

# 3822 SW CORBETT AVENUE

## IDEAL CREATIVE OFFICE/SERVICE USE

**FOR LEASE ▶ 1,625 SF**

### ADDRESS

3822 SW Corbett Avenue in Portland, OR

### AVAILABLE SPACE

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

### RATE

Please call for details

### TRAFFIC COUNTS

SW Corbett Ave – 5,580 ADT ('17)  
I-5 – 143,338 ADT ('20)

### 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!



**INTERIOR IMAGES**



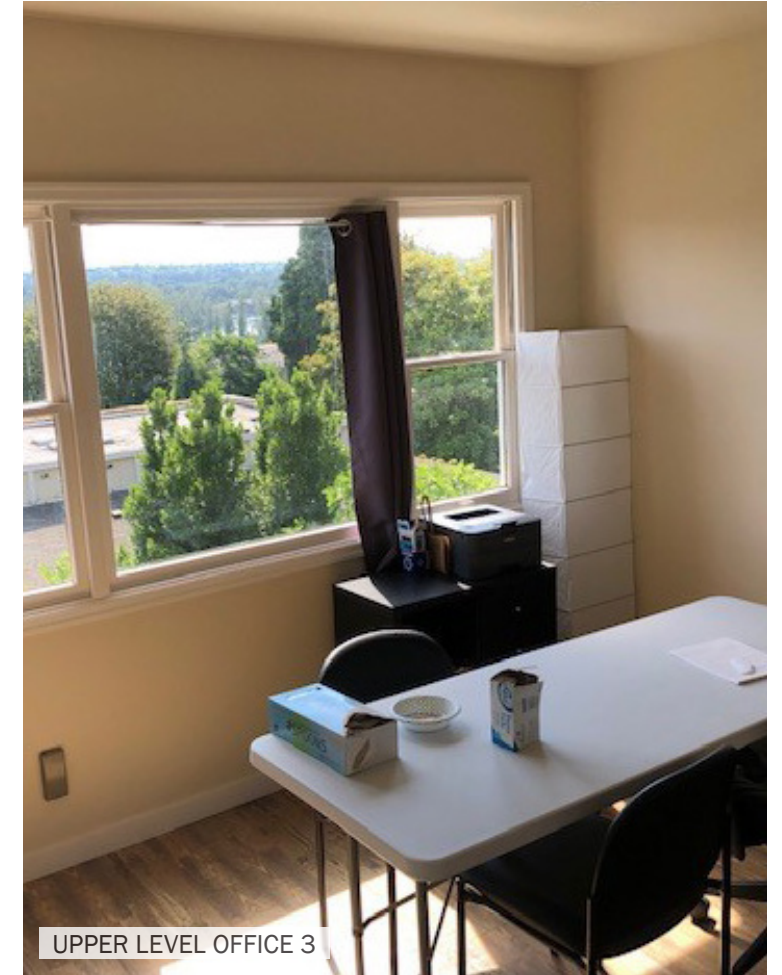
