

— CENTRAL EASTSIDE —

CREATIVE OFFICE/COMMERCIAL

WITH PARKING!



FOR LEASE > PORTLAND, OR

711 SE Ankeny is a free-standing building offering exposed ceilings, second generation build-out and overhead skylights for additional daylight on one floor.

ADDRESS

711 SE Ankeny Street | Portland, Oregon 97214

AVAILABLE SPACE

- +/-2,250 RSF
- 3 Parking Spaces (no charge, includes 1 ADA space)

RENTAL RATE

Please call for details.

TRAFFIC COUNTS

E Burnside St – 19,736 ADT ('25)

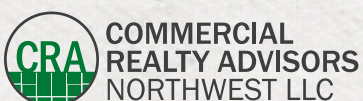


CENTRAL LOCATION:

Located at the intersection of SE 7th Avenue and SE Ankeny Streets, 711 SE Ankeny benefits from all the amenities of E Burnside Street without the traffic, including a large concentration of best in-class restaurants in the immediate vicinity. Just blocks from MLK Jr. Boulevard, Grand Avenue, I-84, and Sandy Boulevard.

HIGHLIGHTS

- Opportunity for building signage
- Large conference room
- Additional private / flex offices
- Kitchenette
- Off-Street Parking
- Mix of private and open layout
- Secure and direct building access
- Option for roll-up door



