

# SECOND GENERATION BROADWAY RETAIL!



**FOR LEASE > 625 SW BROADWAY**

## ADDRESS

625 SW Broadway, Portland, OR

## AVAILABLE SPACE

766 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

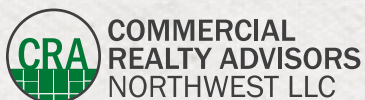
SW Broadway – 8,004 ADT ('20)

SW Alder St – 6,105 ADT ('20)



## HIGHLIGHTS

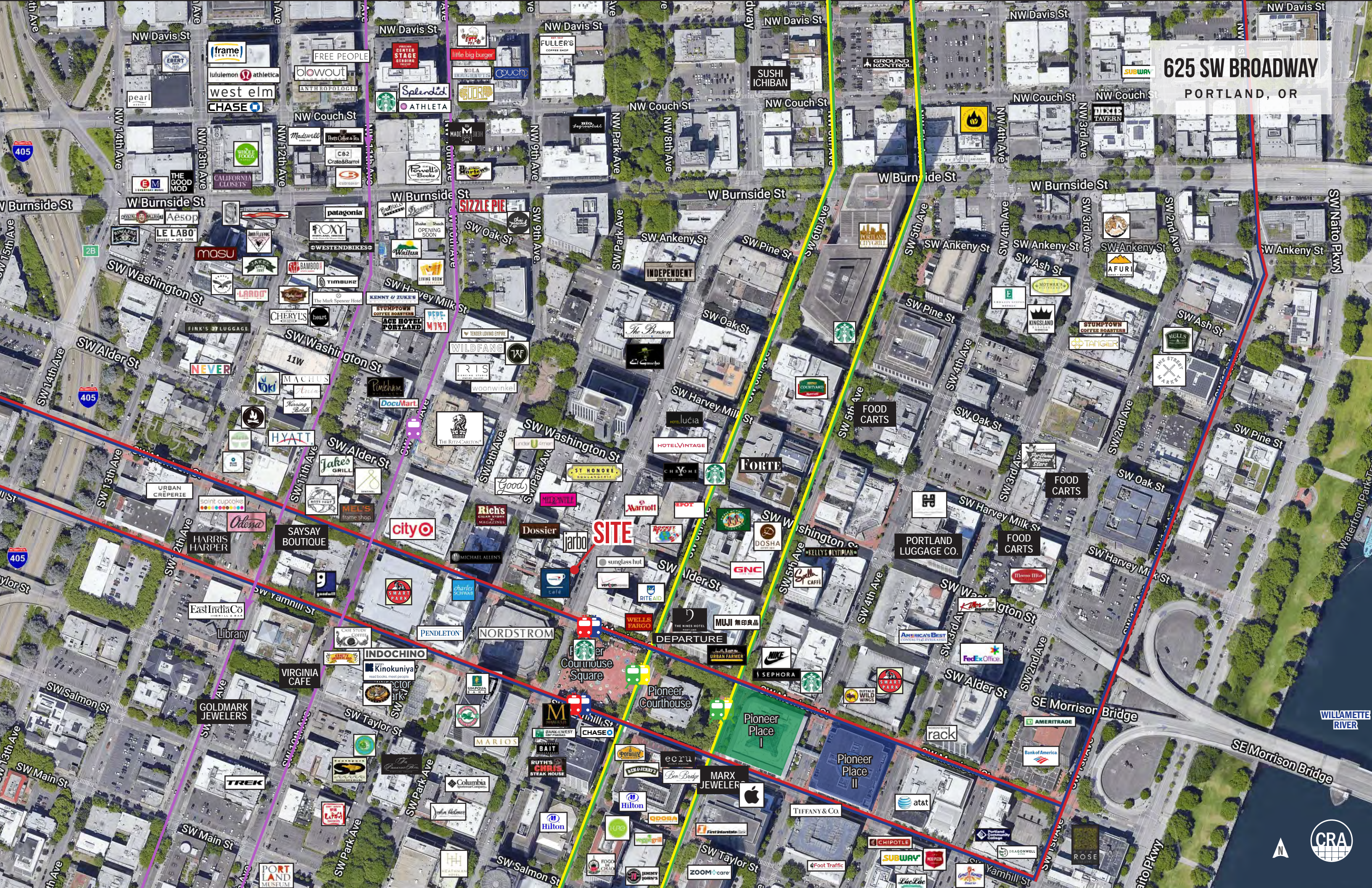
- Boutique retail space fronting SW Broadway, located in the Broadway Building adjacent to Capital One Café and Pioneer Square.
- Ideal for retail/service use.
- Nearby tenants include Capital One Café, Nordstrom, Verizon, Sunglass Hut, Charles Schwab and CVS.



