

PRIME LLOYD DISTRICT LOCATION

1448 NE Weidler Street
PORTLAND, OR



FOR LEASE > 3,419 SF

ADDRESS

1448 NE Weidler Street, Portland, OR

AVAILABLE SPACE

3,419 SF

RENTAL RATE

\$30.00/SF/YR, NNN

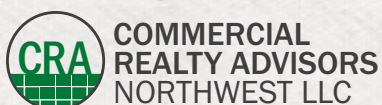
TRAFFIC COUNTS

NE Weidler St – 20,163 ADT ('18)

NE 15th Ave – 8,805 ADT ('18)

HIGHLIGHTS

- Extensive frontage on the corner of NE 15th Ave and NE Weidler St
- Building signage opportunity
- Well-kept building built in 1996
- Easy access to I-5 & I-84
- Strong residential and employment demographics



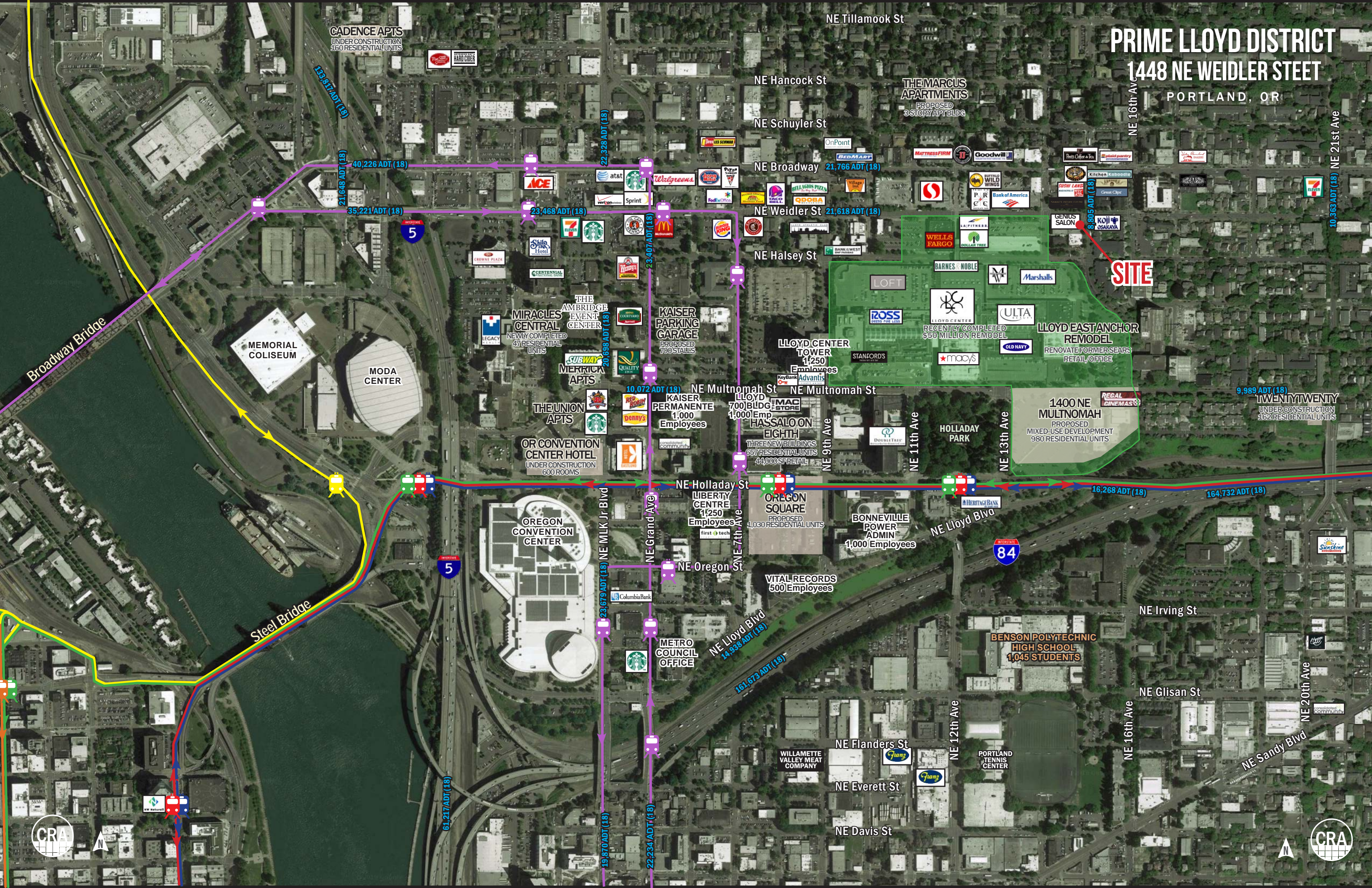
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PRIME LLOYD DISTRICT

