

FOR LEASE

2239 NE BROADWAY

PRIME BROADWAY RETAIL/OFFICE SPACE



ADDRESS

2239 NE Broadway | Portland, OR

AVAILABLE SPACE

- 1,360 SF

RENTAL RATE

\$2,300 / month + utilities

TRAFFIC COUNTS

NE Broadway - 11,835 ADT ('24)

HIGHLIGHTS

- Prime Broadway location for retail or office space.
- Street level with great visibility from NE Broadway.
- Fully ADA accessible with one ADA bathroom.
- Nearby tenants include: Broadway Veterinary Clinic, Taco Pedaler, Grooming Arts NW, Steeple Jack Brewing, Rose & Thistle, Realm Refillery, Eyes on Broadway, Costello's Café, Spielman Bagels, and many more!
- Just minutes from Lloyd Center Mall and easy access to I-5 and downtown Portland.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Sam LeFeber

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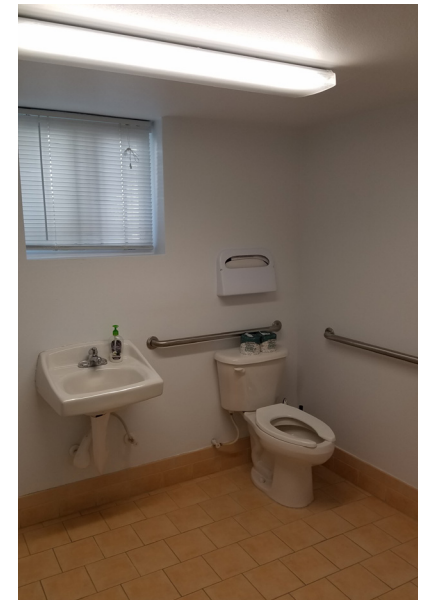
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PRIME BROADWAY RETAIL

2239 NE BROADWAY

PORTLAND, OR

IMAGES



PRIME BROADWAY RETAIL
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DEMOGRAPHIC SUMMARY

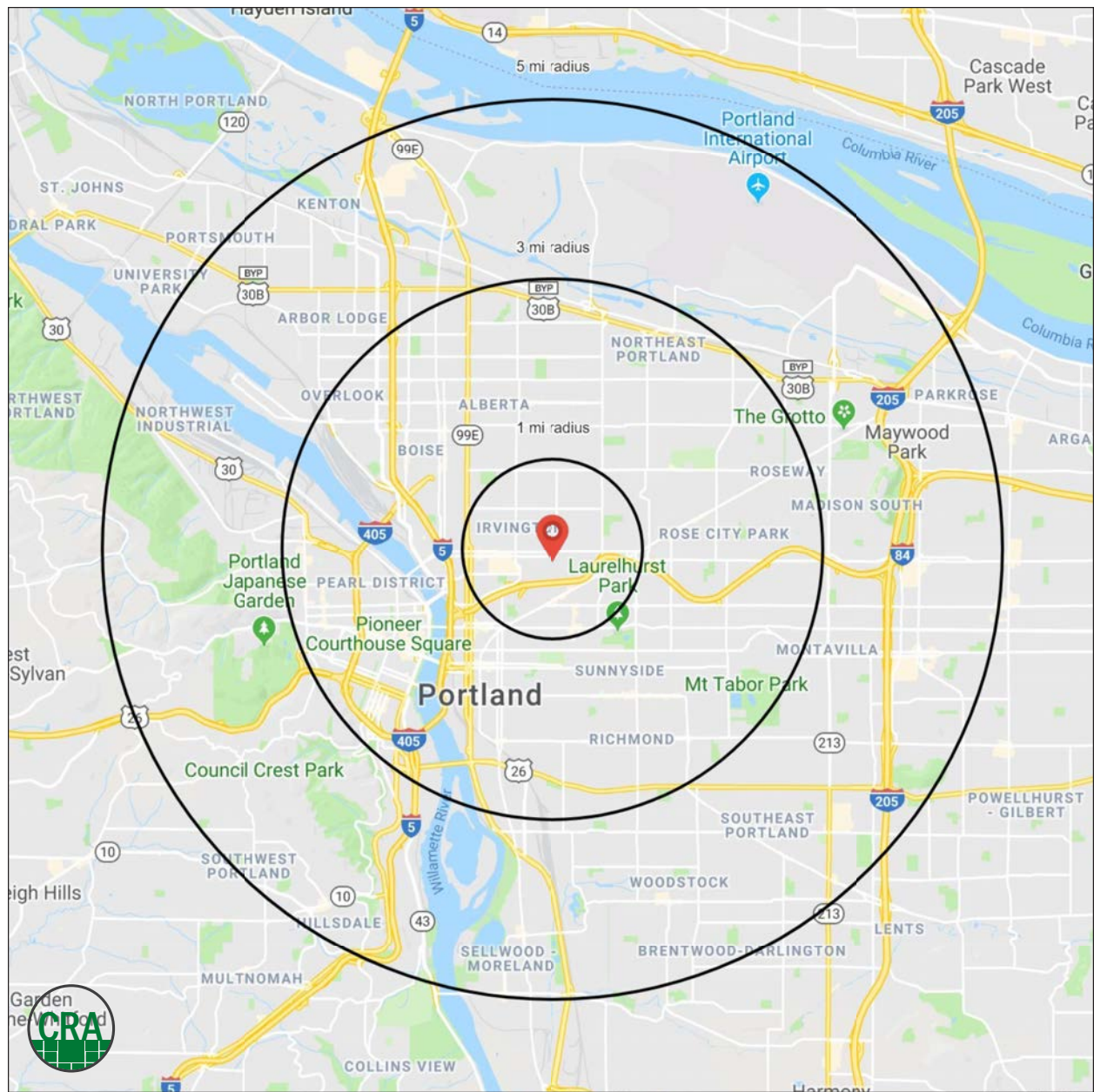
Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	29,318	257,842	436,144
Estimated Households	15,248	128,528	206,071
Average HH Income	\$153,837	\$136,126	\$136,204
Median Home Value	\$772,793	\$657,894	\$624,923
Daytime Demographics 16+	35,883	286,437	443,365
Some College or Higher	88.4%	84.5%	82.3%

