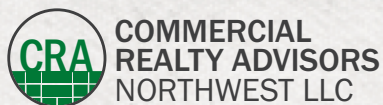


BROADWAY RETAIL/MEDICAL OFFICE

2307 NE BROADWAY
PORTLAND, OR

FOR LEASE - APPROXIMATELY 1,200 SF



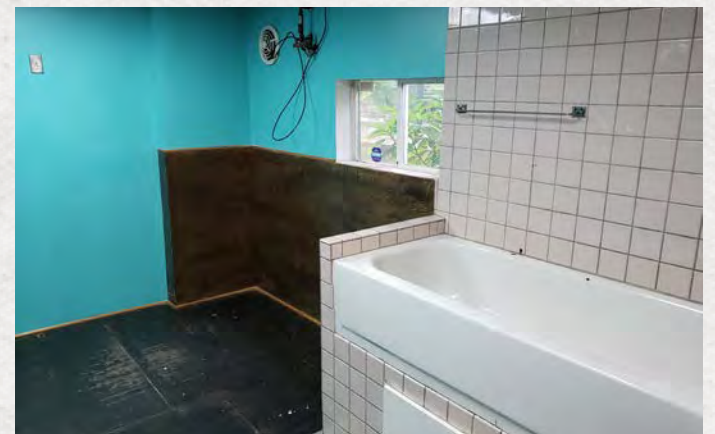
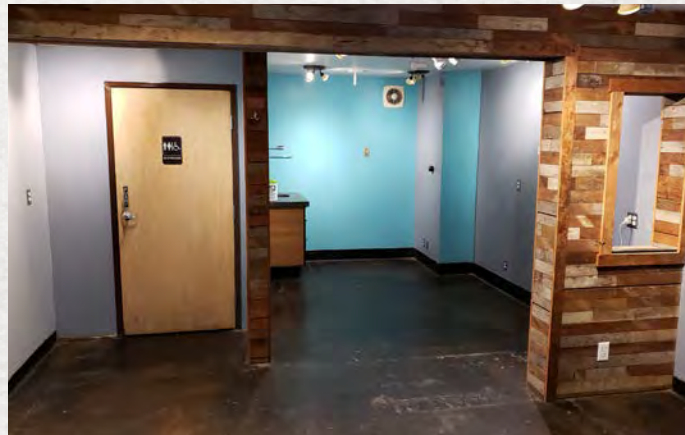
Sam LeFeber