1448 NE WEIDLER STEET

PORTLAND, OR



PRIME LLOYD DISTRICT

1448 NE WEIDLER STREET

PORTLAND, OR

SITE

IMAGES

PRIME LLOYD DISTRICT
1448 NE WEIDLER STEET
PORTLAND, OR



NE 15th Ave



NE Weidler St



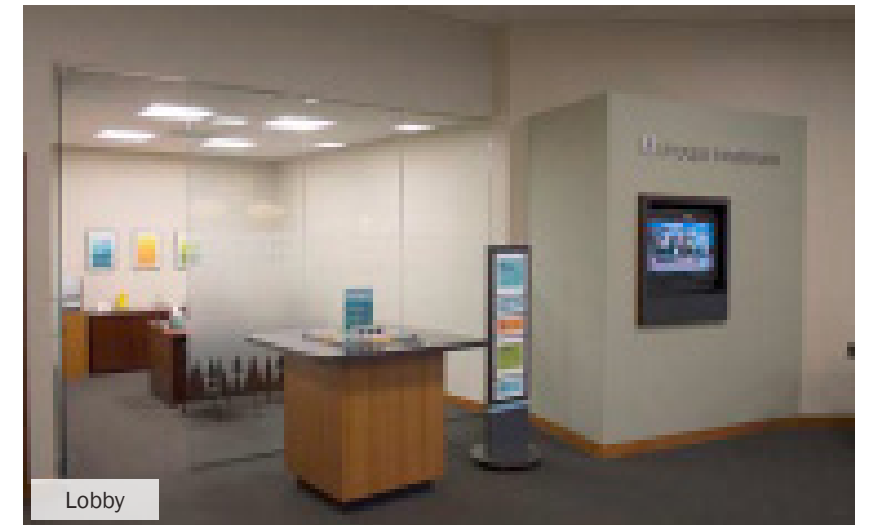
Waiting Area