\$153,837

Average Household Income
1 MILE RADIUS

39.9

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/-122.6422

2239 NE Broadway Portland, OR 97232	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	29,318	257,842	436,144
2029 Projected Population	28,519	254,488	428,023
2020 Census Population	30,042	251,314	436,947
2010 Census Population	25,486	212,205	381,415
Projected Annual Growth 2024 to 2029	-0.5%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2024	1.1%	1.5%	1.0%
2024 Median Age	39.9	38.4	38.8
Households			
2024 Estimated Households	15,248	128,528	206,071
2029 Projected Households	14,958	128,116	203,667
2020 Census Households	15,011	123,757	201,162
2010 Census Households	12,242	101,709	172,415
Projected Annual Growth 2024 to 2029	-0.4%	-	-0.2%
Historical Annual Growth 2010 to 2024	1.8%	1.9%	1.4%
Race and Ethnicity			
2024 Estimated White	77.9%	74.4%	73.3%
2024 Estimated Black or African American	4.7%	6.5%	6.1%
2024 Estimated Asian or Pacific Islander	5.3%	6.5%	7.8%
2024 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.8%
2024 Estimated Other Races	11.4%	11.7%	11.9%
2024 Estimated Hispanic	9.6%	10.5%	10.8%
Income			
2024 Estimated Average Household Income	\$153,837	\$136,126	\$136,204
2024 Estimated Median Household Income	\$114,318	\$101,006	\$102,926
2024 Estimated Per Capita Income	\$80,248	\$68,205	\$64,702
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.7%	2.3%
2024 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.6%	2.9%
2024 Estimated High School Graduate	8.9%	11.1%	12.5%
2024 Estimated Some College	13.5%	16.1%	16.6%
2024 Estimated Associates Degree Only	5.6%	5.7%	6.3%
2024 Estimated Bachelors Degree Only	41.1%	37.1%	35.5%
2024 Estimated Graduate Degree	28.1%	25.5%	23.9%
Business			
2024 Estimated Total Businesses	3,119	25,028	37,599
2024 Estimated Total Employees	28,693	219,665	327,051
2024 Estimated Employee Population per Business	9.2	8.8	8.7
2024 Estimated Residential Population per Business	9.4	10.3	11.6

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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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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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