

# NE ALBERTA & 25TH AVENUE



FOR LEASE

RENDERING

## LOCATION

2465 NE Alberta Street  
Portland, Oregon 97211

## AVAILABLE SPACE

- 1,595 SF

## LEASING RATE

\$32/SF/YR, NNN

## TRAFFIC COUNTS

NE Alberta St – 9,231 ADT ('22)

## HIGHLIGHTS

- Beautiful new mixed-use building on bustling NE Alberta Street featuring 32 apartments above ground floor retail with high ceilings and expansive windows/storefront glass.
- 1,595 SF retail/service space on the corner of 25th & Alberta
- Neighboring tenants include RJ Skilletts, Alleyway Cafe & Bar, Just Bob, Nectar, The Knock Back, Thai Noon, Hive Brow Bar and Bar Cala.
- Delivery Summer 2025!

Walk Score

91

Bike Score

100

Transit Score

48



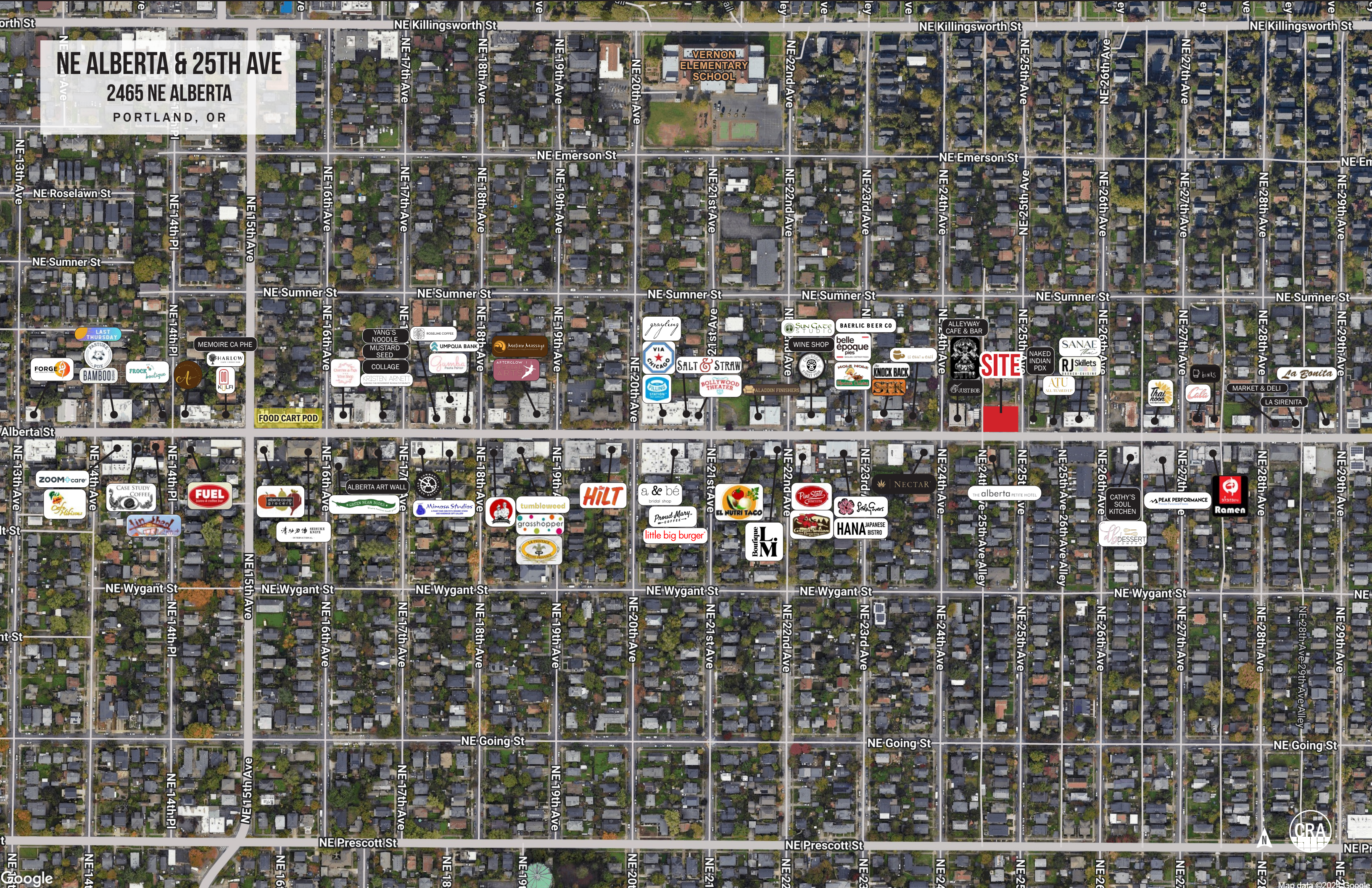
COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**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)