503.866.1956 | sam@cra-nw.com

503.274.0211
www.cra-nw.com

2307
NE BROADWAY
PORTLAND, OR

INTERIOR IMAGES





2307
NE BROADWAY
PORTLAND, OR

RENTAL RATE

\$2,500/month + utilities

HIGHLIGHTS

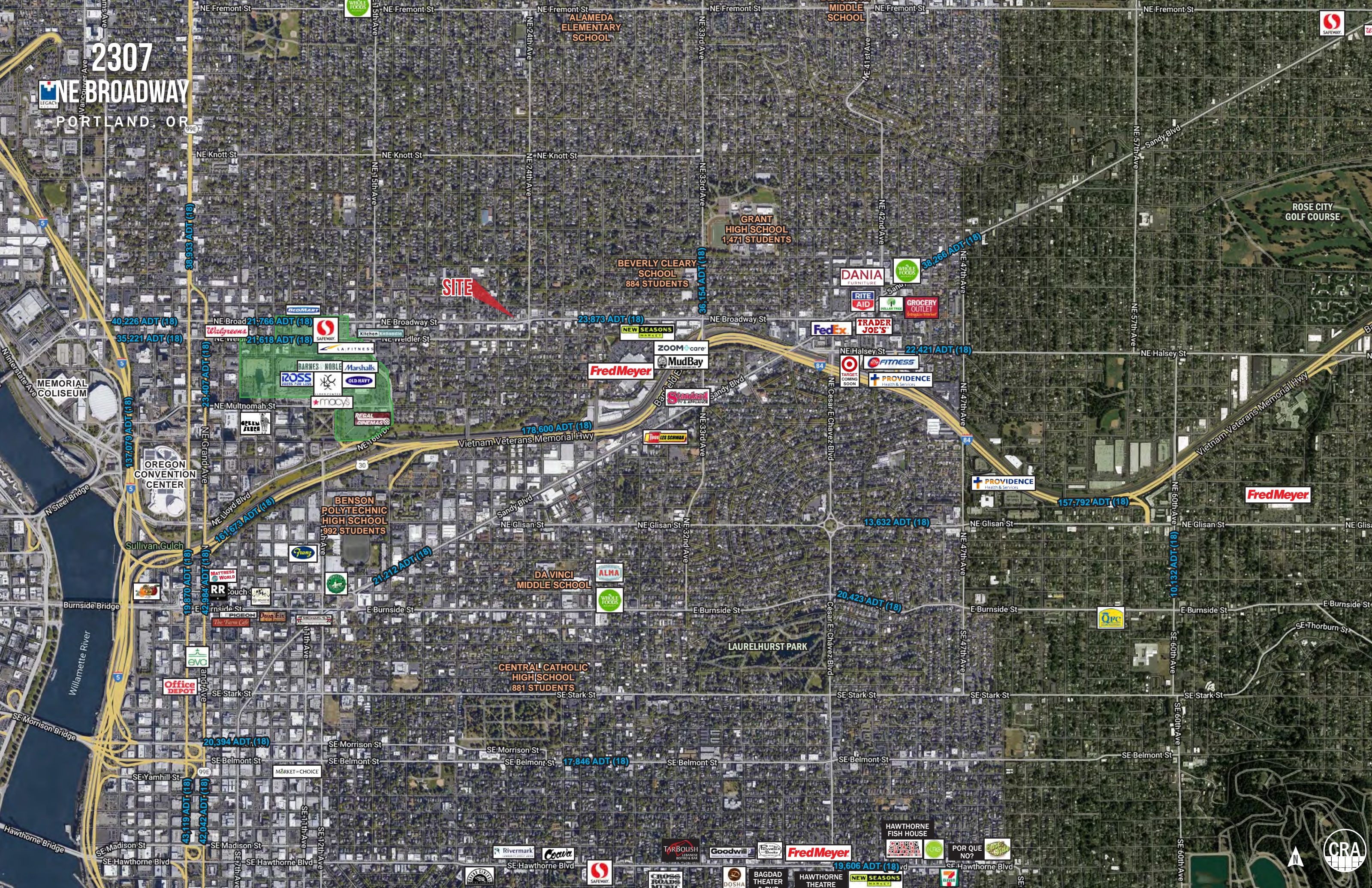
- Strong visibility from NE Broadway
- Five treatment rooms (with sinks), waiting area, office space, and ADA bathroom
- Two entrances/exits on Broadway
- Local ownership
- Nearby tenants include Broadway Veterinary Clinic, Lungta Gifts, Taco Pedaler, Spin Laundry, Rose & Thistle Pub, Eyes On Broadway Costello's Travel Caffe, Spielman Bagels, and many more!
- Available now!

