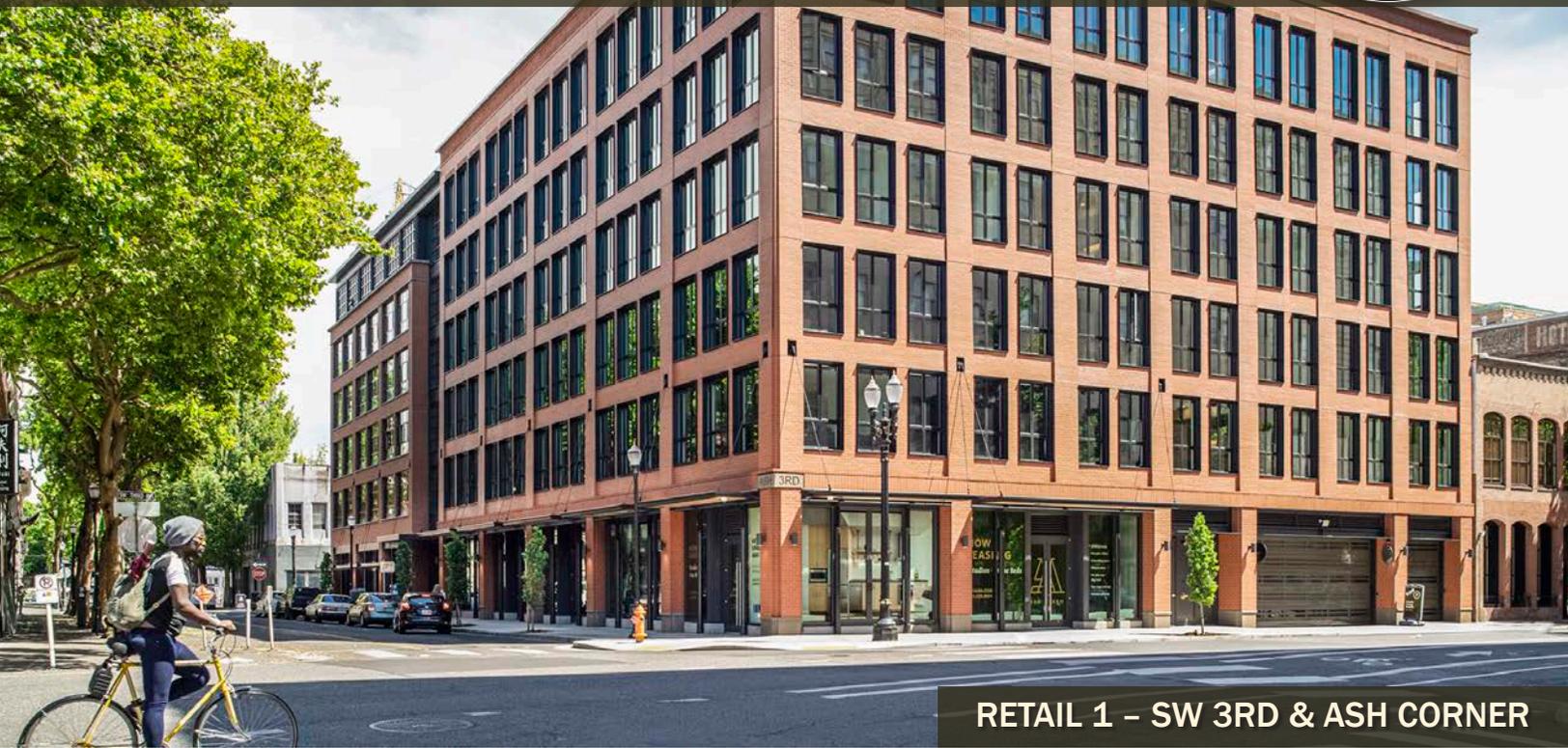




# 230 SW ASH STREET

PORTLAND, OR



**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)
- 2,036 RSF – SW 2nd Ave Inline

## 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
- First generation space can be customized per tenants' design specifications.
- Both spaces can accommodate type 1 venting and have accessible grease interceptors for restaurant use.
- Sliding storefront windows.
- Property has a roof deck for potential use for company events.
- Day and night time private building security.
- Tenants within a 1-block radius include: Afuri, BAE's Fried Chicken, Stumptown Coffee Roasters, Mother's Bistro, Voodoo Doughnut, Pine Street Market, Kells & more.



