

DO NOT DISTURB
THE EXISTING TENANT

1136 SW ALDER

SW 12TH & ALDER



PRIME SECOND GENERATION CORNER RETAIL

ADDRESS

1136 SW Alder Street | Portland, Oregon

AVAILABLE SPACE

1,624 SF – Additional lower level dedicated storage area available

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SW Alder @ 11th – 6,970 ADT ('22)

SW Alder St @ 13th – 4,840 ADT ('22)



HIGHLIGHTS

- Rare opportunity on the best corner in the West End! Abundant light-filled space with incredible window lines, exterior frontage and character-rich interior elements.
- Second generation space with existing HVAC/electrical/lighting and two restrooms.
- Nearby tenants: City Target, Multnomah Whiskey Library, Petunia's Pies & Pastries, Shalom Y'all, The Sentinel Hotel, The Green Room, Saint Cupcake and Jake's Grill.
- The property is served by the West End Security District, which provides cleaning services and 24/7 neighborhood patrols.
- Available September 1, 2023
- *PLEASE DO NOT DISTURB TENANT – TENANT IS RELOCATING*



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

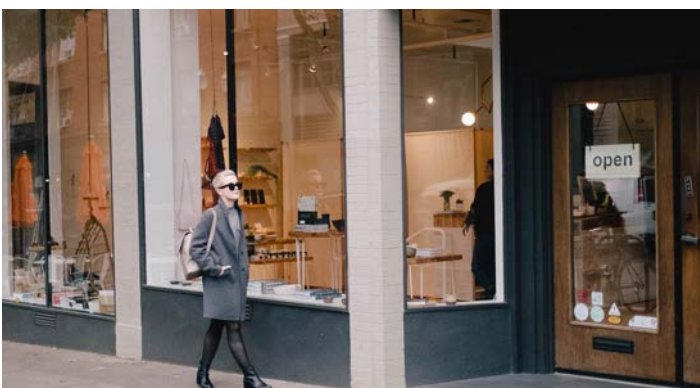
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1136 SW ALDER STREET

