

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

- 1,000 - 2,232 SF Ground Floor Retail, Office, or Production space.
- Space can be subdivided, many options available, call broker for details!

RENTAL RATE

Call broker for details on rate

TRAFFIC COUNTS

SE Division – 5,956 ADT ('24)



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

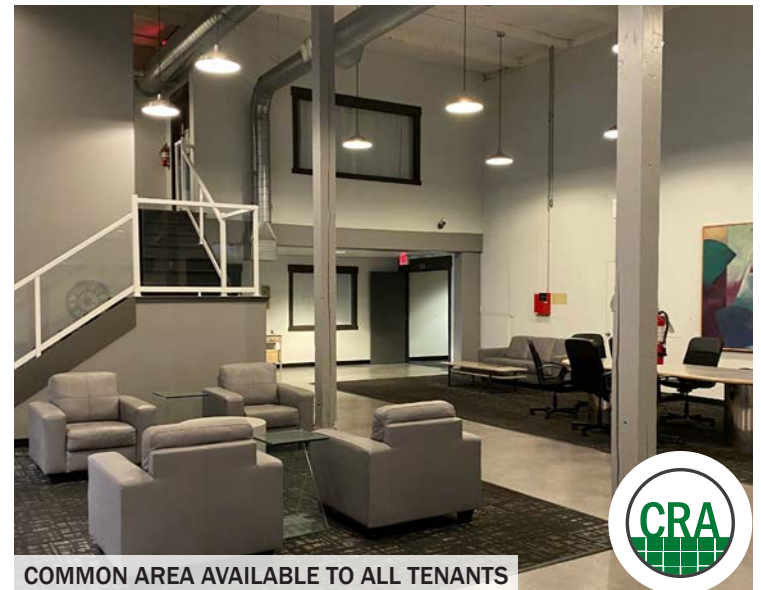
503.274.0211
www.cra-nw.com

PHOTOS

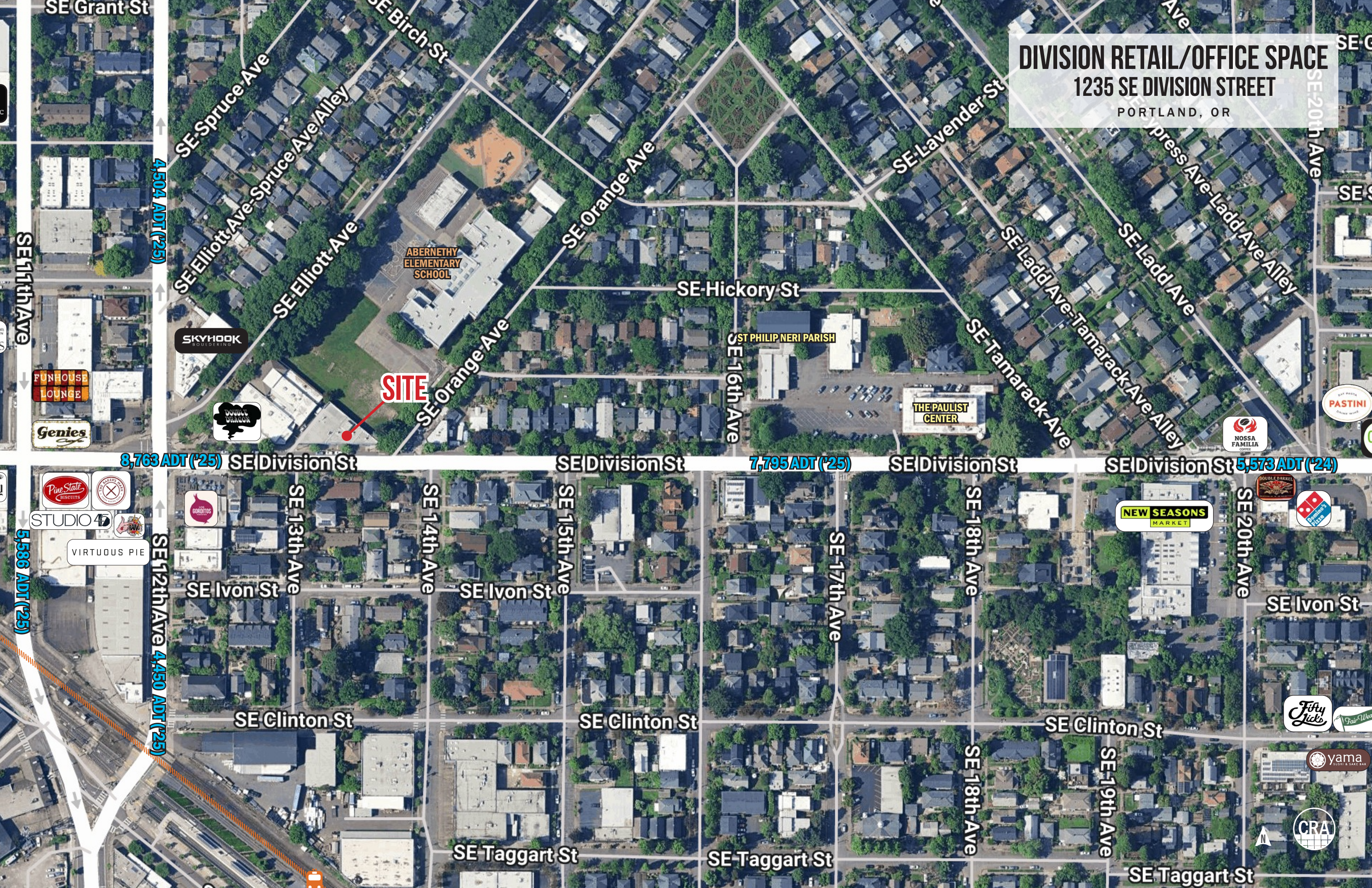
DIVISION RETAIL/OFFICE SPACE

1235 SE DIVISION STREET

PORTLAND, OR



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



SITE

**ABERNETHY
ELEMENTARY
SCHOOL**

**SKYHOOK
BOULDERING**

**DOUBLE
DRAGON**

**FUNHOUSE
LOUNGE**

Genies

**Pine State
DISCOUNTS**

STUDIO 40

VIRTUOUS PIE

GORITOS

SE Ivon St

SE 13th Ave

SE 14th Ave

SE Ivon St

SE 15th Ave

SE Clinton St

SE Taggart St

7,795 ADT (25)

