

LOW FIRST YEAR
RENT INCENTIVE FOR
MULTI-YEAR LEASE DEAL!

SECOND GENERATION BROADWAY RETAIL!



FOR LEASE > 625 SW BROADWAY

ADDRESS

625 SW Broadway, Portland, OR

AVAILABLE SPACE

766 SF

RENTAL RATE

MOTIVATED LANDLORD!

Year 1 of multi-year leases only
\$1,900/month gross (plus utilities)

TRAFFIC COUNTS

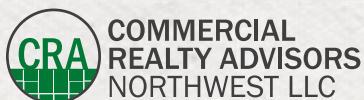
SW Broadway - 8,004 ADT ('20)

SW Alder St - 6,105 ADT ('20)



HIGHLIGHTS

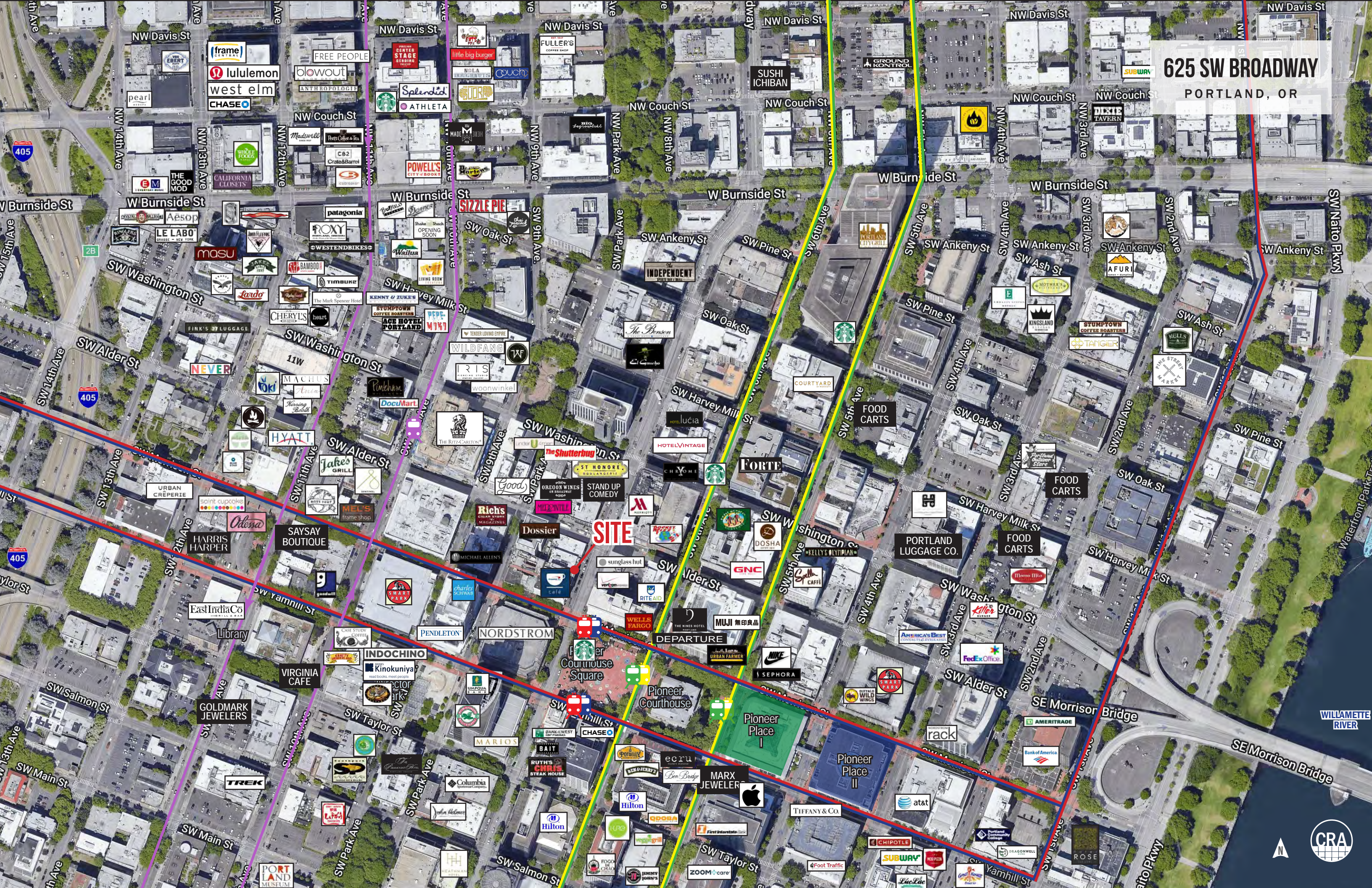
- Boutique retail space fronting SW Broadway, located in the Broadway Building adjacent to Capital One Café and Pioneer Square.
- Ideal for retail/service use.
- Nearby tenants include Capital One Café, Nordstrom, Verizon, Sunglass Hut, Charles Schwab and CVS.



