

# FOR LEASE

# 818 SW 1ST AVENUE

## PORTLAND, OREGON

### LOCATION

818 SW 1st Avenue, Portland, Oregon

### AVAILABLE SPACE

2,174 RSF Ground Floor  
with 855 RSF Mezzanine

### ASKING RATE

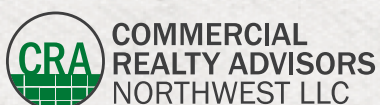
Call for Details

### TRAFFIC COUNTS

SW Naito Parkway - 37,808 ADT ('22)

### HIGHLIGHTS

- Former Whiskey Club.
- Character-rich Historic Landmark building in downtown's Yamhill Historic District.
- Estimated 115,000 employees working within a 1-mile radius.
- Close proximity to ample nearby monthly/daily/hourly parking options, MAX Light Rail, and Tri-Met bus lines.
- Easy access to I-5, the Morrison Bridge, Hawthorne Bridge, and Tom McCall Waterfront Park.



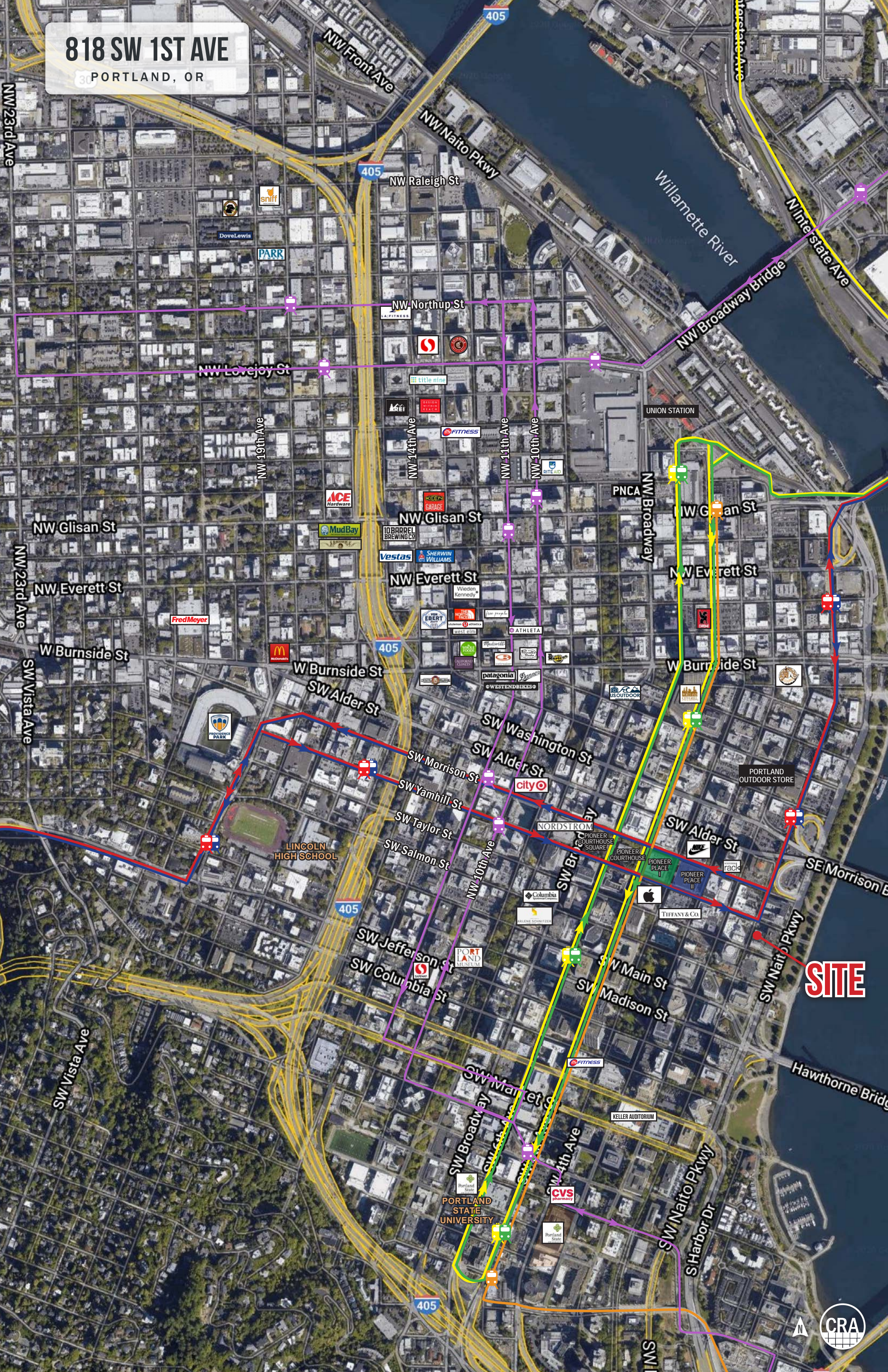
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**503.274.0211**  
**www.cra-nw.com**



