

522 SW BROADWAY

HIGH-END RETAIL BOUTIQUE FOR LEASE



LOCATION

522 SW Broadway | Portland, Oregon 97205

AVAILABLE SPACE

1,263 SF on the ground floor plus a large exclusive basement approximately 1,200 SF in size

ASKING RATE

Please call for details

TRAFFIC COUNTS

SW Broadway – 11,037 ADT ('22)
SW Alder St – 7,627 ADT ('22)

HIGHLIGHTS

- High-end intimate retail / showroom space.
- Secure storefront and large exclusive basement for storage or work area.
- Prime West End retail location in downtown Portland.
- Two blocks from the new Ritz Carlton development, Nordstrom and Pioneer Courthouse Square.
- Close proximity to numerous hotels including the Bidwell, Dossier, Woodlark, Moxy, Sentinel, Benson and The Nines.
- Join other high end retailers such as MACHUS, Frances May, Woonwinkel, Mercantile, Wildwood, Wildfang, Kassab Jewelers, and many more!
- One block away from the proposed James Beard Public Market! Click [here](#) for more information.

Walk Score

100

Bike Score

97

Transit Score

94



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Sam LeFeber 503.866.1956 | sam@cra-nw.com
Alex Martinac 503.545.8808 | amartinac@cra-nw.com

