

616 SW 12TH AVENUE



PRIME WEST END!

ADDRESS

616 SW 12th Avenue in Portland, OR

AVAILABLE SPACE

1,604 RSF of ground floor space fronting SW 12th Avenue in the desirable West End District.

RATE

Please call for details

TRAFFIC COUNTS

SW Alder @ 11th – 8,685 ADT (18)

SW Alder St @ 13th – 6,916 ADT (18)

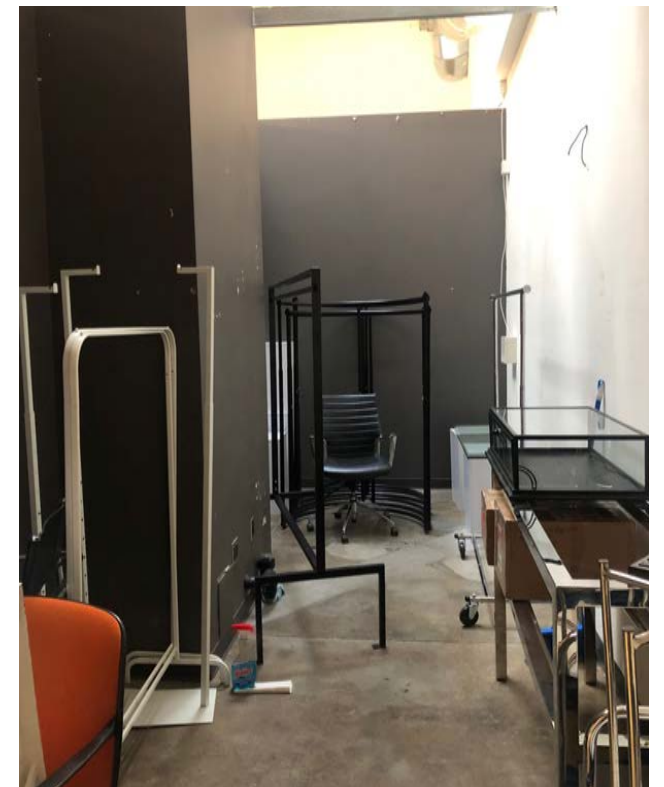
HIGHLIGHTS

- Character-rich 2nd generation retail space in the heart of the West End.
- Expansive glass storefront, high ceilings and exposed brick interior walls.
- Nearby tenants: Multnomah Whiskey Library, Toki (from owners of renowned Han Oak), IGWT, Bistro Agnes, Kask, Petunia's Pies & Pastries, Shalom Y'all, Hyatt Centric, The Sentinel Hotel, City Target, 1927 S'Mores, Saint Cupcake, Frances May and more!
- Convenient public parking garage across the street.
- Available now!



INTERIOR IMAGES

PRIME WEST END
616 SW 12TH AVENUE
PORTLAND, OR



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616 SW 12TH AVENUE
PORTLAND, OR

MODERA DAVIS
MIXED USE
DEVELOPMENT
(UNDER CONSTRUCTION)

11W
PLANNED APARTMENTS,
OFFICE & RETAIL
DEVELOPMENT
UNDER CONSTRUCTION

SITE



ENCORE AUDIO/VIDEO
BASC'S BUILDER'S
dhm RESEARCH
ZOOM+care
PEARL PARKING GARAGE
WIEDEN, KENNEDY
RUDY'S

YUM EBERT
CVS pharmacy
pearl MED SPA
west elm
lululemon athletica
Sushi Land
little big burger
NOLA DOUGHNUTS
FULLER'S COFFEE SHOP
FARMHOUSE CAFE

EM EVERYDAY MUSIC
WHOLE FOODS MARKET
CALIFORNIA CLOSETS
TOMS
Powell's Books
ATHLETA
Splendid

patagonia
SPARTACUS
CRYSTAL HOTEL
ZEUS CAFE
VANS
masu
cacao

BAMBOO
TIMBUKE
LAROQ
MA & PA GROCERY
FINK'S LUGGAGE
AGNES
KASK

rochebobois
POLER
PEPE MIKI
ACE HOTEL
WILD FANG
woonwinkel
Thunderparts

DocuMart
Pincham MILLINERY
moxy HOTELS
frances may
IG WT
HYATT CENTRIC
OPENING 2020