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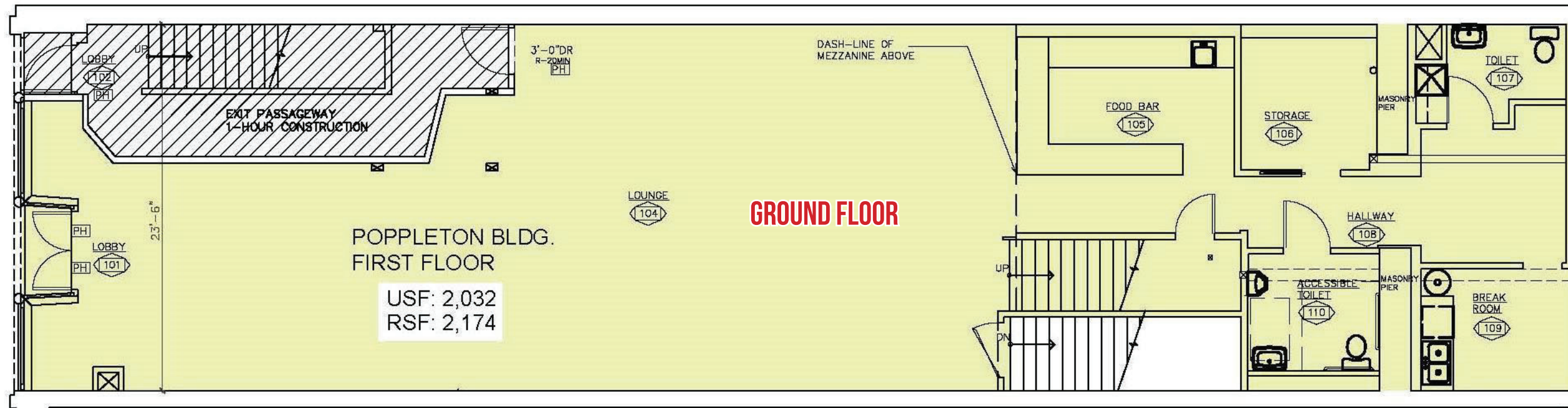
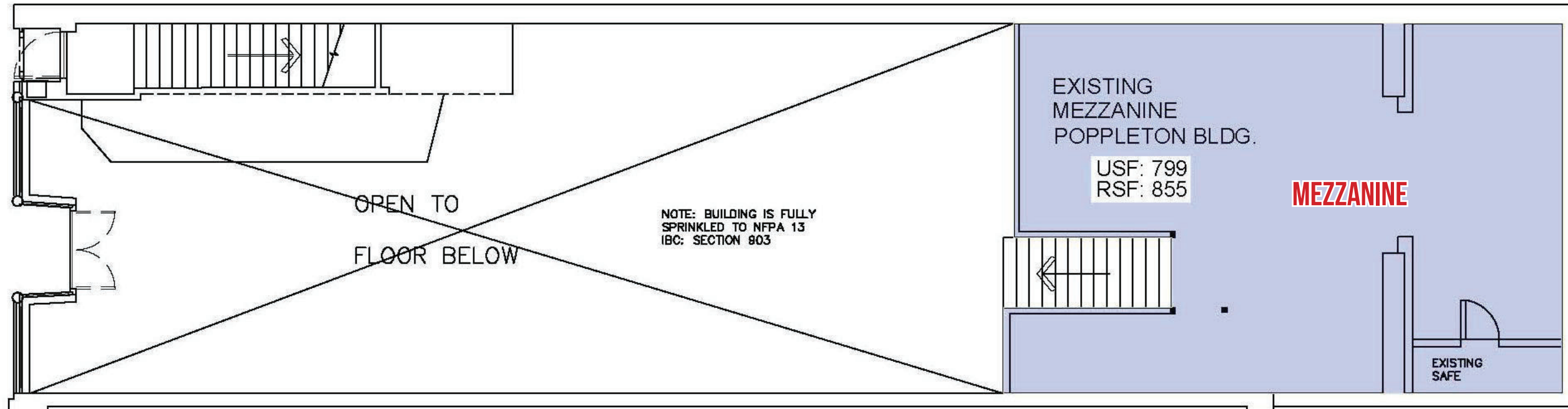
PORTLAND, OR



