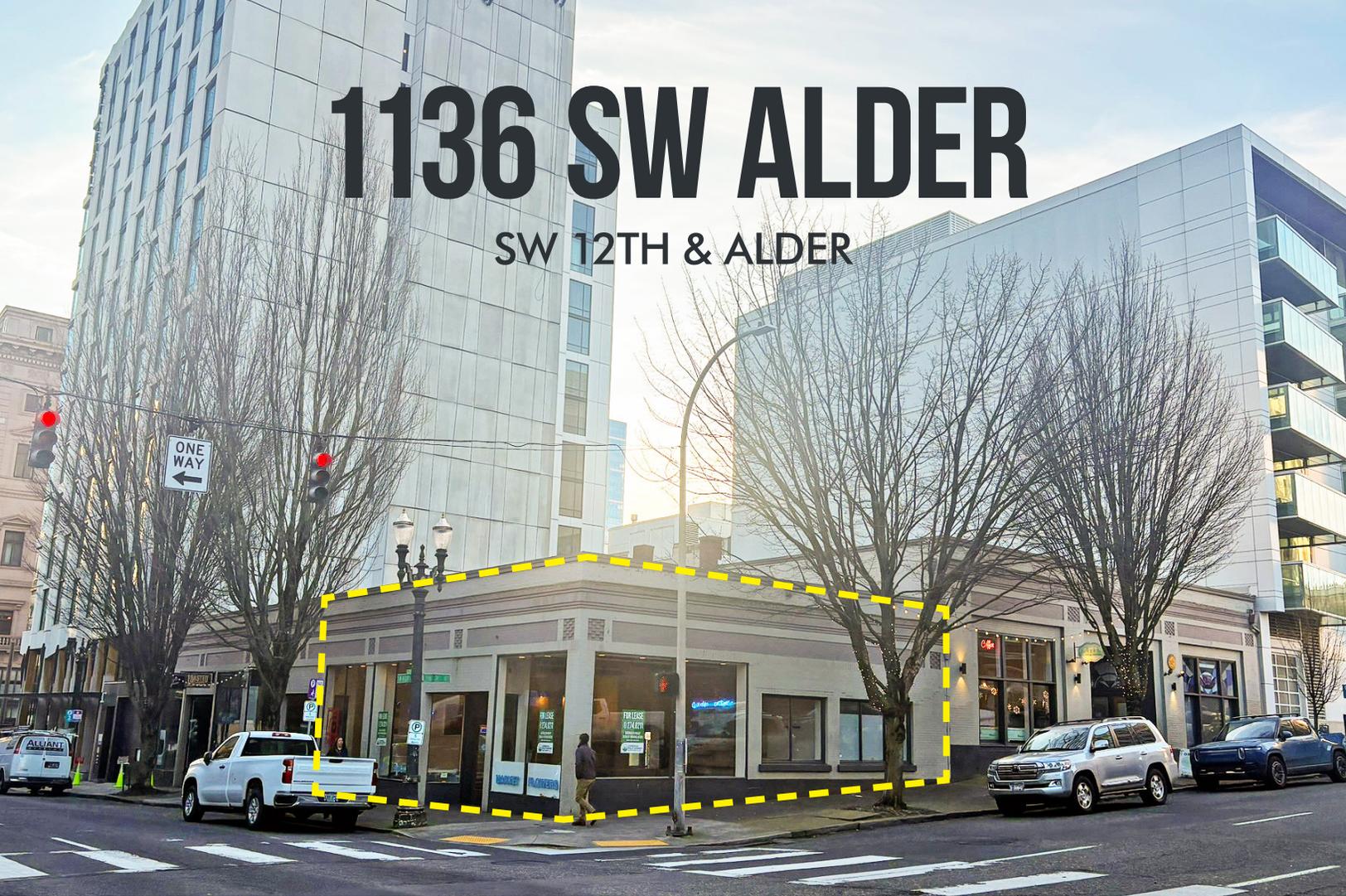


1136 SW ALDER

SW 12TH & ALDER



PRIME SECOND GENERATION CORNER CAFE/RETAIL

ADDRESS

1136 SW Alder Street | Portland, Oregon

AVAILABLE SPACE

1,624 SF – Plus additional lower level dedicated storage area available to tenant at market storage rate.

