



# 230 SW ASH STREET

## PORTLAND, OR

LANDLORD  
OPEN TO  
PARTNERSHIP  
OPPORTUNITIES  
&  
CREATIVE RENT  
STRUCTURE



RETAIL 1 – SW 3RD & ASH CORNER

### ADDRESS

230 SW Ash Street, Portland, OR

### AVAILABLE SPACE

- 3,981 RSF – SW 3rd & Ash Endcap (divisible to 1,000 RSF)
- 2,001 RSF – SW 2nd Ave In-line space in vanilla shell condition - move in ready!
- 2,024 RSF – Beautiful 2nd generation cafe space with grease interceptor, sinks, 2 ADA RRs, refrigerators/freezers and more! Could accommodate hood/venting.



RETAIL 2 & 3 - SW 2nd & Ash Corner (2nd Generation Cafe!)

### HIGHLIGHTS

- New 6-story construction featuring exterior brick, high ceilings (approximately 14 ft high), and expansive floor-to-ceiling storefront glass on ground floor retail with 133 apartments above, providing 24/7 site activation.
- LEED Platinum Certified
- **2nd generation cafe opportunity** w/grease interceptor, sinks, 2 ADA RRs, refrigerators/freezers and more! No existing hood/venting (Retail 3), **move-in ready retail space** (Retail 2), and 1st generation (Retail 1) that can be customized based on Tenant needs. All spaces can accommodate hood/venting and have accessible grease interceptor.
- Sliding storefront windows.
- Day and night time private building security.
- Tenants within a 1-block radius include: BAE's Fried Chicken, Stumptown Coffee Roasters, Mother's Bistro, Voodoo Doughnut, Pine Street Market, Kells & more.



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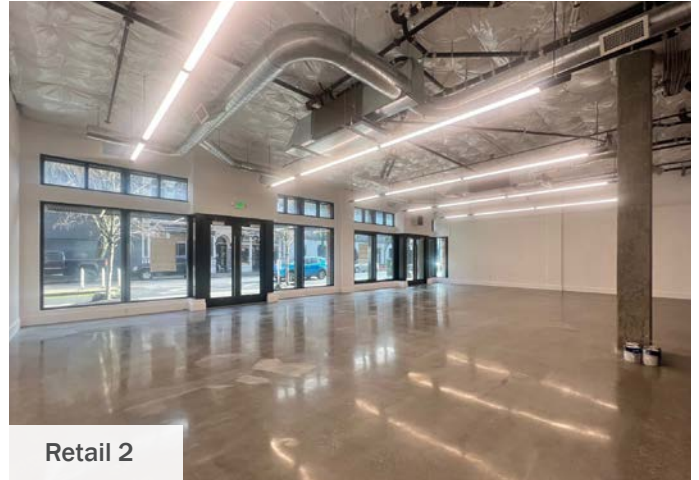
**503.274.0211**  
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PHOTOS - RETAIL 2 & 3



