

# ICONIC WEST END BUILDING

PORTLAND, OR

## SECOND GENERATION RETAIL FOR LEASE

### ADDRESS

410-414 SW 13th Avenue  
Portland, OR 97205

### AVAILABLE RETAIL SPACE

- SUITE 410 – 925 SF
- SUITE 414 – 1,312 SF

### RENTAL RATE

Please call for details

### TRAFFIC COUNTS

W Burnside St – 23,037 ADT ('22)  
SW 13th Ave – 1,985 ADT ('22)

### HIGHLIGHTS

- Centrally located space just off W Burnside in downtown's West End.
- Nearby businesses include Vans, McMenamins, Jake's Famous Crawfish, Nong's Khao Man Gai, Bamboo Sushi, Powell's City Of Books, Brewery Blocks, Aesop, Whole Foods, Cheryl's on 12th and many more.
- Rare opportunity to lease character-rich, second generation spaces ready for tenant finishes.
- 414 SW 13th Ave space is 2nd generation cafe space with sinks/mop sink (no grease interceptor or hood/venting).
- Available now!



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)**

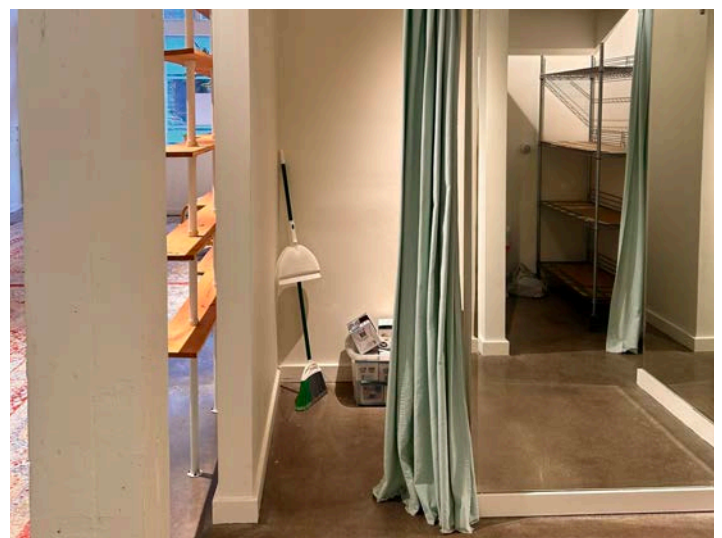
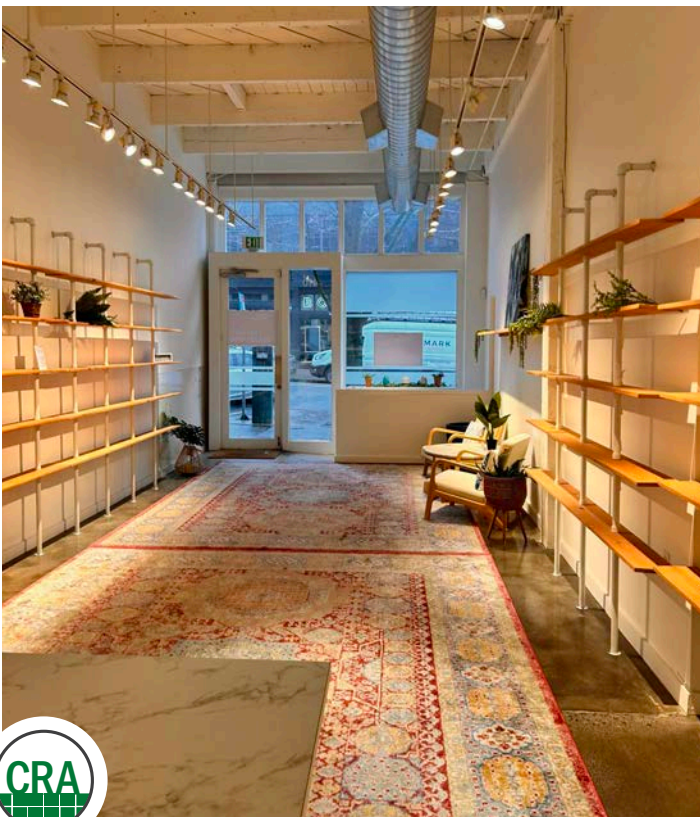


