

FOR LEASE

BLACK BOX

PORTLAND, OREGON



LOCATION:

13th at West Burnside, Portland, Oregon

COMMENTS:

- Building owner is seeking a unique, independent cafe to occupy the lobby within the high profile West End "Black Box" redevelopment project.
- Anchored by Skylab Architecture, Dunderdon apparel and Tanner Goods & Accessories. Co-tenants in the area include Whole Foods Market, American Apparel, Jake's Famous Crawfish, Fluevog Shoes, the Crystal Hotel and The Crystal Ballroom.
- Call for lease rates.

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
Est. Population 2010	16,586	179,155	425,519
Projected Population 2015	17,464	195,065	458,026
2010 Average HH Income	\$61,030	\$69,769	\$69,996
Employees	32,592	256,665	345,005

Source: Regis - SitesUSA



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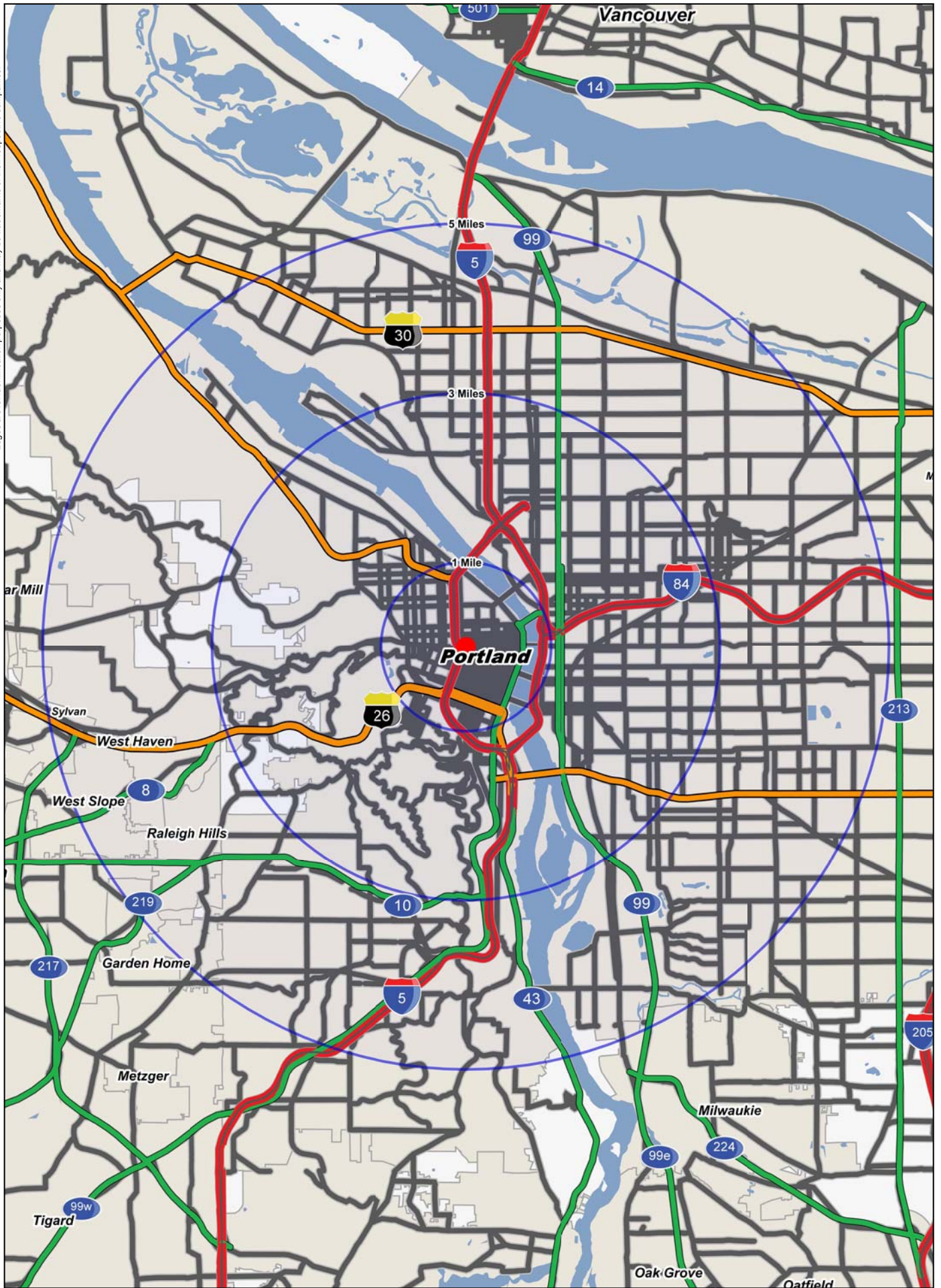
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Portland West End