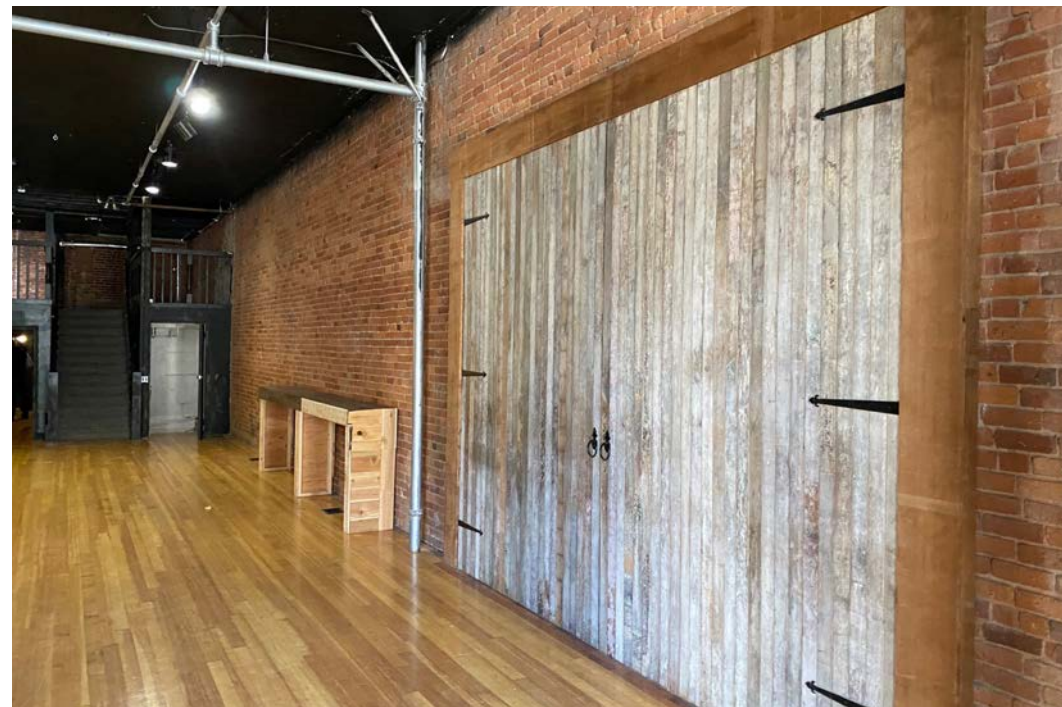
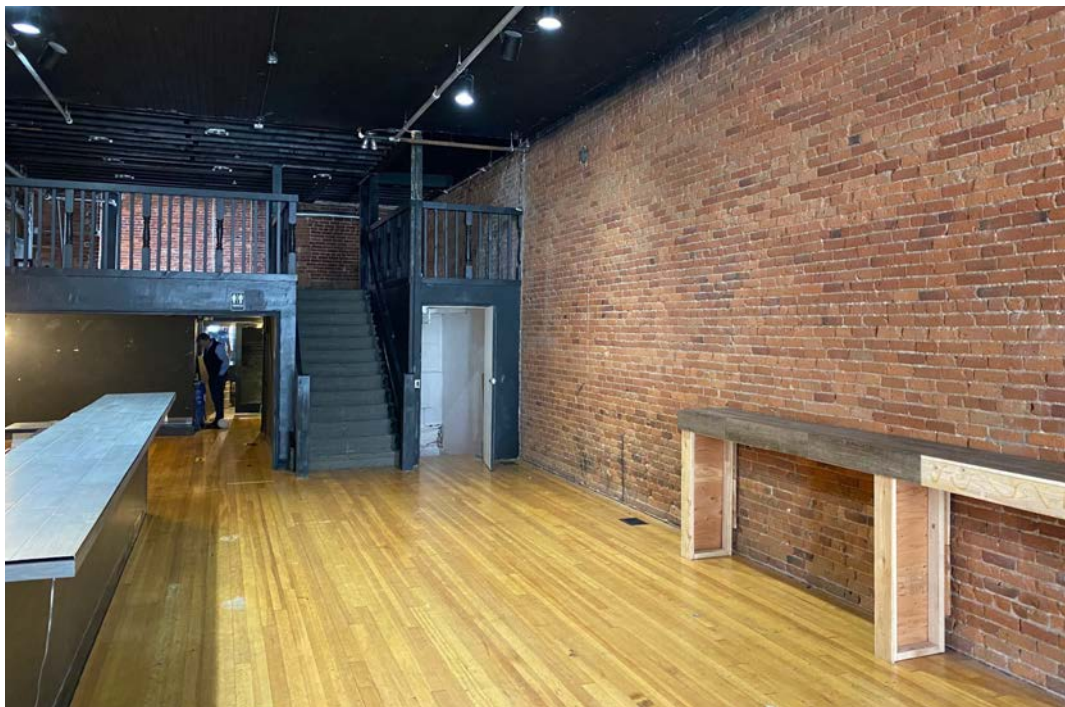
**SITE**