OFFICE



LOWER LEVEL CONFERENCE ROOM



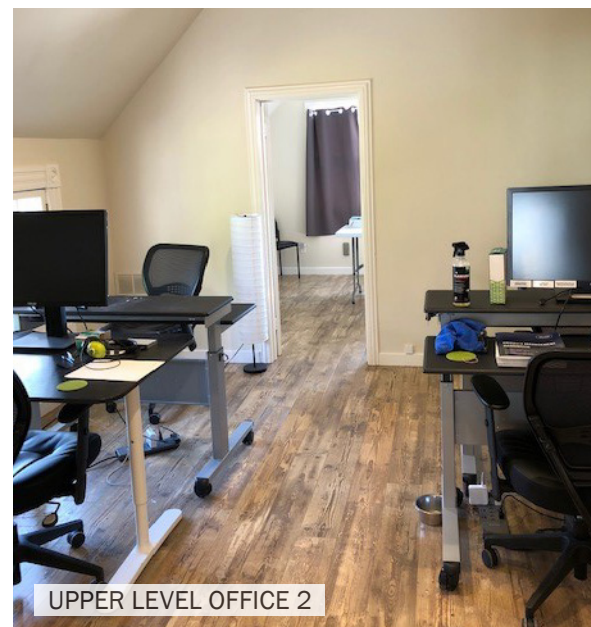
KITCHEN



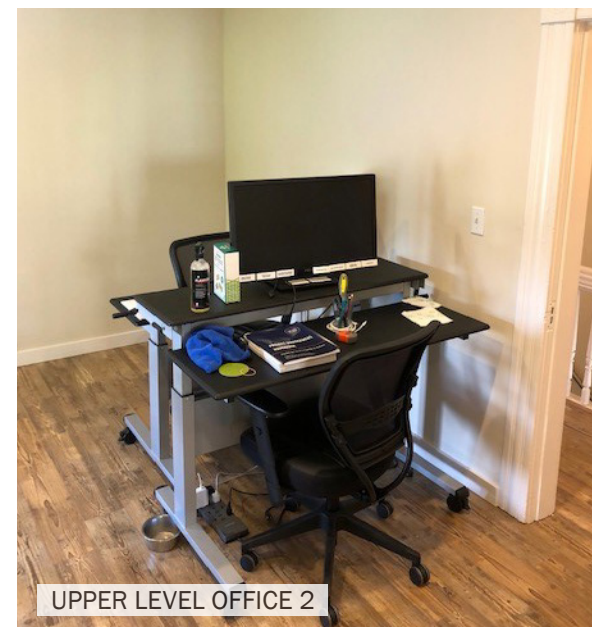
UPPER LEVEL OFFICE 3



UPPER LEVEL OFFICE 1



UPPER LEVEL OFFICE 2



UPPER LEVEL OFFICE 2



RESTROOM - UPPER LEVEL



UPPER HALLWAY

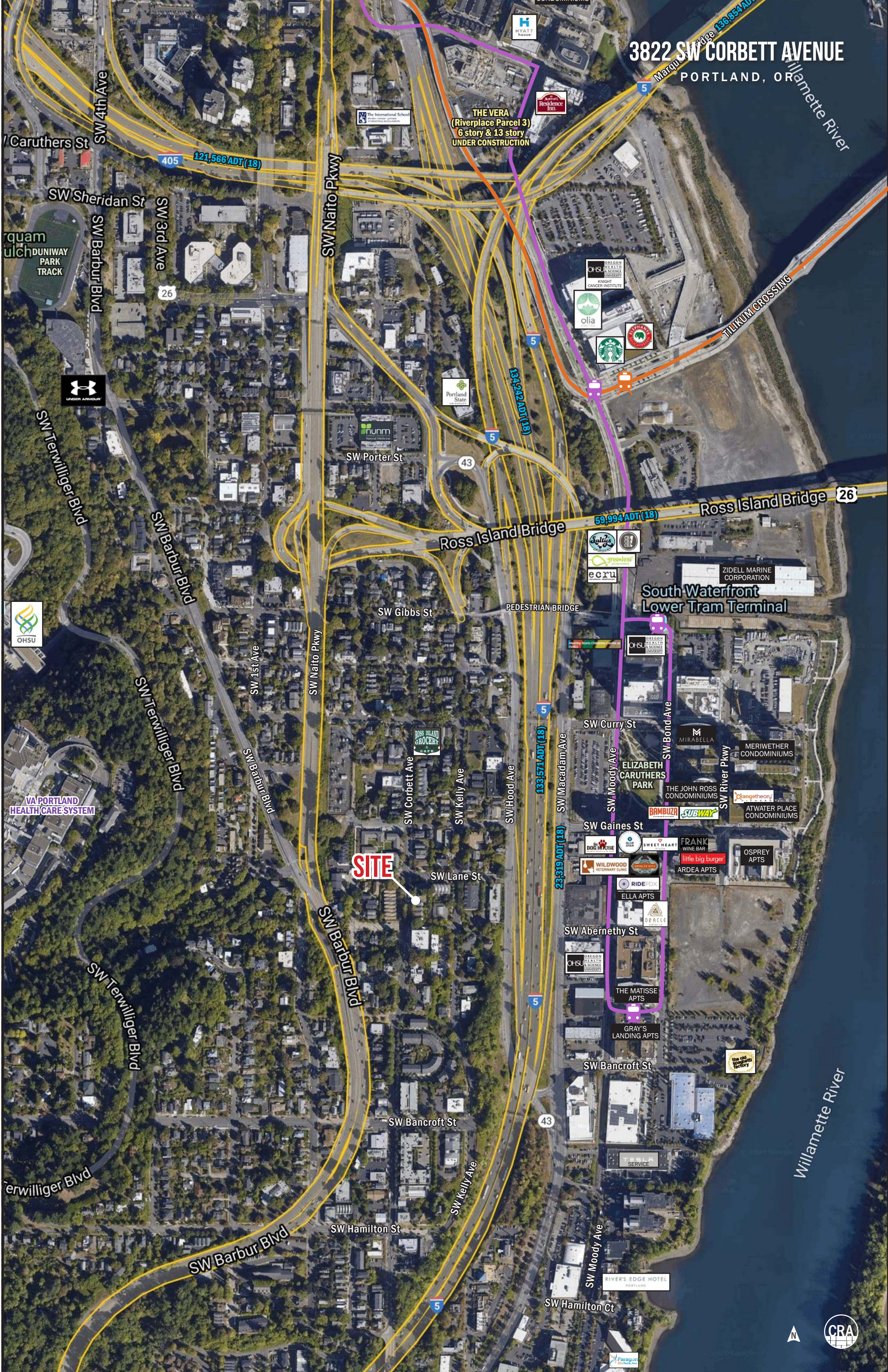


# 3822 SW CORBETT AVENUE PORTLAND, OR

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

**SITE**

**South Waterfront  
Lower Tram Terminal**



