

2ND GENERATION CORNER RETAIL 22ND & E BURNSIDE

» FOR LEASE «



ADDRESS

2205 E Burnside Street, Portland Oregon

AVAILABLE SPACE

1,788 RSF corner end-cap (22nd & E Burnside) and basement storage space available

ASKING RENT

\$30.00/SF/YR, NNN
Optional storage space

HIGHLIGHTS

- Excellent 2nd generation corner retail opportunity in close-in eastside
- Basement storage space available (clean/dry)
- Neighboring tenants include The Standard, Heart Coffee, and Davenport
- Available now!



Walk Score

96

Bike Score

98

Transit Score

72



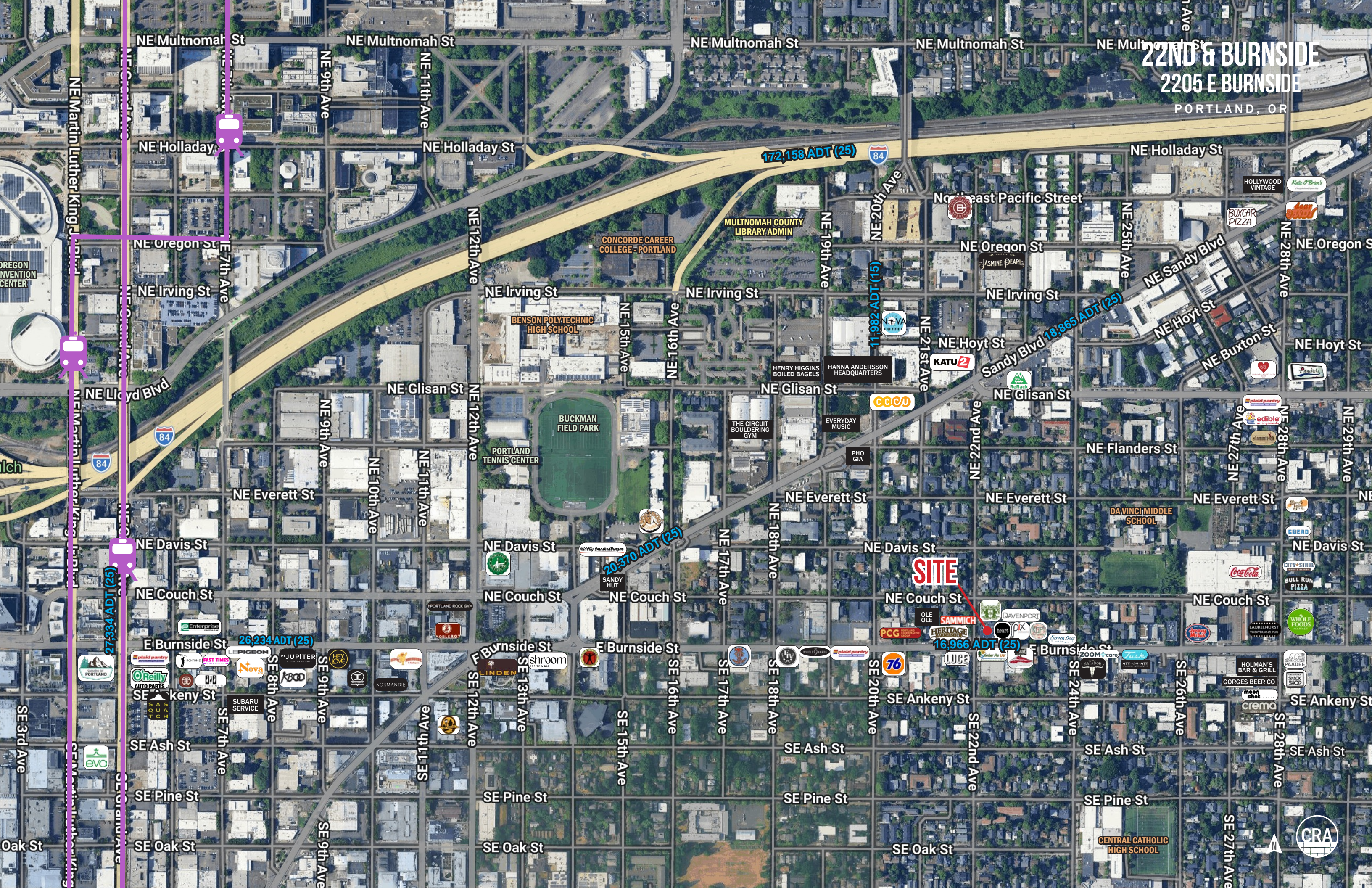
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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