NE ALBERTA & 25TH AVE  
2465 NE ALBERTA  
PORTLAND, OR



VERNON  
ELEMENTARY  
SCHOOL

SITE

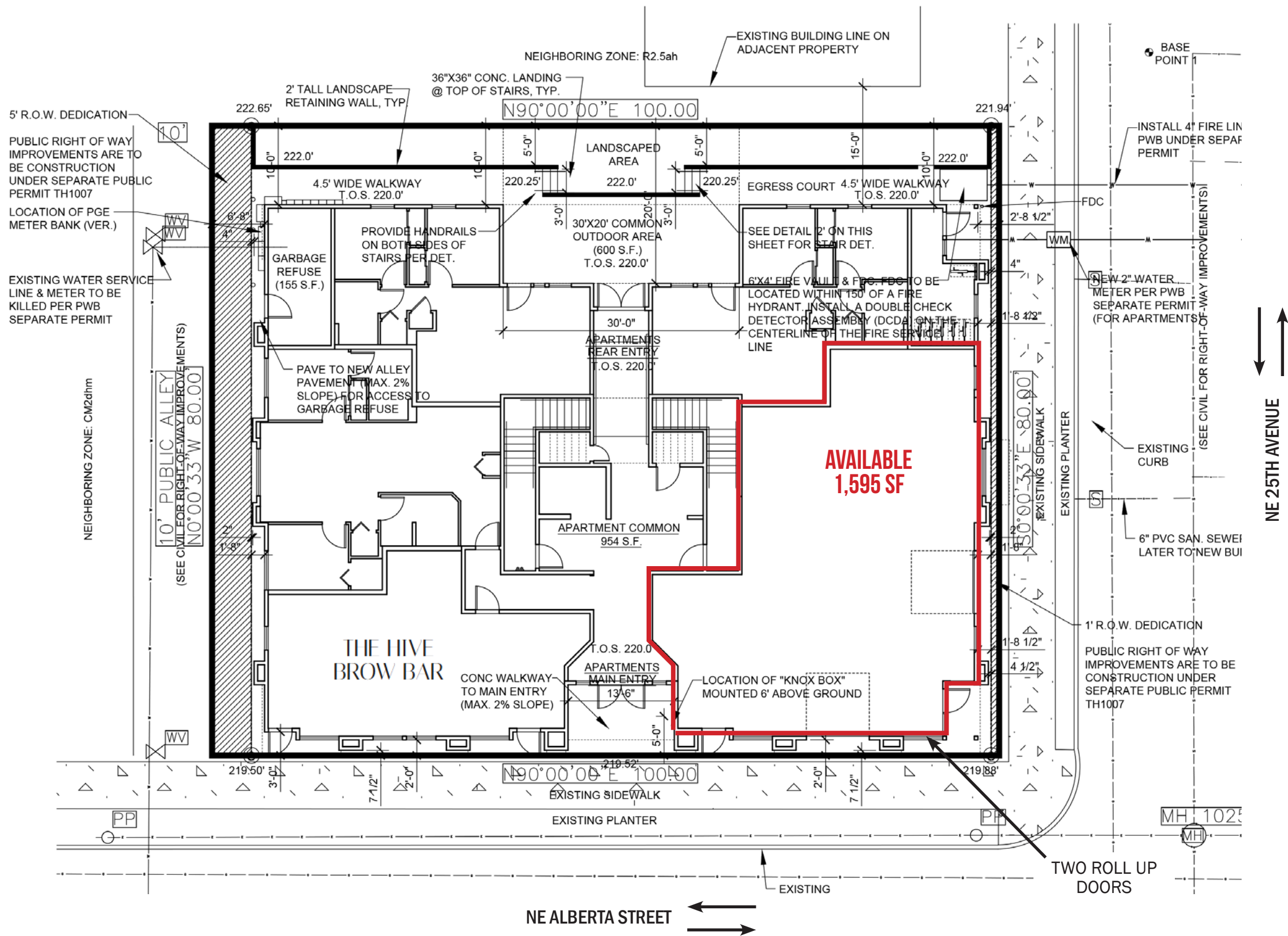
CRA

Map data ©2022 Google



SITE PLAN

NE ALBERTA & 25TH AVE  
2465 NE ALBERTA  
PORTLAND, OR



# NE ALBERTA & 25TH AVE

2465 NE ALBERTA

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