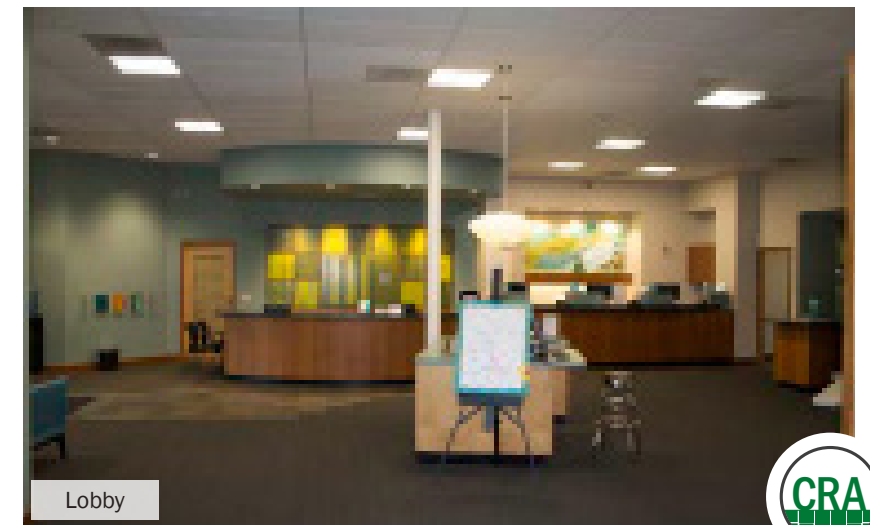
Lobby



Work Room

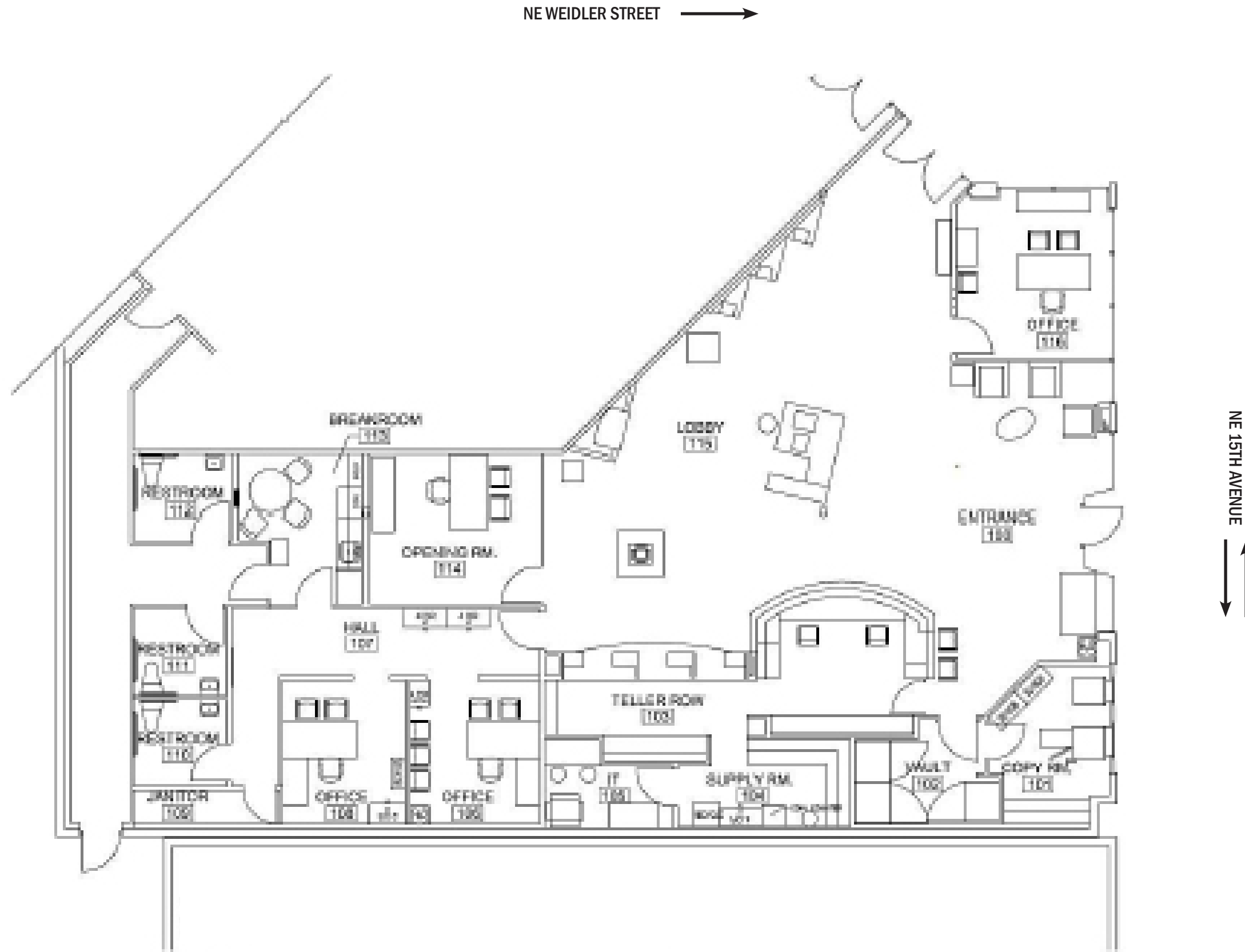


Lobby



Lobby





PRIME LLOYD DISTRICT

1448 NE WEIDLER STEET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

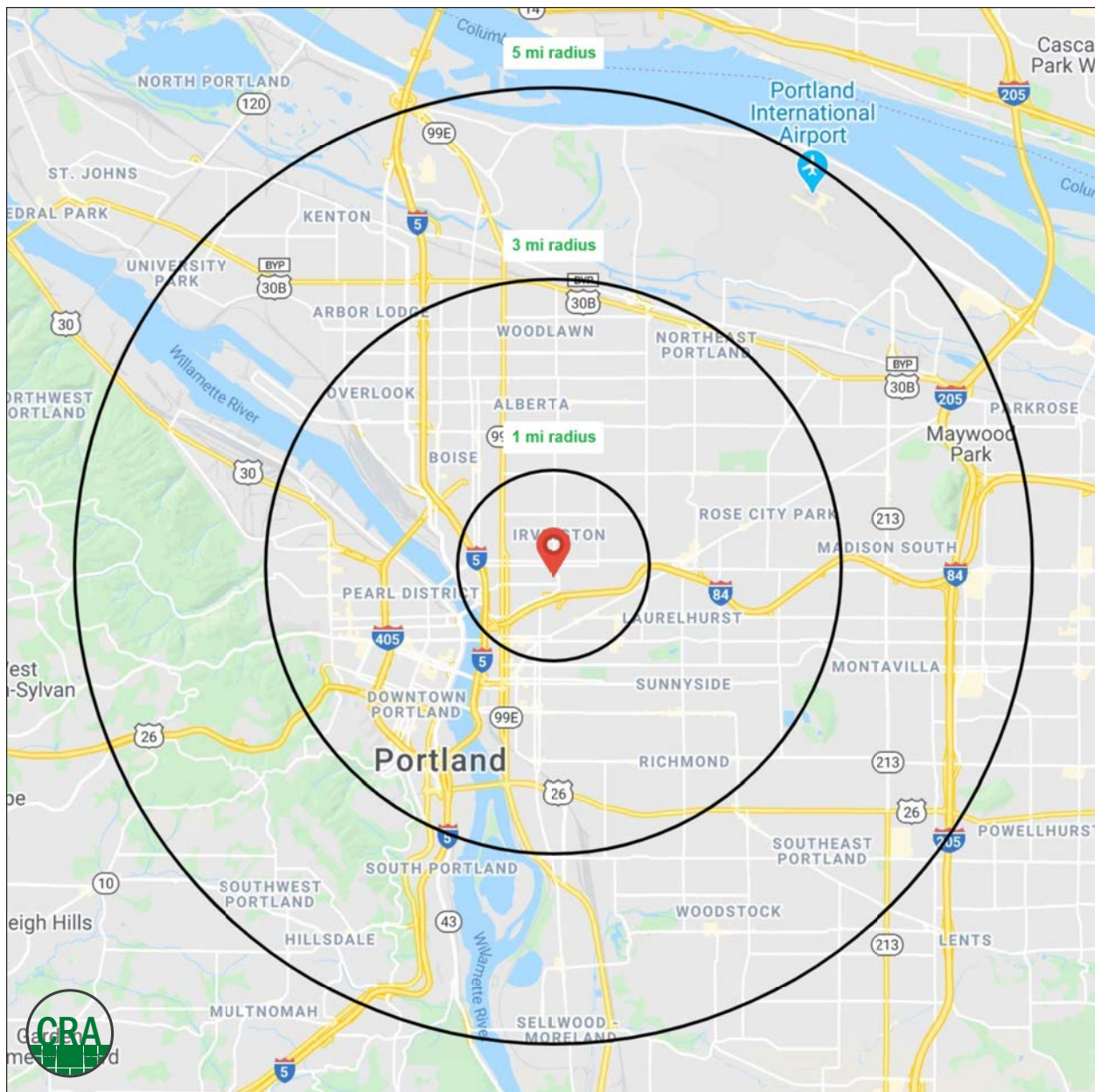
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	29,878	251,704	439,966
Projected Population 2025	30,528	255,953	446,587
Average HH Income	\$96,715	\$104,223	\$104,106
Median Home Value	\$626,313	\$537,505	\$498,718
Daytime Demographics 16+	41,317	311,665	498,668
Some College or Higher	86.8%	86.4%	82.6%

