

DO NOT DISTURB TENANT

FOR LEASE

# RETAIL/OFFICE SPACE ON DIVISION



CLOSE-IN SE PORTLAND

## ADDRESS

1235 SE Division St. STE 108  
Portland, OR 97202

## AVAILABLE SPACE

- 2,232 SF Ground Floor Retail, Office, or Production space

## RENTAL RATE

Call broker for details on rate

## TRAFFIC COUNTS

SE Division – 5,956 ADT ('24)

Walk Score

94

Bike Score

100

Transit Score

66

## HIGHLIGHTS

- Prominent location with strong visibility and easy access
- Creative feel, large windows, and private entrance
- Join numerous businesses in the Studio 1235 Creative Center



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

Sam LeFeber

503.866.1956 | sam@cra-nw.com

503.274.0211

[www.cra-nw.com](http://www.cra-nw.com)

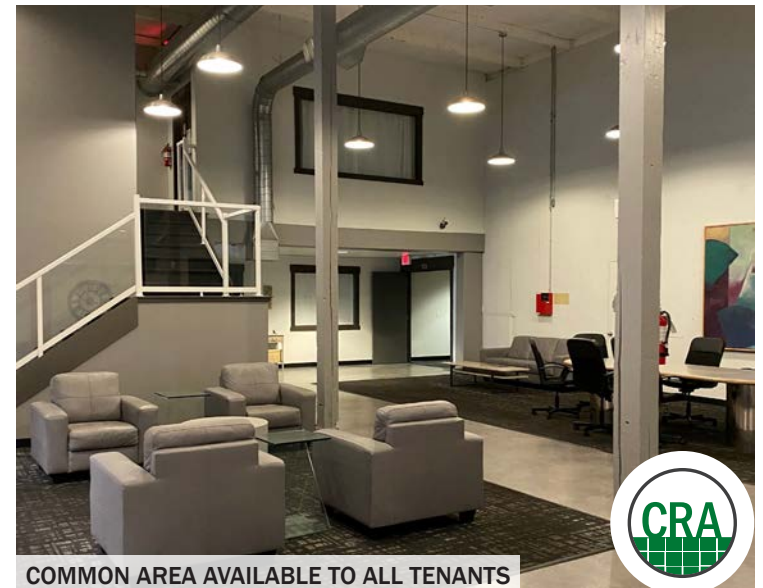


# DIVISION RETAIL/OFFICE SPACE

## 1235 SE DIVISION STREET

PORTLAND, OR

### PHOTOS





**DIVISION RETAIL/OFFICE SPACE**  
**1235 SE DIVISION STREET**  
PORTLAND, OR

**SITE**

**ABERNETHY  
ELEMENTARY  
SCHOOL**

**ST PHILIP NERI PARISH**

**THE PAULIST  
CENTER**

**NOSSA  
FAMILIA  
COFFEE**

**PASTINI**

**5,956 ADT ('24)** SE Division St

SE Division St

SE Division St

SE Division St **5,573 ADT ('24)**

**Pine State  
DISCOUNTS**  
**STUDIO 40**

**VIRTUOUS PIE**

**THE GORITOS**

SE Ivon St

SE 14th Ave

SE Ivon St

SE 15th Ave

SE Clinton St

SE 17th Ave

SE 18th Ave

SE Clinton St

**NEW SEASONS  
MARKET**

**DOUBLE BARREL**

**Dominos**

SE Ivon St

**Fifty  
Ficks**

**Fair Wagon**

**yama  
SUSHI & SAKÉ BAR**

**CRA**



SE Taggart St

SE Taggart St

SE Taggart St

SE Clinton St

SE 12th Ave **3,424 ADT ('24)**

**4,540 ADT ('24)**

SE 13th Ave

SE Elliott Ave  
SE Spruce Ave  
SE Birch St

**SKYHOOK  
BOULDERING**

**DOUBLE  
DRAGON**

**FUNHOUSE  
LOUNGE**

**Genies**

SE Grant St

SE 20th Ave

SE 19th Ave

SE 18th Ave

SE 17th Ave

SE 16th Ave

SE 15th Ave

SE 14th Ave

SE 13th Ave

SE 12th Ave

SE 11th Ave

SE 10th Ave

SE 9th Ave

SE 8th Ave

SE 7th Ave

SE 6th Ave

SE 5th Ave

SE 4th Ave

SE 3rd Ave

SE 2nd Ave

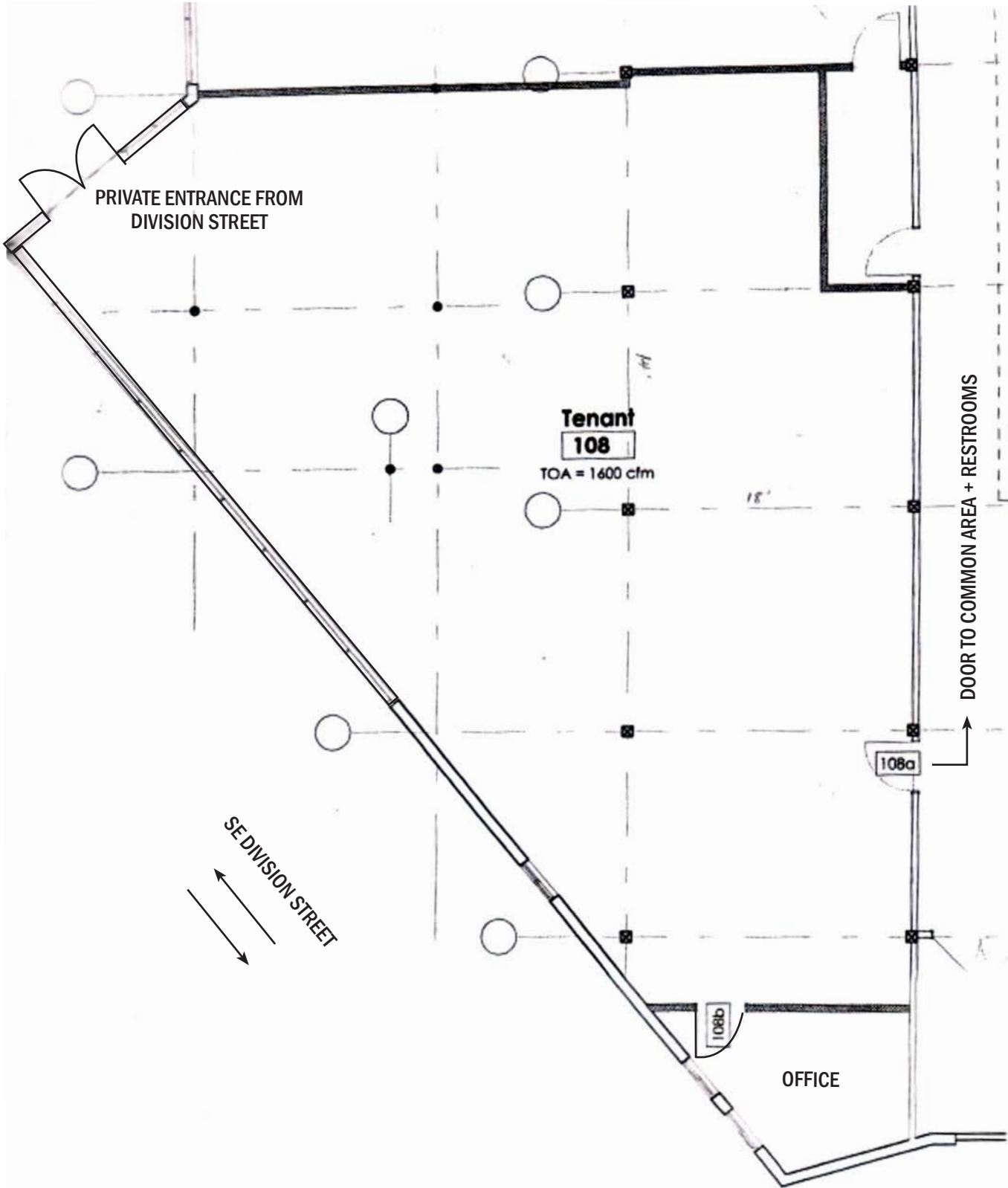
SE 1st Ave

SE 0th Ave



**DIVISION RETAIL/OFFICE SPACE**  
**1235 SE DIVISION STREET**  
PORTLAND, OR

**FLOOR PLAN**



# DIVISION RETAIL/OFFICE SPACE

## 1235 SE DIVISION STREET

### DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis – SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	21,384	113,812	230,515
Estimated Households	11,253	57,973	117,815
Average HH Income	\$130,297	\$118,967	\$137,832