TRAFFIC COUNTS

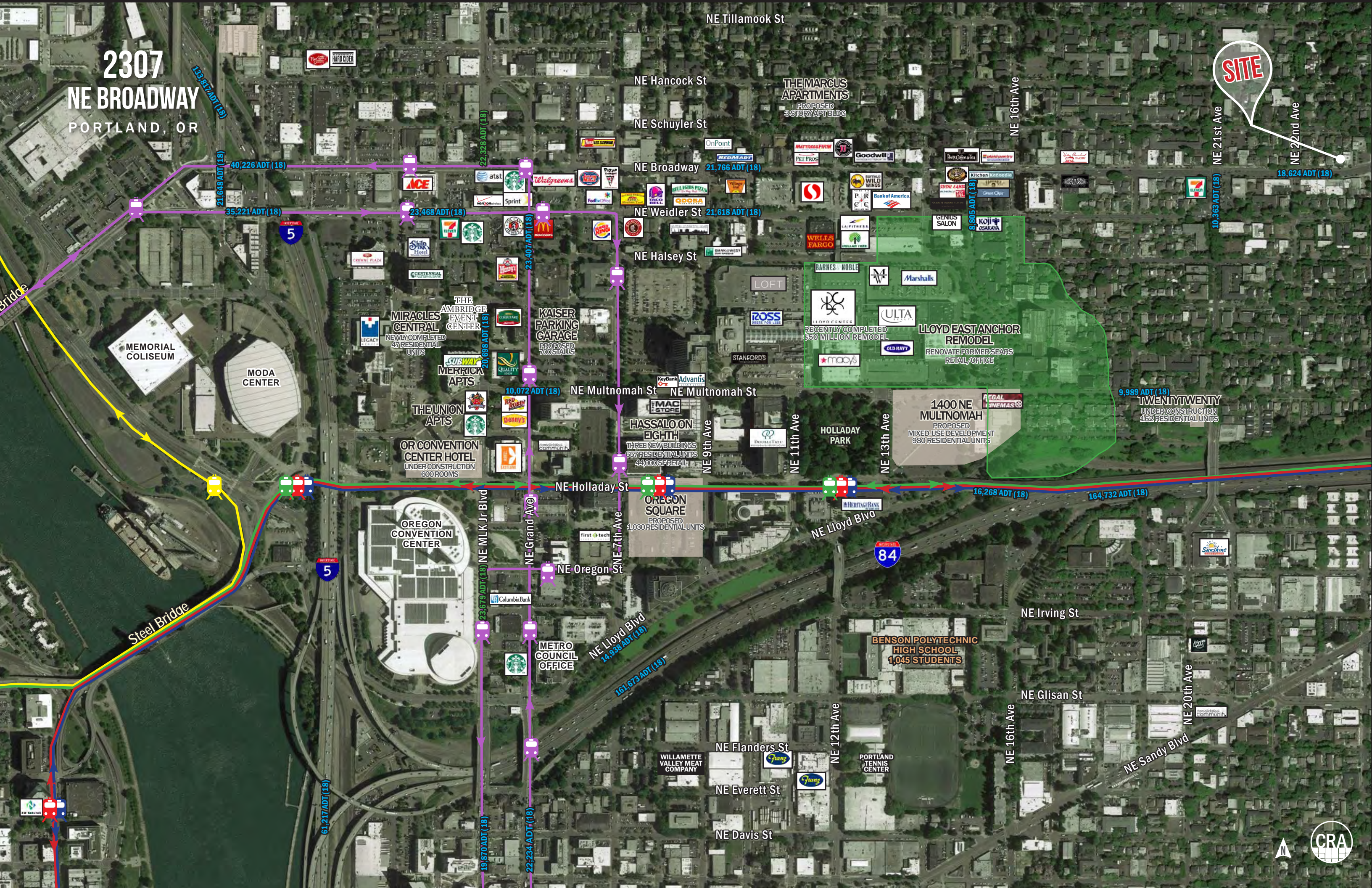
NE Broadway - 18,624 ADT (18)