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## DEMOGRAPHIC SUMMARY

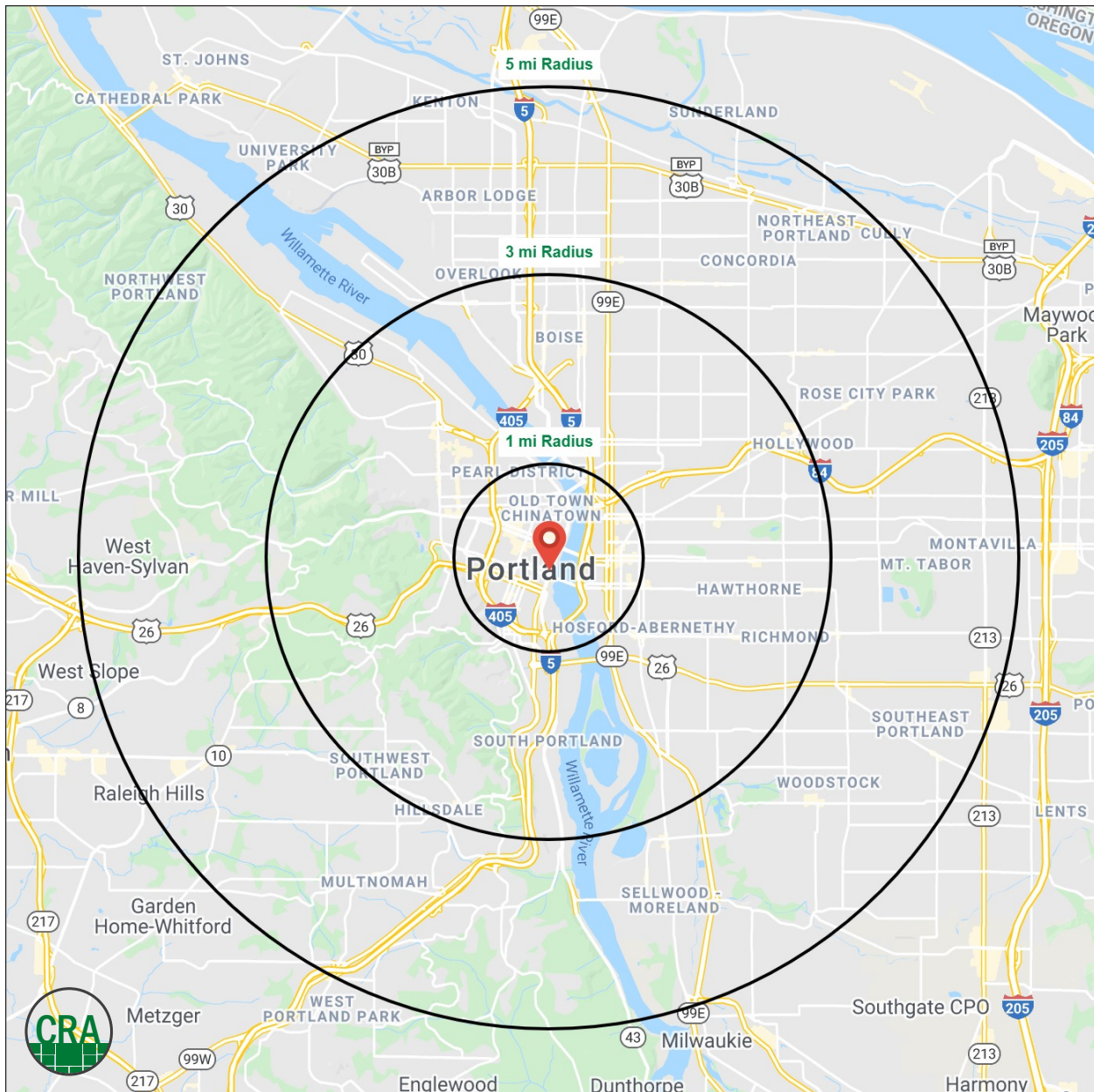
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	31,241	198,535	452,357
Projected Population 2026	35,253	214,110	470,382
Average HH Income	\$68,256	\$110,000	\$113,893
Median Age	38.0	37.9	38.1
Total Businesses	8,836	23,253	36,826
Daytime Demographics 16+	128,577	294,746	464,406