503.274.0211
www.cra-nw.com

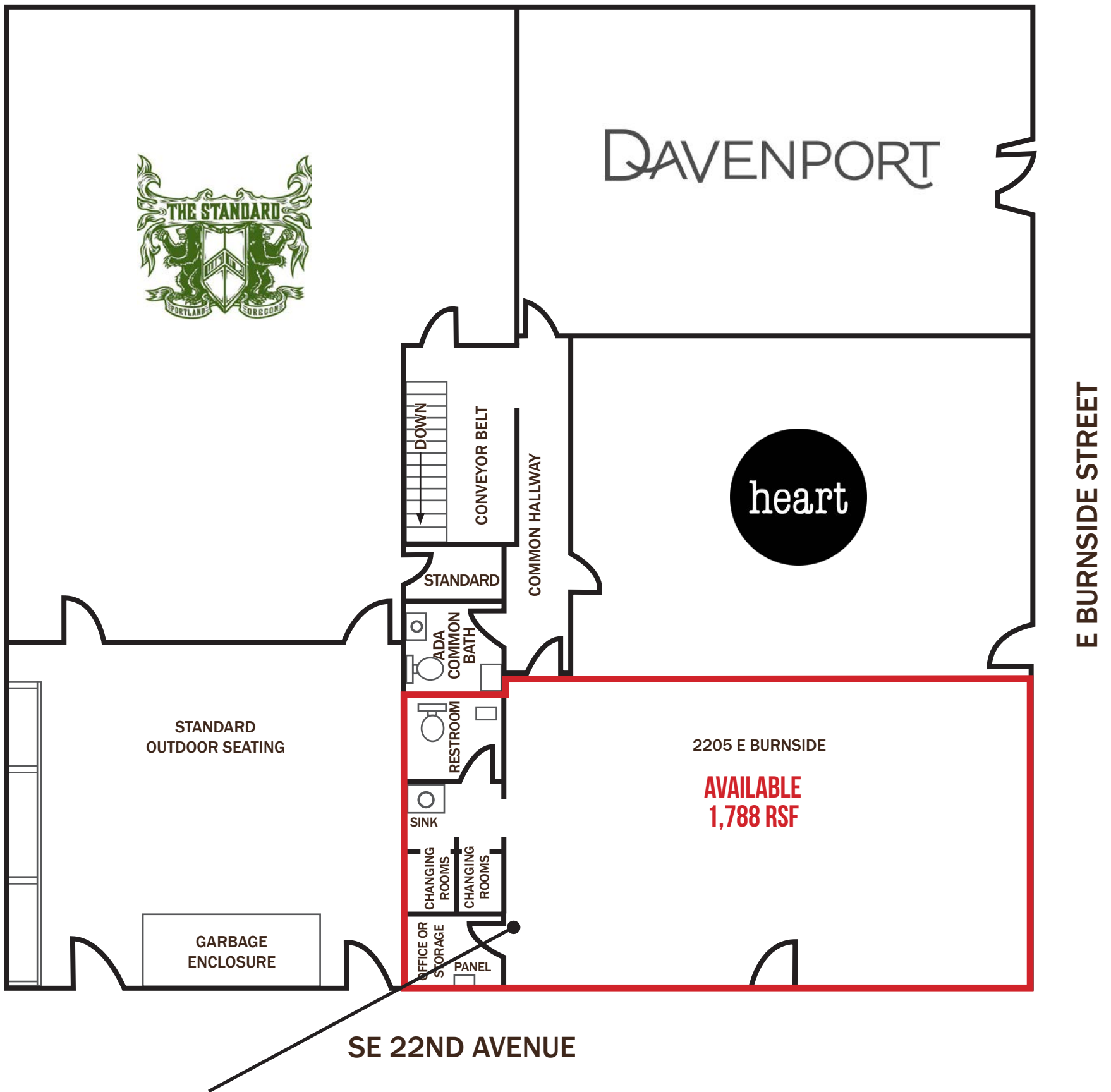
22ND & BURNSIDE

2205 E BURNSIDE
PORTLAND, OR

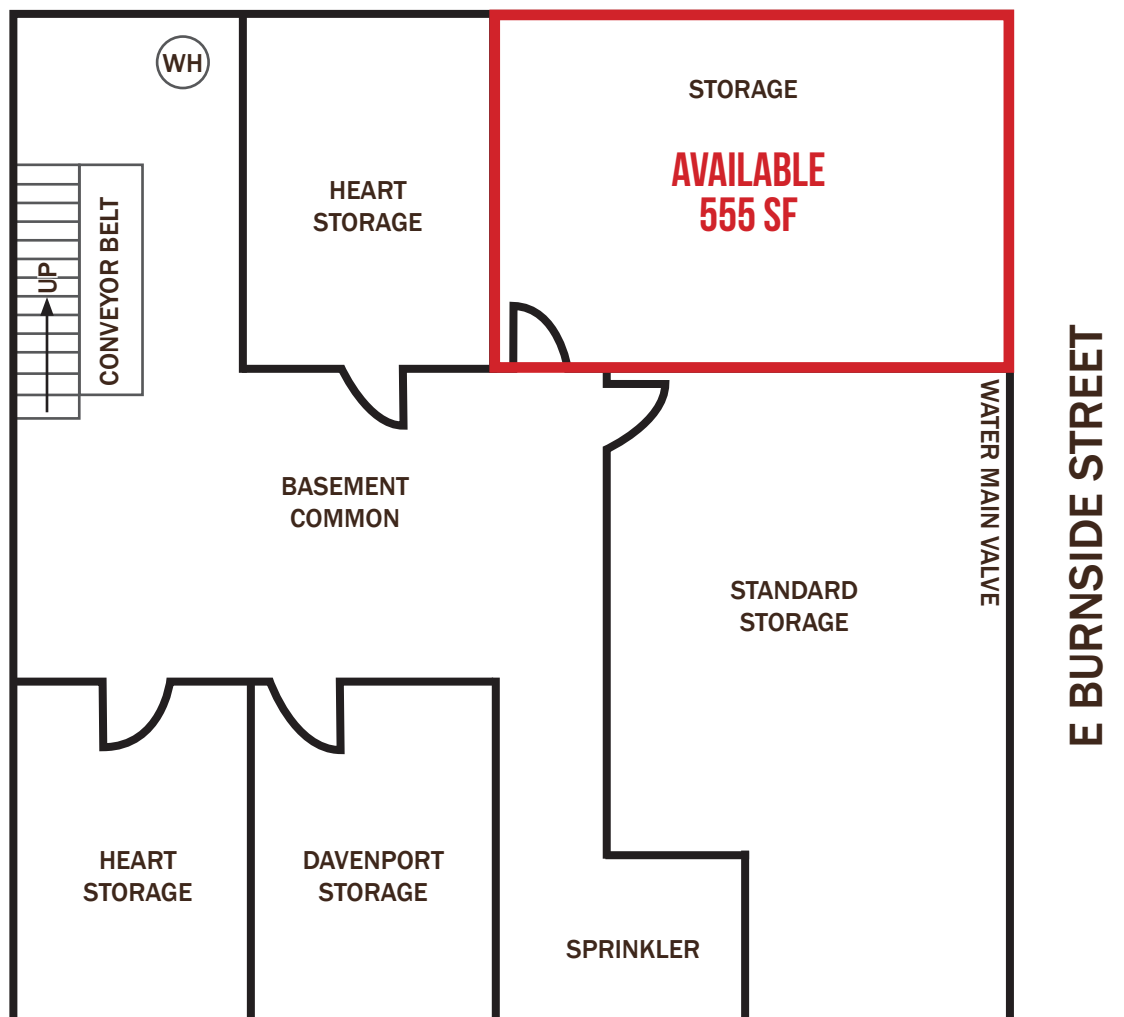


SITE



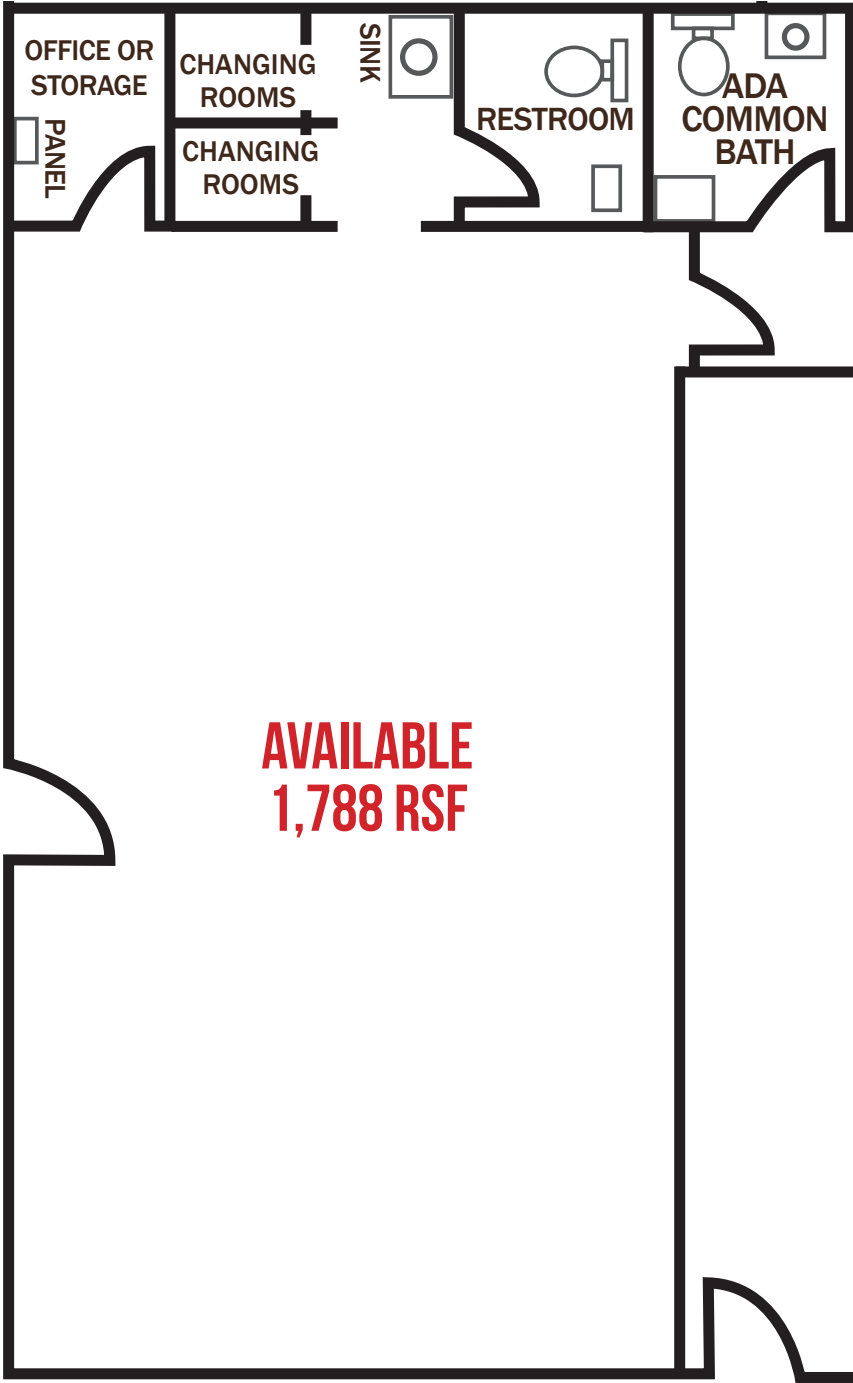