503.274.0211
www.cra-nw.com

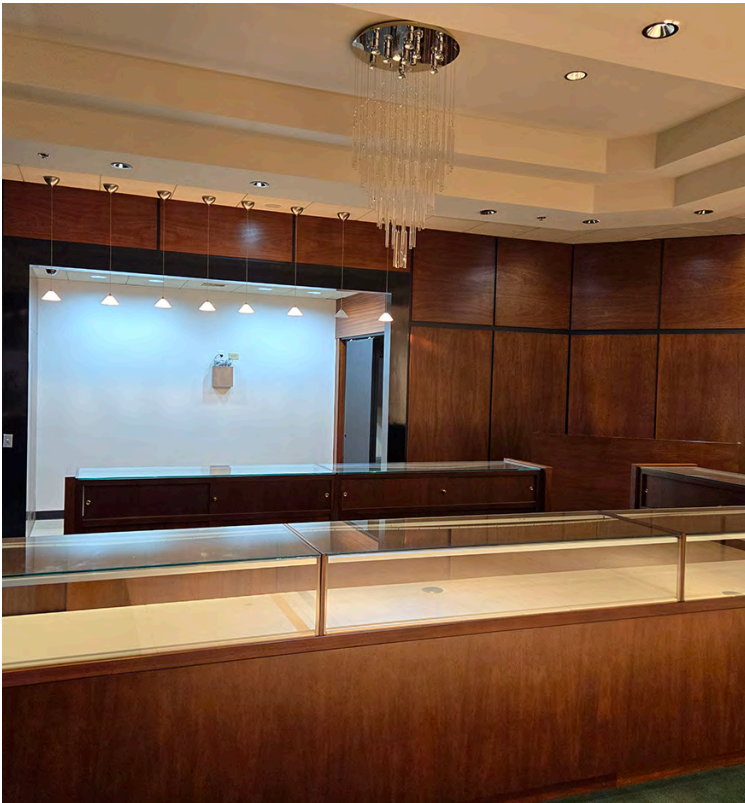
EXTERIOR IMAGES

522 SW BROADWAY
PORTLAND, OR

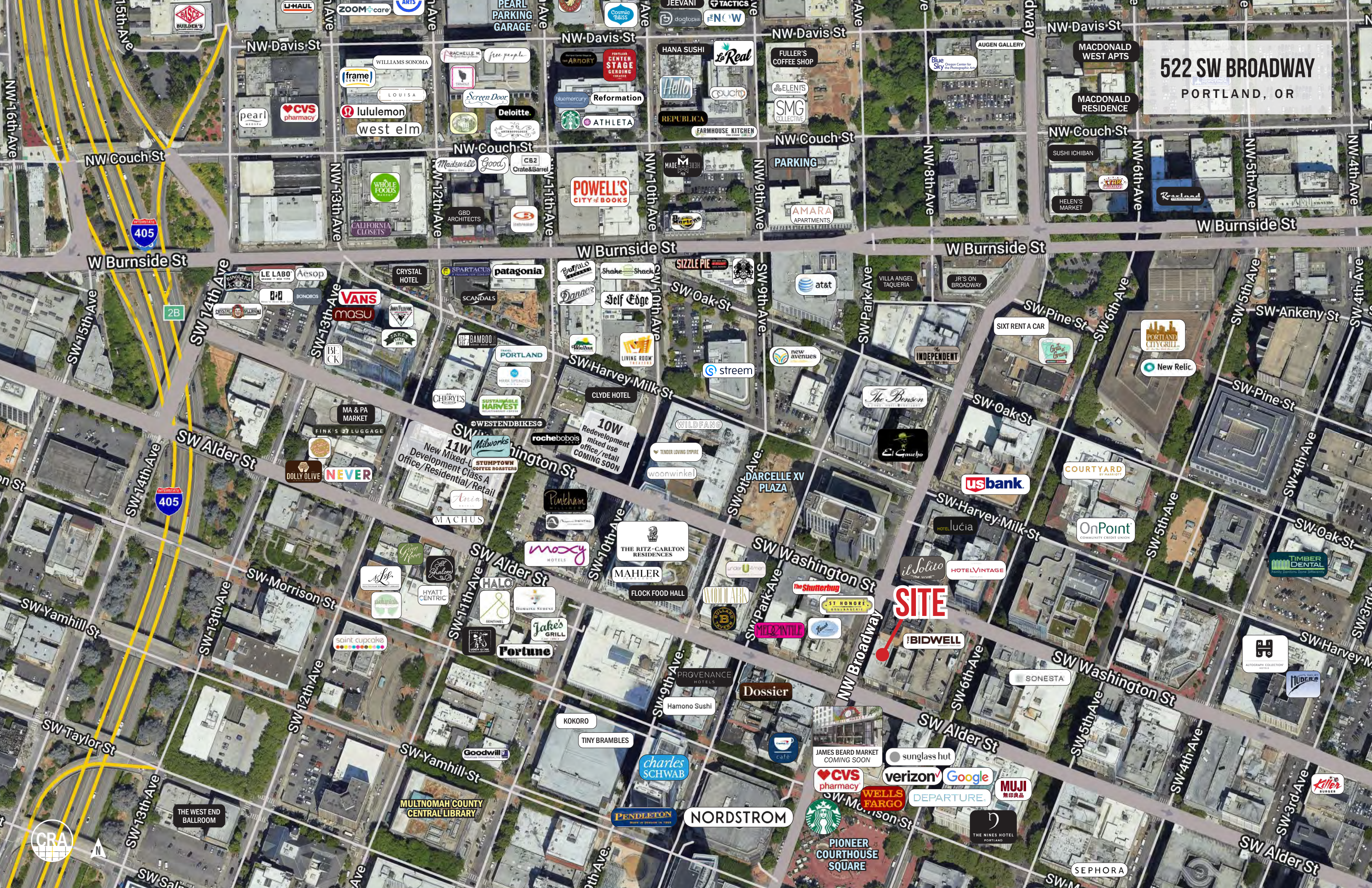


INTERIOR IMAGES

522 SW BROADWAY
PORTLAND, OR



522 SW BROADWAY
PORTLAND, OR



W Burnside St Burnside

SW 522 SW BROADWAY
PORTLAND, OR



This historic stadium hosts about 150 events per year, including professional sports games, concerts, youth camps and business events.



