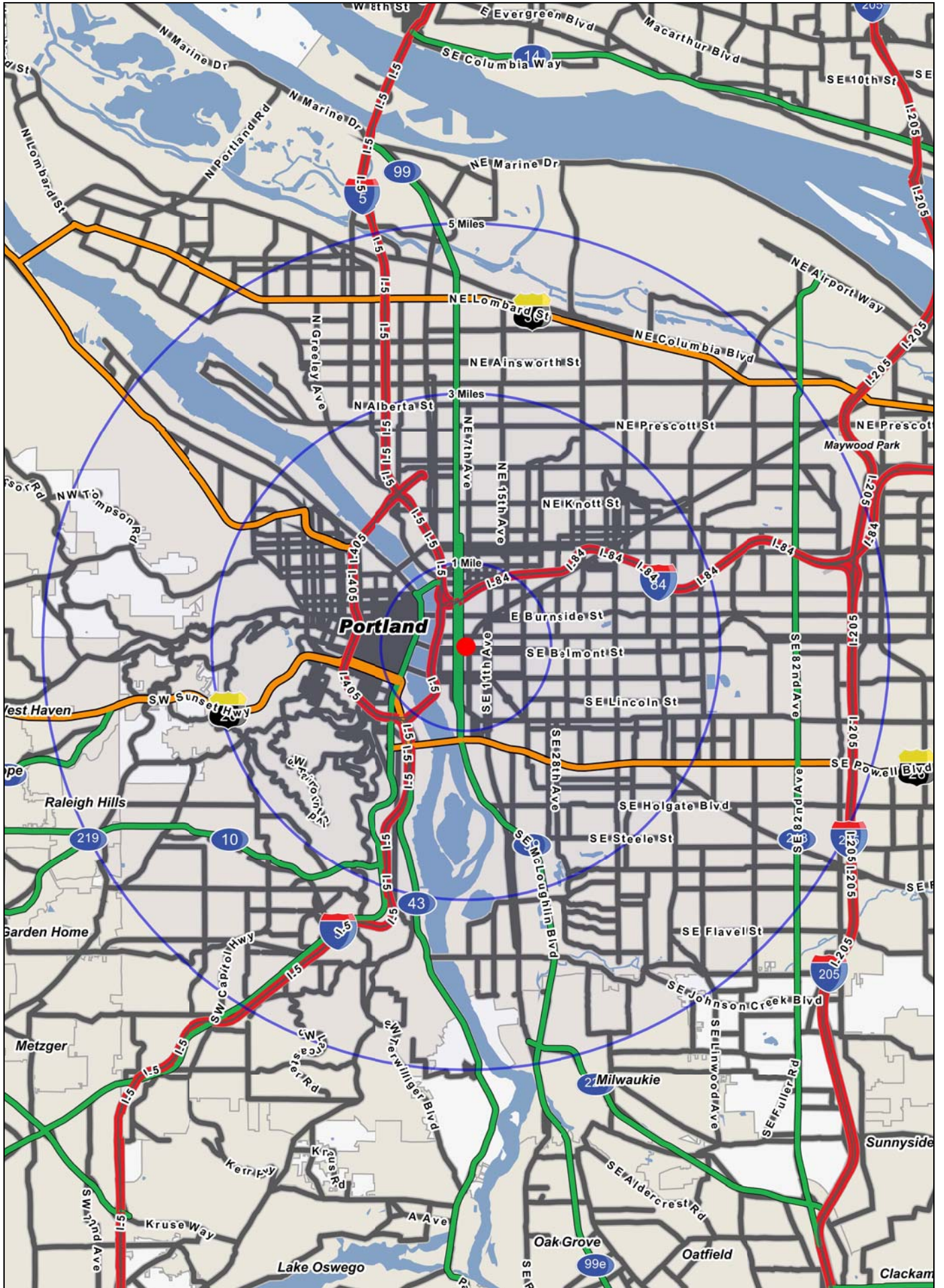
726 SE 6TH AVE







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FULL PROFILE

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



Lat/Lon: 45.51759/-122.6594

726 Se 6th Ave

Portland, OR

1 Mile

3 Miles

5 Miles

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	16,911	182,349	405,275
	2015 Projected Population	17,997	199,196	436,711
	2000 Census Population	15,618	167,256	375,957
	1990 Census Population	14,244	161,042	358,488
	Historical Annual Growth 1990 to 2010	0.9%	0.7%	0.7%
	Projected Annual Growth 2010 to 2015	1.3%	1.8%	1.6%
HOUSEHOLDS	2010 Est. Households	8,862	90,078	178,181
	2015 Proj. Households	9,137	95,531	185,611
	2000 Census Households	8,180	82,793	166,897
	1990 Census Households	7,244	76,779	156,417
	Historical Annual Growth 1990 to 2010	1.1%	0.9%	0.7%
	Projected Annual Growth 2010 to 2015	0.6%	1.2%	0.8%
AGE	2010 Est. Population 0 to 9 Years	6.3%	9.2%	11.3%
	2010 Est. Population 10 to 19 Years	6.3%	8.8%	10.5%
	2010 Est. Population 20 to 29 Years	20.3%	16.4%	13.7%
	2010 Est. Population 30 to 44 Years	29.3%	25.6%	24.5%
	2010 Est. Population 45 to 59 Years	23.5%	23.5%	22.9%
	2010 Est. Population 60 to 74 Years	10.1%	11.5%	12.0%
	2010 Est. Population 75 Years Plus	4.2%	5.1%	5.2%
	2010 Est. Median Age	37.3	38.1	37.9
MARITAL STATUS & SEX	2010 Est. Male Population	56.0%	50.5%	49.7%
	2010 Est. Female Population	44.0%	49.5%	50.3%
	2010 Est. Never Married	50.4%	43.4%	37.3%
	2010 Est. Now Married	17.7%	32.4%	38.9%
	2010 Est. Separated or Divorced	27.6%	18.9%	18.2%
	2010 Est. Widowed	4.3%	5.3%	5.7%
INCOME	2010 Est. HH Income \$200,000 or More	1.7%	4.0%	3.7%
	2010 Est. HH Income \$150,000 to \$199,999	2.3%	4.2%	4.0%
	2010 Est. HH Income \$100,000 to \$149,999	5.8%	11.2%	10.9%
	2010 Est. HH Income \$75,000 to \$99,999	6.2%	10.5%	11.0%
	2010 Est. HH Income \$50,000 to \$74,999	12.3%	14.9%	17.9%
	2010 Est. HH Income \$35,000 to \$49,999	12.5%	13.0%	14.3%
	2010 Est. HH Income \$25,000 to \$34,999	14.0%	11.2%	11.2%
	2010 Est. HH Income \$15,000 to \$24,999	16.2%	11.8%	11.2%
	2010 Est. HH Income \$0 to \$14,999	28.9%	19.2%	15.8%
	2010 Est. Average Household Income	\$45,276	\$69,620	\$69,924
	2010 Est. Median HH Income	\$32,157	\$49,797	\$52,287
	2010 Est. Per Capita Income	\$28,755	\$35,771	\$31,975
