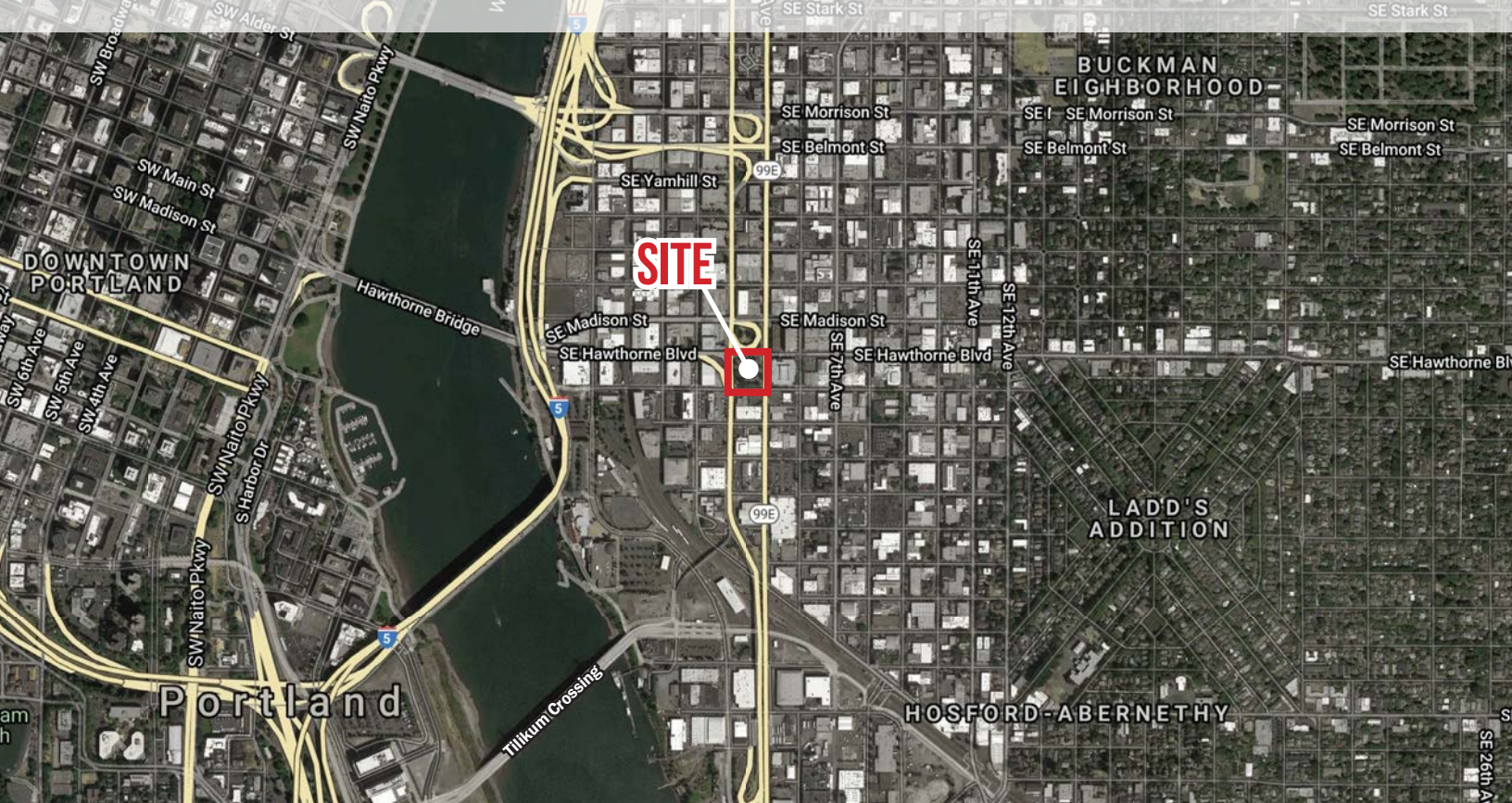


FOR LEASE | FULL CITY BLOCK

# RESTAURANT/RETAIL OPPORTUNITY

1525 SE GRAND AVENUE, PORTLAND, OR



## LOCATION

1525 SE Grand Avenue, Portland Oregon

## AVAILABLE SPACE

3,602 SF building with drive-thru

## ASKING RATE

Please call for details

## TRAFFIC COUNTS

SE Grand Ave - 42,042 ADT ('18)