Median Home Value	\$687,610	\$645,465	\$683,446
Daytime Demographics 16+	25,551	179,946	278,015
Some College or Higher	85.3%	84.1%	85.7%

**\$130,297**

Average Household Income  
1 MILE RADIUS

**36.6**

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5051/-122.6529

1235 SE Division St Portland, OR 97202	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	21,384	113,812	230,515
2029 Projected Population	21,673	112,395	227,036
2020 Census Population	21,238	103,293	220,426
2010 Census Population	17,949	85,842	185,077
Projected Annual Growth 2024 to 2029	0.3%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	1.4%	2.3%	1.8%
2024 Median Age	36.6	38.0	39.0
<b>Households</b>			
2024 Estimated Households	11,253	57,973	117,815
2029 Projected Households	11,493	58,093	117,271
2020 Census Households	10,704	55,191	113,292
2010 Census Households	8,987	44,056	92,535
Projected Annual Growth 2024 to 2029	0.4%	-	-
Historical Annual Growth 2010 to 2024	1.8%	2.3%	2.0%
<b>Race and Ethnicity</b>			
2024 Estimated White	78.8%	75.2%	76.8%
2024 Estimated Black or African American	3.3%	4.4%	4.1%
2024 Estimated Asian or Pacific Islander	5.9%	7.6%	7.2%
2024 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.7%
2024 Estimated Other Races	11.3%	11.9%	11.2%
2024 Estimated Hispanic	10.0%	10.5%	9.9%
<b>Income</b>			
2024 Estimated Average Household Income	\$130,297	\$118,967	\$137,832
2024 Estimated Median Household Income	\$98,592	\$89,328	\$102,251
2024 Estimated Per Capita Income	\$68,925	\$61,155	\$70,846
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	2.1%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.7%	2.2%
2024 Estimated High School Graduate	11.1%	11.1%	10.5%
2024 Estimated Some College	17.6%	17.8%	15.8%
2024 Estimated Associates Degree Only	5.7%	6.0%	5.7%
2024 Estimated Bachelors Degree Only	37.6%	35.4%	36.8%
2024 Estimated Graduate Degree	24.4%	25.0%	27.4%
<b>Business</b>			
2024 Estimated Total Businesses	2,855	14,447	24,057
2024 Estimated Total Employees	20,550	145,985	213,293
2024 Estimated Employee Population per Business	7.2	10.1	8.9
2024 Estimated Residential Population per Business	7.5	7.9	9.6

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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*For more information, please contact:*

**SAM LEFEBER** 503.866.1956 | sam@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

📍 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



**www.cra-nw.com**



**503.274.0211**

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