EXCLUSIVE AREA	1,510 SF
SHARE OF COMMON	278 SF
RENTABLE SQ FT	1,788 SF



22ND & BURNSIDE
2205 E BURNSIDE
PORTLAND, OR

FLOOR PLAN



AVAILABLE
1,788 RSF



22ND & BURNSIDE

2205 E BURNSIDE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

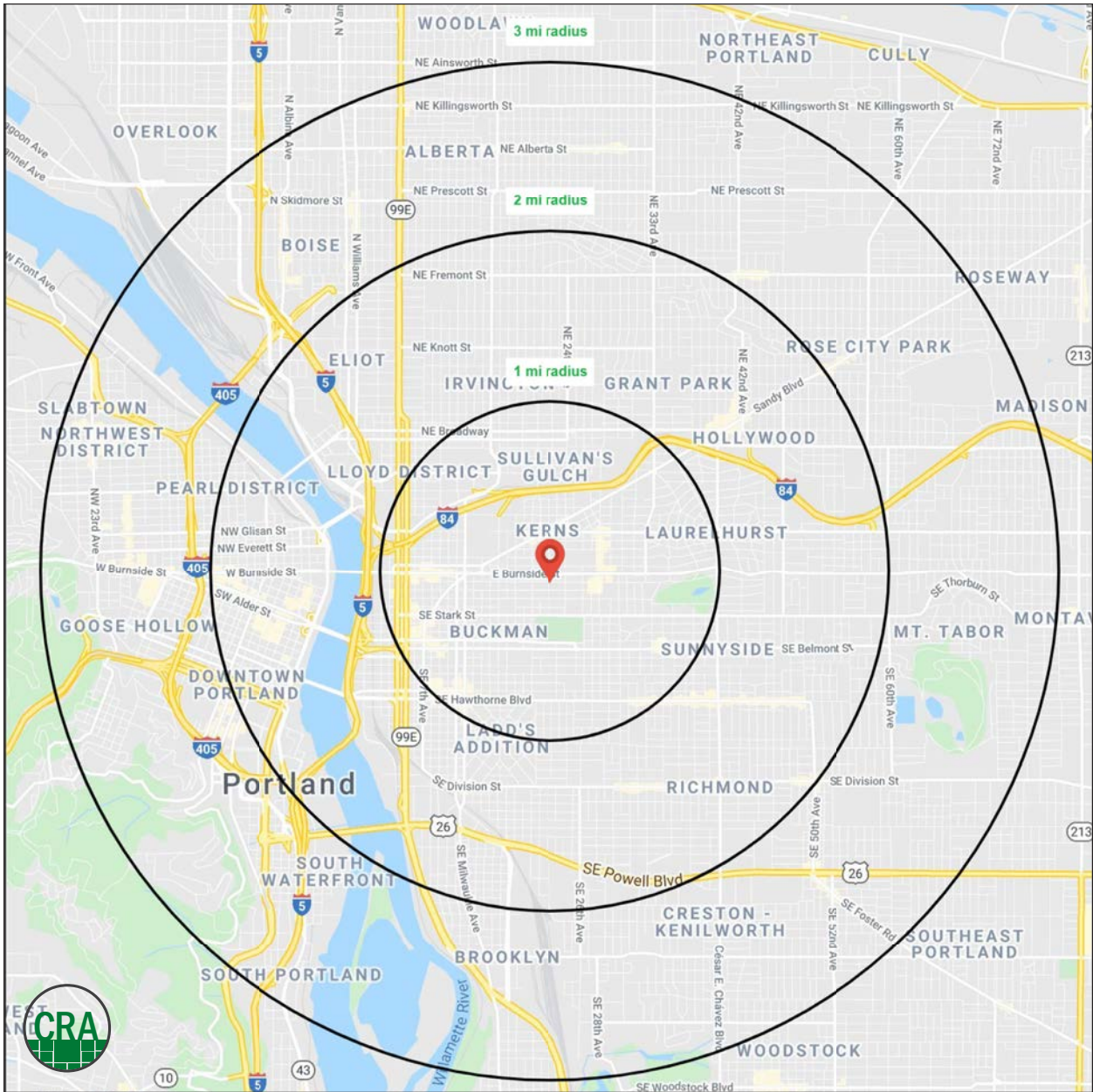
Source: Regis - SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	35,209	122,028	261,940
Estimated Households 2025	20,253	60,477	131,595
Average HH Income	\$114,864	\$136,743	\$136,726
Median Home Value	\$564,363	\$573,812	\$533,885
Daytime Demographics 16+	43,203	181,795	290,388
Some College or Higher	88.4%	85.1%	85.7%