PORTLAND, OR

IMAGES

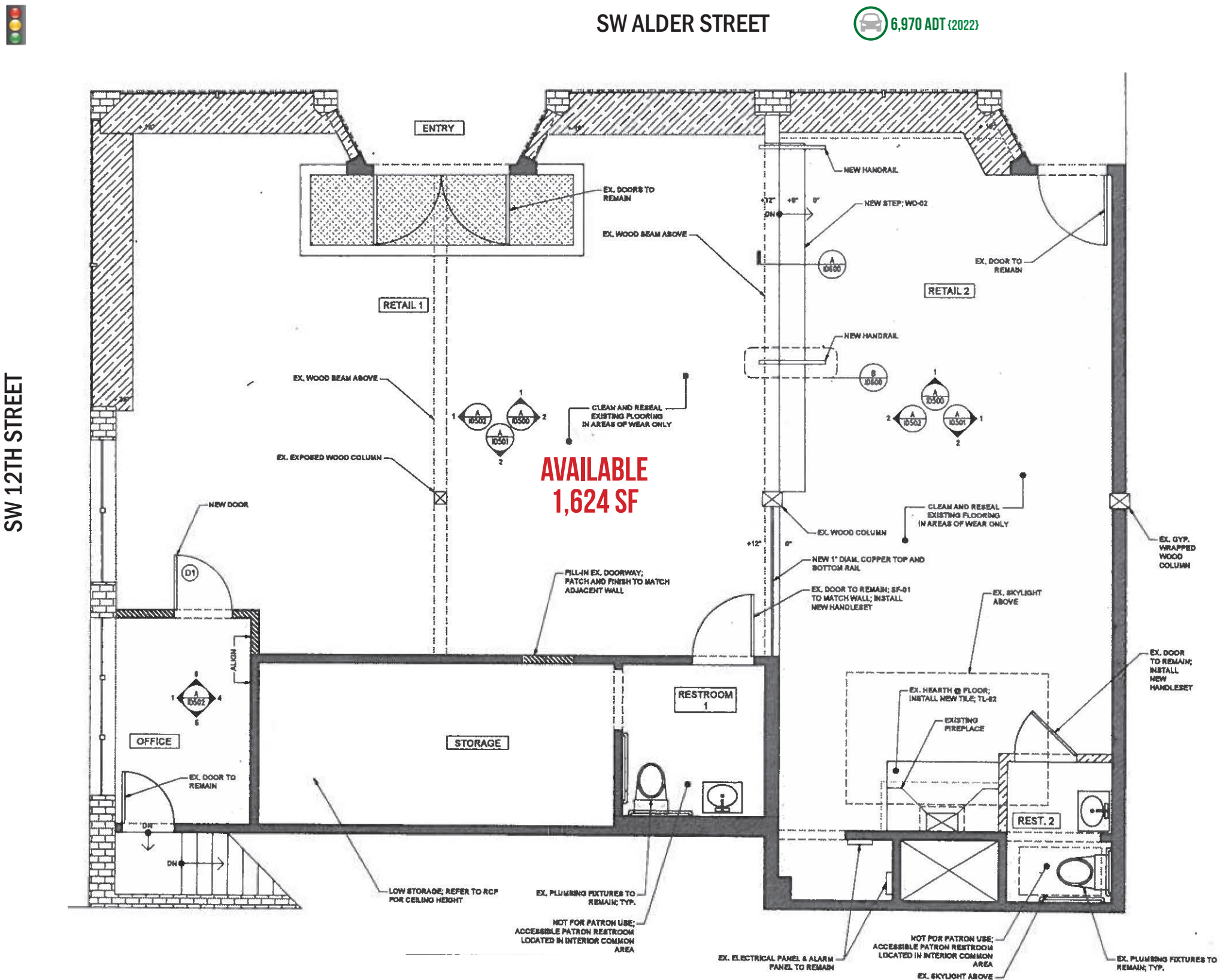




1136 SW ALDER STREET

PORTLAND, OR





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DEMOGRAPHIC SUMMARY

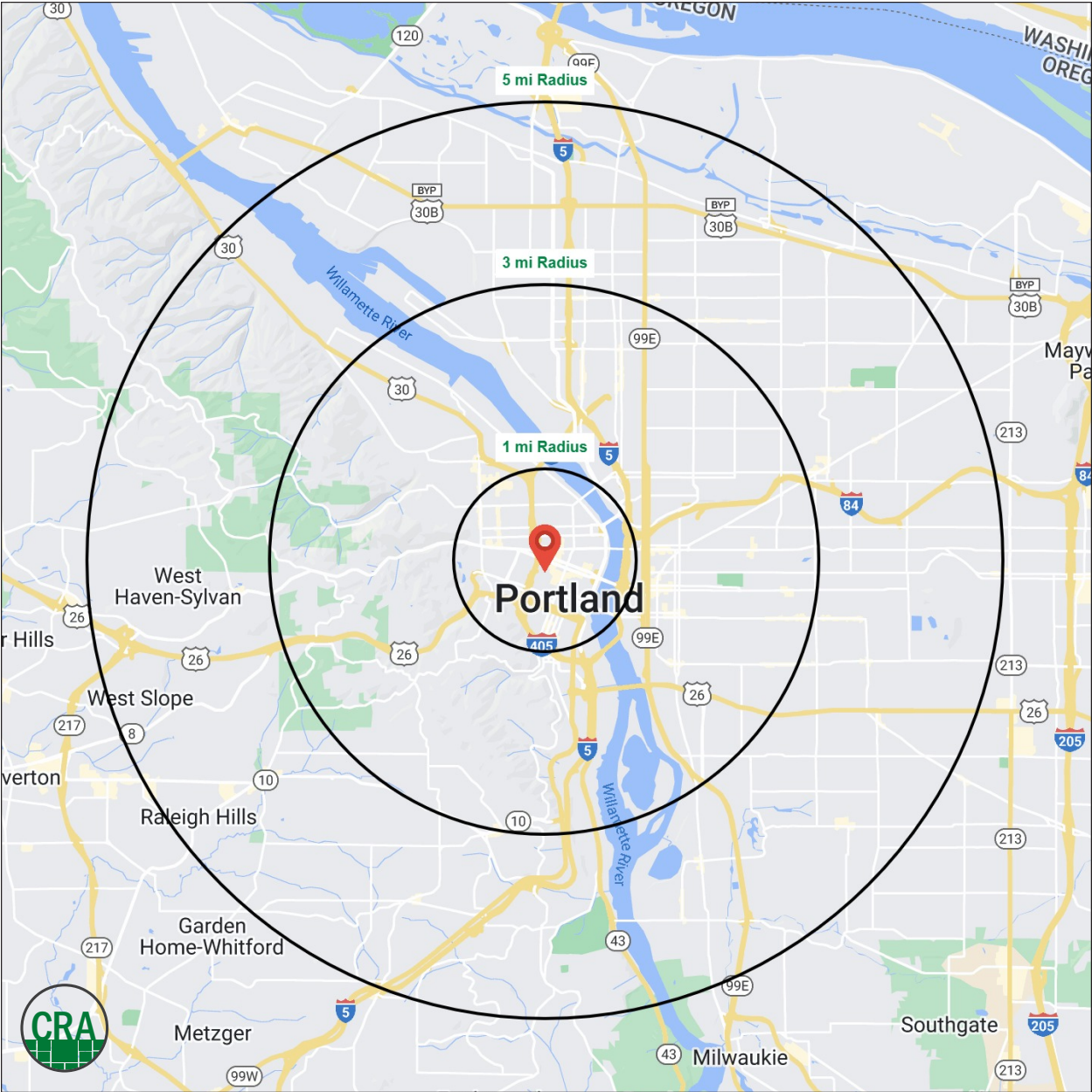
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	44,485	176,804	428,385
Average HH Income	\$89,948	\$114,120	\$120,184
Median Home Value	\$596,624	\$643,414	\$589,370
Daytime Demographics 16+	117,792	285,753	455,747
Some College or Higher	84.8%	87.3%	86.1%
Median Age	38.5	38.1	38.4