**RETAIL 2 – SW 2ND**



**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)  
**Ashley Heichelbech** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)



230 ASH

### RENTAL RATE

Please call for details

### TRAFFIC COUNTS

W Burnside St - 32,675 ADT ('20)

SW 2nd Ave - 8,308 ADT ('18)

SW 3rd Ave - 7,154 ADT ('18)



VOODOO DOUGHNUTS



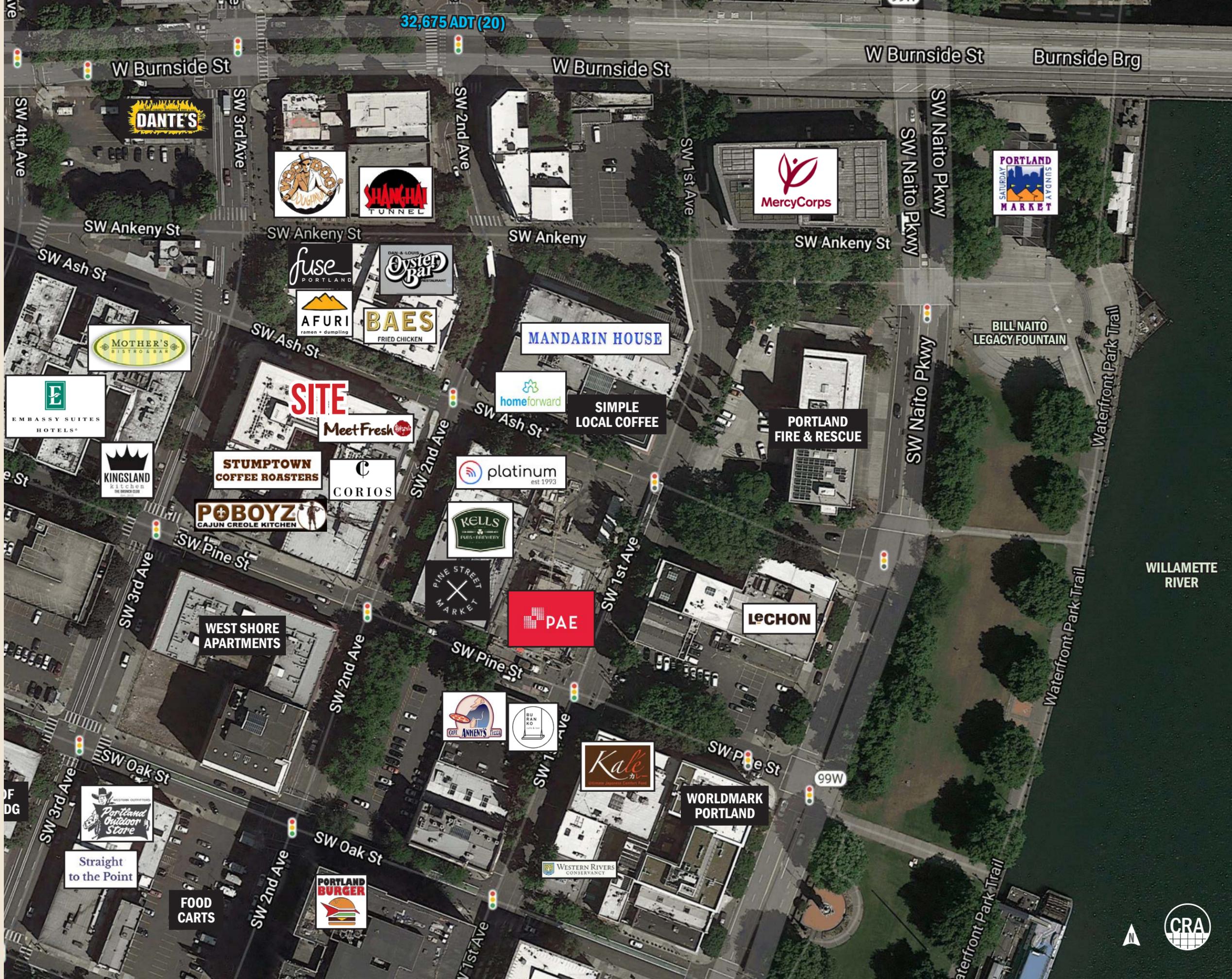
STUMPTOWN COFFEE ROASTERS



AFURI RAMEN



PAE LIVING BUILDING

