

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 - 12,291 ADT ('25)



### 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



# DIVISION RETAIL/OFFICE SPACE

## 1235 SE DIVISION STREET

PORTLAND, OR

### PHOTOS



COMMON AREA AVAILABLE TO ALL TENANTS

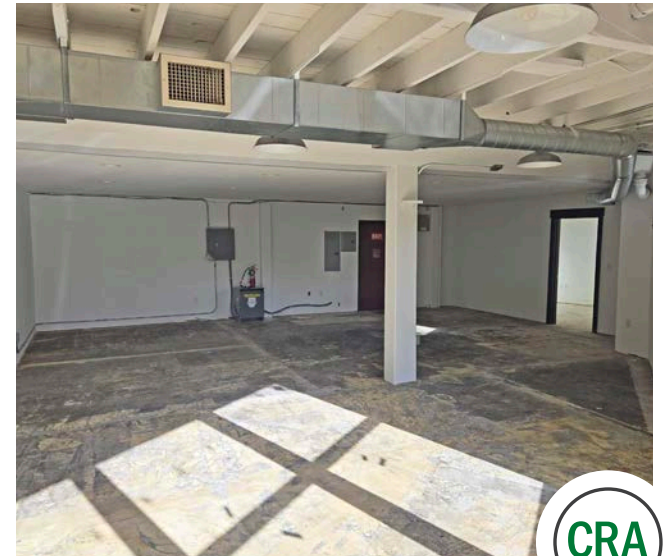
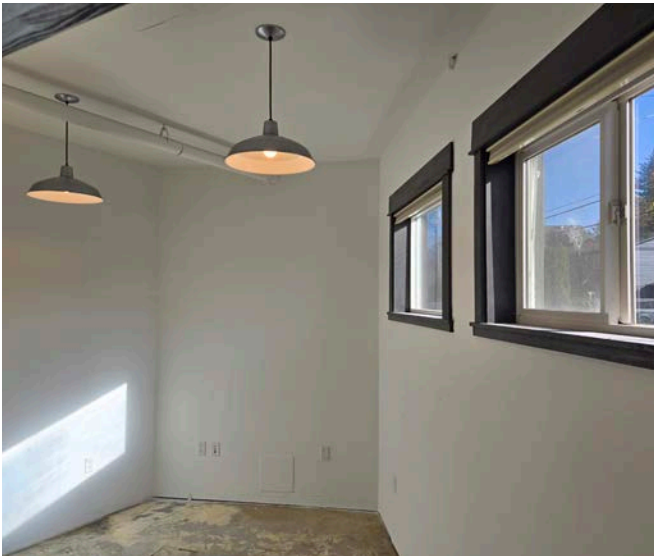