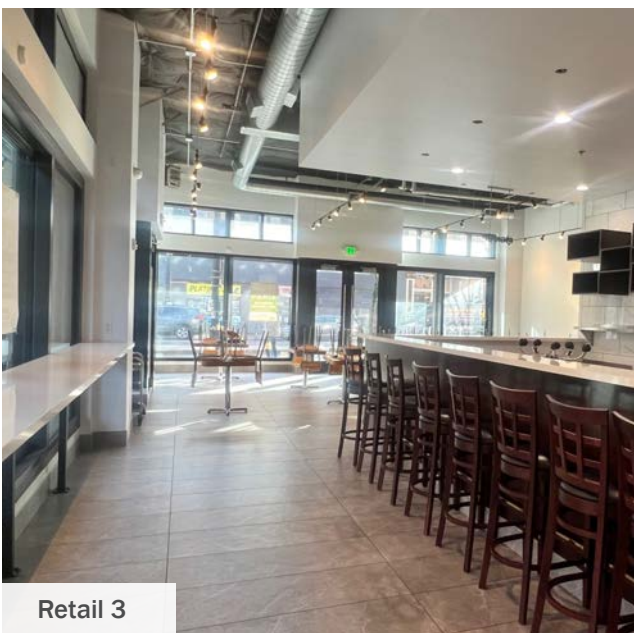
Retail 3



Retail 2



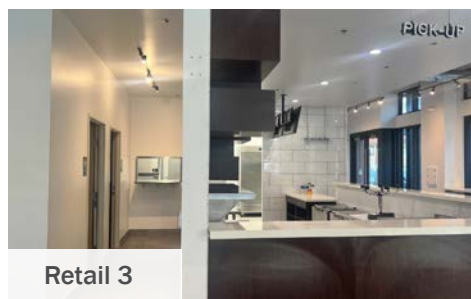
Retail 3



Retail 3



Retail 3



Retail 3



Retail 3







230 ASH

### RENTAL RATE

Please call for details

### TRAFFIC COUNTS

W Burnside St - 31,989 ADT ('22)

SW 2nd Ave - 5,378 ADT ('22)

SW 3rd Ave - 6,442 ADT ('22)