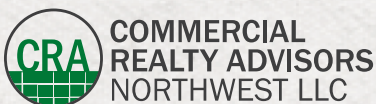
SE MLK Jr Blvd - 51,253 ADT ('18)

SE Hawthorne Blvd - 13,809 ADT ('20)



## HIGHLIGHTS

- Located between SE Grand Ave and MLK Jr Blvd at the base of the Hawthorne Bridge
- Great visibility and access from Grand Ave and MLK Jr Blvd
- Off-street parking available for customers
- Drive-thru opportunity



Jeff Olson 503.957.1452 | jeff@cra-nw.com

Kelli Maks 503.680.3765 | kelli@cra-nw.com

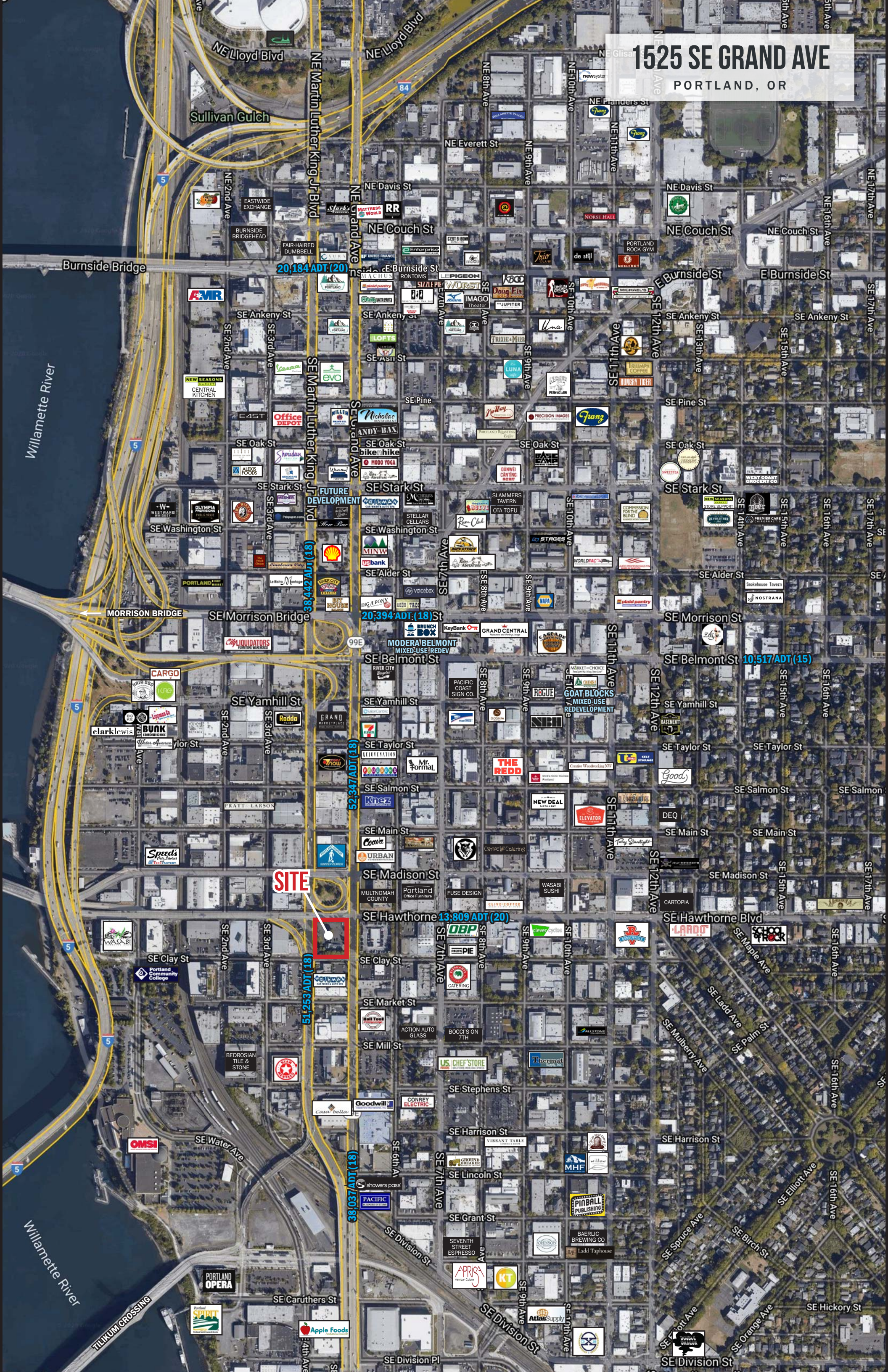
503.274.0211

www.cra-nw.com



# 1525 SE GRAND AVE

PORTLAND, OR



**SITE**

(18) 20,184 ADT (20)  
(18) 20,394 ADT (18)  
(18) 52,347 ADT (18)  
(18) 13,809 ADT (20)  
(18) 38,037 ADT (18)

10,517 ADT (15)