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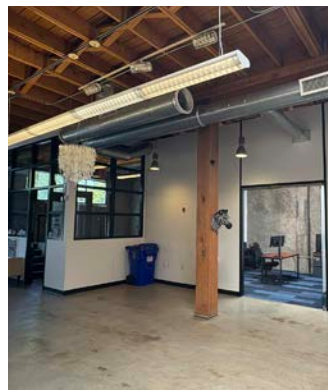
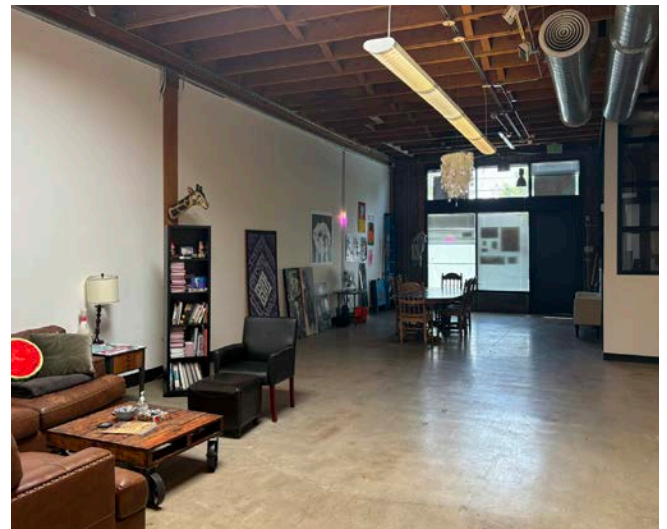
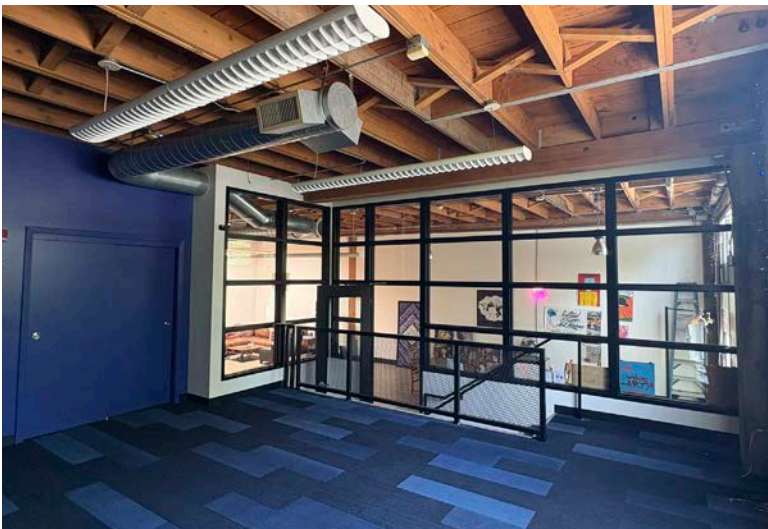
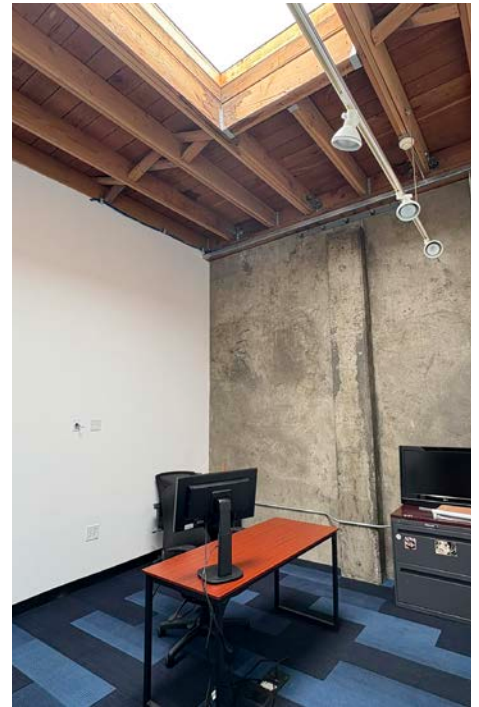
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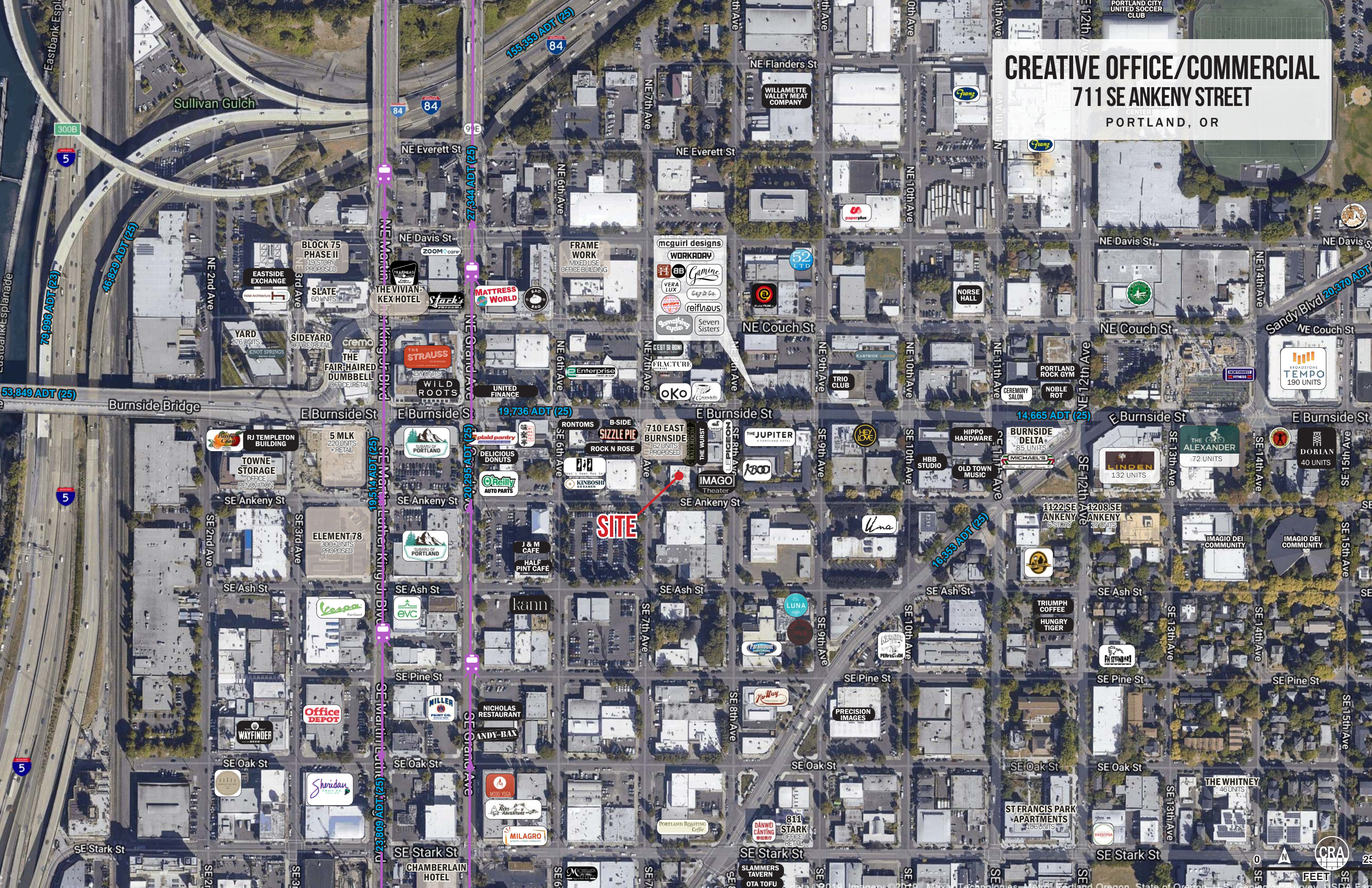
711 SE ANKENY STREET