DOMAINE SERENE
JAKE'S GRILL
BOYS/FORT
TARGET
THE RITZ-CARLTON COMING SOON
The Shutterbug
ST HONORE BOULANGERE

HALO
WORLD FOODS
wework
THE ART OF TRADE GALLERY
TACTICS
SUSHI ICHIBAN
HELEN'S MARKET

SPLASH
PARKING
ARHOUSE CAFE
BAILEY'S TAPROOM
USOUTDOOR
INDEPENDENT

at&t
DOWA-IBI GROUP
The Benson
SAUCEBOX
BUNK SANDWICHES

Google
US BANK
UnionBank
OnPoint COMMUNITY CREDIT UNION
IMPERIAL
HOTEL Lucia

il Solito
HOTEL VINTAGE
CHROME
PEETS COFFEE & TEA

WOOD PARK
MEDQNTILE
SAINT CUPCAKE

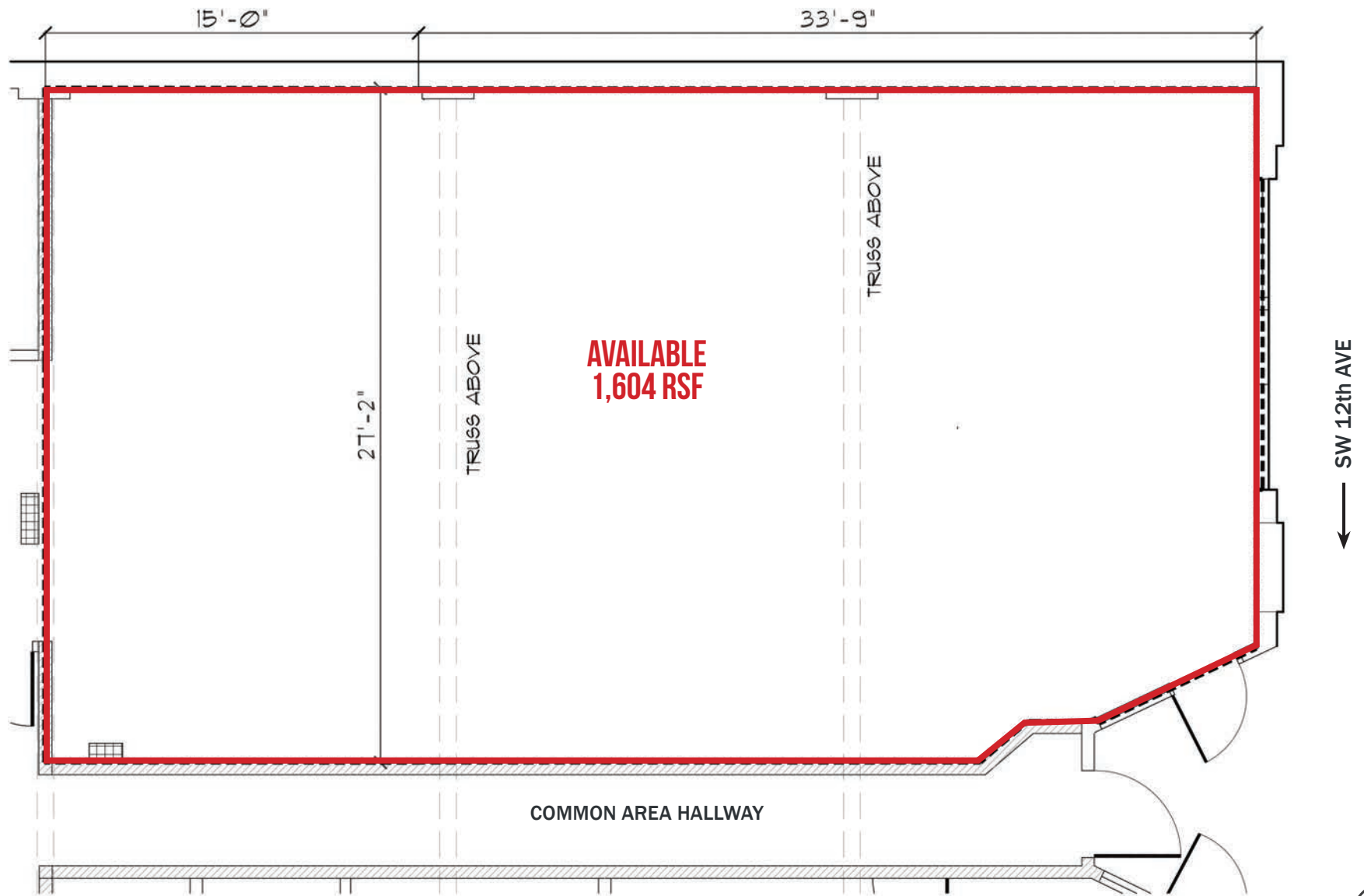
STARBUCKS

JACKKNIFE
