NE BROADWAY

SECOND GENERATION CAFE SPACE



FOR LEASE ➤ PORTLAND, OR

ADDRESS

1301 NE Broadway St. Suite A
Portland, Oregon

AVAILABLE SPACE

1,500 SF

ASKING RATE

$28.00/PSF/YR/NNN

TRAFFIC COUNTS

NE Broadway – 17,020 ADT ('26)

Walk Score 94

Bike Score 100

Transit Score 69

HIGHLIGHTS

- In the heart of the Irvington District on NE Broadway & 13th Ave
- Off-street parking spaces available, non-exclusive, shared with the adjacent tenant
- Rare pylon signage fronting Broadway
- Currently built-out for cafe, food and beverage operating tenant or retail user, including walk-in, restrooms, plumbing infrastructure and more (no grease trap/ interceptor).
- Two blocks from Lloyd Center re-development
- Other retailers in the immediate area include Safeway, Dollar Tree, LA Fitness, Goodwill, Footwise, Pastini, McMenamins, Sabor Latino PDX, Bluefin Tuna & Sushi and many more!
- Area is well served by public transportation and has good visibility

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NE BROADWAY CAFE
1301 NE BROADWAY
PORTLAND, OR

PHOTOS

















NE BROADWAY CAFE

1301 NE BROADWAY

PORTLAND, OR

SITE

NE Tillamook St
NE Hancock St
NE Schuyler St
NE Broadway
NE Weidler St
NE Halsey St
NE Multnomah St
NE Holladay St
NE Lloyd Blvd
NE Oregon St
NE Irving St
NE Glisan St
NE Flanders St
NE Everett St
NE Davis St
NE Couch St
NE 14th Ave
NE 16th Ave
NE 21st Ave
NE 22nd Ave
NE 9th Ave
NE 11th Ave
NE 13th Ave
NE 12th Ave
NE Martin Luther King Jr Blvd
NE Grand Ave
N Broadway
N Weidler St
Broadway Bridge
NE Wheeler Ave
Steel Bridge
Willamette River
NE Sandy Blvd
NE 20th Ave

19,682 ADT (26)
22,829 ADT (26)
26,760 ADT (26)
14,036 ADT (26)
24,770 ADT (26)
16,634 ADT (26)
14,365 ADT (24)
17,020 ADT (26)
15,906 ADT (26)
8,290 ADT (26)
30,840 ADT (26)
3,628 ADT (26)
7,934 ADT (26)
10,464 ADT (26)
173,117 ADT (26)
24,013 ADT (26)
10,546 ADT (26)
157,763 ADT (26)
116,717 ADT (26)
9,463 ADT (26)