# ICONIC WEST END BUILDING

## 410 SW 13TH AVENUE

PORTLAND, OR

### SUITE 410 IMAGES





# ICONIC WEST END BUILDING

## 414 SW 13TH AVENUE

PORTLAND, OR

### SUITE 414 IMAGES





# ICONIC WEST END BUILDING

## 410-414 SW 13TH AVENUE

PORTLAND, OR



**SITE**

**11W**  
New Mixed-Use  
Office/Residential/Class A

**10W**  
Redevelopment  
mixed use  
office/retail  
COMING SOON



# ICONIC WEST END BUILDING

## 410-414 SW 13TH AVENUE

### FIRST FLOOR PLAN

PORTLAND, OR

Aēsop.

BONOBOS



NONG'S KHAO MAN GAI



SW 13TH AVENUE



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

# ICONIC WEST END BUILDING

## 410-414 SW 13TH AVENUE

### DEMOGRAPHIC SUMMARY

PORTLAND, OR

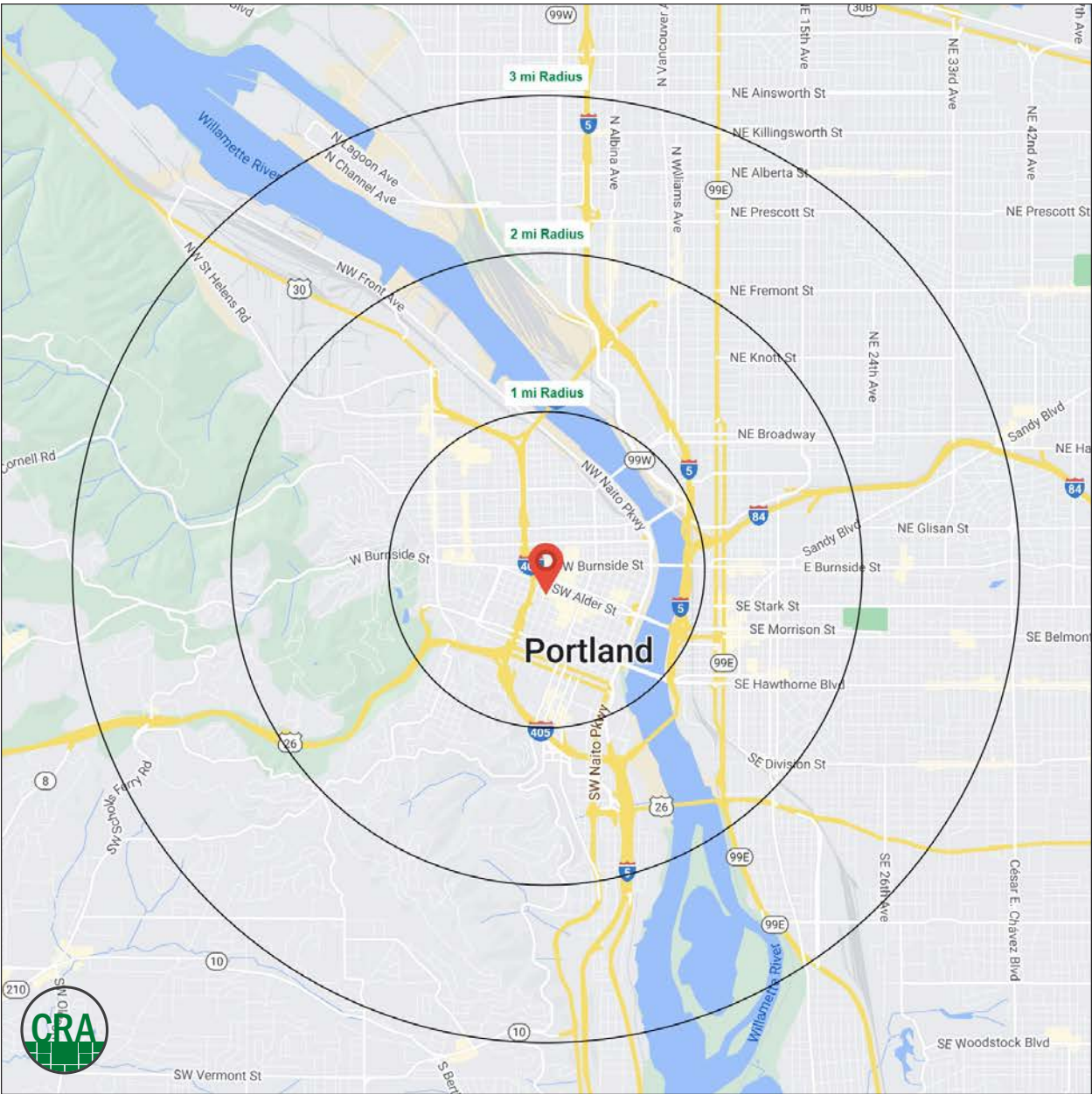
Source: Regis – SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	48,649	99,825	181,311
Estimated Households	33,011	62,183	100,051
Average HH Income	\$102,801	\$116,469	\$136,714
Median Home Value	\$566,091	\$610,079	\$620,800
Daytime Demographics 16+	116,570	200,486	262,422
Some College or Higher	84.8%	87.3%	88.0%