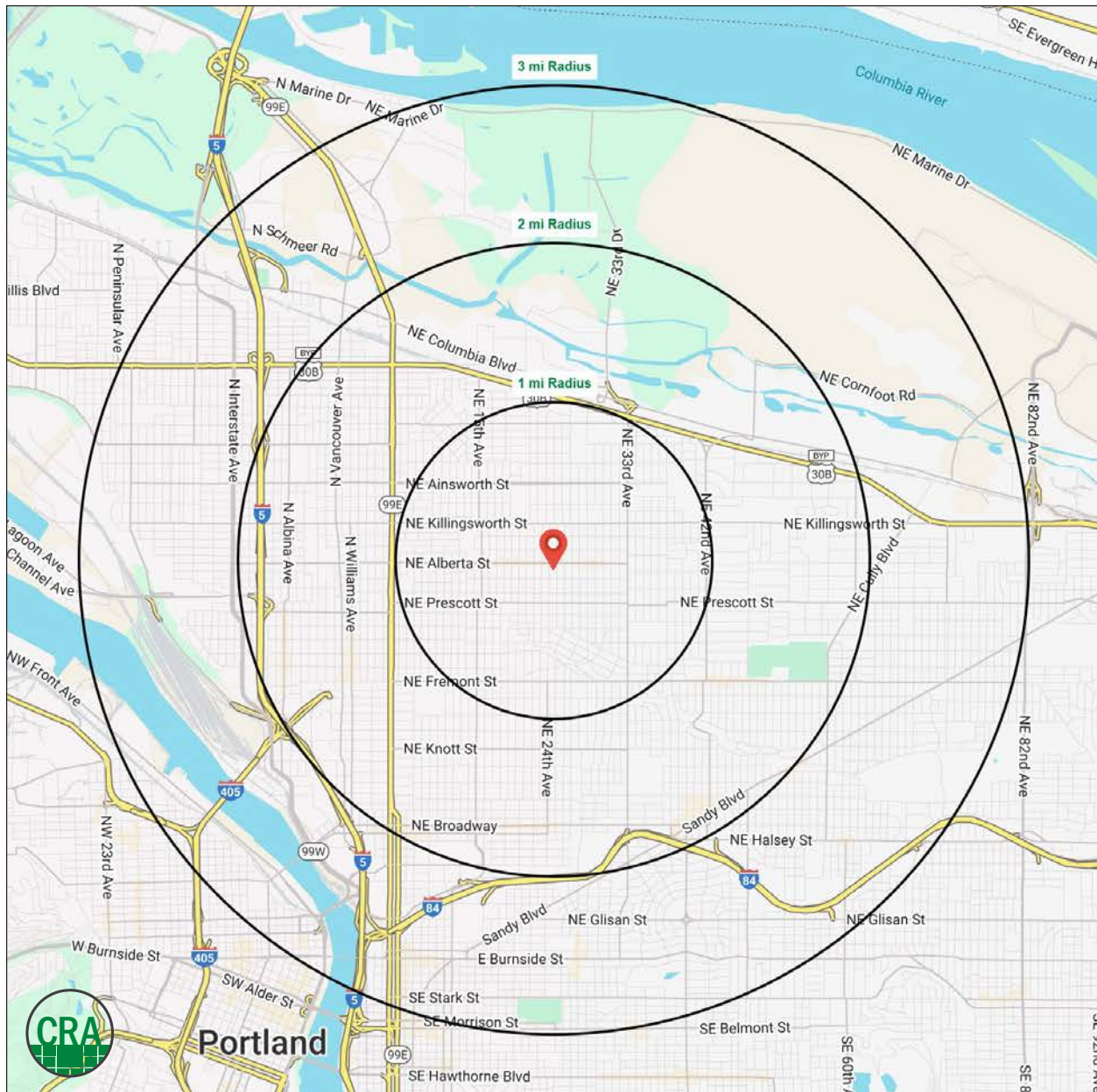
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	27,038	89,483	175,316
Estimated Households	11,489	40,374	82,035
Average HH Income	\$165,530	\$153,623	\$142,026
Median Home Value	\$677,788	\$664,531	\$644,882
Median Age	39.1	38.7	38.6
Total Businesses	1,483	6,685	13,614
Daytime Demographics 16+	12,009	65,621	155,178