2307 NE BROADWAY PORTLAND, OR

SITE

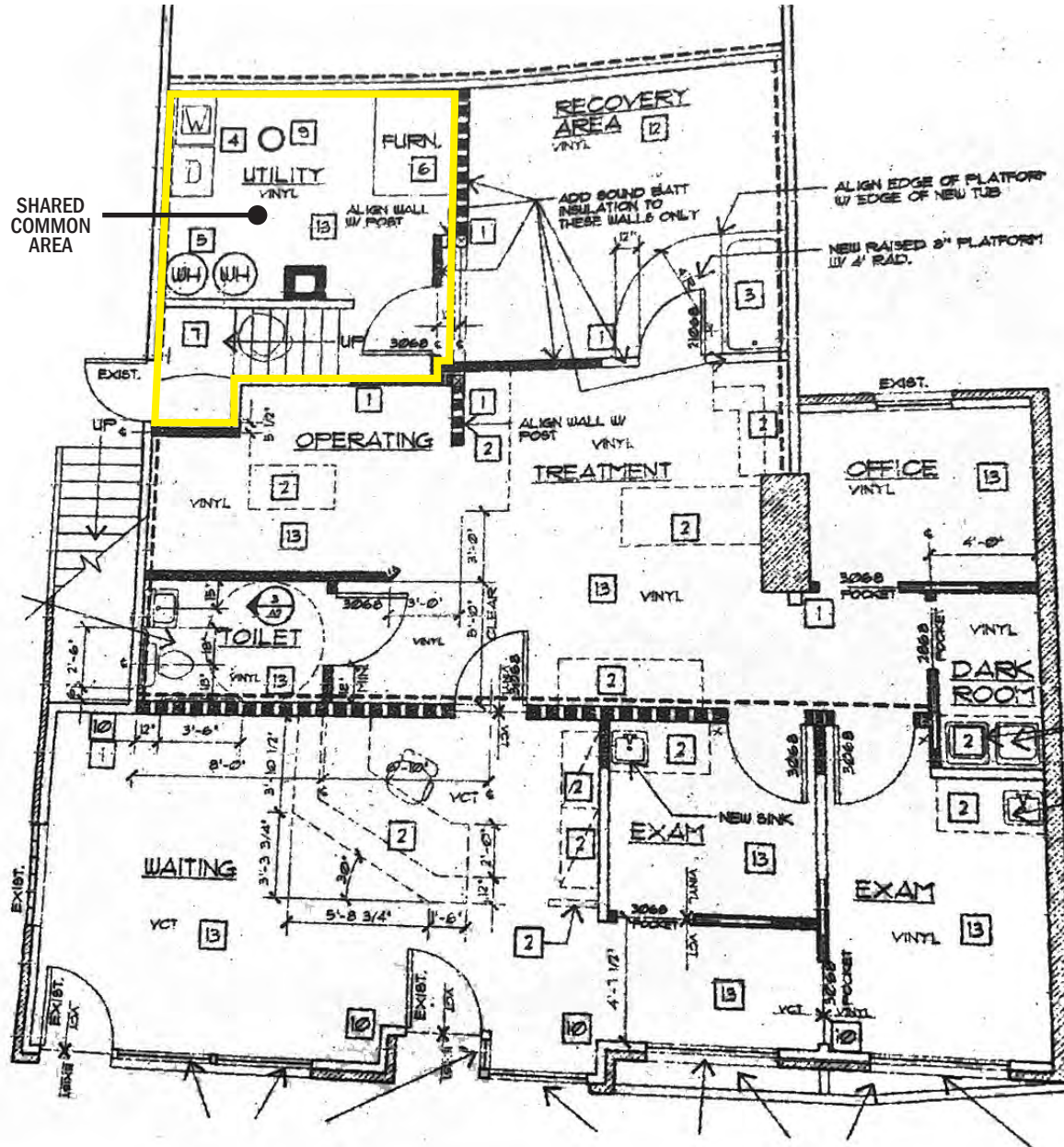


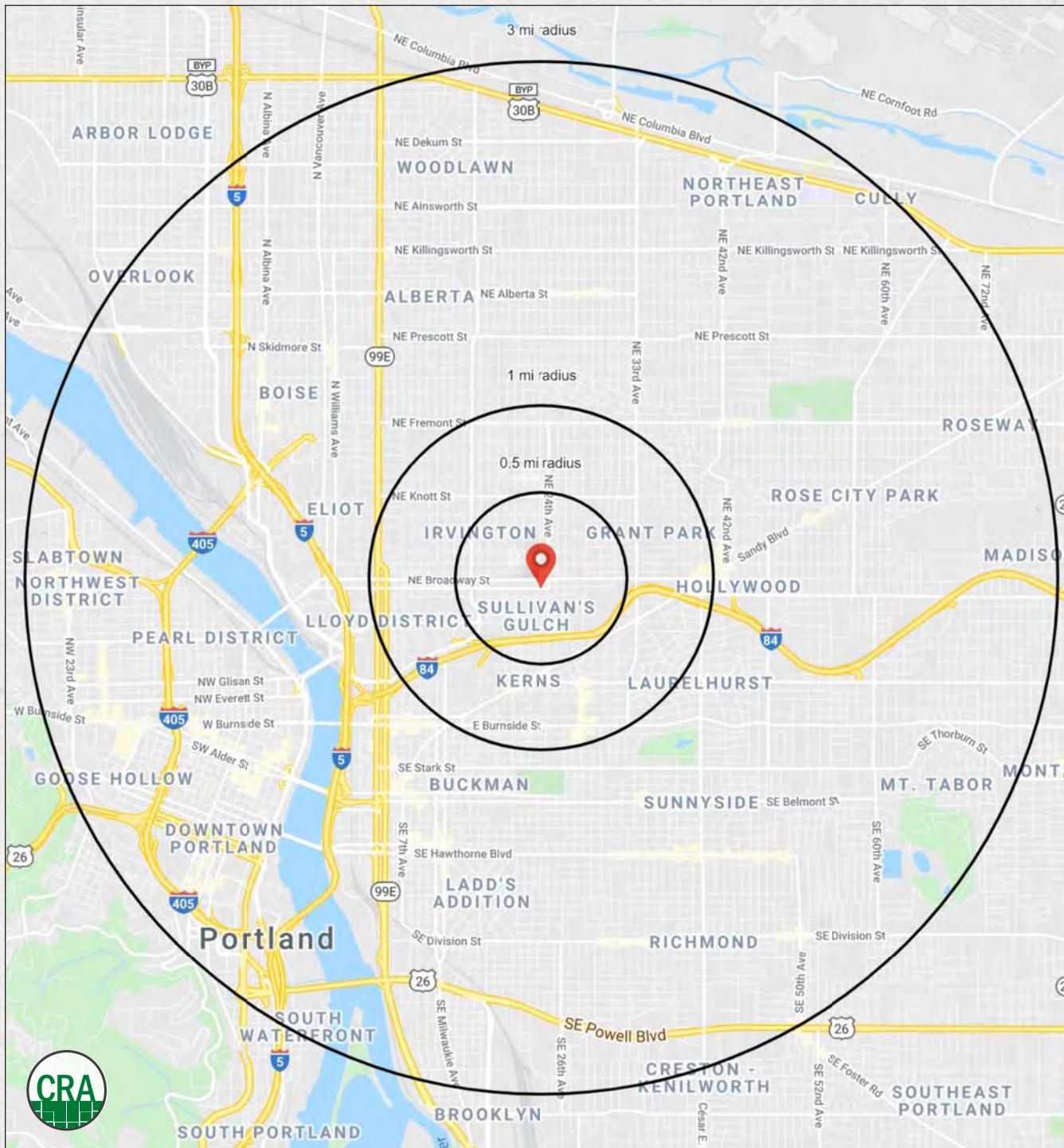
2307 NE BROADWAY PORTLAND, OR



SITE PLAN

2307
NE BROADWAY
PORTLAND, OR





2307 NE BROADWAY PORTLAND, OR

DEMOGRAPHICS

2020 Estimated Population

- ½ mile - 8,592
- 1 mile - 29,593
- 3 mile - 253,066

Average HH Income

- ½ mile - \$110,081
- 1 mile - \$118,126
- 3 mile - \$101,771

Median HH Income

- ½ mile - \$74,957
- 1 mile - \$86,925
- 3 mile - \$76,881

Median Home Value

- ½ mile - \$631,202
- 1 mile - \$641,663
- 3 mile - \$520,778

Daytime Demographics 16+

- ½ mile - 7,115
- 1 mile - 33,921
- 3 mile - 298,305

\$197,381

Average Family Income

74.1%

College Educated Residents



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5352/-122.642

RF1

2307 NE Broadway St Portland, OR 97232		0.5 mi radius	1 mi radius	3 mi radius
POPULATION	2020 Estimated Population	8,592	29,593	253,066
	2025 Projected Population	8,791	30,117	257,164
	2010 Census Population	7,391	24,775	211,496
	2000 Census Population	7,249	23,980	195,930
	Projected Annual Growth 2020 to 2025	0.5%	0.4%	0.3%
	Historical Annual Growth 2000 to 2020	0.9%	1.2%	1.5%
HOUSEHOLDS	2020 Estimated Households	4,629	14,864	127,347
	2025 Projected Households	4,872	15,633	134,214
	2010 Census Households	3,862	11,838	101,366
	2000 Census Households	3,828	11,545	91,309
	Projected Annual Growth 2020 to 2025	1.1%	1.0%	1.1%
	Historical Annual Growth 2000 to 2020	1.0%	1.4%	2.0%
AGE	2020 Est. Population Under 10 Years	8.1%	10.4%	9.7%
	2020 Est. Population 10 to 19 Years	7.3%	8.6%	8.1%
	2020 Est. Population 20 to 29 Years	14.4%	13.3%	16.7%
	2020 Est. Population 30 to 44 Years	27.1%	27.9%	30.5%
	2020 Est. Population 45 to 59 Years	18.6%	19.6%	17.8%
