

3822 S CORBETT AVENUE

IDEAL CREATIVE OFFICE/SERVICE USE



FOR LEASE > 1,625 SF

ADDRESS

3822 S Corbett Avenue in Portland, OR

AVAILABLE SPACE

1,625 SF: 829 SF main level
796 SF 2nd/upper level

RATE

\$4,000.00/Month, plus utilities

TRAFFIC COUNTS

SW Corbett Ave – 4,088 ADT ('22)
I-5 – 136,245 ADT ('22)

HIGHLIGHTS

- Charming, freestanding Victorian building – ideal for creative office/service use.
- Newly updated with new lighting and wood flooring throughout, new carpet on stairs, renovated restroom, and new paint throughout.
- 5 offices/conference rooms, kitchen/breakroom and one restroom (upper level).
- Off-street parking for 4-6 cars.
- Excellent view of Mt. Hood from back of building.
- Located in the heart of Portland's Lair Hill neighborhood.
- Available now!



GREAT MT. HOOD VIEW



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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INTERIOR IMAGES



ENTRY & STAIRS



MAIN AREA & KITCHEN



KITCHEN



LOWER LEVEL OFFICE - EAST



UPPER LEVEL OFFICE - WEST



UPPER LEVEL OFFICE



UPPER LEVEL OFFICES - MID & WEST



RESTROOM - UPPER LEVEL



UPPER HALLWAY

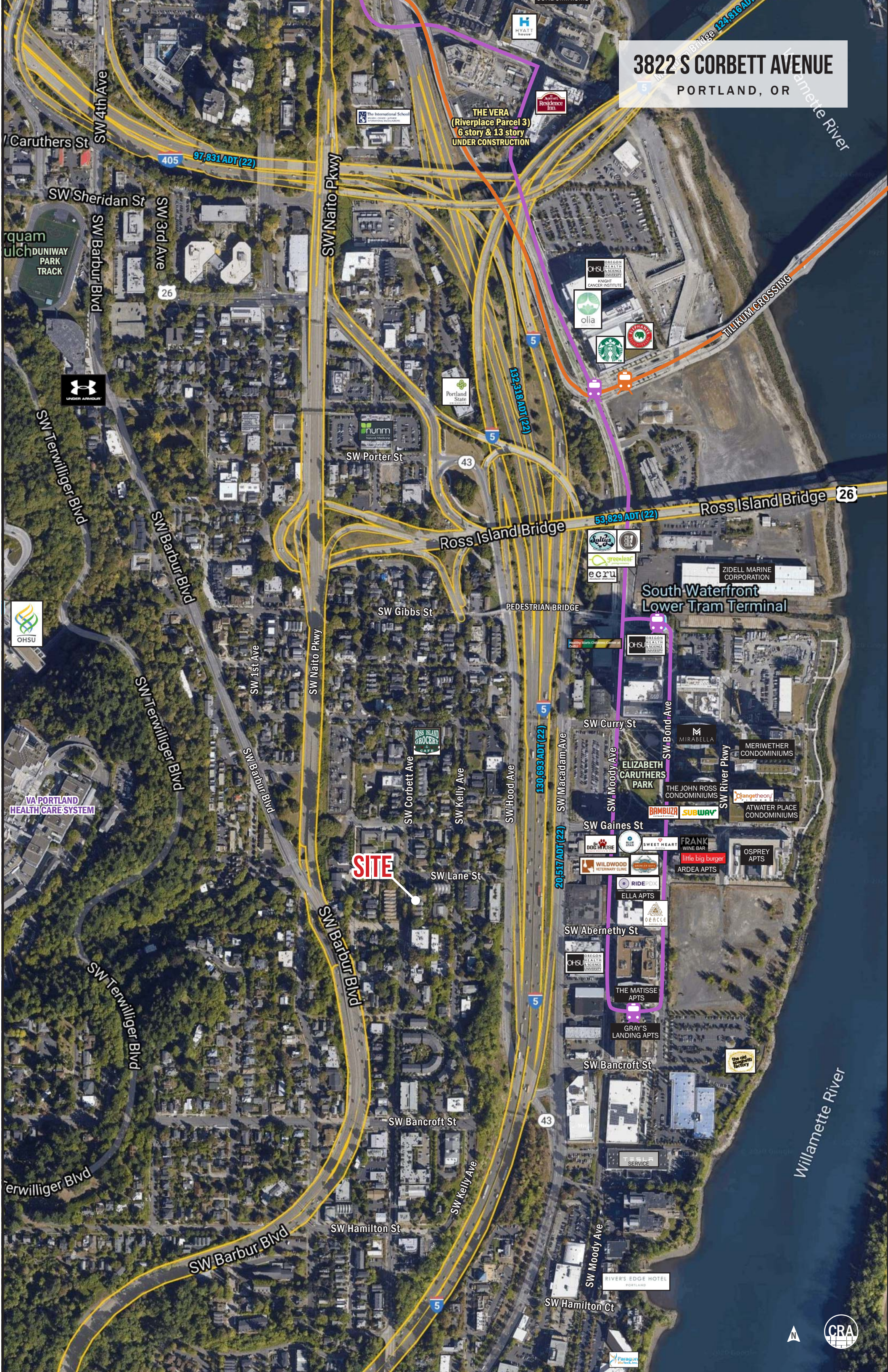


3822 S CORBETT AVENUE
PORTLAND, OR

THE VERA
(Riverplace Parcel 3)
6 story & 13 story
UNDER CONSTRUCTION

SITE

**South Waterfront
Lower Tram Terminal**



CREATIVE OFFICE/SERVICE USE 3822 S CORBETT AVENUE

DEMOGRAPHIC SUMMARY

PORTLAND, OR

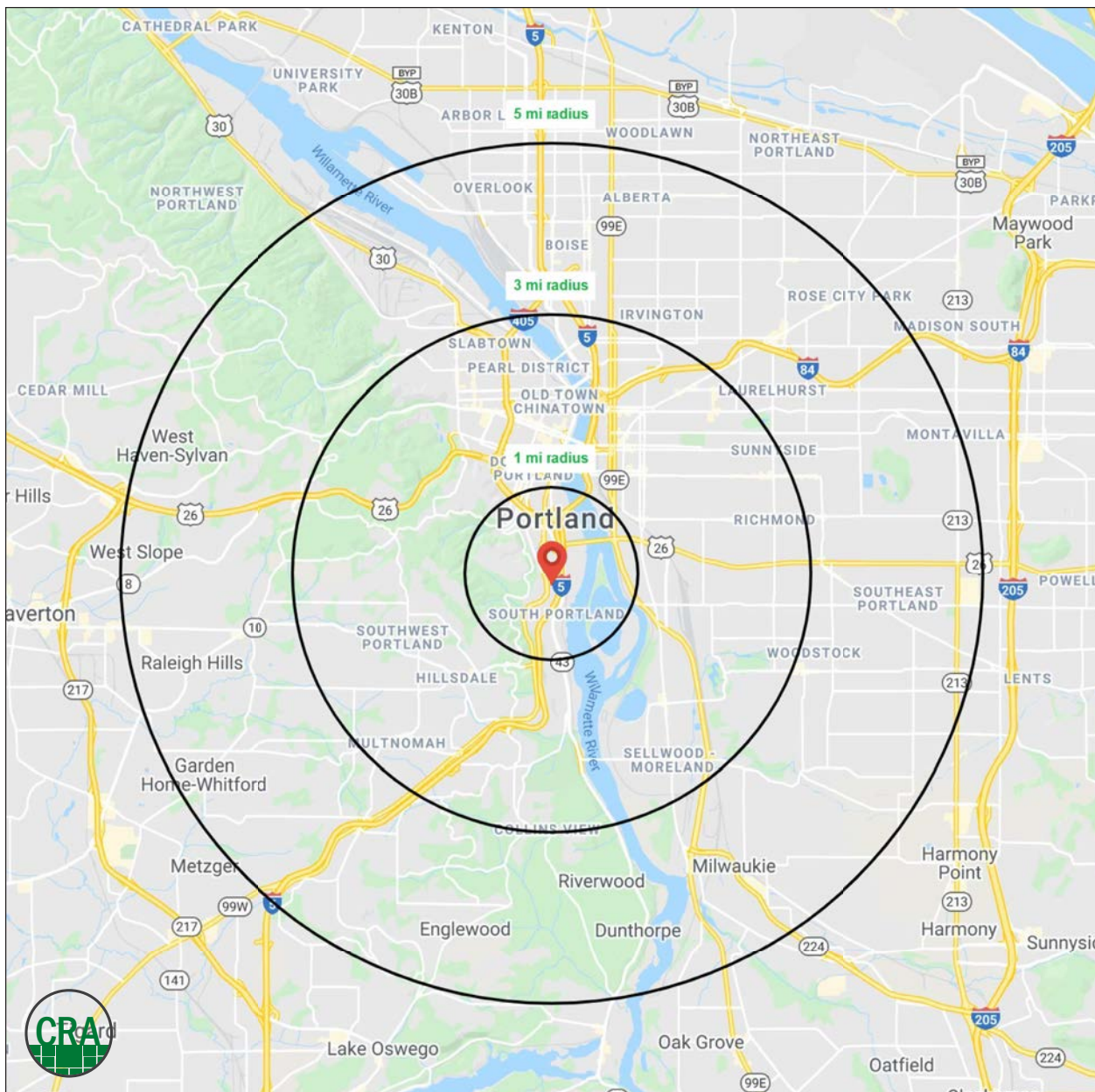
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	14,300	184,135	442,183
Projected Population 2026	15,939	196,597	460,712
Average HH Income	\$120,995	\$108,667	\$114,734
Median Home Value	\$558,838	\$579,437	\$539,445
Daytime Demographics 16+	23,667	268,120	453,380
Some College or Higher	92.1%	88.1%	85.2%