THE MARCUS APARTMENTS
PROPOSED
3 STORY APT BLDG

LLOYD CENTER
REDEVELOPMENT IN PROGRESS

MIRACLES CENTRAL
NEWLY COMPLETED
47 RESIDENTIAL UNITS

THE AMBRIDGE EVENT CENTER

KAISER PARKING GARAGE
PROPOSED
700 STALLS

MERRICK APTS

THE UNION APTS

HASSALO ON EIGHTH
THREE NEW BUILDINGS
657 RESIDENTIAL UNITS
44,000 SF RETAIL

1400 NE MULTNOMAH
PROPOSED
MIXED-USE DEVELOPMENT
980 RESIDENTIAL UNITS

TWENTY TWENTY
COMPLETED
162 RESIDENTIAL UNITS

OREGON SQUARE
PROPOSED
1,030 RESIDENTIAL UNITS

OREGON CONVENTION CENTER

HYATT REGENCY
PORTLAND AT THE OREGONCONVENTION CENTER

METRO COUNCIL OFFICE

BENSON POLYTECHNIC HIGH SCHOOL
1,052 STUDENTS

PORTLAND TENNIS CENTER

WILLAMETTE VALLEY MEAT COMPANY

MEMORIAL COLISEUM

MODA CENTER

HOLLADAY PARK

Sullivan Gulch

CRA

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1301 NE BROADWAY
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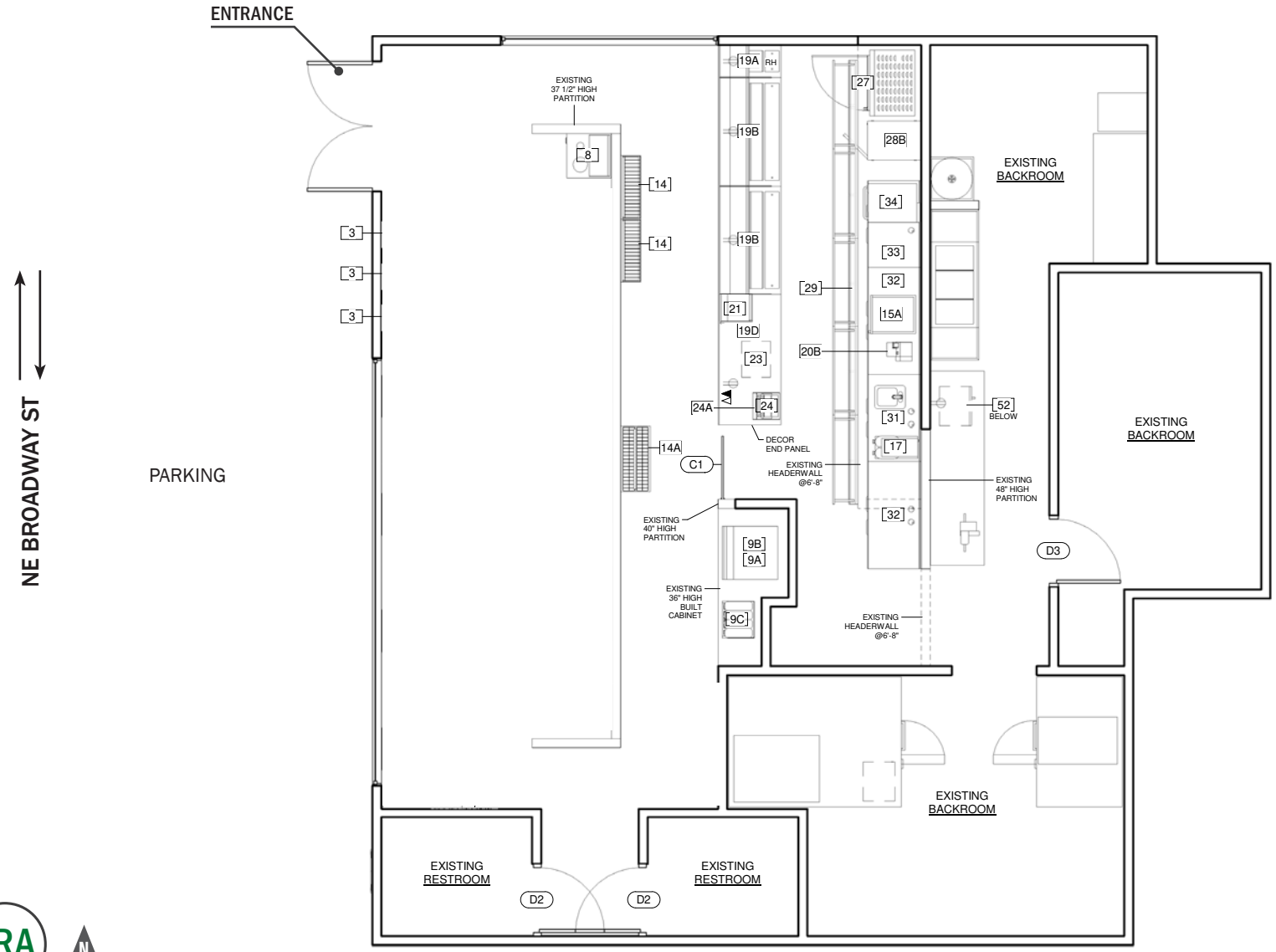
SITE PLAN