**89,483**

Estimated 2024 Population  
2 MILE RADIUS

**\$162,416**

Average Household Income  
1 MILE RADIUS





## Summary Profile

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



Lat/Lon: 45.5592/-122.6402

2465 NE Alberta St Portland, OR 97211	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	27,038	89,483	175,316
2029 Projected Population	26,356	88,042	173,124
2020 Census Population	28,711	94,107	175,945
2010 Census Population	26,390	81,682	147,961
Projected Annual Growth 2024 to 2029	-0.5%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.2%	0.7%	1.3%
2024 Median Age	39.1	38.7	38.6
<b>Households</b>			
2024 Estimated Households	11,489	40,374	82,035
2029 Projected Households	11,192	39,786	81,746
2020 Census Households	11,682	39,945	79,948
2010 Census Households	10,664	34,439	65,843
Projected Annual Growth 2024 to 2029	-0.5%	-0.3%	-
Historical Annual Growth 2010 to 2024	0.6%	1.2%	1.8%
<b>Race and Ethnicity</b>			
2024 Estimated White	74.0%	72.3%	73.0%
2024 Estimated Black or African American	10.3%	10.4%	8.2%
2024 Estimated Asian or Pacific Islander	4.3%	4.8%	5.7%
2024 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.9%
2024 Estimated Other Races	10.7%	11.7%	12.2%
2024 Estimated Hispanic	9.1%	10.3%	11.0%
<b>Income</b>			
2024 Estimated Average Household Income	\$165,530	\$153,623	\$142,026
2024 Estimated Median Household Income	\$134,193	\$117,756	\$106,273
2024 Estimated Per Capita Income	\$70,465	\$69,513	\$66,795
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.4%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.4%	2.9%
2024 Estimated High School Graduate	10.3%	10.9%	12.0%
2024 Estimated Some College	17.0%	15.2%	16.0%
2024 Estimated Associates Degree Only	6.3%	6.3%	6.0%
2024 Estimated Bachelors Degree Only	36.7%	38.7%	37.2%
2024 Estimated Graduate Degree	26.3%	25.0%	24.0%
<b>Business</b>			
2024 Estimated Total Businesses	1,483	6,685	13,614
2024 Estimated Total Employees	6,049	44,456	111,709
2024 Estimated Employee Population per Business	4.1	6.7	8.2
2024 Estimated Residential Population per Business	18.2	13.4	12.9

*For more information, please contact:*

**KATHLEEN HEALY** 503.880.3033 | kathleen@cra-nw.com  
**ASHLEY HEICHELBECH** 503.490.7212 | ashley@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**

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.