# CREATIVE OFFICE/SERVICE USE 3822 SW CORBETT AVENUE

## DEMOGRAPHIC SUMMARY

PORTLAND, OR

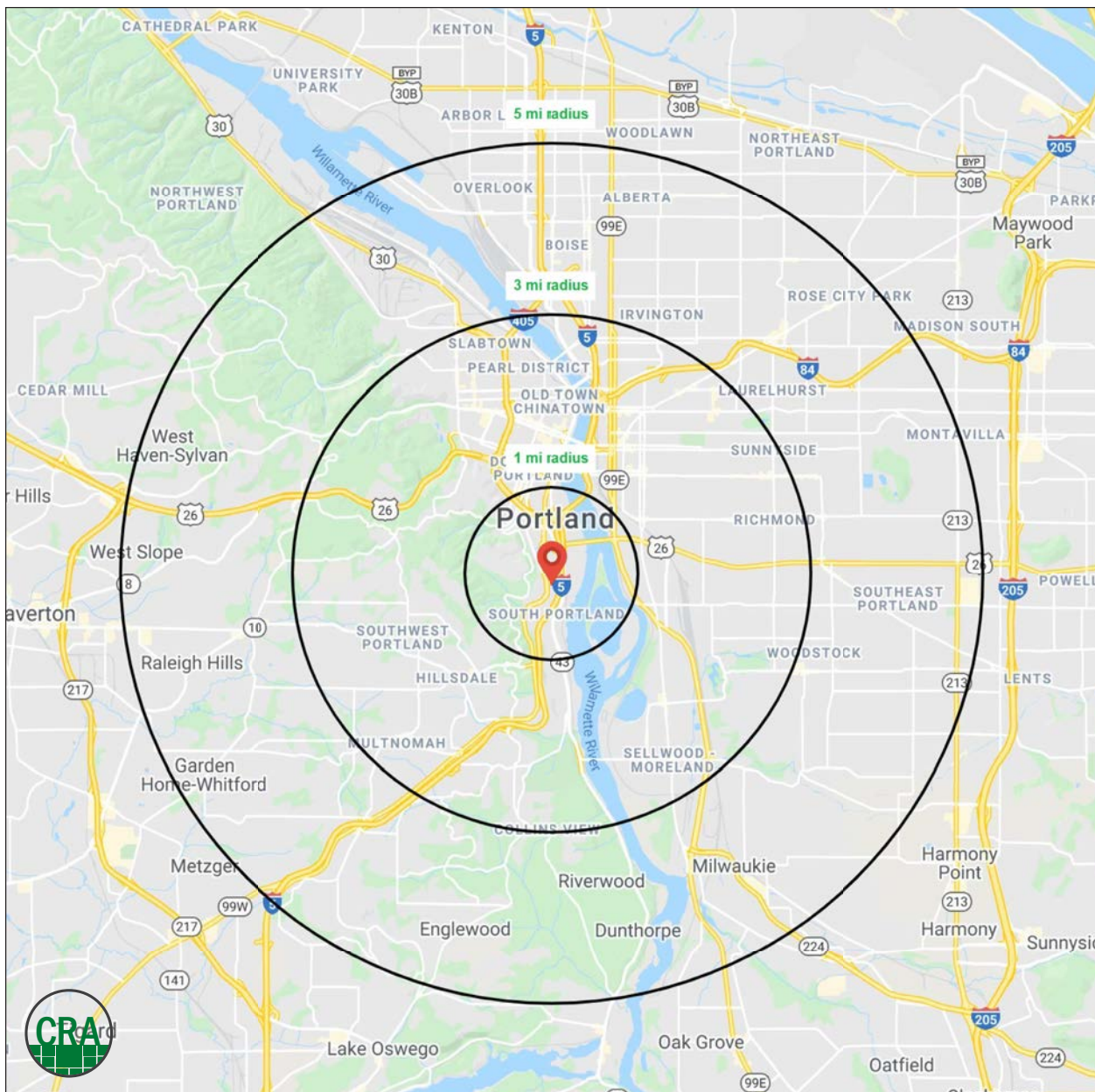
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	15,817	187,666	445,369
Projected Population 2025	16,092	191,120	454,573
Average HH Income	\$102,786	\$105,911	\$112,241
Median Home Value	\$557,531	\$559,258	\$522,882
Daytime Demographics 16+	65,792	302,157	483,799
Some College or Higher	90.9%	88.1%	85.1%