RENTAL RATE

\$35.00 PSF/YR/NNN

TRAFFIC COUNTS

SW Alder @ 11th – 6,965 ADT ('24)

SW Alder St @ 13th – 4,837 ADT ('25)

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 cafe/retail space with existing kitchen infrastructure, grease interceptor, sinks, ADA restroom and more.
- Building tenants include Multnomah Whiskey Library, Toasted S'mores Bar, Petunia's Pies & Pastries, The Green Room and Omakase Sushi (coming soon). Nearby tenants include Hachi, Dolly Olive, Bar Dolly, Tanaka, Hyatt Centric, KB & Co, Machus, Halo Shoes, Milworks, Stumptown Coffee, and more!
- Located in the heart of the tourist district with over 8 hotels in a three-block area. The property is served by the West End Security District, which provides cleaning services and 24/7 neighborhood patrols.



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1136 SW ALDER STREET

PORTLAND, OR

IMAGES



1136 SW ALDER STREET
PORTLAND, OR
MACDONALD WEST ARTS
MACDONALD RESIDENCE

SITE

10W Redevelopment mixed use office/retail coming soon
11W New Mixed-Use Development Class A Office/Residential/Retail



1136 SW ALDER STREET

PORTLAND, OR

SITE PLAN



FLOOR PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

1136 SW ALDER STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

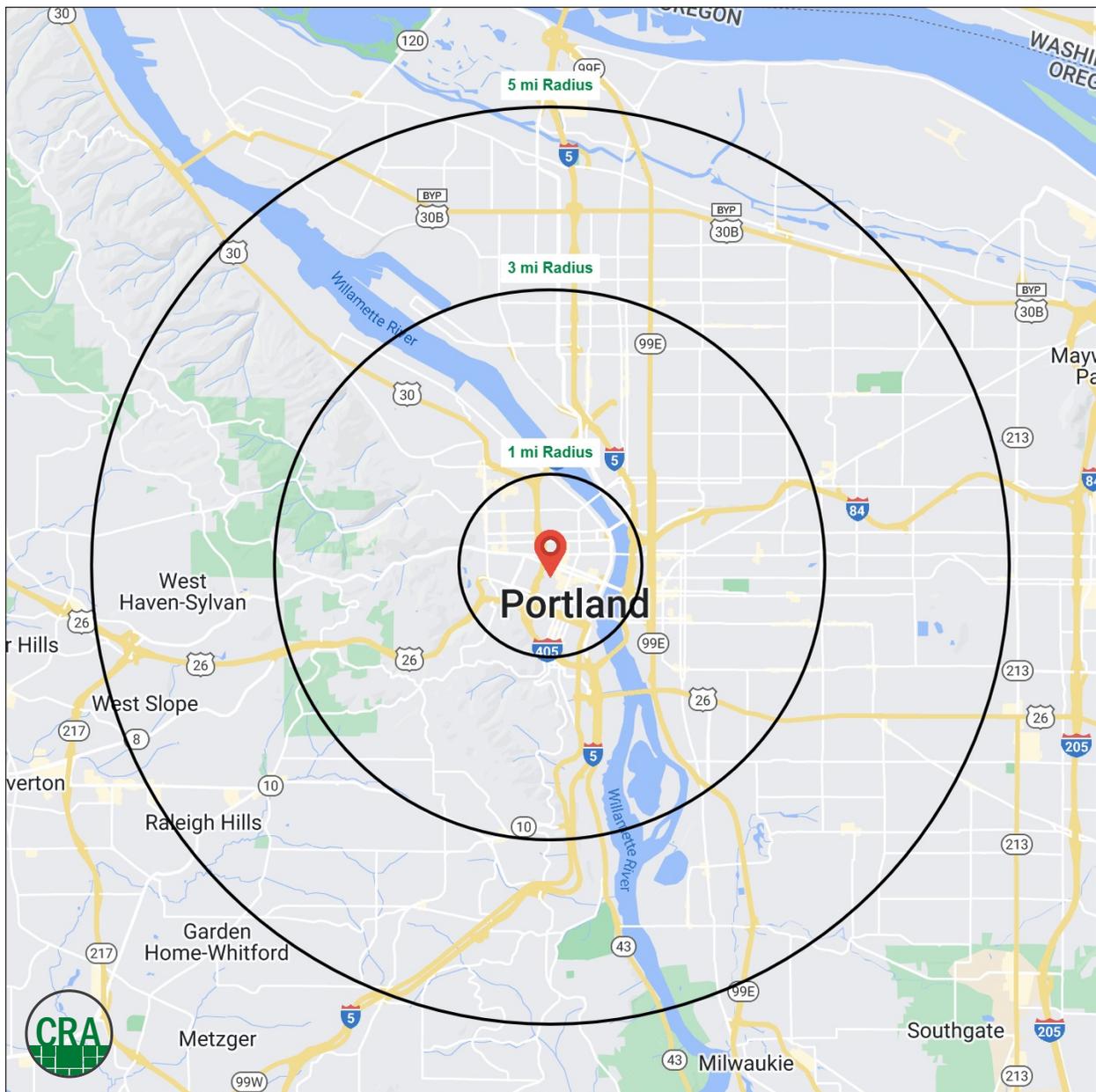
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	60,759	194,772	440,193
Average HH Income	\$117,038	\$141,157	\$149,807
Median Home Value	\$652,042	\$744,305	\$689,333
Daytime Demographics 16+	120,257	268,416	427,099
Some College or Higher	82.0%	86.3%	86.1%
Median Age	38.9	38.6	39.2