VOODOO DOUGHNUTS



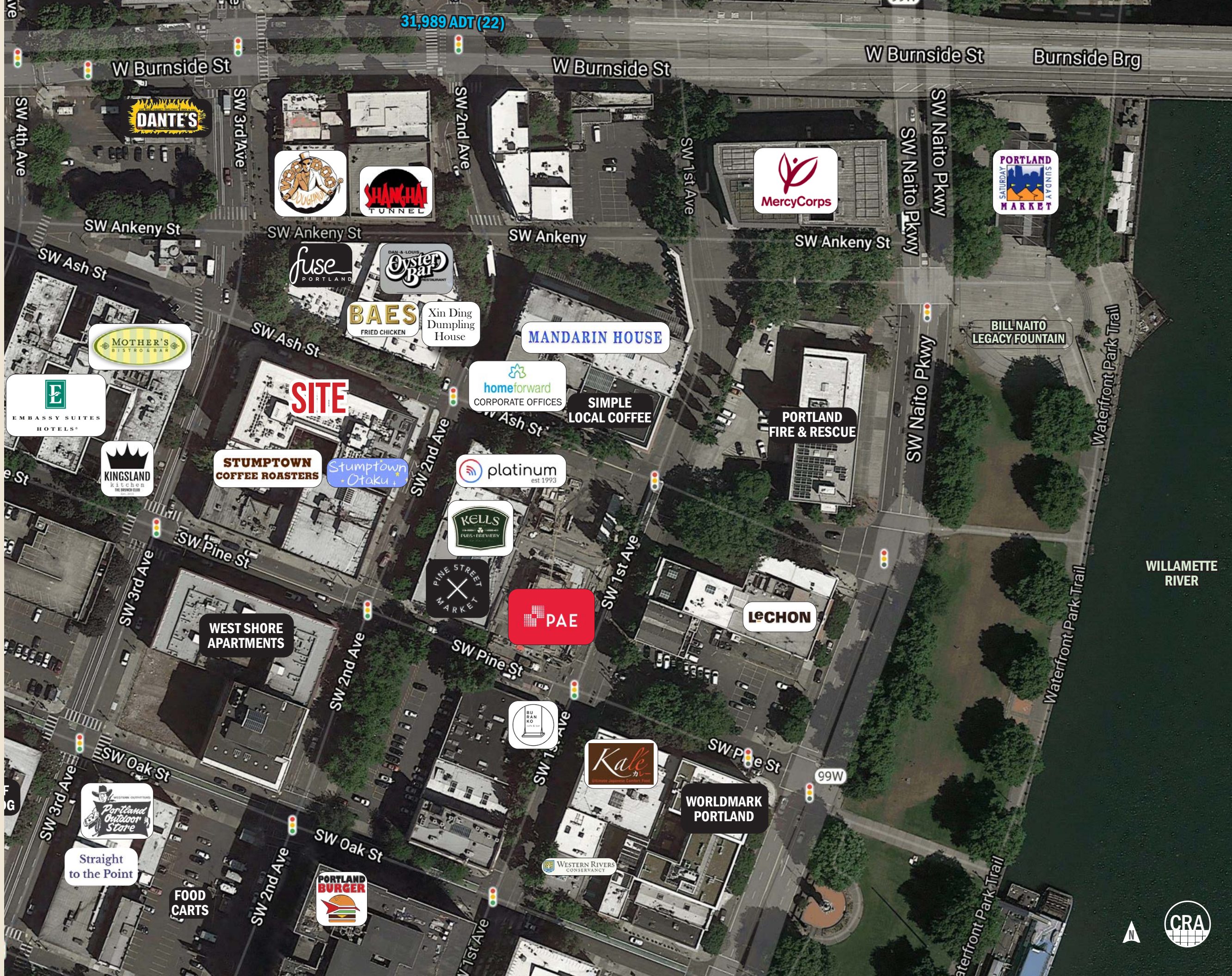
STUMPTOWN COFFEE ROASTERS



PINE STREET MARKET



PAE LIVING BUILDING



31,989 ADT ('22)