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625 SW BROADWAY PORTLAND, OR



SITE



DEMOGRAPHIC SUMMARY

625 SW BROADWAY PORTLAND, OR

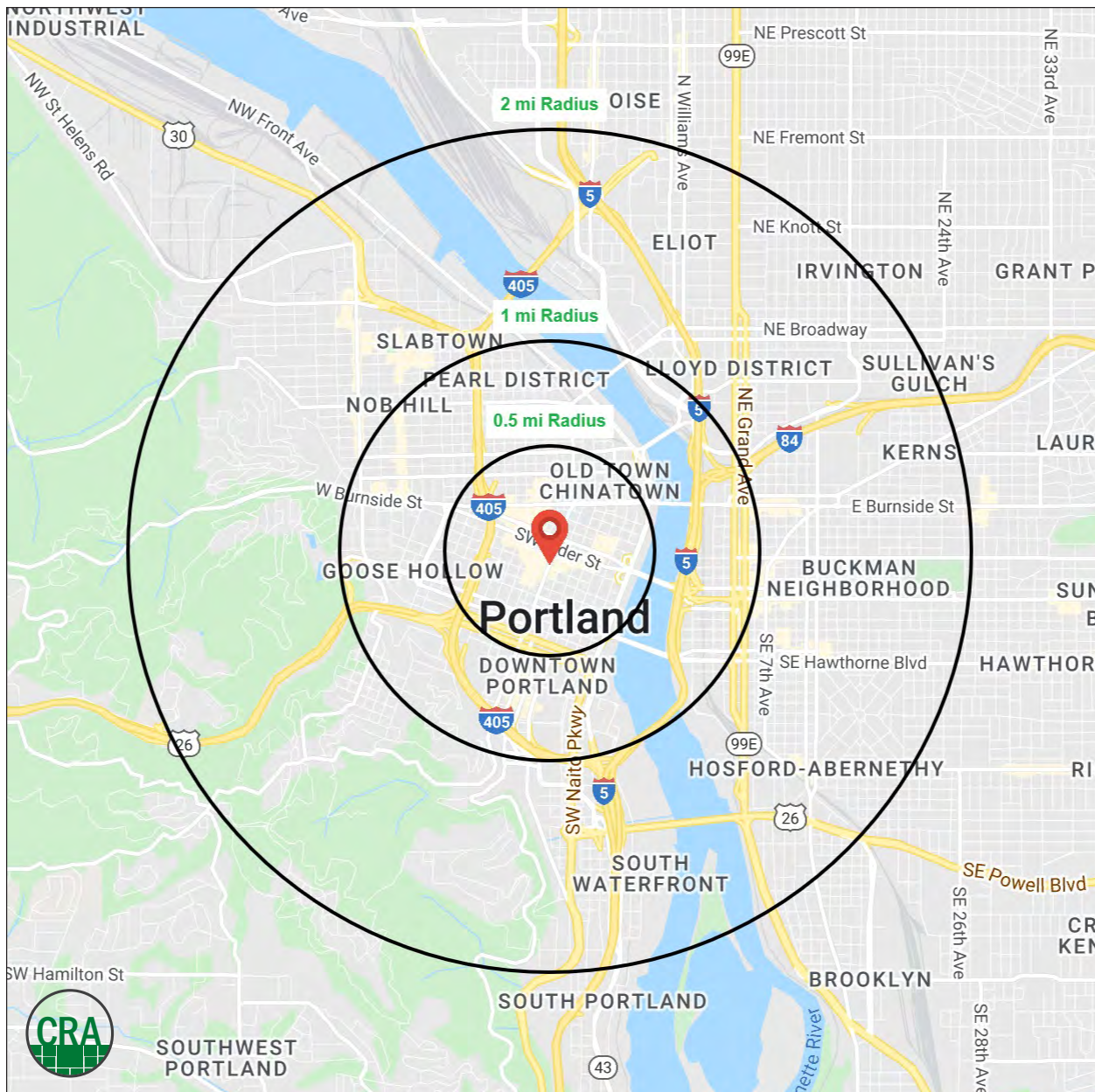
Source: Regis - SitesUSA (2023)	½ MILE	1 MILE	2 MILE
Estimated Population 2023	12,138	42,575	100,894
Estimated Households	8,443	28,087	60,220
Average HH Income	\$75,379	\$108,307	\$122,487
Median Home Value	\$548,673	\$584,777	\$658,801
Daytime Demographics 16+	70,152	118,337	202,454
Some College or Higher	75.7%	83.4%	87.0%