	2010 Est. Number of Businesses	4,944	18,003	26,234
	2010 Est. Total Number of Employees	73,201	265,743	349,574

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RACE	2010 Est. White Population	84.3%	83.6%	81.7%
	2010 Est. Black Population	7.1%	7.9%	8.0%
	2010 Est. Asian & Pacific Islander	4.2%	5.2%	6.7%
	2010 Est. American Indian & Alaska Native	1.9%	1.1%	1.0%
	2010 Est. Other Races Population	2.5%	2.2%	2.6%
HISPANIC	2010 Est. Hispanic Population	1,402	13,802	36,657
	2010 Est. Hispanic Population Percent	8.3%	7.6%	9.0%
	2015 Proj. Hispanic Population Percent	9.6%	8.8%	10.5%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	13,313	136,464	291,208
	2010 Est. Elementary (0 to 8)	3.9%	3.2%	4.1%
	2010 Est. Some High School (9 to 11)	5.5%	4.1%	5.1%
	2010 Est. High School Graduate (12)	18.4%	14.8%	18.5%
	2010 Est. Some College (13 to 16)	22.7%	20.3%	21.7%
	2010 Est. Associate Degree Only	6.4%	5.9%	6.4%
	2010 Est. Bachelor Degree Only	27.7%	30.6%	26.4%
	2010 Est. Graduate Degree	15.5%	21.2%	17.8%
HOUSING	2010 Est. Total Housing Units	9,694	97,058	190,535
	2010 Est. Owner Occupied Percent	20.0%	39.8%	50.9%
	2010 Est. Renter Occupied Percent	71.4%	53.0%	42.6%
	2010 Est. Vacant Housing Percent	8.6%	7.2%	6.5%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.8%	1.7%	1.4%
	2000 Homes Built 1995 to 1998	5.1%	3.7%	3.4%
	2000 Homes Built 1990 to 1994	2.3%	2.2%	2.6%
	2000 Homes Built 1980 to 1989	3.4%	4.1%	4.7%
	2000 Homes Built 1970 to 1979	6.6%	8.8%	10.2%
	2000 Homes Built 1960 to 1969	7.4%	8.7%	9.7%
	2000 Homes Built 1950 to 1959	5.8%	9.1%	13.7%
	2000 Homes Built Before 1949	67.6%	61.7%	54.2%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.2%	0.7%	0.5%
	2000 Home Value \$500,000 to \$999,999	1.0%	4.6%	2.9%
	2000 Home Value \$400,000 to \$499,999	1.2%	4.1%	2.8%
	2000 Home Value \$300,000 to \$399,999	8.3%	10.0%	6.5%
	2000 Home Value \$200,000 to \$299,999	34.4%	27.8%	18.7%
	2000 Home Value \$150,000 to \$199,999	38.6%	27.6%	26.2%
	2000 Home Value \$100,000 to \$149,999	12.1%	20.4%	33.2%
	2000 Home Value \$50,000 to \$99,999	3.7%	4.3%	8.5%
	2000 Home Value \$25,000 to \$49,999	0.5%	0.4%	0.4%
	2000 Home Value \$0 to \$24,999	-	0.3%	0.3%
	2000 Median Home Value	\$195,684	\$223,611	\$188,915
	2000 Median Rent	\$484	\$545	\$558