LINCOLN HIGH SCHOOL
1,615 STUDENTS

405

26

405



22,014 STUDENTS

Willamette River

Hawthorne Bridge

Morrison Bridge

Tom McCall Waterfront Park

Pacific Hwy W

SW 1st Ave

SW 2nd Ave

SW 3rd Ave

SW 4th Ave

SW 5th Ave

SW 6th Ave

SW 7th Ave

SW 8th Ave

SW 9th Ave

SW 10th Ave

SW 11th Ave

SW 12th Ave

SW 13th Ave

SW 14th Ave

SW 15th Ave

SW 16th Ave

SW 17th Ave

SW 18th Ave

W Burnside St

SW Ash St

SW Pine St

SW Oak St

SW Harvey Milk St

SW Washington St

SW Alder St

SW Morrison St

SW Yamhill St

SW Taylor St

SW Salmon St

SW Main St

SW Madison St

SW Jefferson St

SW Columbia St

SW Clay St

SW Market St

SW Mill St

SW Montgomery St

SITE

BIDWELL

Pioneer Courthouse Square

CHASE

Hilton

SW Madison St

PORTLAND CITY HALL

ADDY'S

FITNESS

FedEx Office

Keller Fountain Park

KELLER AUDITORIUM

The Oregonian

Umpqua Bank

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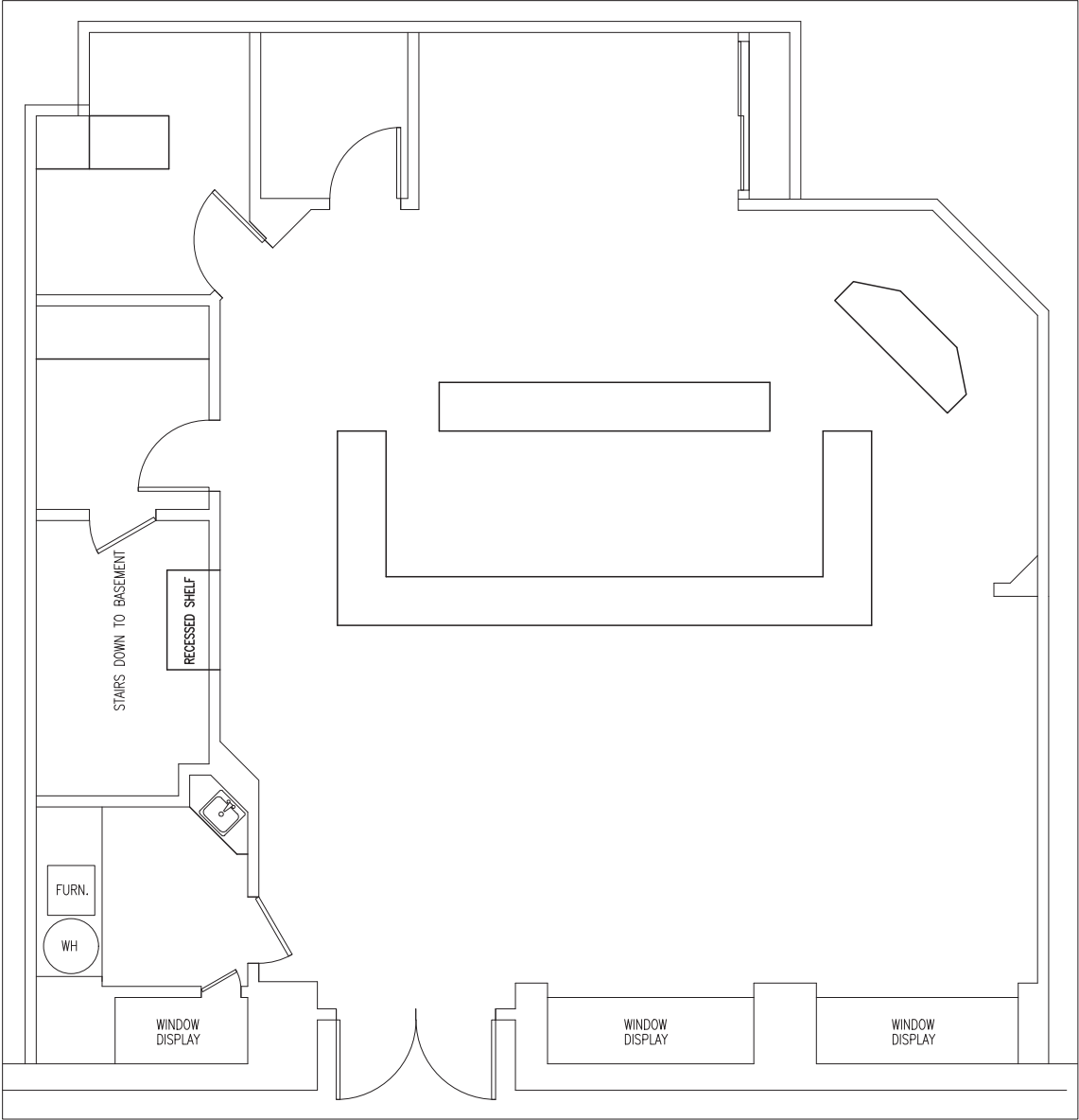
Ramen

