

— FOR LEASE —

727 SE MORRISON STREET



SE 2ND GENERATION RETAIL/SERVICE

ADDRESS

727 SE Morrison Street in Portland, OR

AVAILABLE SPACE

1,337 SF (841 SF ground floor/496 SF mezzanine)

RATE

\$2,500.00/Month plus utilities

TRAFFIC COUNTS

SE Morrison St @ 7th Ave – 20,370 ADT ('18)

HIGHLIGHTS

- Second generation retail/service space, located in the heart of Portland's Eastside District.
- The Central Eastside is one of Portland's fastest growing and changing neighborhoods. New housing, along with a great mix of bars, restaurants, and nightclubs makes this part of Portland a popular destination.
- Nearby tenants: Grand Central Restaurant and Bowling, Voicebox Karaoke, Cascade Brewing, Dig A Pony, Market of Choice, Schilling Cider House, Orangetheory, Banfield Pet Hospital, Napa Auto Store, Next Adventure and much more!
- Convenient access to downtown Portland and I-5/I-405/I-84.
- Available now!

Walk Score
95

Bike Score
100

Transit Score
72

SE 2ND GENERATION RETAIL/SERVICE
727 SE MORRISON STREET
PORTLAND, OR

IMAGES



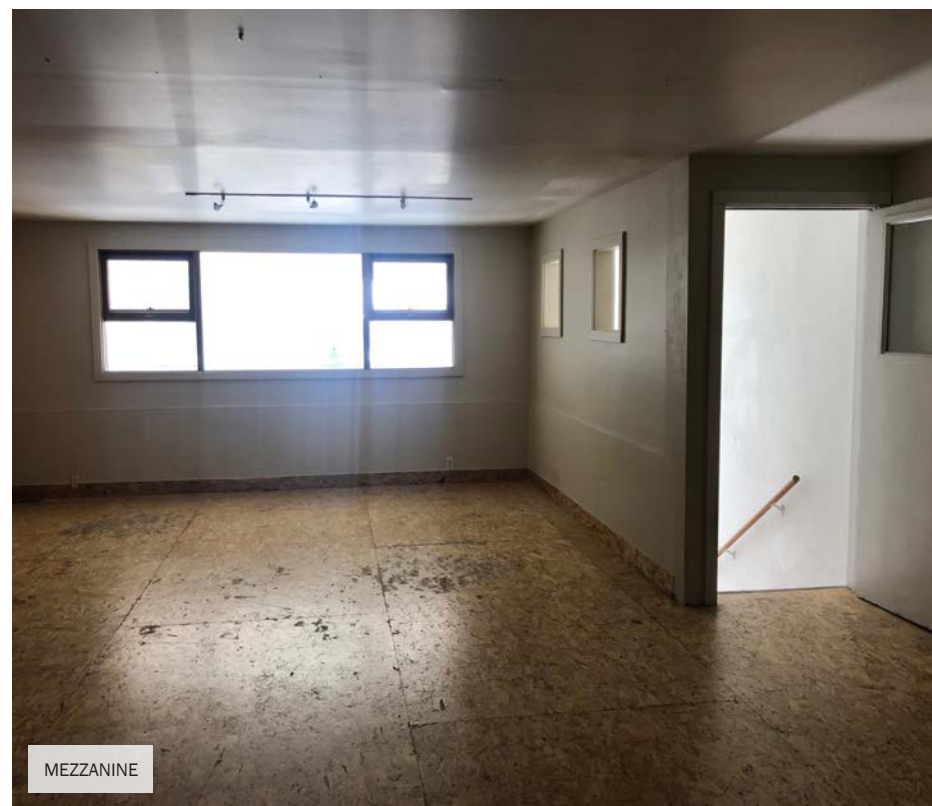
GROUND LEVEL - FRONT WITH STAIRS



GROUND LEVEL



GROUND LEVEL - FRONT TO BACK



MEZZANINE



MEZZANINE - REAR

SE 2ND GENERATION RETAIL/SERVICE

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23,393 ADT (18)

38,442 ADT (18)

20,394 ADT (18)
MODERA BELMONT
MIXED-USE
REDEVELOPMENT

52,347 ADT (18)

18,152 ADT (18)