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LABOR FORCE	2010 Est. Labor: Population Age 16+	15,341	156,404	333,876
	2010 Est. Civilian Employed	57.2%	63.3%	62.1%
	2010 Est. Civilian Unemployed	14.8%	8.7%	8.2%
	2010 Est. in Armed Forces	-	-	0.1%
	2010 Est. not in Labor Force	28.0%	27.9%	29.7%
	2010 Labor Force: Males	56.4%	50.4%	49.4%
	2010 Labor Force: Females	43.6%	49.6%	50.6%
OCCUPATION	2000 Occupation: Population Age 16+	8,922	97,413	204,932
	2000 Mgmt, Business, & Financial Operations	10.5%	15.7%	14.6%
	2000 Professional & Related	27.9%	31.6%	26.8%
	2000 Service	17.9%	13.7%	14.5%
	2000 Sales and Office	29.7%	25.6%	26.0%
	2000 Farming, Fishing, and Forestry	0.3%	0.2%	0.2%
	2000 Construction, Extraction, & Maintenance	4.2%	4.2%	5.9%
	2000 Production, Transport, & Material Moving	9.5%	9.0%	12.0%
	2000 Percent White Collar Workers	68.1%	72.9%	67.4%
	2000 Percent Blue Collar Workers	31.9%	27.1%	32.6%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	43.6%	55.1%	61.6%
	2000 Drive to Work in Carpool	8.1%	9.7%	11.1%
	2000 Travel to Work by Public Transportation	24.6%	16.7%	13.8%
	2000 Drive to Work on Motorcycle	0.5%	0.2%	0.2%
	2000 Walk or Bicycle to Work	18.3%	12.8%	8.3%
	2000 Other Means	0.7%	0.6%	0.5%
	2000 Work at Home	4.2%	4.9%	4.5%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	31.5%	29.7%	26.7%
	2000 Travel to Work in 15 to 29 Minutes	43.5%	46.5%	46.5%
	2000 Travel to Work in 30 to 59 Minutes	19.4%	19.3%	22.3%
	2000 Travel to Work in 60 Minutes or More	5.5%	4.4%	4.5%
	2000 Average Travel Time to Work	20.4	20.1	21.0
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$361 M	\$4.86 B	\$9.66 B
	2010 Est. Apparel	\$17.3 M	\$233 M	\$463 M
	2010 Est. Contributions & Gifts	\$22.1 M	\$318 M	\$627 M
	2010 Est. Education & Reading	\$10.1 M	\$141 M	\$273 M
	2010 Est. Entertainment	\$19.7 M	\$270 M	\$538 M
	2010 Est. Food, Beverages & Tobacco	\$59.4 M	\$775 M	\$1.54 B
	2010 Est. Furnishings & Equipment	\$15.1 M	\$213 M	\$424 M
	2010 Est. Health Care & Insurance	\$26.9 M	\$350 M	\$694 M
	2010 Est. Household Operations & Shelter & Utilities	\$109 M	\$1.46 B	\$2.90 B
	2010 Est. Miscellaneous Expenses	\$6.31 M	\$82.1 M	\$163 M
	2010 Est. Personal Care	\$5.32 M	\$70.9 M	\$141 M
	2010 Est. Transportation	\$69.7 M	\$949 M	\$1.90 B

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