

# 36TH AVE & SE DIVISION STREET



## ADDRESS

3584 SE Division Street | Portland, OR 97202

## AVAILABLE SPACE

Fully Leased

## TRAFFIC COUNTS

SE Division St @ 37th Ave – 13,298 ADT ('22)

## HIGHLIGHTS

- CHARACTER-RICH RETAIL/FLEX/MAKER SPACE
- This inline space includes rich timber frames, exposed brick walls, new roll-up operable overhead glass door, new windows and open floor plan with access to (2) shared restrooms.
- Rear loading area and access.
- Located in the historic Richmond District of Portland.
- Nearby retailers in the immediate area include Salt & Straw Ice Cream, Little Big Burger, St. Honore Bakery, Blue Star Donuts, D Street Village, Adorn, Tea & Tea and now XOCOTL!



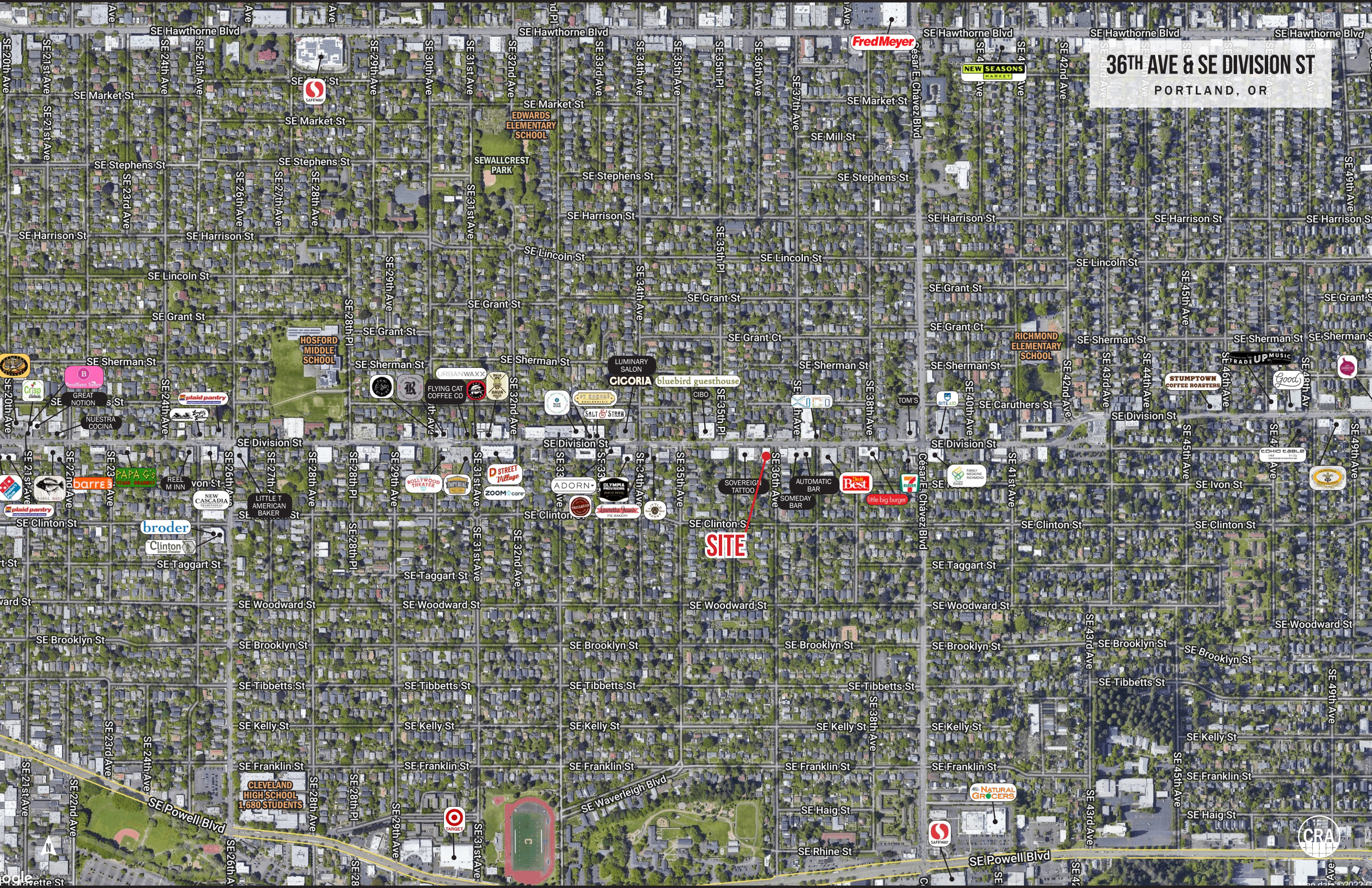
COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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36TH AVE & SE DIVISION ST  
PORTLAND, OR