PORTLAND, OR

PHOTOS



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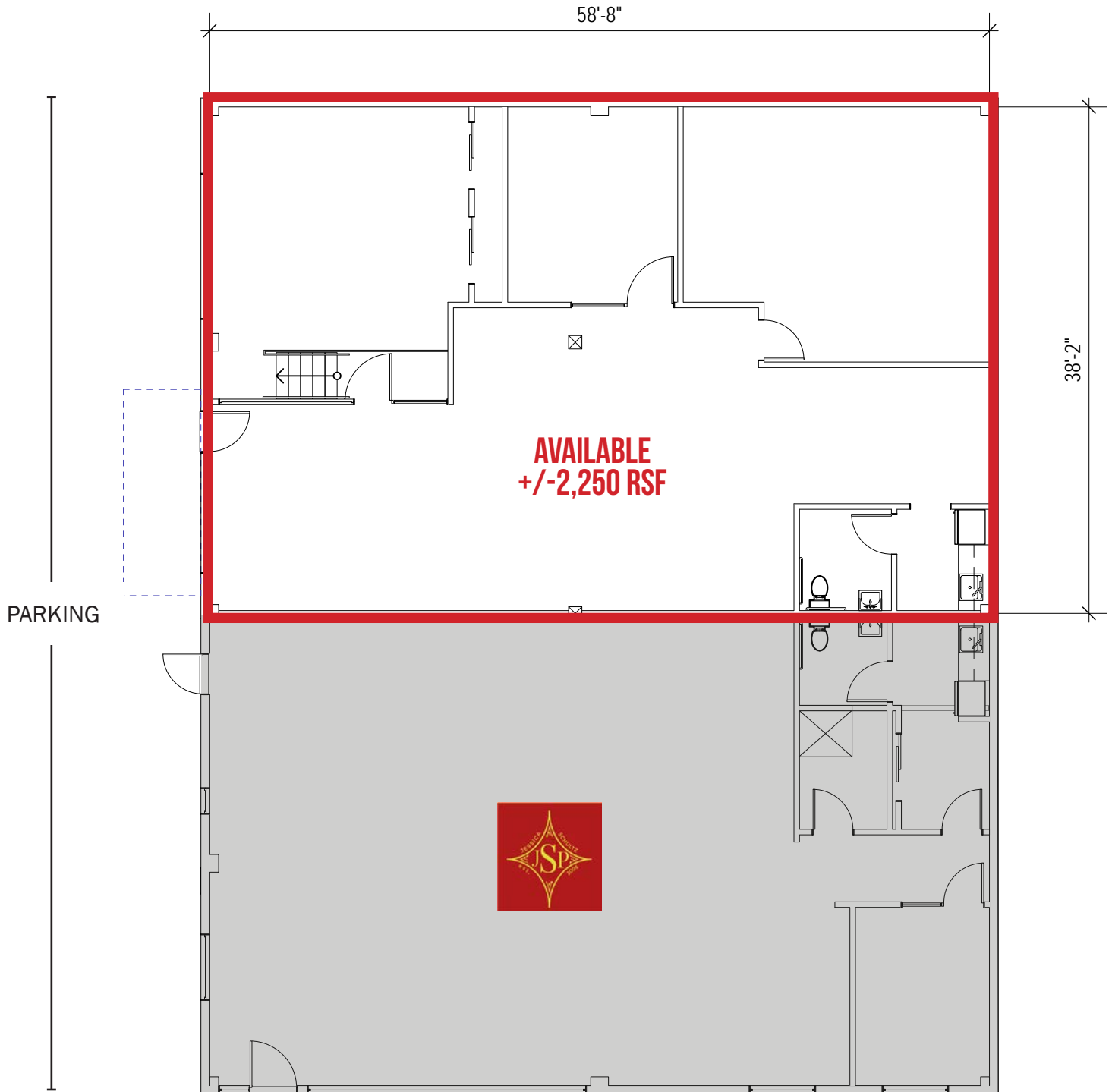