# DIVISION RETAIL/OFFICE SPACE

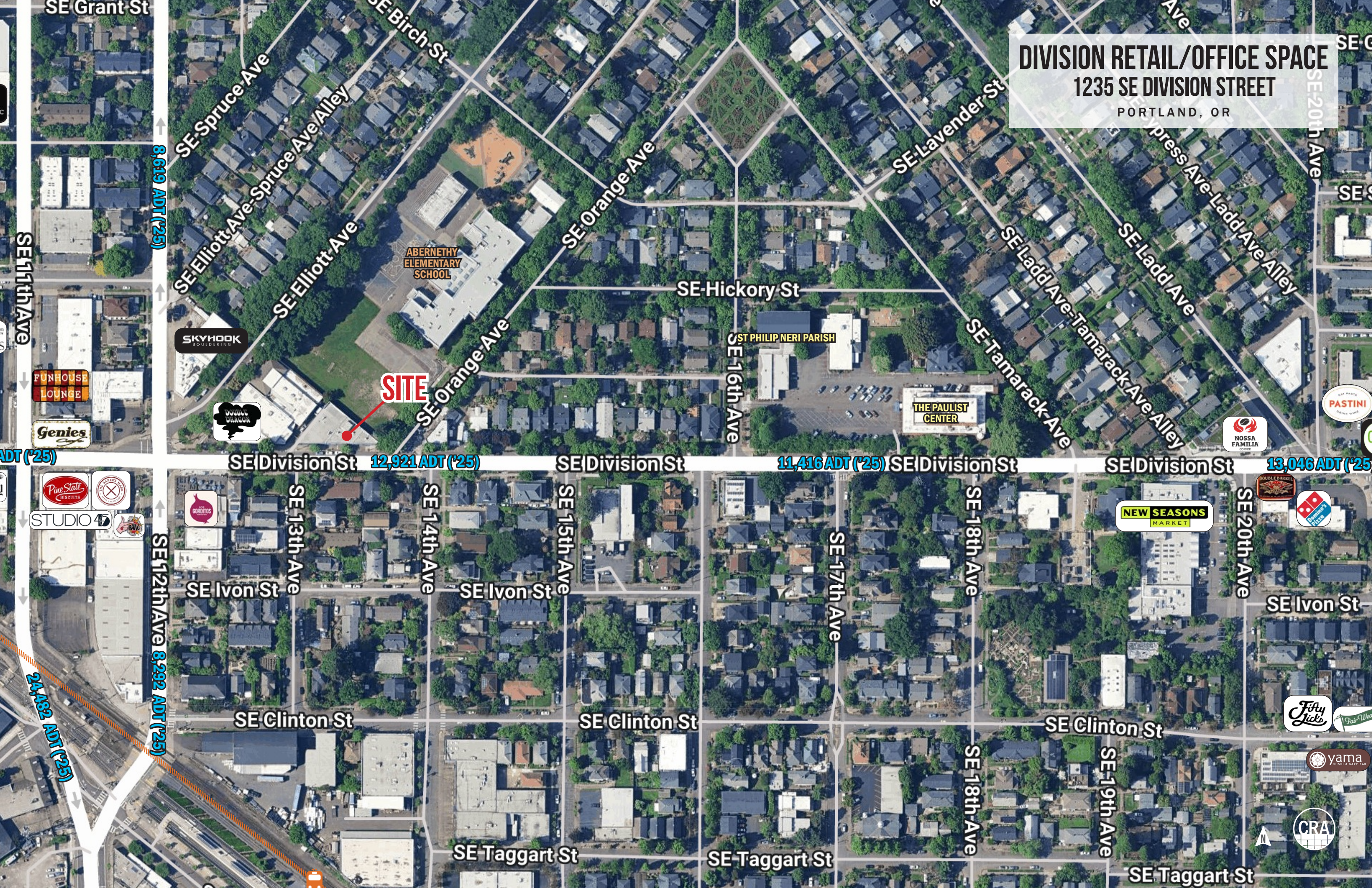
## 1235 SE DIVISION STREET

PORTLAND, OR

### INTERIOR PHOTOS



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



8,619 ADT (25)

SE Division St 12,921 ADT (25)

SE Division St 11,416 ADT (25)

SE Division St 13,046 ADT (25)

ADT (25)

24,482 ADT (25)

SE 12th Ave 8,292 ADT (25)