\$558,838

Median Home Value
1 MILE RADIUS

92.1%

Some College or Higher
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4954/-122.6758

3822 S Corbett Ave	1 mi	3 mi	5 mi
Portland, OR 97239	radius	radius	radius
Population			
2021 Estimated Population	14,300	184,135	442,183
2026 Projected Population	15,939	196,597	460,712
2020 Census Population	14,008	183,264	440,542
2010 Census Population	10,083	154,334	385,782
Projected Annual Growth 2021 to 2026	2.3%	1.4%	0.8%
Historical Annual Growth 2010 to 2021	3.8%	1.8%	1.3%
2021 Median Age	38.1	38.2	38.9
Households			
2021 Estimated Households	7,987	97,511	208,384
2026 Projected Households	9,220	107,478	224,450
2020 Census Households	7,906	96,628	207,029
2010 Census Households	5,826	79,214	178,838
Projected Annual Growth 2021 to 2026	3.1%	2.0%	1.5%
Historical Annual Growth 2010 to 2021	3.4%	2.1%	1.5%
Race and Ethnicity			
2021 Estimated White	77.2%	77.9%	75.4%
2021 Estimated Black or African American	1.9%	2.5%	4.1%
2021 Estimated Asian or Pacific Islander	9.6%	7.0%	7.1%
2021 Estimated American Indian or Native Alaskan	1.2%	0.7%	0.7%
2021 Estimated Other Races	10.2%	11.8%	12.7%
2021 Estimated Hispanic	6.1%	8.3%	8.6%
Income			
2021 Estimated Average Household Income	\$120,995	\$108,667	\$114,734
2021 Estimated Median Household Income	\$95,157	\$85,532	\$90,356
2021 Estimated Per Capita Income	\$67,816	\$58,047	\$54,389
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.1%	1.5%
2021 Estimated Some High School (Grade Level 9 to 11)	1.1%	1.8%	2.2%
2021 Estimated High School Graduate	5.5%	9.1%	11.1%
2021 Estimated Some College	13.5%	16.9%	18.0%
2021 Estimated Associates Degree Only	6.6%	5.2%	5.7%
2021 Estimated Bachelors Degree Only	35.2%	37.1%	34.8%
2021 Estimated Graduate Degree	36.9%	28.8%	26.5%
Business			
2021 Estimated Total Businesses	1,527	20,951	36,390
2021 Estimated Total Employees	18,749	211,266	325,144
2021 Estimated Employee Population per Business	12.3	10.1	8.9
2021 Estimated Residential Population per Business	9.4	8.8	12.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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