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711 SE ANKENY STREET

PORTLAND, OR

SITE PLAN



*SCHEMATIC PLAN ONLY & NOT FOR LAYOUT PURPOSES
RSF = RENTABLE SQUARE FEET

The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



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711 SE ANKENY STREET

DEMOGRAPHIC SUMMARY

PORTLAND, OR

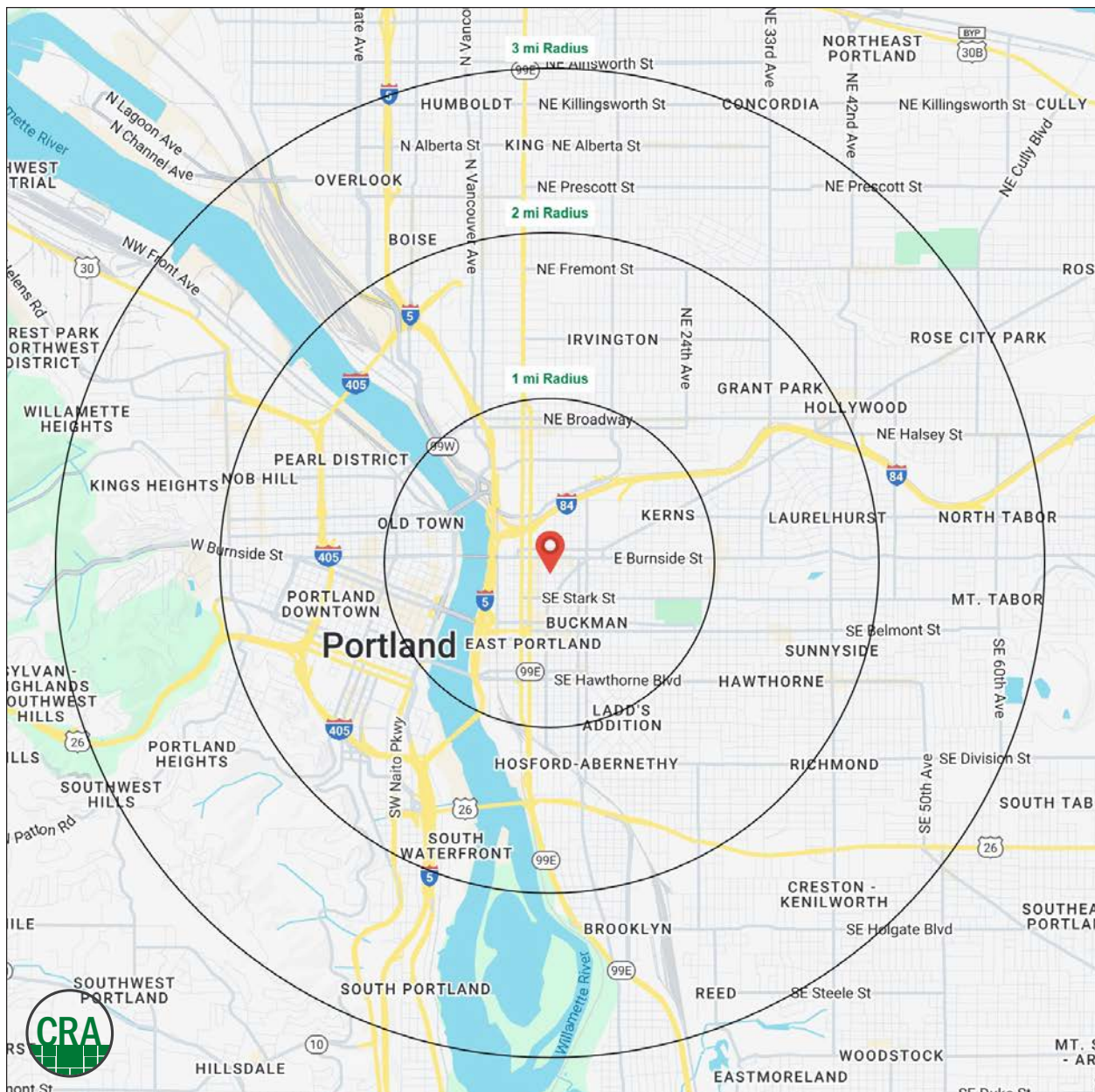
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	32,969	142,449	244,277
Estimated Households	16,488	75,487	123,829
Average HH Income	\$95,178	\$128,048	\$138,737
Median Home Value	\$636,389	\$705,840	\$715,325
Daytime Demographics 16+	76,505	214,938	293,506
Some College or Higher	79.0%	85.6%	86.2%