Emilia's Dry Cleaning

Starbucks

GROUND FLOOR SPACE

522 SW BROADWAY
PORTLAND, OR



THE **BIDWELL**
MARriott PORTLAND

T-Mobile

SW BROADWAY
→



PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



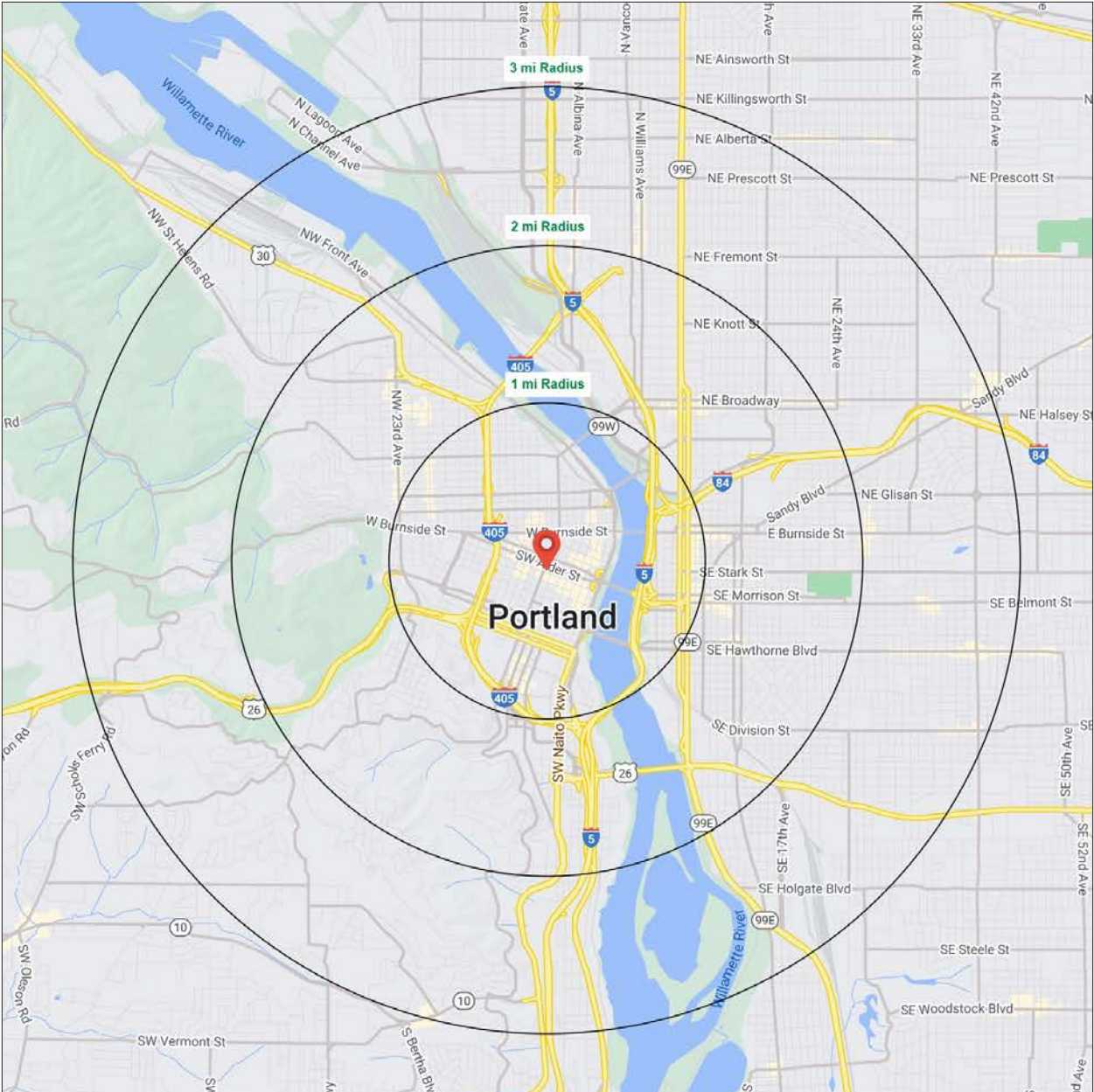
DEMOGRAPHIC SUMMARY

522 SW BROADWAY
PORTLAND, OR

Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	48,089	108,209	188,121
Estimated Households	31,396	65,646	102,392
Average HH Income	\$112,924	\$124,617	\$141,497
Median Home Value	\$630,795	\$714,416	\$722,720
Median Age	37.6	37.7	38.2
Daytime Demographics 16+	120,156	205,760	270,038

48,089
Estimated Population 2024
1 MILE RADIUS

120,156
Est. Daytime Demographics 16+
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5203/-122.679

522 SW Broadway Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	48,089	108,209	188,121
2029 Projected Population	49,102	108,999	187,018
2020 Census Population	43,227	103,151	186,515
2010 Census Population	35,745	79,880	152,026
Projected Annual Growth 2024 to 2029	0.4%	0.1%	-0.1%
Historical Annual Growth 2010 to 2024	2.5%	2.5%	1.7%
2024 Median Age	37.6	37.7	38.2
Households			
2024 Estimated Households	31,396	65,646	102,392
2029 Projected Households	32,473	67,120	103,350
2020 Census Households	28,335	60,948	97,960
2010 Census Households	22,032	45,779	77,732
Projected Annual Growth 2024 to 2029	0.7%	0.4%	0.2%
Historical Annual Growth 2010 to 2024	3.0%	3.1%	2.3%