	2020 Est. Population 60 to 74 Years	17.4%	15.4%	13.3%
	2020 Est. Population 75 Years or Over	7.2%	4.8%	4.0%
	2020 Est. Median Age	40.6	38.7	36.3
MARITAL STATUS & GENDER	2020 Est. Male Population	47.0%	48.7%	50.1%
	2020 Est. Female Population	53.0%	51.3%	49.9%
	2020 Est. Never Married	43.2%	41.9%	46.8%
	2020 Est. Now Married	38.4%	41.6%	35.1%
	2020 Est. Separated or Divorced	16.0%	13.5%	15.4%
	2020 Est. Widowed	2.5%	3.0%	2.7%
INCOME	2020 Est. HH Income \$200,000 or More	12.8%	14.9%	10.5%
	2020 Est. HH Income \$150,000 to \$199,999	6.1%	8.5%	8.6%
	2020 Est. HH Income \$100,000 to \$149,999	13.1%	15.7%	17.0%
	2020 Est. HH Income \$75,000 to \$99,999	10.8%	10.9%	11.9%
	2020 Est. HH Income \$50,000 to \$74,999	23.0%	17.7%	15.7%
	2020 Est. HH Income \$35,000 to \$49,999	10.1%	11.2%	10.6%
	2020 Est. HH Income \$25,000 to \$34,999	7.0%	6.5%	6.6%
	2020 Est. HH Income \$15,000 to \$24,999	8.1%	7.0%	7.3%
	2020 Est. HH Income Under \$15,000	9.0%	7.8%	11.6%
	2020 Est. Average Household Income	\$110,081	\$118,126	\$101,771
	2020 Est. Median Household Income	\$74,957	\$86,925	\$76,881
	2020 Est. Per Capita Income	\$59,418	\$59,516	\$51,596
		2020 Est. Total Businesses	670	2,938
2020 Est. Total Employees		4,798	27,026	237,387

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FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5352/-122.642

RF1

2307 NE Broadway St

Portland, OR 97232

		0.5 mi radius	1 mi radius	3 mi radius
RACE	2020 Est. White	84.4%	82.9%	75.7%
	2020 Est. Black	5.2%	5.3%	8.5%
	2020 Est. Asian or Pacific Islander	3.7%	3.8%	5.9%
	2020 Est. American Indian or Alaska Native	0.6%	0.8%	1.0%
	2020 Est. Other Races	6.0%	7.1%	8.8%
HISPANIC	2020 Est. Hispanic Population	716	2,841	25,451
	2020 Est. Hispanic Population	8.3%	9.6%	10.1%