Burnside Bridge

MORRISON BRIDGE

SE Morrison Bridge

Willamette River

Willamette River

TILIKUM CROSSING

Sullivan Gulch

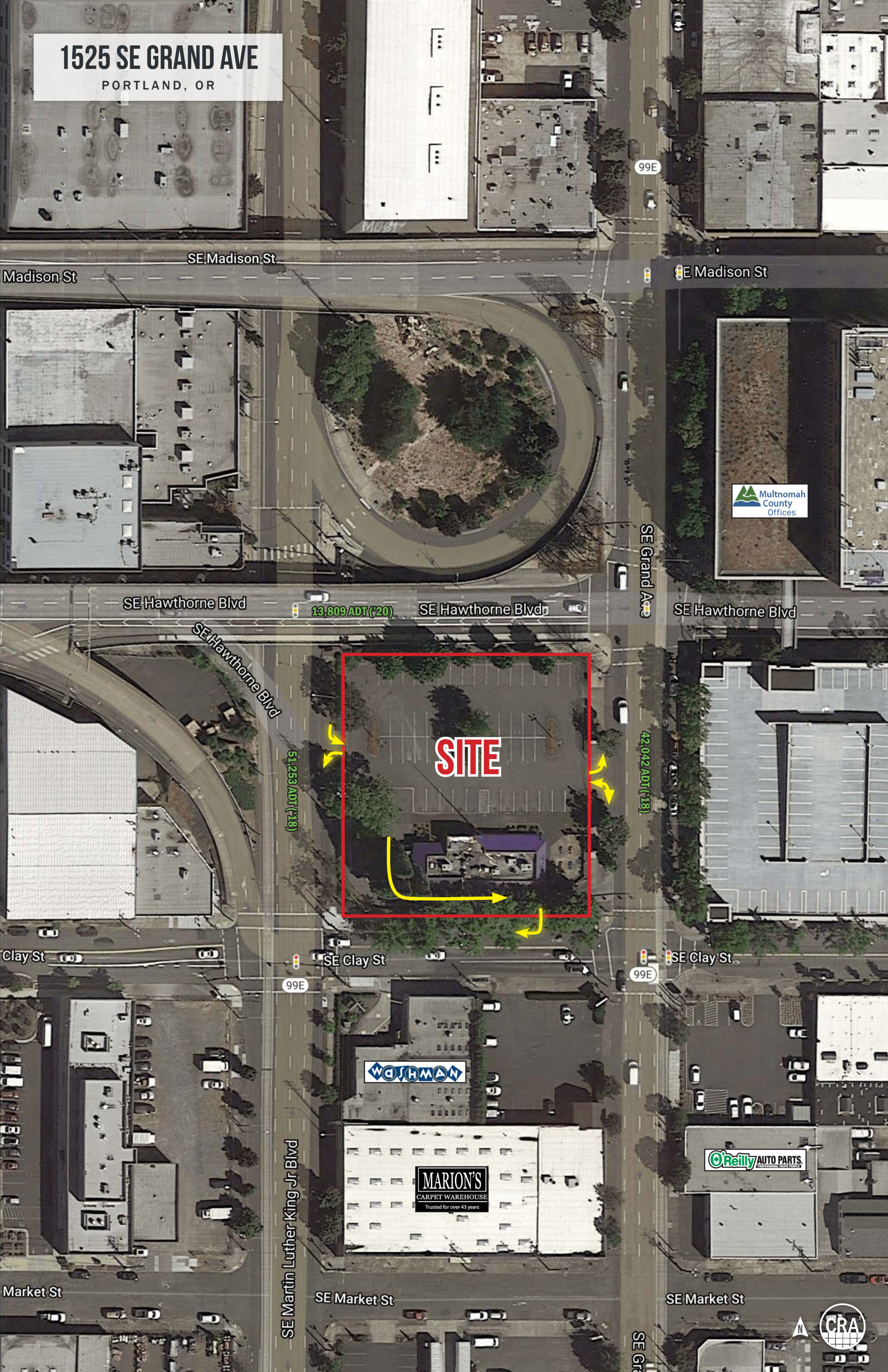
PORTLAND OPERA

Apple Foods



# 1525 SE GRAND AVE

PORTLAND, OR



SE Madison St

E Madison St

SE Hawthorne Blvd

SE Hawthorne Blvd

SE Hawthorne Blvd

**SITE**

51,253 ADT (+18)

42,042 ADT (+18)

WASHMAN

MARION'S  
CARPET WAREHOUSE  
Trusted for over 43 years

O'Reilly AUTO PARTS  