Race and Ethnicity			
2024 Estimated White	72.7%	74.9%	76.2%
2024 Estimated Black or African American	5.8%	5.2%	5.4%
2024 Estimated Asian or Pacific Islander	9.0%	8.0%	6.8%
2024 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.7%
2024 Estimated Other Races	11.6%	11.1%	10.9%
2024 Estimated Hispanic	10.4%	9.9%	9.3%
Income			
2024 Estimated Average Household Income	\$112,924	\$124,617	\$141,497
2024 Estimated Median Household Income	\$74,878	\$87,355	\$101,718
2024 Estimated Per Capita Income	\$74,589	\$76,243	\$77,446
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.8%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.0%	2.1%
2024 Estimated High School Graduate	13.0%	11.0%	10.4%
2024 Estimated Some College	17.1%	15.9%	14.9%
2024 Estimated Associates Degree Only	5.1%	5.0%	5.0%
2024 Estimated Bachelors Degree Only	32.0%	35.1%	36.7%
2024 Estimated Graduate Degree	27.8%	29.3%	29.4%
Business			
2024 Estimated Total Businesses	8,958	16,289	22,980
2024 Estimated Total Employees	103,311	172,660	218,090
2024 Estimated Employee Population per Business	11.5	10.6	9.5
2024 Estimated Residential Population per Business	5.4	6.6	8.2

For more information, please contact:

SAM LEFEBER 503.866.1956 | sam@cra-nw.com

ALEX MARTINAC 503.545.8808 | amartinac@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

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