**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)

# 625 SW BROADWAY PORTLAND, OR



**SITE**



# DEMOGRAPHIC SUMMARY

# 625 SW BROADWAY PORTLAND, OR

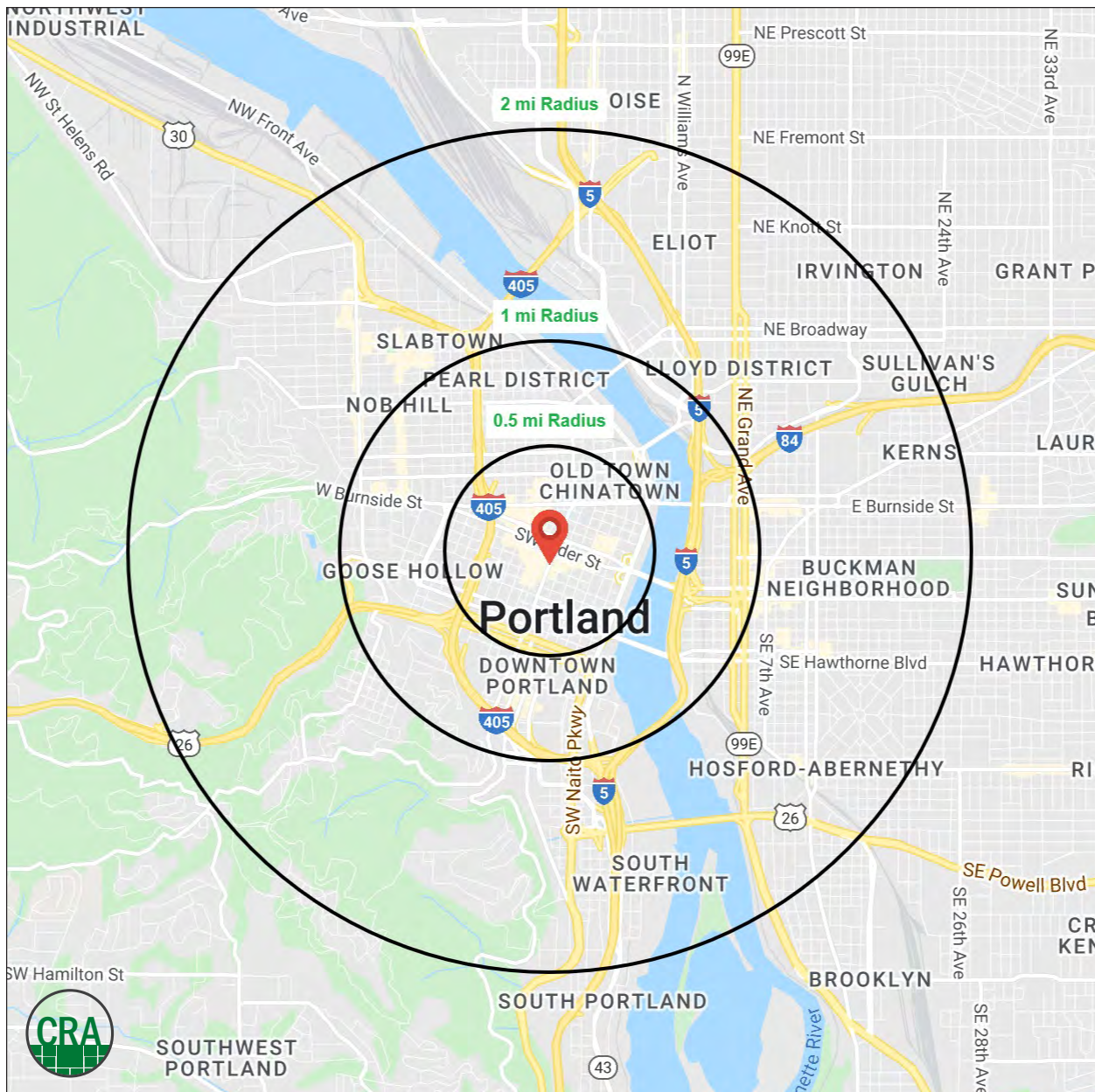
Source: Regis - SitesUSA (2022)	½ MILE	1 MILE	2 MILE
Estimated Population 2021	12,682	43,137	102,222
Projected Population 2026	13,687	47,724	113,797
Average HH Income	\$59,902	\$83,003	\$94,828
Median Home Value	\$511,094	\$546,086	\$628,013
Daytime Demographics 16+	79,499	132,183	224,846
Some College or Higher	78.9%	85.1%	87.7%