**48,649**

Estimated Population 2023  
1 MILE RADIUS

**37.9**

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5226/-122.6839

410 SW 13th Ave Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2023 Estimated Population	48,649	99,825	181,311
2028 Projected Population	48,857	99,620	178,586
2020 Census Population	45,205	95,079	178,048
2010 Census Population	37,223	72,592	144,397
Projected Annual Growth 2023 to 2028	-	-	-0.3%
Historical Annual Growth 2010 to 2023	2.4%	2.9%	2.0%
2023 Median Age	37.9	38.1	38.3
<b>Households</b>			
2023 Estimated Households	33,011	62,183	100,051
2028 Projected Households	34,520	64,674	102,819
2020 Census Households	29,719	56,445	94,026
2010 Census Households	22,976	41,848	74,238
Projected Annual Growth 2023 to 2028	0.9%	0.8%	0.6%
Historical Annual Growth 2010 to 2023	3.4%	3.7%	2.7%
<b>Race and Ethnicity</b>			
2023 Estimated White	72.5%	74.5%	75.7%
2023 Estimated Black or African American	5.1%	5.3%	6.0%
2023 Estimated Asian or Pacific Islander	10.1%	8.7%	7.1%
2023 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.7%
2023 Estimated Other Races	11.4%	10.7%	10.4%
2023 Estimated Hispanic	12.5%	11.4%	10.2%
<b>Income</b>			
2023 Estimated Average Household Income	\$102,801	\$116,469	\$136,714
2023 Estimated Median Household Income	\$82,725	\$91,702	\$101,636
2023 Estimated Per Capita Income	\$70,753	\$73,326	\$75,933
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.3%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	2.5%	1.9%	1.7%
2023 Estimated High School Graduate	10.9%	9.5%	9.1%
2023 Estimated Some College	16.6%	16.2%	15.4%
2023 Estimated Associates Degree Only	4.9%	4.5%	4.6%
2023 Estimated Bachelors Degree Only	35.4%	37.8%	39.1%
2023 Estimated Graduate Degree	27.8%	28.7%	28.9%
<b>Business</b>			
2023 Estimated Total Businesses	8,742	15,613	22,302
2023 Estimated Total Employees	99,884	170,455	213,999
2023 Estimated Employee Population per Business	11.4	10.9	9.6
2023 Estimated Residential Population per Business	5.6	6.4	8.1

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*For more information, please contact:*

**ASHLEY HEICHELBECH** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**KATHLEEN HEALY** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@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](http://www.cra-nw.com)



**503.274.0211**

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