\$636,389

Median Home Value
1 MILE RADIUS

37.4

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5223/-122.6583

711 SE Ankeny St Portland, OR 97214	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	32,969	142,449	244,277
2030 Projected Population	32,336	142,593	243,018
2020 Census Population	26,919	127,147	231,498
2010 Census Population	19,441	100,990	192,167
Projected Annual Growth 2025 to 2030	-0.4%	-	-0.1%
Historical Annual Growth 2010 to 2025	4.6%	2.7%	1.8%
2025 Median Age	37.4	38.2	38.5
Households			
2025 Estimated Households	16,488	75,487	123,829
2030 Projected Households	17,019	77,147	125,151
2020 Census Households	15,833	70,566	118,133
2010 Census Households	10,755	54,144	95,706
Projected Annual Growth 2025 to 2030	0.6%	0.4%	0.2%
Historical Annual Growth 2010 to 2025	3.6%	2.6%	2.0%
Race and Ethnicity			
2025 Estimated White	74.1%	74.8%	75.7%
2025 Estimated Black or African American	6.1%	5.3%	5.4%
2025 Estimated Asian or Pacific Islander	5.7%	7.3%	6.9%
2025 Estimated American Indian or Native Alaskan	1.2%	0.9%	0.7%
2025 Estimated Other Races	12.9%	11.7%	11.3%
2025 Estimated Hispanic	12.0%	10.4%	10.0%
Income			
2025 Estimated Average Household Income	\$95,178	\$128,048	\$138,737
2025 Estimated Median Household Income	\$68,978	\$93,146	\$102,249
2025 Estimated Per Capita Income	\$48,478	\$68,333	\$70,679
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.4%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	4.8%	2.4%	2.5%
2025 Estimated High School Graduate	14.6%	10.5%	10.0%
2025 Estimated Some College	20.1%	16.4%	16.1%
2025 Estimated Associates Degree Only	4.9%	5.6%	5.5%
2025 Estimated Bachelors Degree Only	32.8%	36.3%	37.4%
2025 Estimated Graduate Degree	21.1%	27.3%	27.1%
Business			
2025 Estimated Total Businesses	5,890	17,496	25,437
2025 Estimated Total Employees	65,540	173,342	225,483
2025 Estimated Employee Population per Business	11.1	9.9	8.9
2025 Estimated Residential Population per Business	5.6	8.1	9.6

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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

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EXPERIENCE



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