## DEMOGRAPHIC SUMMARY

## 36TH AVE & SE DIVISION ST PORTLAND, OR

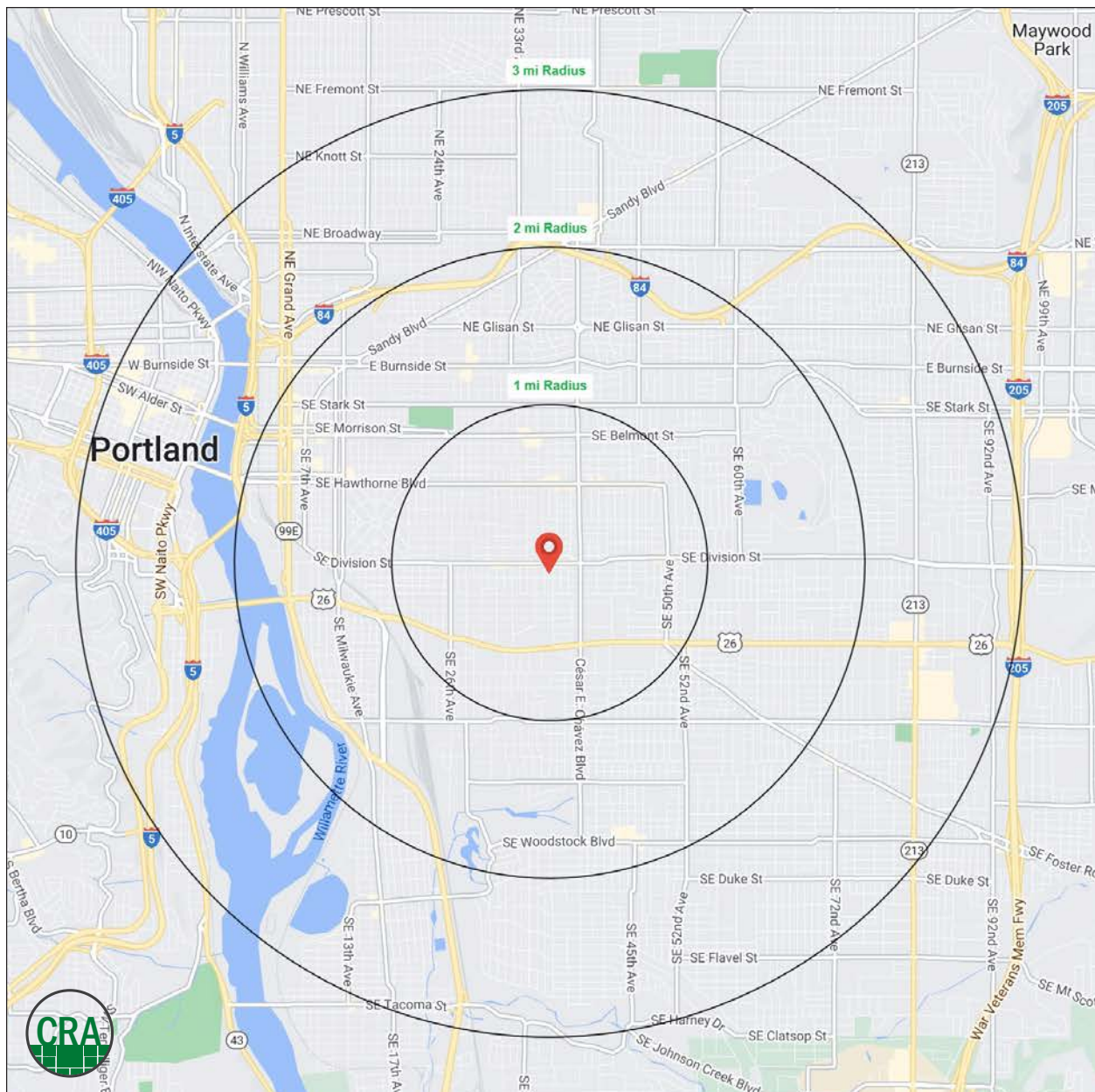
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	33,022	102,185	219,858
Estimated Households	15,784	49,029	106,392
Average HH Income	\$139,055	\$131,138	\$129,772
Median Home Value	\$643,503	\$648,618	\$626,477
Daytime Demographics 16+	18,286	76,575	239,465
Some College or Higher	87.0%	85.2%	82.5%

**\$643,503**

Median Home Value  
1 MILE RADIUS

**239,465**

Daytime Demographics  
Age 16 Years or Over  
3 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.5047/-122.6264

36th Ave & SE Division St Portland, OR 97202	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	33,022	102,185	219,858
2029 Projected Population	31,507	100,015	214,511
2020 Census Population	35,654	105,097	224,445
2010 Census Population	30,734	92,360	197,141
Projected Annual Growth 2024 to 2029	-0.9%	-0.4%	-0.5%
Historical Annual Growth 2010 to 2024	0.5%	0.8%	0.8%
2024 Median Age	37.1	37.8	38.8
<b>Households</b>			
2024 Estimated Households	15,784	49,029	106,392
2029 Projected Households	15,196	48,570	105,201
2020 Census Households	16,392	49,369	105,487
2010 Census Households	14,137	42,817	90,419
Projected Annual Growth 2024 to 2029	-0.7%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	0.8%	1.0%	1.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	80.1%	79.1%	76.5%
2024 Estimated Black or African American	2.3%	2.8%	3.8%
2024 Estimated Asian or Pacific Islander	6.7%	6.7%	8.2%
2024 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.6%
2024 Estimated Other Races	10.4%	10.9%	10.9%
2024 Estimated Hispanic	8.8%	9.0%	9.3%
<b>Income</b>			
2024 Estimated Average Household Income	\$139,055	\$131,138	\$129,772
2024 Estimated Median Household Income	\$107,067	\$98,484	\$98,959
2024 Estimated Per Capita Income	\$66,635	\$63,240	\$63,180
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.6%	2.2%
2024 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.4%	2.8%
2024 Estimated High School Graduate	9.5%	10.8%	12.4%
2024 Estimated Some College	16.7%	17.6%	17.1%
2024 Estimated Associates Degree Only	5.7%	5.8%	5.6%
2024 Estimated Bachelors Degree Only	39.7%	36.9%	34.7%
2024 Estimated Graduate Degree	24.9%	24.9%	25.1%
<b>Business</b>			
2024 Estimated Total Businesses	2,165	8,260	21,158
2024 Estimated Total Employees	11,057	51,222	177,894
2024 Estimated Employee Population per Business	5.1	6.2	8.4
2024 Estimated Residential Population per Business	15.3	12.4	10.4

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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