**\$557,531**

Median Home Value  
1 MILE RADIUS

**90.9%**

Some College or Higher  
1 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4954/-122.6758

RS1

## 3822 S Corbett Ave

## Portland, OR 97239

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
<b>POPULATION</b>	2020 Estimated Population	15,817	187,666	445,369
	2025 Projected Population	16,092	191,120	454,573
	2010 Census Population	10,288	154,218	385,960
	2000 Census Population	8,067	136,913	360,706
	Projected Annual Growth 2020 to 2025	0.3%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	4.8%	1.9%	1.2%
	2020 Median Age	38.3	37.5	38.5
<b>HOUSEHOLDS</b>	2020 Estimated Households	9,280	101,453	214,626
	2025 Projected Households	9,811	106,963	226,426
	2010 Census Households	5,963	79,183	178,904
	2000 Census Households	4,730	70,085	163,920
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	4.8%	2.2%	1.5%
<b>RACE AND ETHNICITY</b>	2020 Estimated White	78.6%	81.5%	79.8%
	2020 Estimated Black or African American	5.2%	4.4%	4.8%
	2020 Estimated Asian or Pacific Islander	8.5%	6.2%	7.0%
	2020 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.8%
	2020 Estimated Other Races	7.0%	7.1%	7.6%
	2020 Estimated Hispanic	7.4%	8.0%	8.3%
<b>INCOME</b>	2020 Estimated Average Household Income	\$102,786	\$105,911	\$112,241
	2020 Estimated Median Household Income	\$81,434	\$77,496	\$84,006
	2020 Estimated Per Capita Income	\$60,374	\$57,744	\$54,369
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.3%	1.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.0%	2.5%
	2020 Estimated High School Graduate	6.1%	8.6%	10.7%
	2020 Estimated Some College	13.9%	17.6%	18.6%
	2020 Estimated Associates Degree Only	6.5%	5.9%	6.3%
	2020 Estimated Bachelors Degree Only	35.8%	37.1%	34.7%
	2020 Estimated Graduate Degree	34.6%	27.5%	25.5%
<b>BUSINESS</b>	2020 Estimated Total Businesses	2,932	21,785	34,879
	2020 Estimated Total Employees	60,620	251,416	369,036
	2020 Estimated Employee Population per Business	20.7	11.5	10.6
	2020 Estimated Residential Population per Business	5.4	8.6	12.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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