\$658,801

Median Home Value
2 MILE RADIUS

202,454

Daytime Demographics
Age 16 Years or Over
2 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5197/-122.6797

625 SW Broadway Portland, OR 97205	0.5 mi radius	1 mi radius	2 mi radius
Population			
2023 Estimated Population	12,138	42,575	100,894
2028 Projected Population	12,259	42,245	102,789
2020 Census Population	12,464	42,832	101,226
2010 Census Population	11,032	35,937	78,397
Projected Annual Growth 2023 to 2028	0.2%	-0.2%	0.4%
Historical Annual Growth 2010 to 2023	0.8%	1.4%	2.2%
2023 Median Age	43.9	38.4	38.0
Households			
2023 Estimated Households	8,443	28,087	60,220
2028 Projected Households	8,638	28,200	62,056
2020 Census Households	8,643	28,058	60,018
2010 Census Households	6,868	22,141	45,053
Projected Annual Growth 2023 to 2028	0.5%	-	0.6%
Historical Annual Growth 2010 to 2023	1.8%	2.1%	2.6%
Race and Ethnicity			
2023 Estimated White	68.0%	70.9%	74.5%
2023 Estimated Black or African American	7.4%	5.1%	4.6%
2023 Estimated Asian or Pacific Islander	8.4%	10.5%	8.4%
2023 Estimated American Indian or Native Alaskan	1.5%	1.1%	0.9%
2023 Estimated Other Races	14.8%	12.4%	11.6%
2023 Estimated Hispanic	18.2%	13.9%	12.0%
Income			
2023 Estimated Average Household Income	\$75,379	\$108,307	\$122,487
2023 Estimated Median Household Income	\$60,178	\$75,472	\$88,638
2023 Estimated Per Capita Income	\$54,512	\$72,603	\$73,878
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.3%	2.0%	1.3%
2023 Estimated Some High School (Grade Level 9 to 11)	5.9%	3.0%	2.0%
2023 Estimated High School Graduate	14.2%	11.7%	9.6%
2023 Estimated Some College	24.2%	17.8%	16.9%
2023 Estimated Associates Degree Only	4.8%	5.0%	4.5%
2023 Estimated Bachelors Degree Only	25.4%	34.1%	37.4%
2023 Estimated Graduate Degree	21.1%	26.5%	28.2%
Business			
2023 Estimated Total Businesses	5,116	8,962	16,194
2023 Estimated Total Employees	64,363	102,735	172,049
2023 Estimated Employee Population per Business	12.6	11.5	10.6
2023 Estimated Residential Population per Business	2.4	4.8	6.2

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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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