**SITE**

ABERNETHY  
ELEMENTARY  
SCHOOL

ST PHILIP NERI PARISH

THE PAULIST  
CENTER

SKYHOOK  
BOULDERING

DOUBLE  
DRAGON

FUNHOUSE  
LOUNGE

Genies

STUDIO 40

NEW SEASONS  
MARKET

DOMINO'S

Fifty  
Ficks

yama  
SUSHI & SAKÉ BAR

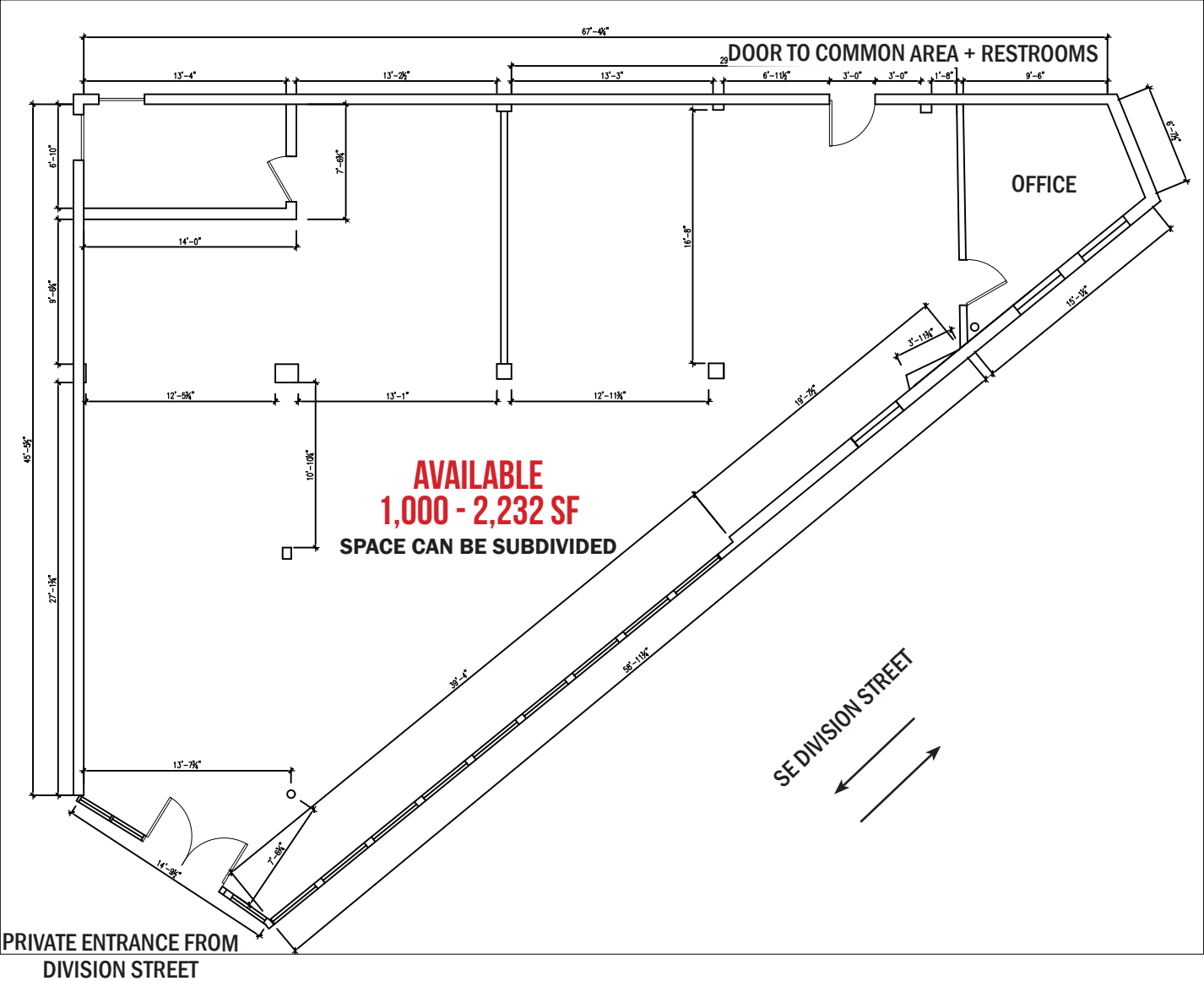
CRA

# DIVISION RETAIL/OFFICE SPACE

## 1235 SE DIVISION STREET

### FLOOR PLAN

PORTLAND, OR



# DIVISION RETAIL/OFFICE SPACE

## 1235 SE DIVISION STREET

### DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	21,365	113,347	233,943
Estimated Households	11,188	57,291	118,340
Average HH Income	\$127,799	\$120,458	\$137,093
Median Home Value	\$707,042	\$659,529	\$702,126
Daytime Demographics 16+	25,804	180,430	281,603
Some College or Higher	86.6%	85.3%	86.3%

**\$127,799**

Average Household Income  
1 MILE RADIUS

**36.7**

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 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>			
2025 Estimated Population	21,365	113,347	233,943
2030 Projected Population	21,753	112,567	232,345
2020 Census Population	21,197	102,179	220,542
2010 Census Population	17,922	84,817	185,167
Projected Annual Growth 2025 to 2030	0.4%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2025	1.3%	2.2%	1.8%
2025 Median Age	36.7	38.1	39.0
<b>Households</b>			
2025 Estimated Households	11,188	57,291	118,340
2030 Projected Households	11,523	58,202	119,468
2020 Census Households	10,681	54,483	113,358
2010 Census Households	8,972	43,403	92,586
Projected Annual Growth 2025 to 2030	0.6%	0.3%	0.2%
Historical Annual Growth 2010 to 2025	1.6%	2.1%	1.9%
<b>Race and Ethnicity</b>			
2025 Estimated White	78.7%	75.3%	76.8%
2025 Estimated Black or African American	3.3%	4.4%	4.1%
2025 Estimated Asian or Pacific Islander	5.9%	7.5%	7.2%
2025 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.7%
2025 Estimated Other Races	11.4%	11.9%	11.2%
2025 Estimated Hispanic	9.9%	10.5%	9.8%
<b>Income</b>			
2025 Estimated Average Household Income	\$127,799	\$120,458	\$137,093
2025 Estimated Median Household Income	\$98,505	\$90,465	\$101,384
2025 Estimated Per Capita Income	\$67,257	\$61,404	\$69,720
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.6%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	2.2%	2.7%	2.3%
2025 Estimated High School Graduate	10.3%	10.4%	10.0%
2025 Estimated Some College	18.8%	18.1%	15.8%
2025 Estimated Associates Degree Only	5.8%	5.8%	5.8%
2025 Estimated Bachelors Degree Only	37.9%	35.3%	37.2%
2025 Estimated Graduate Degree	24.1%	26.0%	27.5%
<b>Business</b>			
2025 Estimated Total Businesses	2,850	14,598	24,383
2025 Estimated Total Employees	20,475	145,894	214,194
2025 Estimated Employee Population per Business	7.2	10.0	8.8
2025 Estimated Residential Population per Business	7.5	7.8	9.6

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

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:*

**SAM LEFEBER** 503.866.1956 | sam@cra-nw.com  
**JOHN BAUSONE** 503.729.5608 | john@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](http://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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.