CRA

NE BROADWAY CAFE
1301 NE BROADWAY
PORTLAND, OR

FLOOR PLAN



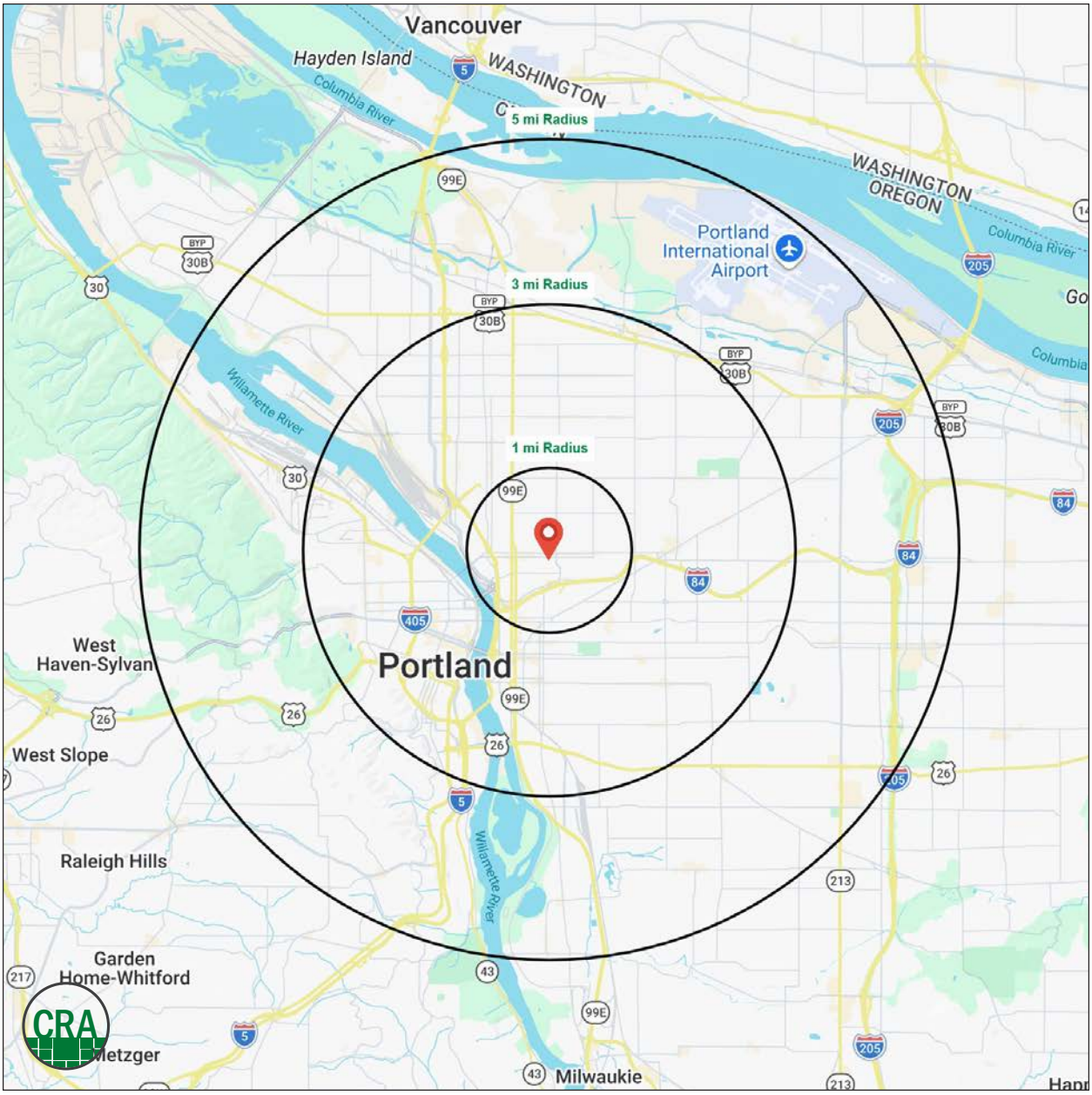
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DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	28,592	258,679	435,411
Estimated Households 2026	15,880	131,896	208,519
Average HH Income	$129,704	$137,911	$140,113
Median Home Value	$806,664	$709,351	$668,202
Daytime Demographics 16+	43,422	302,452	457,395
Some College or Higher	86.0%	85.5%	83.7%

$129,704
Average Household Income
1 MILE RADIUS

38
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.5354/-122.6522

1301 NE Broadway Portland, OR 97232	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	28,592	258,679	435,411
2031 Projected Population	28,894	259,174	432,690
2020 Census Population	29,536	247,472	430,633
2010 Census Population	22,011	207,014	375,069
Projected Annual Growth 2026 to 2031	0.2%	-	-0.1%
Historical Annual Growth 2010 to 2026	1.9%	1.6%	1.0%
2026 Median Age	38.0	38.6	38.8
Households			
2026 Estimated Households	15,880	131,896	208,519
2031 Projected Households	16,089	132,724	207,641
2020 Census Households	15,234	123,126	199,275
2010 Census Households	10,911	100,337	170,275
Projected Annual Growth 2026 to 2031	0.3%	0.1%	-
Historical Annual Growth 2010 to 2026	2.8%	2.0%	1.4%
Race and Ethnicity			
2026 Estimated White	73.8%	73.9%	72.9%
2026 Estimated Black or African American	7.1%	6.6%	6.2%
2026 Estimated Asian or Pacific Islander	6.0%	6.7%	7.8%
2026 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2026 Estimated Other Races	12.4%	11.9%	12.3%
2026 Estimated Hispanic	11.4%	10.8%	11.2%
Income			
2026 Estimated Average Household Income	$129,704	$137,911	$140,113
2026 Estimated Median Household Income	$92,195	$103,019	$105,372
2026 Estimated Per Capita Income	$72,543	$70,697	$67,472
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.2%	1.9%
2026 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.2%	2.6%
2026 Estimated High School Graduate	11.4%	11.0%	11.8%
2026 Estimated Some College	16.4%	15.7%	16.4%
2026 Estimated Associates Degree Only	5.4%	5.7%	6.2%
2026 Estimated Bachelors Degree Only	36.7%	36.4%	35.1%
2026 Estimated Graduate Degree	27.6%	27.6%	25.9%
Business			
2026 Estimated Total Businesses	3,320	25,392	37,500
2026 Estimated Total Employees	36,043	232,951	337,681
2026 Estimated Employee Population per Business	10.9	9.2	9.0
2026 Estimated Residential Population per Business	8.6	10.2	11.6

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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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