

— FOR LEASE — PRIME BROADWAY SPACE

**1825 NE BROADWAY
IN PORTLAND, OREGON**

ADDRESS

1825 NE Broadway, Suite G
Portland, Oregon

AVAILABLE SPACE

250 SF second level commercial office space

RENTAL RATE

\$750/mo plus electricity
(trash and water/sewer included in rent)

TRAFFIC COUNTS

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

HIGHLIGHTS

- Modern second level office/wellness space, abundant natural light and an outdoor exclusive Juliet balcony!
- One parking space available in the rear lot. Lot is exclusive to the building.
- Available now!

Walk Score

95

Bike Score

100

Transit Score

67



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

IMAGES

1825 NE BROADWAY

PORTLAND, OR



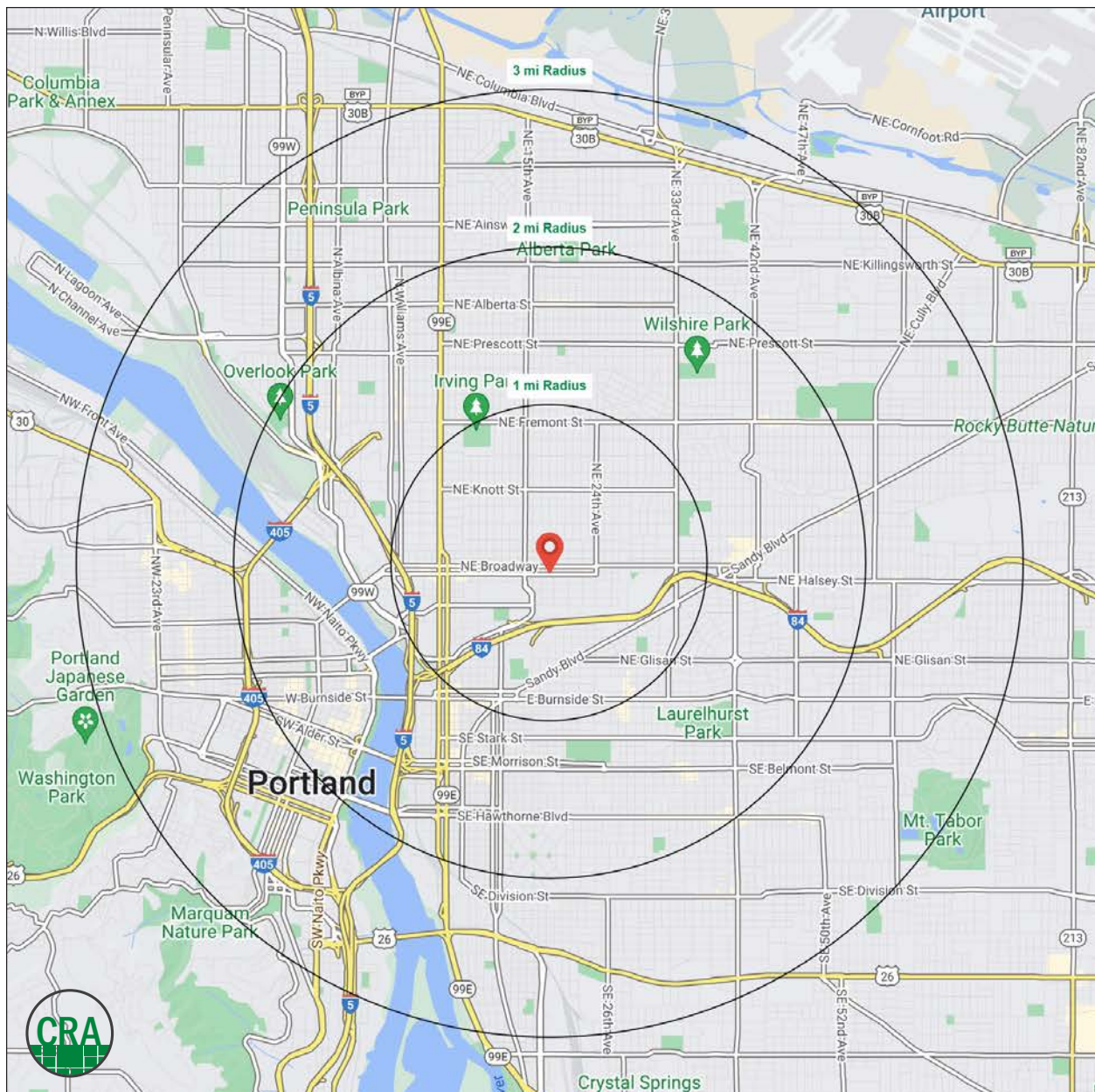
1825 NE BROADWAY
PORTLAND, OR

SITE



PORTLAND, OR

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: 45.5352/-122.6471

1825 NE Broadway Portland, OR 97232	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	30,151	128,161	261,841
2030 Projected Population	29,869	126,756	260,472
2020 Census Population	30,698	121,958	250,772
2010 Census Population	24,235	98,261	210,529
Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2025	1.6%	2.0%	1.6%
2025 Median Age	38.8	39.1	38.6
Households			
2025 Estimated Households	16,199	63,190	131,019
2030 Projected Households	16,346	63,747	132,728
2020 Census Households	15,613	60,654	124,190
2010 Census Households	11,866	47,285	101,554
Projected Annual Growth 2025 to 2030	0.2%	0.2%	0.3%
Historical Annual Growth 2010 to 2025	2.4%	2.2%	1.9%
Race and Ethnicity			
2025 Estimated White	75.2%	74.8%	73.8%
2025 Estimated Black or African American	6.0%	6.3%	6.6%
2025 Estimated Asian or Pacific Islander	5.8%	6.0%	6.7%
2025 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.9%
2025 Estimated Other Races	12.2%	12.0%	12.0%
2025 Estimated Hispanic	10.9%	10.7%	10.9%
Income			
2025 Estimated Average Household Income	\$134,131	\$143,469	\$137,240
2025 Estimated Median Household Income	\$99,332	\$106,267	\$102,959
2025 Estimated Per Capita Income	\$72,421	\$71,126	\$68,999
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.2%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	2.1%	3.0%	2.6%
2025 Estimated High School Graduate	9.7%	10.8%	10.6%
2025 Estimated Some College	16.1%	16.2%	16.1%
2025 Estimated Associates Degree Only	5.7%	5.1%	5.6%
2025 Estimated Bachelors Degree Only	38.6%	37.7%	37.7%
2025 Estimated Graduate Degree	26.9%	26.0%	26.0%
Business			
2025 Estimated Total Businesses	3,306	14,729	25,596
2025 Estimated Total Employees	31,475	132,245	224,989
2025 Estimated Employee Population per Business	9.5	9.0	8.8
2025 Estimated Residential Population per Business	9.1	8.7	10.2

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@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



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. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.