SITE

GOAT BLOCKS
MIXED-USE
REDEVELOPMENT



SITE PLAN

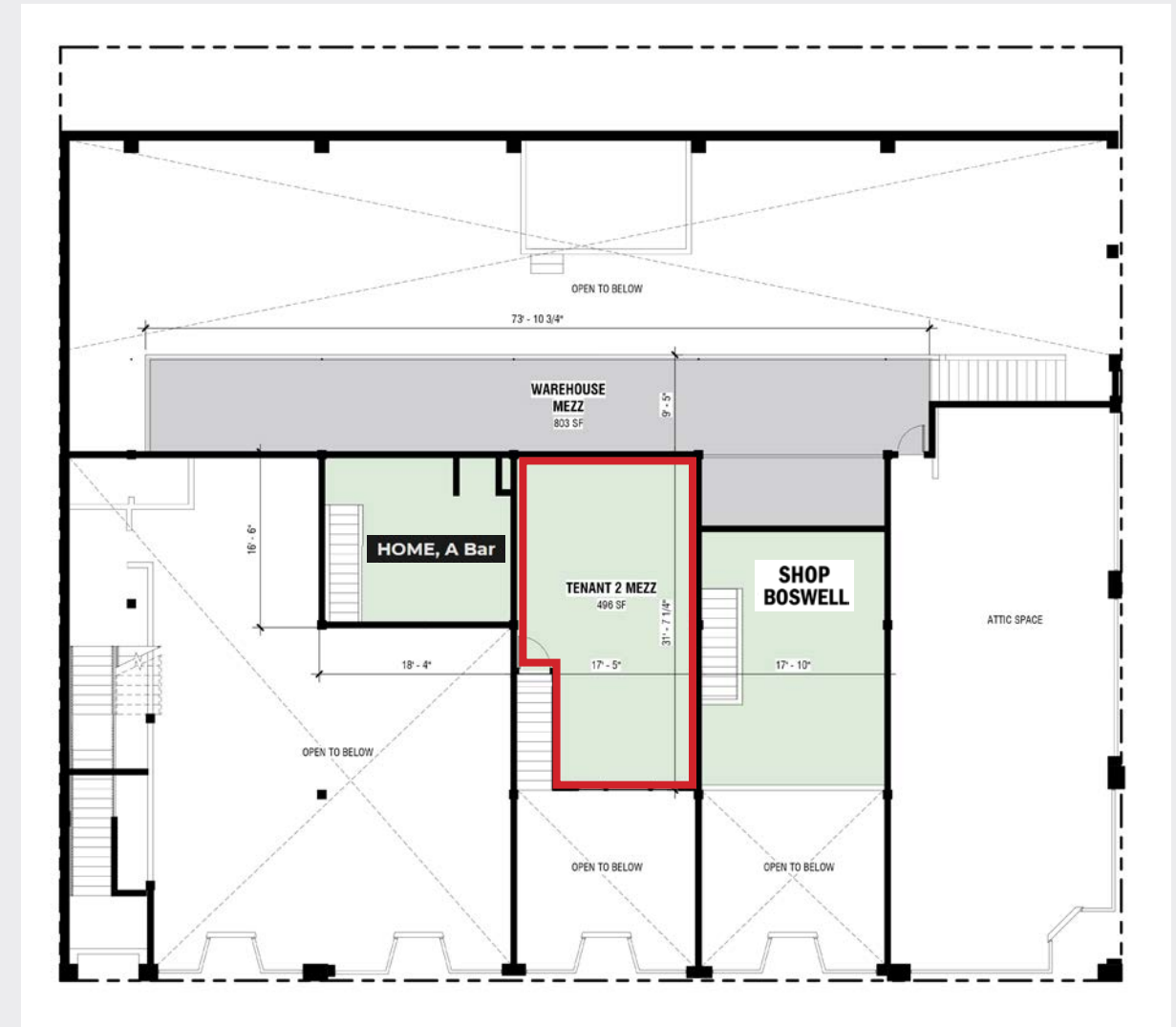
GROUND LEVEL



SE MORRISON STREET

SE 8th AVENUE

MEZZANINE



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DEMOGRAPHIC SUMMARY

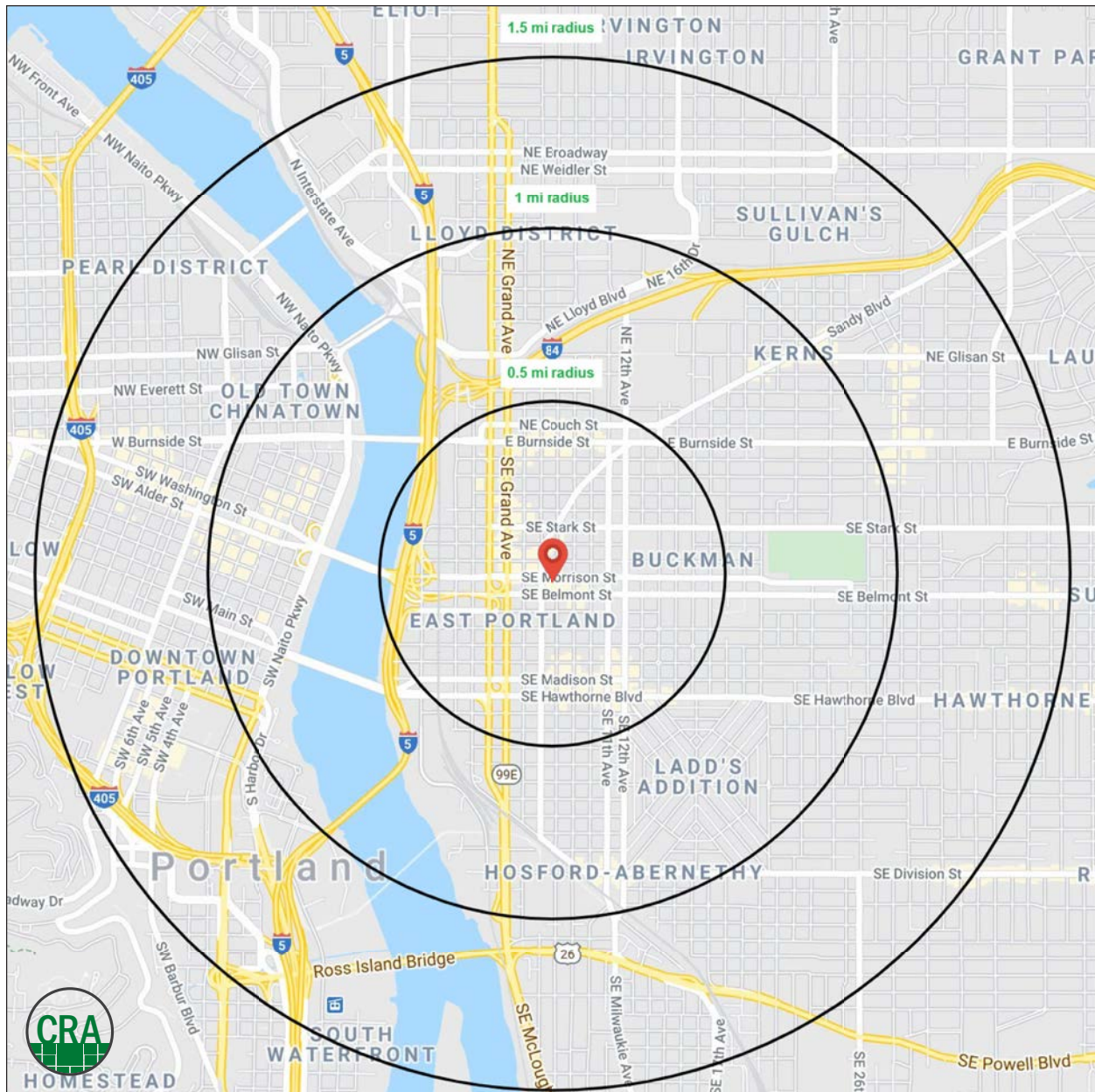
Source: Regis - SitesUSA (2020)	½ MILE	1 MILE	1½ MILE
Estimated Population 2020	6,142	23,241	71,547
Projected Population 2025	6,307	23,694	72,829
Average HH Income	\$58,138	\$76,037	\$80,699
Median Home Value	\$505,783	\$545,476	\$529,587
Daytime Demographics 16+	15,161	71,483	165,228
Some College or Higher	81.2%	84.4%	85.9%

33.8

Median Age
1 MILE RADIUS

\$545,476

Median Home Value
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5174/-122.658

RS1

727 SE Morrison St

Portland, OR 97214

0.5 mi radius 1 mi radius 1.5 mi radius

	0.5 mi radius	1 mi radius	1.5 mi radius	
POPULATION	2020 Estimated Population	6,142	23,241	71,547
	2025 Projected Population	6,307	23,694	72,829
	2010 Census Population	3,723	16,522	56,859
	2000 Census Population	3,347	14,997	47,733
	Projected Annual Growth 2020 to 2025	0.5%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	4.2%	2.7%	2.5%
	2020 Median Age	31.1	33.8	35.6
HOUSEHOLDS	2020 Estimated Households	3,779	13,178	41,440
	2025 Projected Households	3,959	13,834	43,596
	2010 Census Households	2,128	8,771	31,187
	2000 Census Households	1,889	7,699	26,359