The Brewery Blocks



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FULL PROFILE

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



Lat/Lon: 45.52294/-122.6841

Sw 13th Ave & W Burnside St

Portland, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	32,961	142,387	373,402
	2015 Projected Population	40,067	158,461	400,878
	2000 Census Population	26,478	128,377	345,463
	1990 Census Population	22,158	120,226	330,169
	Historical Annual Growth 1990 to 2010	2.4%	0.9%	0.7%
	Projected Annual Growth 2010 to 2015	4.3%	2.3%	1.5%
HOUSEHOLDS	2010 Est. Households	21,295	71,939	166,869
	2015 Proj. Households	25,194	77,787	173,469
	2000 Census Households	16,995	64,840	155,939
	1990 Census Households	14,066	58,671	145,168
	Historical Annual Growth 1990 to 2010	2.6%	1.1%	0.7%
	Projected Annual Growth 2010 to 2015	3.7%	1.6%	0.8%
AGE	2010 Est. Population 0 to 9 Years	3.8%	8.9%	11.1%
	2010 Est. Population 10 to 19 Years	5.7%	8.6%	10.4%
	2010 Est. Population 20 to 29 Years	23.9%	16.7%	13.8%
	2010 Est. Population 30 to 44 Years	26.8%	25.4%	24.5%
	2010 Est. Population 45 to 59 Years	23.0%	23.9%	23.4%
	2010 Est. Population 60 to 74 Years	12.8%	11.7%	11.9%
	2010 Est. Population 75 Years Plus	4.0%	4.7%	5.1%
	2010 Est. Median Age	37.8	38.2	38.1
MARITAL STATUS & SEX	2010 Est. Male Population	57.7%	51.2%	49.7%
	2010 Est. Female Population	42.3%	48.8%	50.3%
	2010 Est. Never Married	55.7%	44.7%	37.8%
	2010 Est. Now Married	14.9%	30.8%	38.8%
	2010 Est. Separated or Divorced	25.0%	19.5%	17.9%
	2010 Est. Widowed	4.4%	4.9%	5.5%
INCOME	2010 Est. HH Income \$200,000 or More	3.1%	4.9%	4.4%
	2010 Est. HH Income \$150,000 to \$199,999	3.1%	4.9%	4.6%
	2010 Est. HH Income \$100,000 to \$149,999	7.7%	11.5%	11.9%
	2010 Est. HH Income \$75,000 to \$99,999	6.9%	9.3%	11.2%
	2010 Est. HH Income \$50,000 to \$74,999	8.9%	13.6%	17.1%
	2010 Est. HH Income \$35,000 to \$49,999	10.5%	12.4%	13.7%
	2010 Est. HH Income \$25,000 to \$34,999	10.4%	11.0%	10.7%
	2010 Est. HH Income \$15,000 to \$24,999	15.4%	11.9%	10.9%
	2010 Est. HH Income \$0 to \$14,999	33.9%	20.5%	15.4%
	2010 Est. Average Household Income	\$52,344	\$73,098	\$73,999
	2010 Est. Median HH Income	\$31,020	\$51,457	\$55,053
	2010 Est. Per Capita Income	\$37,100	\$38,406	\$34,161
	2010 Est. Number of Businesses	7,156	16,402	25,495
2010 Est. Total Number of Employees	103,445	249,688	341,148	

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Portland, OR

	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	85.0%	81.9%	81.9%
	2010 Est. Black Population	5.1%	10.0%	8.7%
	2010 Est. Asian & Pacific Islander	6.2%	4.7%	5.9%
	2010 Est. American Indian & Alaska Native	1.6%	1.1%	1.0%
	2010 Est. Other Races Population	2.1%	2.3%	2.5%
HISPANIC	2010 Est. Hispanic Population	2,510	11,551	32,951
	2010 Est. Hispanic Population Percent	7.6%	8.1%	8.8%
	2015 Proj. Hispanic Population Percent	8.7%	9.4%	10.3%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	26,030	106,943	269,788
	2010 Est. Elementary (0 to 8)	3.1%	3.1%	3.6%
	2010 Est. Some High School (9 to 11)	4.7%	4.0%	4.5%
	2010 Est. High School Graduate (12)	16.0%	14.1%	16.7%
	2010 Est. Some College (13 to 16)	20.1%	19.8%	21.1%
	2010 Est. Associate Degree Only	5.8%	5.6%	6.2%
	2010 Est. Bachelor Degree Only	31.4%	31.1%	28.4%
	2010 Est. Graduate Degree	18.9%	22.3%	19.5%
HOUSING	2010 Est. Total Housing Units	23,745	78,094	178,478
	2010 Est. Owner Occupied Percent	13.3%	36.8%	50.4%
	2010 Est. Renter Occupied Percent	76.3%	55.3%	43.1%
	2010 Est. Vacant Housing Percent	10.3%	7.9%	6.5%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	4.3%	2.1%	1.4%
	2000 Homes Built 1995 to 1998	6.9%	4.6%	3.5%
	2000 Homes Built 1990 to 1994	3.8%	2.8%	2.8%
	2000 Homes Built 1980 to 1989	7.0%	4.7%	5.0%
	2000 Homes Built 1970 to 1979	8.4%	8.6%	10.6%
	2000 Homes Built 1960 to 1969	7.0%	8.5%	9.8%
	2000 Homes Built 1950 to 1959	8.4%	8.8%	12.6%
	2000 Homes Built Before 1949	54.1%	59.8%	54.1%
HOME VALUES	2000 Home Value \$1,000,000 or More	4.5%	1.3%	0.5%
	2000 Home Value \$500,000 to \$999,999	29.6%	7.7%	3.4%
	2000 Home Value \$400,000 to \$499,999	15.9%	6.8%	3.6%
	2000 Home Value \$300,000 to \$399,999	20.6%	13.1%	8.1%
	2000 Home Value \$200,000 to \$299,999	16.3%	26.7%	22.2%
	2000 Home Value \$150,000 to \$199,999	9.0%	20.8%	26.7%
	2000 Home Value \$100,000 to \$149,999	2.5%	17.4%	27.9%
	2000 Home Value \$50,000 to \$99,999	1.8%	5.3%	7.0%
	2000 Home Value \$25,000 to \$49,999	-	0.5%	0.4%
	2000 Home Value \$0 to \$24,999	-	0.3%	0.3%
	2000 Median Home Value	\$438,749	\$252,986	\$201,160
	2000 Median Rent	\$501	\$546	\$556