\$163,811

Average Family Income
3 MILE RADIUS

36.2

Median Age
1 MILE RADIUS



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5341/-122.6508

RF-1

1448 NE Weidler Street

Portland, OR 97232

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	29,878	251,704	439,966
	2025 Projected Population	30,528	255,953	446,587
	2010 Census Population	22,696	207,975	378,818
	2000 Census Population	21,584	190,971	352,471
	Projected Annual Growth 2020 to 2025	0.4%	0.3%	0.3%
	Historical Annual Growth 2000 to 2020	1.9%	1.6%	1.2%
HOUSEHOLDS	2020 Estimated Households	15,891	128,183	208,205
	2025 Projected Households	16,700	135,111	219,683
	2010 Census Households	11,365	100,803	171,767
	2000 Census Households	10,833	90,176	156,129
	Projected Annual Growth 2020 to 2025	1.0%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	2.3%	2.1%	1.7%
AGE	2020 Est. Population Under 10 Years	11.1%	9.6%	9.7%
	2020 Est. Population 10 to 19 Years	9.3%	7.9%	8.6%
	2020 Est. Population 20 to 29 Years	16.0%	16.8%	15.4%
	2020 Est. Population 30 to 44 Years	28.1%	30.4%	29.0%
	2020 Est. Population 45 to 59 Years	17.7%	17.8%	18.4%
	2020 Est. Population 60 to 74 Years	13.4%	13.5%	14.0%
	2020 Est. Population 75 Years or Over	4.4%	4.0%	4.9%
	2020 Est. Median Age	36.2	36.4	37.2
MARITAL STATUS & GENDER	2020 Est. Male Population	48.9%	50.2%	49.8%
	2020 Est. Female Population	51.1%	49.8%	50.2%
	2020 Est. Never Married	48.1%	46.8%	43.3%
	2020 Est. Now Married	34.0%	35.2%	37.8%
	2020 Est. Separated or Divorced	14.9%	15.2%	15.5%
	2020 Est. Widowed	3.0%	2.8%	3.4%
INCOME	2020 Est. HH Income \$200,000 or More	10.8%	11.2%	10.8%
	2020 Est. HH Income \$150,000 to \$199,999	6.9%	8.8%	8.3%
	2020 Est. HH Income \$100,000 to \$149,999	14.0%	17.1%	17.2%
	2020 Est. HH Income \$75,000 to \$99,999	11.2%	11.8%	12.4%
	2020 Est. HH Income \$50,000 to \$74,999	19.4%	15.4%	16.2%
	2020 Est. HH Income \$35,000 to \$49,999	12.9%	10.5%	11.0%
	2020 Est. HH Income \$25,000 to \$34,999	7.3%	6.5%	6.5%
	2020 Est. HH Income \$15,000 to \$24,999	8.0%	7.3%	7.4%
	2020 Est. HH Income Under \$15,000	9.7%	11.4%	10.2%
	2020 Est. Average Household Income	\$96,715	\$104,223	\$104,106
	2020 Est. Median Household Income	\$72,680	\$78,601	\$78,704
	2020 Est. Per Capita Income	\$51,736	\$53,451	\$49,599
2020 Est. Total Businesses	3,412	24,501	35,018	
2020 Est. Total Employees	34,694	250,910	385,980	

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RF1

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1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2020 Est. White	78.4%	76.4%	75.1%
	2020 Est. Black	7.2%	8.4%	7.2%
	2020 Est. Asian or Pacific Islander	3.6%	5.7%	7.9%
	2020 Est. American Indian or Alaska Native	1.3%	1.0%	0.9%
	2020 Est. Other Races	9.4%	8.6%	8.8%
HISPANIC	2020 Est. Hispanic Population	4,204	24,608	41,907
	2020 Est. Hispanic Population	14.1%	9.8%	9.5%
	2025 Proj. Hispanic Population	14.7%	10.2%	9.9%
	2010 Hispanic Population	5.6%	6.2%	7.3%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	22,045	192,072	333,376
	2020 Est. Elementary (Grade Level 0 to 8)	1.2%	1.6%	2.4%
	2020 Est. Some High School (Grade Level 9 to 11)	2.4%	2.3%	3.0%
	2020 Est. High School Graduate	9.7%	9.7%	12.0%
	2020 Est. Some College	18.2%	18.2%	19.1%
	2020 Est. Associate Degree Only	5.9%	6.2%	6.7%
	2020 Est. Bachelor Degree Only	37.9%	36.7%	33.5%
	2020 Est. Graduate Degree	24.8%	25.3%	23.3%
HOUSING	2020 Est. Total Housing Units	16,279	132,062	214,056
	2020 Est. Owner-Occupied	29.1%	38.0%	45.1%
	2020 Est. Renter-Occupied	68.5%	59.0%	52.2%
	2020 Est. Vacant Housing	2.4%	2.9%	2.7%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	12.5%	10.0%	8.1%
	2020 Homes Built 2000 to 2009	4.9%	9.7%	8.7%
	2020 Homes Built 1990 to 1999	7.5%	6.9%	7.4%
	2020 Homes Built 1980 to 1989	4.3%	5.1%	5.6%
	2020 Homes Built 1970 to 1979	7.9%	7.1%	8.3%
	2020 Homes Built 1960 to 1969	8.3%	6.8%	8.1%
	2020 Homes Built 1950 to 1959	5.4%	7.2%	10.2%
	2020 Homes Built Before 1949	46.8%	44.3%	40.8%
HOME VALUES	2020 Home Value \$1,000,000 or More	6.8%	4.1%	3.4%
	2020 Home Value \$500,000 to \$999,999	70.5%	53.3%	44.6%
	2020 Home Value \$400,000 to \$499,999	11.8%	24.7%	23.6%
	2020 Home Value \$300,000 to \$399,999	13.4%	20.2%	25.2%
	2020 Home Value \$200,000 to \$299,999	4.8%	5.7%	9.1%
	2020 Home Value \$150,000 to \$199,999	1.1%	0.7%	1.4%
	2020 Home Value \$100,000 to \$149,999	-	0.2%	0.4%
	2020 Home Value \$50,000 to \$99,999	0.2%	0.4%	0.6%
	2020 Home Value \$25,000 to \$49,999	-	0.4%	0.6%
	2020 Home Value Under \$25,000	0.6%	0.4%	0.6%
	2020 Median Home Value	\$626,313	\$537,505	\$498,718
	2020 Median Rent	\$1,222	\$1,233	\$1,214