\$114,864

Average Household Income
1 MILE RADIUS

36.5

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: 45.523/-122.6433

2205 E Burnside St Portland, OR 97214	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	35,209	122,028	261,940
2030 Projected Population	35,902	120,587	259,585
2020 Census Population	34,740	115,639	250,504
2010 Census Population	26,838	96,589	210,967
Projected Annual Growth 2025 to 2030	0.4%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	2.1%	1.8%	1.6%
2025 Median Age	36.5	39.5	38.6
Households			
2025 Estimated Households	20,253	60,477	131,595
2030 Projected Households	21,034	60,953	132,867
2020 Census Households	19,047	58,365	125,678
2010 Census Households	14,218	47,408	103,235
Projected Annual Growth 2025 to 2030	0.8%	0.2%	0.2%
Historical Annual Growth 2010 to 2025	2.8%	1.8%	1.8%
Race and Ethnicity			
2025 Estimated White	76.0%	76.2%	74.6%
2025 Estimated Black or African American	4.0%	4.6%	5.6%
2025 Estimated Asian or Pacific Islander	5.9%	6.4%	7.2%
2025 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2025 Estimated Other Races	13.3%	11.9%	11.8%
2025 Estimated Hispanic	11.9%	10.6%	10.6%
Income			
2025 Estimated Average Household Income	\$114,864	\$136,743	\$136,726
2025 Estimated Median Household Income	\$87,395	\$102,584	\$101,797
2025 Estimated Per Capita Income	\$66,483	\$68,173	\$69,049
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.2%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	1.6%	2.8%	2.7%
2025 Estimated High School Graduate	9.1%	10.9%	10.4%
2025 Estimated Some College	17.1%	16.8%	16.2%
2025 Estimated Associates Degree Only	5.7%	5.1%	5.7%
2025 Estimated Bachelors Degree Only	41.9%	36.7%	37.3%
2025 Estimated Graduate Degree	23.7%	26.4%	26.5%
Business			
2025 Estimated Total Businesses	4,182	15,790	25,570
2025 Estimated Total Employees	35,391	147,985	220,580
2025 Estimated Employee Population per Business	8.5	9.4	8.6
2025 Estimated Residential Population per Business	8.4	7.7	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

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