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Sw 13th Ave & W Burnside St Portland, OR		1 Mile	3 Miles	5 Miles
LABOR FORCE	2010 Est. Labor: Population Age 16+	31,176	122,694	309,015
	2010 Est. Civilian Employed	58.0%	62.9%	62.7%
	2010 Est. Civilian Unemployed	12.4%	9.0%	8.1%
	2010 Est. in Armed Forces	-	-	0.1%
	2010 Est. not in Labor Force	29.5%	28.0%	29.1%
	2010 Labor Force: Males	58.0%	51.2%	49.4%
	2010 Labor Force: Females	42.0%	48.8%	50.6%
OCCUPATION	2000 Occupation: Population Age 16+	15,223	74,508	191,341
	2000 Mgmt, Business, & Financial Operations	15.8%	16.5%	15.7%
	2000 Professional & Related	31.0%	31.6%	28.5%
	2000 Service	16.2%	14.0%	13.8%
	2000 Sales and Office	27.0%	25.4%	26.0%
	2000 Farming, Fishing, and Forestry	0.1%	0.2%	0.2%
	2000 Construction, Extraction, & Maintenance	2.8%	3.9%	5.2%
	2000 Production, Transport, & Material Moving	7.1%	8.5%	10.6%
	2000 Percent White Collar Workers	73.8%	73.4%	70.2%
	2000 Percent Blue Collar Workers	26.2%	26.6%	29.8%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	35.8%	53.5%	61.4%
	2000 Drive to Work in Carpool	4.8%	8.9%	10.7%
	2000 Travel to Work by Public Transportation	21.2%	16.7%	13.8%
	2000 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	2000 Walk or Bicycle to Work	32.9%	15.0%	8.7%
	2000 Other Means	1.0%	0.6%	0.5%
	2000 Work at Home	4.1%	5.1%	4.8%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	37.1%	32.4%	27.4%
	2000 Travel to Work in 15 to 29 Minutes	41.0%	45.3%	47.5%
	2000 Travel to Work in 30 to 59 Minutes	16.0%	17.7%	20.9%
	2000 Travel to Work in 60 Minutes or More	6.0%	4.6%	4.2%
	2000 Average Travel Time to Work	19.9	19.6	20.5
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$949 M	\$3.99 B	\$9.41 B
	2010 Est. Apparel	\$45.7 M	\$192 M	\$452 M
	2010 Est. Contributions & Gifts	\$60.6 M	\$269 M	\$621 M
	2010 Est. Education & Reading	\$28.6 M	\$119 M	\$270 M
	2010 Est. Entertainment	\$51.7 M	\$222 M	\$525 M
	2010 Est. Food, Beverages & Tobacco	\$154 M	\$632 M	\$1.49 B
	2010 Est. Furnishings & Equipment	\$40.2 M	\$176 M	\$415 M
	2010 Est. Health Care & Insurance	\$70.0 M	\$286 M	\$672 M
	2010 Est. Household Operations & Shelter & Utilities	\$288 M	\$1.20 B	\$2.82 B
	2010 Est. Miscellaneous Expenses	\$16.5 M	\$67.1 M	\$157 M
	2010 Est. Personal Care	\$14.0 M	\$58.1 M	\$137 M
	2010 Est. Transportation	\$180 M	\$771 M	\$1.85 B

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