	Projected Annual Growth 2020 to 2025	0.9%	1.0%	1.0%
	Historical Annual Growth 2000 to 2020	5.0%	3.6%	2.9%
RACE AND ETHNICITY	2020 Estimated White	74.5%	77.8%	78.2%
	2020 Estimated Black or African American	6.0%	6.3%	6.2%
	2020 Estimated Asian or Pacific Islander	3.7%	4.6%	6.0%
	2020 Estimated American Indian or Native Alaskan	2.6%	1.7%	1.2%
	2020 Estimated Other Races	13.3%	9.6%	8.3%
	2020 Estimated Hispanic	22.6%	14.7%	10.7%
INCOME	2020 Estimated Average Household Income	\$58,138	\$76,037	\$80,699
	2020 Estimated Median Household Income	\$48,210	\$60,448	\$61,097
	2020 Estimated Per Capita Income	\$36,614	\$44,239	\$47,735
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.4%	1.8%	1.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.5%	2.5%
	2020 Estimated High School Graduate	13.5%	11.3%	10.0%
	2020 Estimated Some College	23.8%	21.5%	20.2%
	2020 Estimated Associates Degree Only	6.5%	5.6%	6.3%
	2020 Estimated Bachelors Degree Only	35.7%	37.1%	36.8%
	2020 Estimated Graduate Degree	15.1%	20.2%	22.6%
BUSINESS	2020 Estimated Total Businesses	1,687	6,260	13,048
	2020 Estimated Total Employees	13,852	65,697	144,832
	2020 Estimated Employee Population per Business	8.2	10.5	11.1
	2020 Estimated Residential Population per Business	3.6	3.7	5.5

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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