117,792

Daytime Demographics
1 MILE RADIUS

\$596,624

Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5211/-122.6837

1136 SW Alder St Portland, OR 97205	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	44,485	176,804	428,385
2027 Projected Population	44,282	182,346	440,642
2020 Census Population	45,426	178,007	432,431
2010 Census Population	37,759	144,508	377,001
Projected Annual Growth 2022 to 2027	-	0.6%	0.6%
Historical Annual Growth 2010 to 2022	1.5%	1.9%	1.1%
2022 Median Age	38.5	38.1	38.4
Households			
2022 Estimated Households	29,268	93,878	201,570
2027 Projected Households	29,567	97,908	210,246
2020 Census Households	29,829	94,173	202,251
2010 Census Households	23,305	74,423	173,563
Projected Annual Growth 2022 to 2027	0.2%	0.9%	0.9%
Historical Annual Growth 2010 to 2022	2.1%	2.2%	1.3%
Race and Ethnicity			
2022 Estimated White	71.5%	75.9%	76.1%
2022 Estimated Black or African American	5.0%	5.1%	4.8%
2022 Estimated Asian or Pacific Islander	10.5%	7.0%	7.4%
2022 Estimated American Indian or Native Alaskan	1.0%	0.7%	0.7%
2022 Estimated Other Races	12.0%	11.2%	11.0%
2022 Estimated Hispanic	13.3%	10.6%	9.7%
Income			
2022 Estimated Average Household Income	\$89,948	\$114,120	\$120,184
2022 Estimated Median Household Income	\$63,651	\$86,583	\$93,188
2022 Estimated Per Capita Income	\$60,312	\$61,117	\$56,928
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.2%	1.5%
2022 Estimated Some High School (Grade Level 9 to 11)	2.4%	1.8%	2.1%
2022 Estimated High School Graduate	10.9%	9.6%	10.3%
2022 Estimated Some College	15.7%	14.6%	16.1%
2022 Estimated Associates Degree Only	5.1%	4.7%	5.6%
2022 Estimated Bachelors Degree Only	35.0%	38.1%	36.4%
2022 Estimated Graduate Degree	29.0%	30.0%	28.0%
Business			
2022 Estimated Total Businesses	8,904	22,434	37,411
2022 Estimated Total Employees	102,322	238,841	343,810
2022 Estimated Employee Population per Business	11.5	10.6	9.2
2022 Estimated Residential Population per Business	5.0	7.9	11.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.