**\$628,013**

Median Home Value  
2 MILE RADIUS

**132,183**

Daytime Demographics  
Age 16 Years or Over  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5197/-122.6797

<b>625 SW Broadway Portland, OR 97205</b>	<b>0.5 mi radius</b>	<b>1 mi radius</b>	<b>2 mi radius</b>
<b>Population</b>			
2021 Estimated Population	12,682	43,137	102,222
2026 Projected Population	13,687	47,724	113,797
2020 Census Population	12,834	44,557	101,973
2010 Census Population	11,244	36,438	78,555
Projected Annual Growth 2021 to 2026	1.6%	2.1%	2.3%
Historical Annual Growth 2010 to 2021	1.2%	1.7%	2.7%
2021 Median Age	41.4	37.6	37.6
<b>Households</b>			
2021 Estimated Households	8,601	28,494	60,820
2026 Projected Households	9,662	32,272	69,231
2020 Census Households	8,846	29,125	60,250
2010 Census Households	6,982	22,480	45,147
Projected Annual Growth 2021 to 2026	2.5%	2.7%	2.8%
Historical Annual Growth 2010 to 2021	2.1%	2.4%	3.2%
<b>Race and Ethnicity</b>			
2021 Estimated White	69.0%	72.0%	75.2%
2021 Estimated Black or African American	6.7%	4.0%	4.2%
2021 Estimated Asian or Pacific Islander	7.5%	9.6%	7.2%
2021 Estimated American Indian or Native Alaskan	1.5%	1.1%	1.0%
2021 Estimated Other Races	15.4%	13.2%	12.4%
2021 Estimated Hispanic	14.6%	11.1%	9.6%
<b>Income</b>			
2021 Estimated Average Household Income	\$59,902	\$83,003	\$94,828
2021 Estimated Median Household Income	\$36,953	\$61,694	\$75,630
2021 Estimated Per Capita Income	\$42,559	\$55,961	\$57,170
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	3.0%	1.5%	1.0%
2021 Estimated Some High School (Grade Level 9 to 11)	4.3%	2.5%	1.8%
2021 Estimated High School Graduate	13.8%	10.9%	9.4%
2021 Estimated Some College	24.3%	18.7%	17.2%
2021 Estimated Associates Degree Only	5.4%	5.5%	5.2%
2021 Estimated Bachelors Degree Only	26.8%	35.7%	37.4%
2021 Estimated Graduate Degree	22.4%	25.2%	27.9%
<b>Business</b>			
2021 Estimated Total Businesses	5,243	9,106	16,270
2021 Estimated Total Employees	73,262	115,355	190,711
2021 Estimated Employee Population per Business	14.0	12.7	11.7
2021 Estimated Residential Population per Business	2.4	4.7	6.3

*For more information, please contact:*

**ASHLEY HEICHELBECH** 503.490.7212 | ashley@cra-nw.com

**KATHLEEN HEALY** 503.880.3033 | 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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