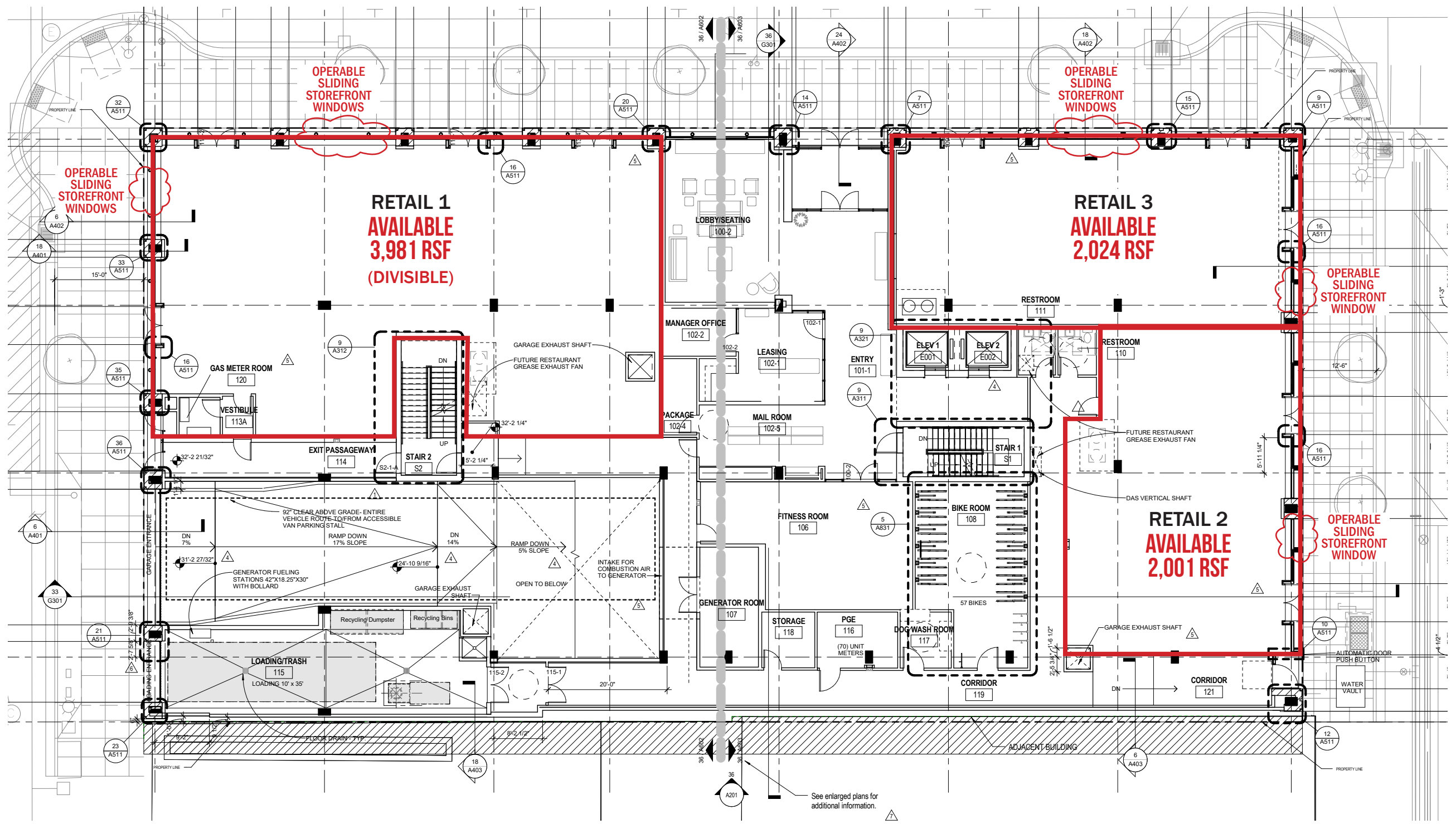




SW ASH STREET

SW 3RD AVENUE

SW 2ND AVENUE



See enlarged plans for additional information.

# DEMOGRAPHIC SUMMARY



Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	51,852	129,523	213,244
Average HH Income	\$111,860	\$128,019	\$142,998
Median Home Value	\$606,089	\$710,126	\$713,560
Daytime Demographics 16+	131,055	212,971	280,660
Some College or Higher	79.0%	84.4%	85.7%
Median Age	39.4	38.1	38.6