	2025 Proj. Hispanic Population	8.8%	10.1%	10.5%
	2010 Hispanic Population	5.6%	5.0%	6.6%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	6,881	22,646	192,516
	2020 Est. Elementary (Grade Level 0 to 8)	0.7%	0.9%	1.8%
	2020 Est. Some High School (Grade Level 9 to 11)	1.2%	1.8%	2.5%
	2020 Est. High School Graduate	9.7%	8.3%	10.2%
	2020 Est. Some College	14.3%	16.2%	18.7%
	2020 Est. Associate Degree Only	6.2%	5.4%	6.3%
	2020 Est. Bachelor Degree Only	41.0%	38.8%	36.2%
	2020 Est. Graduate Degree	26.8%	28.6%	24.4%
HOUSING	2020 Est. Total Housing Units	4,772	15,211	131,087
	2020 Est. Owner-Occupied	33.9%	41.6%	38.8%
	2020 Est. Renter-Occupied	63.1%	56.1%	58.3%
	2020 Est. Vacant Housing	3.0%	2.3%	2.9%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	4.5%	8.7%	9.3%
	2020 Homes Built 2000 to 2009	4.9%	4.2%	9.2%
	2020 Homes Built 1990 to 1999	6.7%	6.1%	6.8%
	2020 Homes Built 1980 to 1989	5.3%	3.9%	5.1%
	2020 Homes Built 1970 to 1979	10.2%	7.5%	7.2%
	2020 Homes Built 1960 to 1969	12.8%	7.9%	6.9%
	2020 Homes Built 1950 to 1959	7.4%	5.5%	7.7%
	2020 Homes Built Before 1949	45.1%	53.9%	44.9%
HOME VALUES	2020 Home Value \$1,000,000 or More	9.5%	6.2%	3.2%
	2020 Home Value \$500,000 to \$999,999	64.3%	74.9%	51.6%
	2020 Home Value \$400,000 to \$499,999	6.2%	11.4%	24.9%
	2020 Home Value \$300,000 to \$399,999	14.9%	9.5%	21.8%
	2020 Home Value \$200,000 to \$299,999	8.7%	3.8%	6.2%
	2020 Home Value \$150,000 to \$199,999	1.5%	0.8%	0.7%
	2020 Home Value \$100,000 to \$149,999	0.2%	-	0.3%
	2020 Home Value \$50,000 to \$99,999	-	0.2%	0.5%
	2020 Home Value \$25,000 to \$49,999	0.1%	0.3%	0.5%
	2020 Home Value Under \$25,000	1.0%	0.5%	0.5%
	2020 Median Home Value	\$631,202	\$641,663	\$520,778
	2020 Median Rent	\$1,233	\$1,256	\$1,215