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1 mi radius 3 mi radius 5 mi radius

Portland, OR 97232

		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	24,778	215,903	375,757
	2020 Est. Civilian Employed	73.0%	71.8%	70.0%
	2020 Est. Civilian Unemployed	2.1%	2.2%	2.2%
	2020 Est. in Armed Forces	0.2%	-	-
	2020 Est. not in Labor Force	24.6%	25.9%	27.8%
	2020 Labor Force Males	48.8%	50.0%	49.6%
	2020 Labor Force Females	51.2%	50.0%	50.4%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	18,100	155,077	262,924
	2020 Mgmt, Business, & Financial Operations	21.0%	21.7%	20.5%
	2020 Professional, Related	36.1%	35.2%	33.5%
	2020 Service	13.7%	14.1%	14.8%
	2020 Sales, Office	17.4%	17.3%	17.6%
	2020 Farming, Fishing, Forestry	0.3%	0.2%	0.2%
	2020 Construction, Extraction, Maintenance	3.9%	4.1%	4.8%
	2020 Production, Transport, Material Moving	7.6%	7.4%	8.5%
	2020 White Collar Workers	74.5%	74.3%	71.6%
	2020 Blue Collar Workers	25.5%	25.7%	28.4%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	50.9%	51.8%	55.5%
	2020 Drive to Work in Carpool	5.4%	6.2%	6.9%
	2020 Travel to Work by Public Transportation	16.0%	14.3%	13.3%
	2020 Drive to Work on Motorcycle	-	0.1%	0.2%
	2020 Walk or Bicycle to Work	17.5%	16.4%	13.5%
	2020 Other Means	0.7%	0.6%	0.6%
	2020 Work at Home	9.5%	10.7%	10.1%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	24.9%	21.8%	20.6%
	2020 Travel to Work in 15 to 29 Minutes	47.6%	47.9%	46.0%
	2020 Travel to Work in 30 to 59 Minutes	24.9%	28.8%	30.9%
	2020 Travel to Work in 60 Minutes or More	4.5%	5.6%	5.7%
	2020 Average Travel Time to Work	21.0	21.9	22.8
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$1.08 B	\$9.25 B	\$15.03 B
	2020 Est. Apparel	\$38.54 M	\$330.63 M	\$535.86 M
	2020 Est. Contributions, Gifts	\$64.07 M	\$548.24 M	\$889.67 M
	2020 Est. Education, Reading	\$36.87 M	\$320.47 M	\$515.48 M
	2020 Est. Entertainment	\$61.09 M	\$525.4 M	\$854.72 M
	2020 Est. Food, Beverages, Tobacco	\$165.03 M	\$1.41 B	\$2.29 B
	2020 Est. Furnishings, Equipment	\$37.91 M	\$326.07 M	\$530.42 M
	2020 Est. Health Care, Insurance	\$96.7 M	\$824.8 M	\$1.35 B
	2020 Est. Household Operations, Shelter, Utilities	\$353.09 M	\$3.01 B	\$4.88 B
	2020 Est. Miscellaneous Expenses	\$20.6 M	\$176.29 M	\$286.14 M
	2020 Est. Personal Care	\$14.52 M	\$124.41 M	\$201.99 M
	2020 Est. Transportation	\$193.79 M	\$1.66 B	\$2.7 B

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For more information, please contact:

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KNOWLEDGE

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