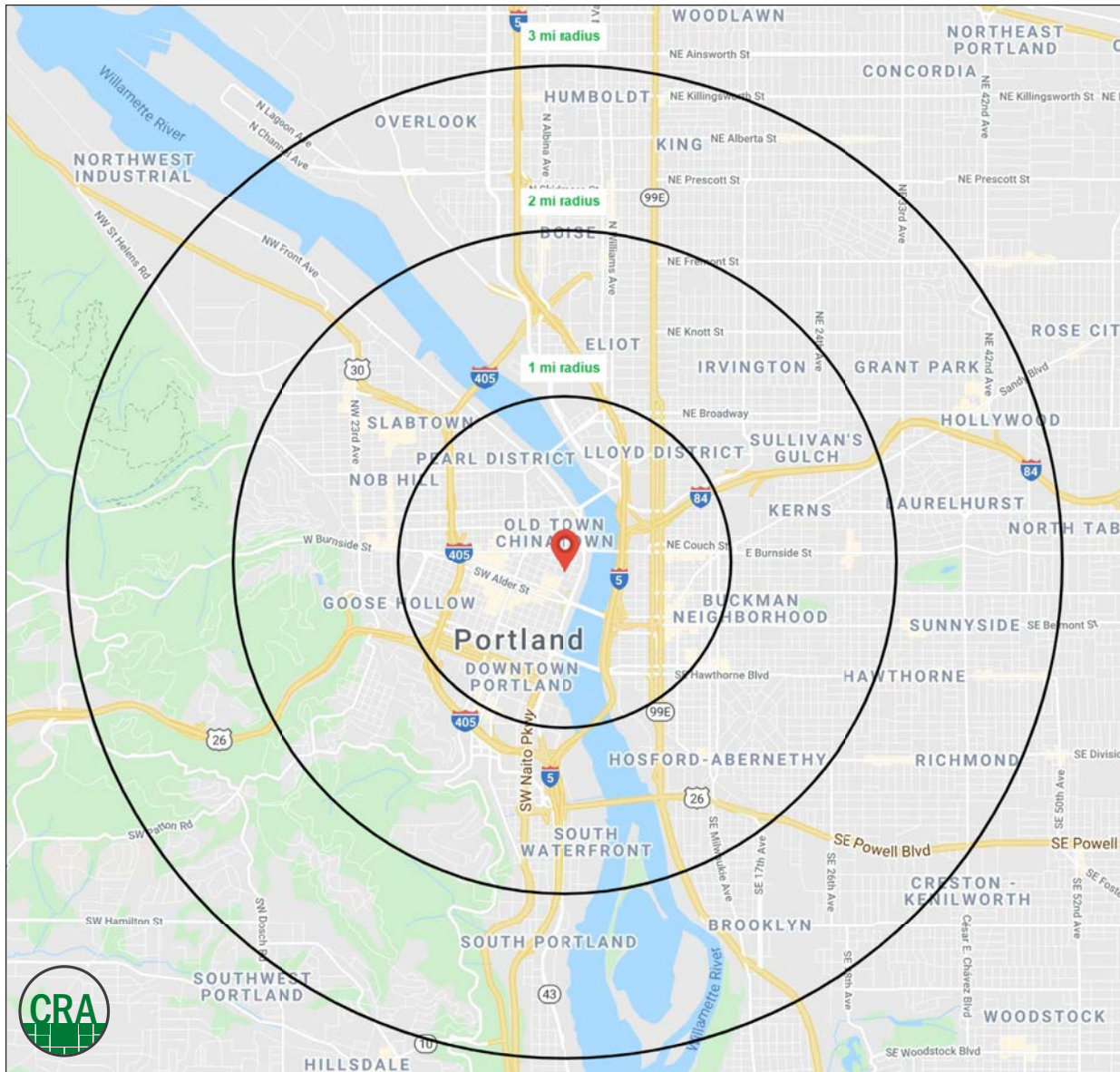
**\$710,126**

Median Home Value  
2 MILE RADIUS

**131,055**

Daytime Demographics  
Age 16 Years or Over

1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5219/-122.6728

230 SW Ash St Portland, OR 97204	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	51,852	129,523	213,244
2029 Projected Population	52,418	129,442	211,422
2020 Census Population	37,229	114,981	202,773
2010 Census Population	27,970	89,623	166,210
Projected Annual Growth 2024 to 2029	0.2%	-	-0.2%
Historical Annual Growth 2010 to 2024	6.1%	3.2%	2.0%
2024 Median Age	39.4	38.1	38.6
<b>Households</b>			
2024 Estimated Households	27,710	71,924	110,615
2029 Projected Households	28,781	72,949	110,839
2020 Census Households	24,385	66,593	105,229
2010 Census Households	17,149	50,464	84,061
Projected Annual Growth 2024 to 2029	0.8%	0.3%	-
Historical Annual Growth 2010 to 2024	4.4%	3.0%	2.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	70.9%	73.9%	75.3%
2024 Estimated Black or African American	6.7%	5.6%	5.6%
2024 Estimated Asian or Pacific Islander	8.8%	7.7%	6.9%
2024 Estimated American Indian or Native Alaskan	1.2%	0.9%	0.8%
2024 Estimated Other Races	12.4%	11.8%	11.5%
2024 Estimated Hispanic	11.6%	10.7%	10.1%
<b>Income</b>			
2024 Estimated Average Household Income	\$111,860	\$128,019	\$142,998
2024 Estimated Median Household Income	\$74,271	\$90,576	\$104,279
2024 Estimated Per Capita Income	\$60,649	\$71,643	\$74,569
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.8%	1.8%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	3.8%	2.5%	2.3%
2024 Estimated High School Graduate	14.5%	11.3%	10.5%
2024 Estimated Some College	18.9%	16.1%	15.3%
2024 Estimated Associates Degree Only	5.5%	5.4%	5.4%
2024 Estimated Bachelors Degree Only	29.9%	35.7%	37.2%
2024 Estimated Graduate Degree	24.7%	27.3%	27.7%
<b>Business</b>			
2024 Estimated Total Businesses	9,173	16,878	24,050
2024 Estimated Total Employees	111,808	174,503	223,182
2024 Estimated Employee Population per Business	12.2	10.3	9.3
2024 Estimated Residential Population per Business	5.7	7.7	8.9



*For more information, please contact:*

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KNOWLEDGE

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EXPERIENCE



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