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FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5352/-122.642

RF1

2307 NE Broadway St Portland, OR 97232		0.5 mi radius	1 mi radius	3 mi radius
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	7,474	24,827	216,590
	2020 Est. Civilian Employed	69.0%	72.1%	71.8%
	2020 Est. Civilian Unemployed	1.5%	1.6%	2.3%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	29.5%	26.1%	25.9%
	2020 Labor Force Males	47.0%	48.5%	50.0%
	2020 Labor Force Females	53.0%	51.5%	50.0%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	5,157	17,910	155,594
	2020 Mgmt, Business, & Financial Operations	22.6%	21.7%	21.3%
	2020 Professional, Related	36.5%	38.1%	34.8%
	2020 Service	12.6%	11.9%	14.5%
	2020 Sales, Office	17.4%	17.1%	17.4%
	2020 Farming, Fishing, Forestry	-	0.2%	0.2%
	2020 Construction, Extraction, Maintenance	4.0%	3.9%	4.3%
	2020 Production, Transport, Material Moving	6.8%	7.1%	7.6%
	2020 White Collar Workers	76.5%	76.9%	73.4%
	2020 Blue Collar Workers	23.5%	23.1%	26.6%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	57.5%	52.7%	52.1%
	2020 Drive to Work in Carpool	5.8%	5.8%	6.3%
	2020 Travel to Work by Public Transportation	15.5%	14.0%	14.2%
	2020 Drive to Work on Motorcycle	-	-	0.1%
	2020 Walk or Bicycle to Work	14.2%	16.2%	16.1%
	2020 Other Means	0.7%	0.4%	0.6%
	2020 Work at Home	6.3%	10.8%	10.6%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	25.7%	24.2%	21.4%
	2020 Travel to Work in 15 to 29 Minutes	45.5%	49.3%	47.7%
	2020 Travel to Work in 30 to 59 Minutes	29.3%	24.5%	29.3%
	2020 Travel to Work in 60 Minutes or More	2.7%	4.5%	5.7%
	2020 Average Travel Time to Work	21.7	20.9	22.1
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$350.74 M	\$1.17 B	\$9.03 B
	2020 Est. Apparel	\$12.47 M	\$41.94 M	\$322.55 M
	2020 Est. Contributions, Gifts	\$21.04 M	\$71.36 M	\$532.13 M
	2020 Est. Education, Reading	\$12.04 M	\$41.54 M	\$310.63 M
	2020 Est. Entertainment	\$19.85 M	\$67 M	\$512.39 M
	2020 Est. Food, Beverages, Tobacco	\$53.33 M	\$176.81 M	\$1.38 B
	2020 Est. Furnishings, Equipment	\$12.31 M	\$41.5 M	\$318.07 M
	2020 Est. Health Care, Insurance	\$31.44 M	\$104.15 M	\$806.72 M
	2020 Est. Household Operations, Shelter, Utilities	\$114.14 M	\$378.54 M	\$2.94 B
	2020 Est. Miscellaneous Expenses	\$6.69 M	\$22.36 M	\$172.03 M
	2020 Est. Personal Care	\$4.7 M	\$15.71 M	\$121.5 M
	2020 Est. Transportation	\$62.75 M	\$209.66 M	\$1.62 B

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For more information, please contact:

SAM LEFEBER - 503.866.1956 | sam@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington



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Portland, Oregon 97204
www.cra-nw.com
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