

— FOR LEASE — PRIME BROADWAY SPACE

**1825 NE BROADWAY
IN PORTLAND, OREGON**

ADDRESS

1825 NE Broadway | Portland, Oregon

AVAILABLE SPACE

455 SF main floor second generation micro retail space fronting NE Broadway

RENTAL RATE

\$1,700/mo modified gross rent
(plus internet, electricity and \$50/month for CAM/OPEX)

TRAFFIC COUNTS

NE Broadway – 30,273 ('22)
NE Weidler – 14,764 ADT ('22)

HIGHLIGHTS

- Charming Retail/Commercial Service Space fronting NE Broadway with highly visible street frontage/large window lines, and signage opportunities. Won't last long – an ideal inviting micro space, well-located in the heart of the bustling commercial district.
- Includes one off-street parking space in dedicated parking area and shared common area restroom on main floor.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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1825 NE BROADWAY
PORTLAND, OR

SITE





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DEMOGRAPHIC SUMMARY

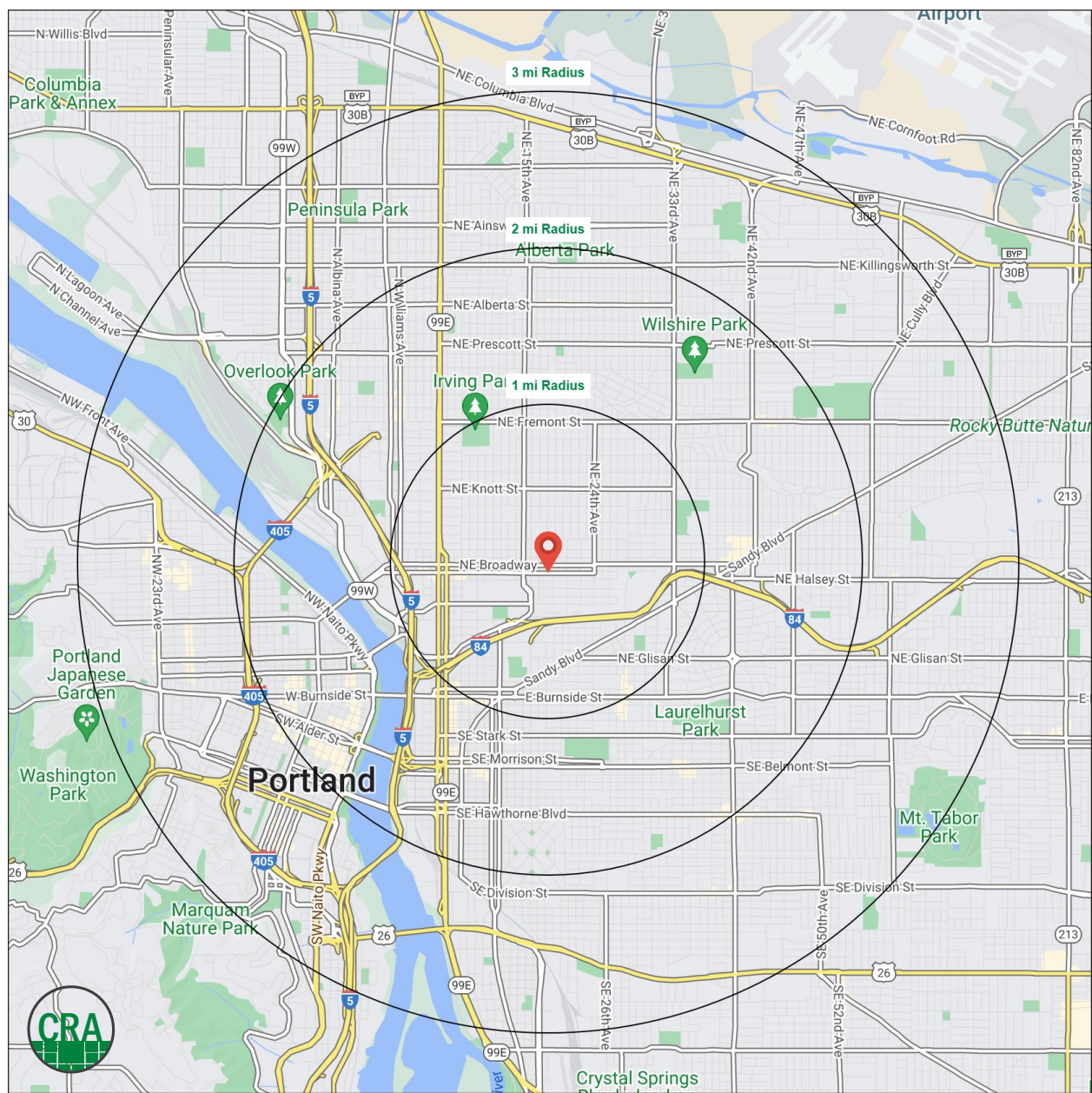
Source: Regis – SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	29,898	120,977	249,177
Estimated Households	15,858	62,682	128,693
Average HH Income	\$138,335	\$145,889	\$135,136
Median Home Value	\$761,039	\$706,930	\$666,754
Daytime Demographics 16+	38,697	162,722	288,587
Some College or Higher	87.0%	85.4%	85.3%

\$761,039

Median Home Value
1 MILE RADIUS

37.4

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: 45.5352/-122.6471

1825 NE Broadway Portland, OR 97232	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	29,898	120,977	249,177
2029 Projected Population	29,238	120,102	246,984
2020 Census Population	30,698	121,958	250,772
2010 Census Population	24,235	98,261	210,529
Projected Annual Growth 2024 to 2029	-0.4%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2024	1.7%	1.7%	1.3%
2024 Median Age	37.4	37.5	36.9
Households			
2024 Estimated Households	15,858	62,682	128,693
2029 Projected Households	15,805	63,212	129,449
2020 Census Households	15,613	60,654	124,190
2010 Census Households	11,866	47,285	101,554
Projected Annual Growth 2024 to 2029	-	0.2%	0.1%
Historical Annual Growth 2010 to 2024	2.4%	2.3%	1.9%
Race and Ethnicity			
2024 Estimated White	71.3%	72.0%	72.0%
2024 Estimated Black or African American	6.3%	6.1%	6.1%
2024 Estimated Asian or Pacific Islander	9.6%	8.4%	8.4%
2024 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.8%
2024 Estimated Other Races	12.2%	12.8%	12.7%
2024 Estimated Hispanic	12.1%	12.7%	12.6%
Income			
2024 Estimated Average Household Income	\$138,335	\$145,889	\$135,136
2024 Estimated Median Household Income	\$101,969	\$104,582	\$99,462
2024 Estimated Per Capita Income	\$73,774	\$76,034	\$70,158
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.3%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.4%	2.3%
2024 Estimated High School Graduate	10.1%	10.9%	10.9%
2024 Estimated Some College	14.7%	15.2%	16.1%
2024 Estimated Associates Degree Only	5.3%	5.0%	5.4%
2024 Estimated Bachelors Degree Only	38.5%	37.4%	36.9%
2024 Estimated Graduate Degree	28.5%	27.7%	26.9%
Business			
2024 Estimated Total Businesses	3,280	14,651	25,439
2024 Estimated Total Employees	31,324	132,421	225,331
2024 Estimated Employee Population per Business	9.5	9.0	8.9
2024 Estimated Residential Population per Business	9.1	8.3	9.8

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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