120,257

Daytime Demographics
1 MILE RADIUS

\$652,042

Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 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			
2025 Estimated Population	60,759	194,772	440,193
2030 Projected Population	60,594	195,686	434,608
2020 Census Population	45,426	178,007	432,431
2010 Census Population	37,759	144,508	377,001
Projected Annual Growth 2025 to 2030	-	-	-0.3%
Historical Annual Growth 2010 to 2025	4.1%	2.3%	1.1%
2025 Median Age	38.9	38.6	39.2
Households			
2025 Estimated Households	32,940	101,792	208,574
2030 Projected Households	33,972	104,389	209,074
2020 Census Households	29,829	94,172	202,250
2010 Census Households	23,305	74,423	173,563
Projected Annual Growth 2025 to 2030	0.6%	0.5%	-
Historical Annual Growth 2010 to 2025	2.8%	2.5%	1.3%
Race and Ethnicity			
2025 Estimated White	71.4%	74.1%	74.8%
2025 Estimated Black or African American	6.2%	5.8%	5.4%
2025 Estimated Asian or Pacific Islander	9.0%	7.2%	7.3%
2025 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.7%
2025 Estimated Other Races	12.3%	12.0%	11.8%
2025 Estimated Hispanic	11.7%	10.9%	10.6%
Income			
2025 Estimated Average Household Income	\$117,038	\$141,157	\$149,807
2025 Estimated Median Household Income	\$80,619	\$102,249	\$111,345
2025 Estimated Per Capita Income	\$64,062	\$74,162	\$71,300
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.4%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.3%	2.4%
2025 Estimated High School Graduate	12.4%	9.9%	10.1%
2025 Estimated Some College	17.4%	15.5%	15.9%
2025 Estimated Associates Degree Only	5.4%	5.1%	5.7%
2025 Estimated Bachelors Degree Only	31.9%	37.4%	37.9%
2025 Estimated Graduate Degree	27.4%	28.3%	26.5%
Business			
2025 Estimated Total Businesses	8,866	22,575	37,778
2025 Estimated Total Employees	99,992	215,267	309,585
2025 Estimated Employee Population per Business	11.3	9.5	8.2
2025 Estimated Residential Population per Business	6.9	8.6	11.7

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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