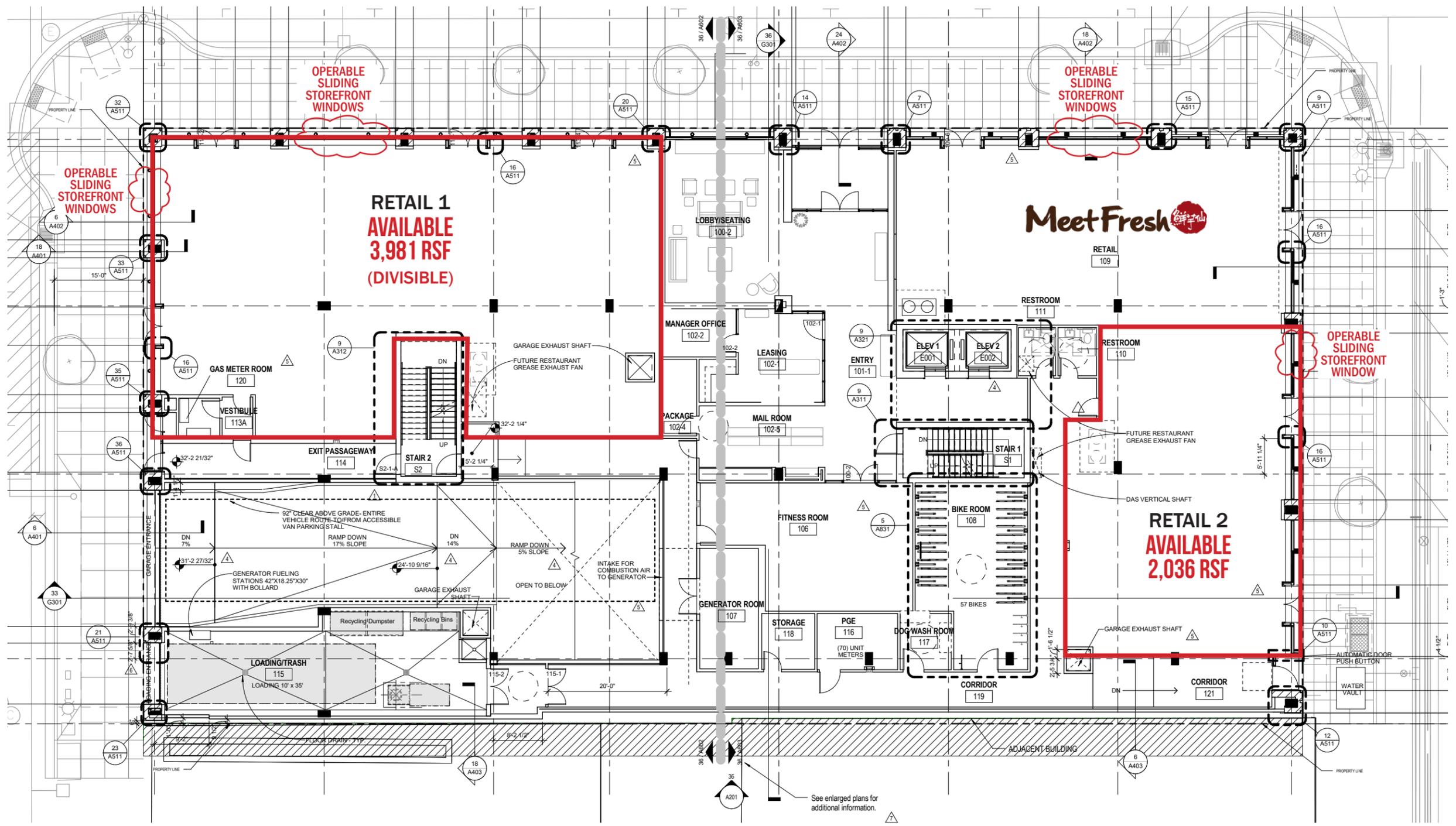




SW ASH STREET

SW 3RD AVENUE

SW 2ND AVENUE



# DEMOGRAPHIC SUMMARY



Source: Regis - SitesUSA (2022)	1 MILE	2 MILE	3 MILE
Estimated Population 2021	37,009	116,208	204,395
Projected Population 2026	42,376	128,797	220,243
Average HH Income	\$72,815	\$96,064	\$109,600
Median Home Value	\$514,079	\$615,183	\$602,631
Daytime Demographics 16+	137,950	231,354	300,415
Some College or Higher	83.8%	87.8%	87.9%