PROFESSIONAL SERVICE CENTER





# 1525 SE GRAND AVE

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

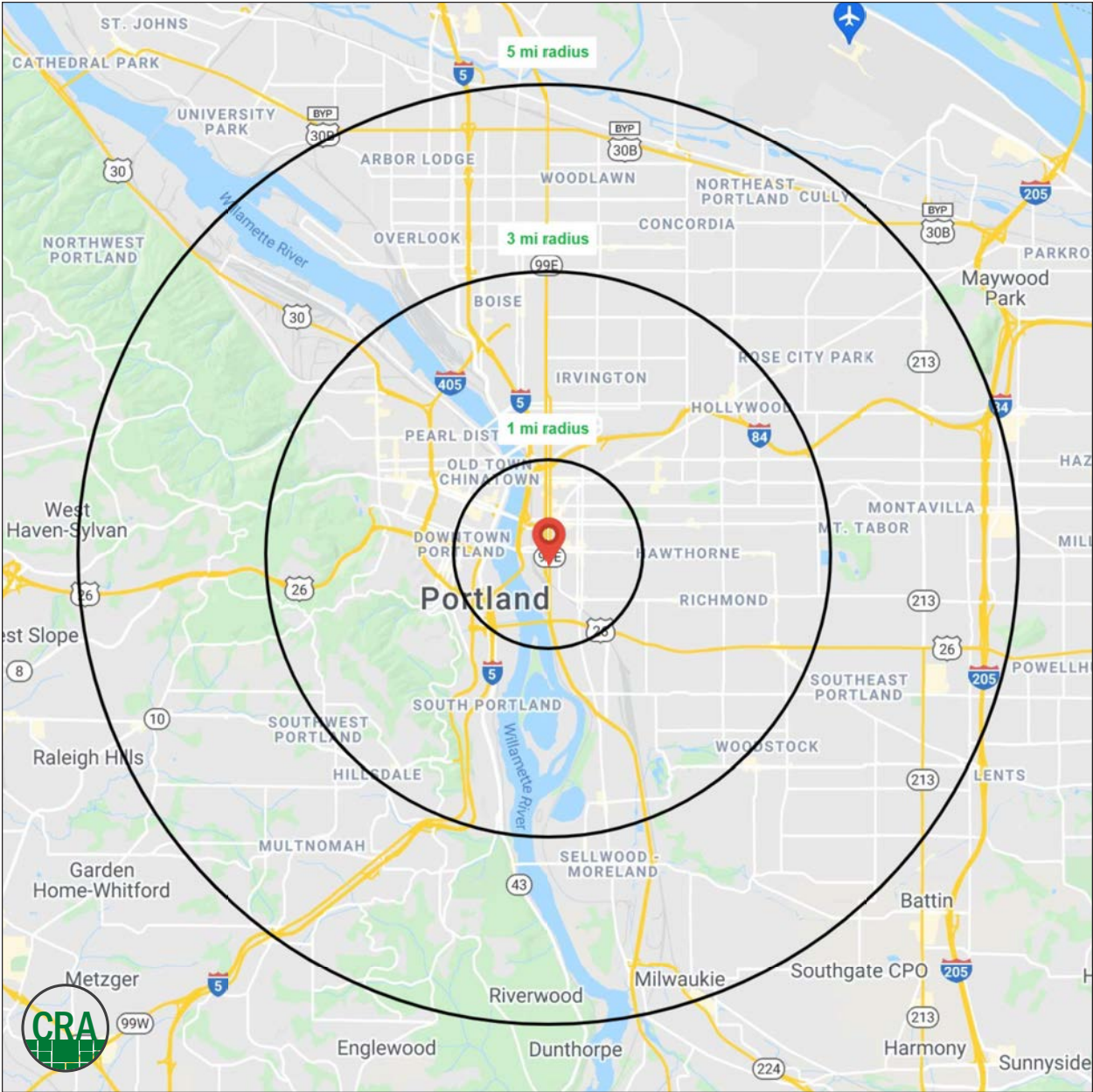
Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	21,913	219,070	469,870
Projected Population 2026	23,949	234,950	489,800
Average HH Income	\$84,637	\$109,984	\$108,440
Median Home Value	\$562,810	\$594,945	\$517,379
Median Age	35.2	37.3	37.9
Daytime Demographics 16+	83,709	303,535	471,621