SENTINEL
BOYS/FORT

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PORTLAND, OR

SITE PLAN



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DEMOGRAPHIC SUMMARY

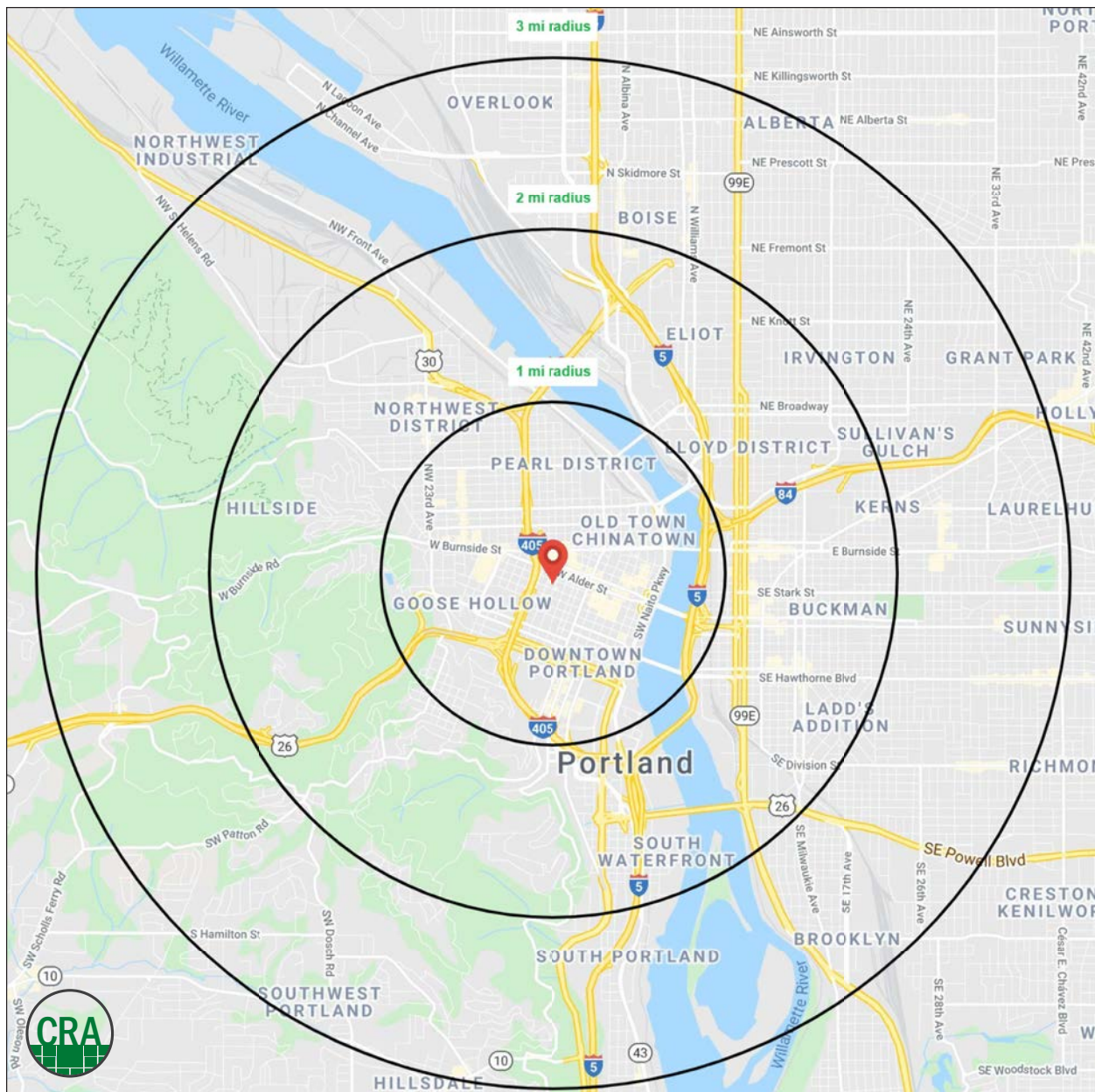
Source: Regis - SitesUSA (2020)	1 MILE	2 MILE	3 MILE
Estimated Population 2020	48,168	97,994	181,416
Projected Population 2025	49,043	100,226	184,954
Average HH Income	\$88,214	\$94,987	\$108,446
Median Home Value	\$549,708	\$619,107	\$601,655
Daytime Demographics 16+	123,233	253,243	318,016
Some College or Higher	86.2%	87.4%	87.9%