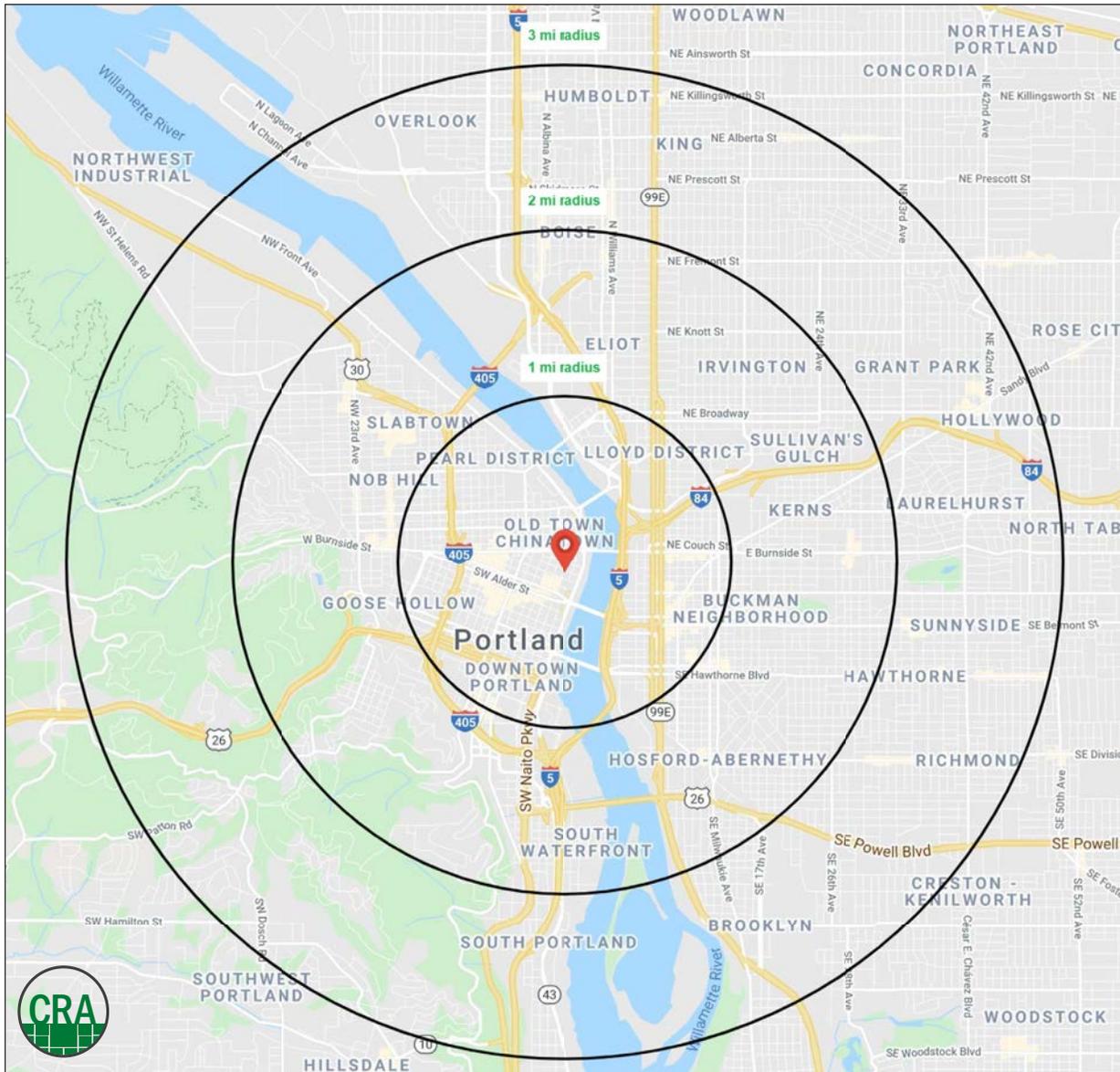
**\$615,183**

Median Home Value  
2 MILE RADIUS

**137,950**

Daytime Demographics  
Age 16 Years or Over

1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 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>			
2021 Estimated Population	37,009	116,208	204,395
2026 Projected Population	42,376	128,797	220,243
2020 Census Population	37,296	116,159	204,134
2010 Census Population	28,160	90,038	166,184
Projected Annual Growth 2021 to 2026	2.9%	2.2%	1.6%
Historical Annual Growth 2010 to 2021	2.9%	2.6%	2.1%
2021 Median Age	37.9	37.2	37.6
<b>Households</b>			
2021 Estimated Households	24,528	67,585	106,332
2026 Projected Households	28,663	76,623	118,124
2020 Census Households	24,385	67,021	105,592
2010 Census Households	17,289	50,681	84,028
Projected Annual Growth 2021 to 2026	3.4%	2.7%	2.2%
Historical Annual Growth 2010 to 2021	3.8%	3.0%	2.4%
<b>Race and Ethnicity</b>			
2021 Estimated White	70.9%	75.2%	75.2%
2021 Estimated Black or African American	5.0%	4.7%	5.8%
2021 Estimated Asian or Pacific Islander	8.5%	6.7%	5.9%
2021 Estimated American Indian or Native Alaskan	1.4%	0.9%	0.8%
2021 Estimated Other Races	14.3%	12.4%	12.4%
2021 Estimated Hispanic	12.9%	9.4%	8.7%
<b>Income</b>			
2021 Estimated Average Household Income	\$72,815	\$96,064	\$109,600
2021 Estimated Median Household Income	\$58,177	\$76,297	\$87,524
2021 Estimated Per Capita Income	\$49,644	\$56,549	\$57,464
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.0%	1.1%
2021 Estimated Some High School (Grade Level 9 to 11)	2.8%	1.8%	1.9%
2021 Estimated High School Graduate	11.8%	9.3%	9.1%
2021 Estimated Some College	20.5%	17.0%	16.3%
2021 Estimated Associates Degree Only	5.8%	5.3%	5.2%
2021 Estimated Bachelors Degree Only	34.8%	37.8%	37.4%
2021 Estimated Graduate Degree	22.7%	27.7%	29.0%
<b>Business</b>			
2021 Estimated Total Businesses	9,391	17,016	23,676
2021 Estimated Total Employees	123,154	194,298	241,335
2021 Estimated Employee Population per Business	13.1	11.4	10.2
2021 Estimated Residential Population per Business	3.9	6.8	8.6

*For more information, please contact:*

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**KATHLEEN HEALY** 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

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503.274.0211

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