**21,913**

Estimated 2021 Population  
1 MILE RADIUS

**83,709**

Daytime Demographics 16+  
1 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5117/-122.6613

RS1

**1525 SE Grand Ave**

**Portland, OR 97214**

**1 mi radius    3 mi radius    5 mi radius**

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2021 Estimated Population	21,913	219,070	469,870
	2026 Projected Population	23,949	234,950	489,800
	2010 Census Population	16,291	177,724	409,406
	2000 Census Population	14,482	159,552	382,861
	Projected Annual Growth 2021 to 2026	1.9%	1.4%	0.8%
	Historical Annual Growth 2000 to 2021	2.4%	1.8%	1.1%
<b>HOUSEHOLDS</b>	2021 Median Age	35.2	37.3	37.9
	2021 Estimated Households	12,486	117,382	224,648
	2026 Projected Households	14,064	129,815	242,475
	2010 Census Households	8,662	89,634	186,248
	2000 Census Households	7,620	80,033	170,175
	Projected Annual Growth 2021 to 2026	2.5%	2.1%	1.6%
<b>RACE AND ETHNICITY</b>	Historical Annual Growth 2000 to 2021	3.0%	2.2%	1.5%
	2021 Estimated White	79.2%	80.2%	76.7%
	2021 Estimated Black or African American	5.4%	5.4%	6.3%
	2021 Estimated Asian or Pacific Islander	6.3%	5.9%	7.6%
	2021 Estimated American Indian or Native Alaskan	1.3%	0.9%	0.9%
	2021 Estimated Other Races	7.8%	7.5%	8.4%
<b>INCOME</b>	2021 Estimated Hispanic	8.9%	8.6%	9.0%
	2021 Estimated Average Household Income	\$84,637	\$109,984	\$108,440
	2021 Estimated Median Household Income	\$68,225	\$84,532	\$86,143
<b>EDUCATION (AGE 25+)</b>	2021 Estimated Per Capita Income	\$49,227	\$59,335	\$52,114
	2021 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.2%	2.0%
	2021 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.1%	2.6%
	2021 Estimated High School Graduate	11.3%	9.6%	12.1%
	2021 Estimated Some College	21.2%	17.0%	18.4%
	2021 Estimated Associates Degree Only	4.9%	5.4%	6.1%
	2021 Estimated Bachelors Degree Only	35.3%	36.4%	33.8%
<b>BUSINESS</b>	2021 Estimated Graduate Degree	23.5%	28.3%	25.0%
	2021 Estimated Total Businesses	6,050	24,141	37,212
	2021 Estimated Total Employees	76,830	239,824	338,010
	2021 Estimated Employee Population per Business	12.7	9.9	9.1
	2021 Estimated Residential Population per Business	3.6	9.1	12.6

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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**KELLI MAKS** 503.680.3765 | [kelli@cra-nw.com](mailto:kelli@cra-nw.com)



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

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



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