36.4

Median Age
2 MILE RADIUS

\$619,107

Median Home Value
2 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5209/-122.6837

RS1

616 SW 12th Ave

Portland, OR 97205

1 mi radius 2 mi radius 3 mi radius

		1 mi radius	2 mi radius	3 mi radius
POPULATION	2020 Estimated Population	48,168	97,994	181,416
	2025 Projected Population	49,043	100,226	184,954
	2010 Census Population	37,569	72,515	143,612
	2000 Census Population	27,444	58,404	126,703
	Projected Annual Growth 2020 to 2025	0.4%	0.5%	0.4%
	Historical Annual Growth 2000 to 2020	3.8%	3.4%	2.2%
	2020 Median Age	36.4	36.4	36.8
HOUSEHOLDS	2020 Estimated Households	31,505	59,635	98,427
	2025 Projected Households	33,243	62,958	103,817
	2010 Census Households	23,210	41,882	74,037
	2000 Census Households	17,633	34,215	64,448
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	3.9%	3.7%	2.6%
RACE AND ETHNICITY	2020 Estimated White	76.9%	77.5%	78.7%
	2020 Estimated Black or African American	7.2%	6.5%	6.5%
	2020 Estimated Asian or Pacific Islander	7.9%	6.7%	5.7%
	2020 Estimated American Indian or Native Alaskan	0.9%	1.1%	1.0%
	2020 Estimated Other Races	7.1%	8.1%	8.1%
	2020 Estimated Hispanic	6.8%	9.5%	9.7%
INCOME	2020 Estimated Average Household Income	\$88,214	\$94,987	\$108,446
	2020 Estimated Median Household Income	\$58,021	\$67,602	\$78,870
	2020 Estimated Per Capita Income	\$58,972	\$58,571	\$59,298
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.4%	1.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.2%	2.1%
	2020 Estimated High School Graduate	9.6%	8.9%	8.6%
	2020 Estimated Some College	18.8%	17.8%	16.8%
	2020 Estimated Associates Degree Only	5.6%	5.7%	5.7%
	2020 Estimated Bachelors Degree Only	37.8%	37.3%	37.4%
	2020 Estimated Graduate Degree	24.0%	26.6%	28.0%
BUSINESS	2020 Estimated Total Businesses	9,197	17,578	22,932
	2020 Estimated Total Employees	107,049	223,857	271,295
	2020 Estimated Employee Population per Business	11.6	12.7	11.8
	2020 Estimated Residential Population per Business	5.2	5.6	7.9

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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