SE 17th Ave

SE Taggart St

SE Division St

SE 18th Ave

SE Clinton St

SE 19th Ave

SE Taggart St

**NEW SEASONS
MARKET**

DOUBLE BARREL

**DOMINO'S
PIZZA**

SE Ivon St

**Fifty
Fifty**

**Fair
Weather**

**yama
JAPANESE
BAR & GRILL**

CRA

N

4,504 ADT (25)

8,763 ADT (25)

4,450 ADT (25)

SE Division St 5,573 ADT (24)

SE 20th Ave

SE Ivon St

SE Clinton St

SE 19th Ave

SE Taggart St

SE Elliott Ave

SE Spruce Ave

SE Elliott Ave-Spruce Ave Alley

SE Birch St

SE Orange Ave

SE Hickory St

SE 16th Ave

ST PHILIP NERI PARISH

**THE PAULIST
CENTER**

SE Lavender St

SE Ladd Ave

SE Tamarack Ave

SE Ladd Ave

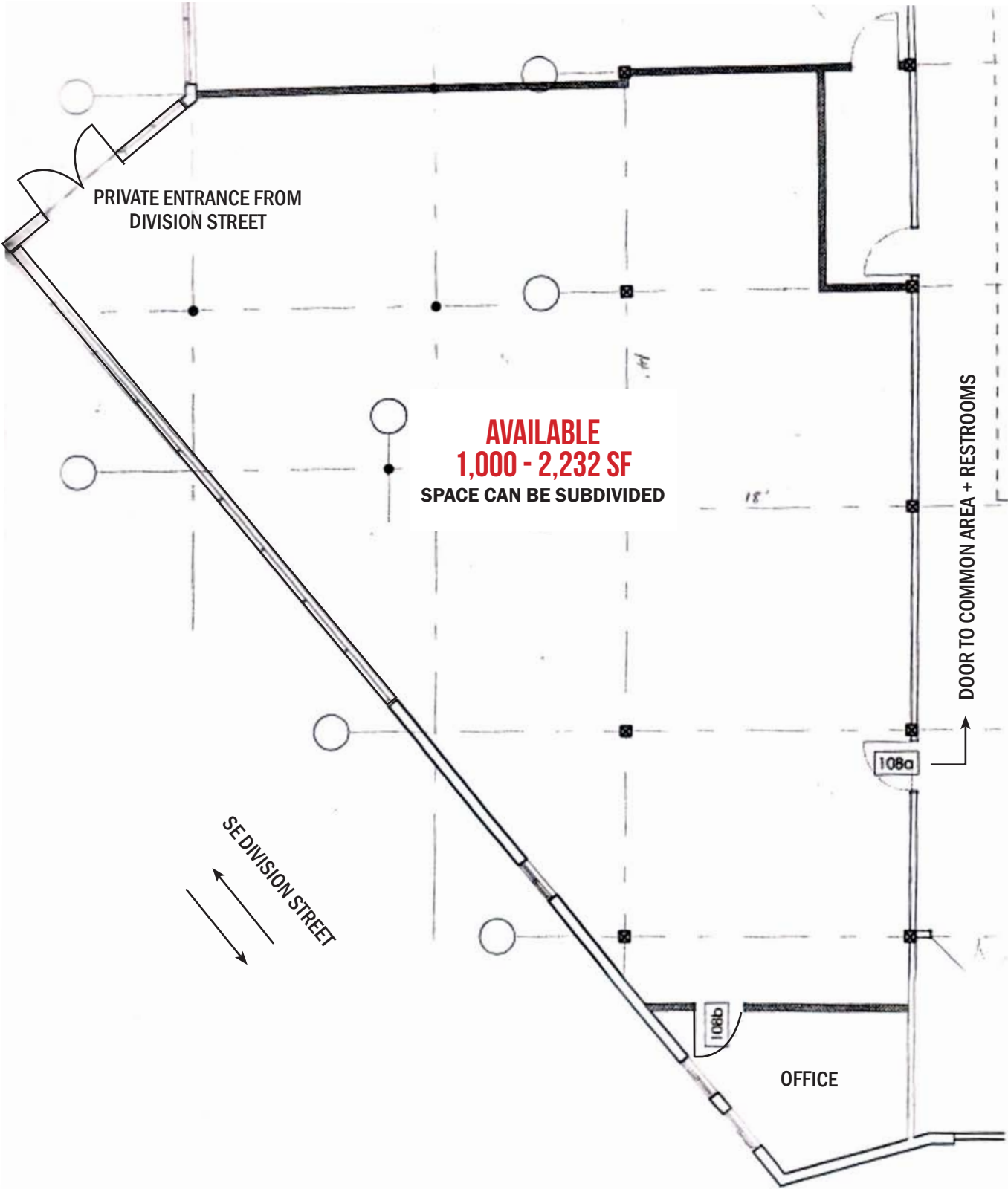
SE Ladd Ave-Ladd Ave Alley

SE 20th Ave

SE S

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
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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

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

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www.cra-nw.com



503.274.0211

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.