### 31,241

Estimated 2021 Population  
1 MILE RADIUS

### 128,577

Daytime Demographics  
1 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.5167/-122.6738

818 SW 1st Ave Portland, OR 97204	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	31,241	198,535	452,357
2026 Projected Population	35,253	214,110	470,382
2020 Census Population	31,629	197,843	450,830
2010 Census Population	25,899	161,206	392,907
Projected Annual Growth 2021 to 2026	2.6%	1.6%	0.8%
Historical Annual Growth 2010 to 2021	1.9%	2.1%	1.4%
2021 Median Age	38.0	37.9	38.1
<b>Households</b>			
2021 Estimated Households	20,104	104,174	210,726
2026 Projected Households	23,179	115,744	226,920
2020 Census Households	20,370	103,324	209,537
2010 Census Households	15,223	82,313	179,924
Projected Annual Growth 2021 to 2026	3.1%	2.2%	1.5%
Historical Annual Growth 2010 to 2021	2.9%	2.4%	1.6%
<b>Race and Ethnicity</b>			
2021 Estimated White	69.2%	75.9%	73.1%
2021 Estimated Black or African American	4.6%	5.0%	5.5%
2021 Estimated Asian or Pacific Islander	10.4%	6.1%	7.5%
2021 Estimated American Indian or Native Alaskan	1.4%	0.8%	0.8%
2021 Estimated Other Races	14.4%	12.2%	13.1%
2021 Estimated Hispanic	12.9%	8.6%	9.0%
<b>Income</b>			
2021 Estimated Average Household Income	\$68,256	\$110,000	\$113,893
2021 Estimated Median Household Income	\$51,099	\$87,389	\$90,913
2021 Estimated Per Capita Income	\$45,467	\$58,185	\$53,402
<b>Education (Age 25+)</b>			
2021 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.1%	1.6%
2021 Estimated Some High School (Grade Level 9 to 11)	3.1%	1.9%	2.2%
2021 Estimated High School Graduate	12.1%	9.0%	10.8%
2021 Estimated Some College	21.5%	16.3%	17.8%
2021 Estimated Associates Degree Only	6.0%	5.2%	5.8%
2021 Estimated Bachelors Degree Only	31.2%	37.3%	35.2%
2021 Estimated Graduate Degree	24.0%	29.2%	26.6%
<b>Business</b>			
2021 Estimated Total Businesses	8,836	23,253	36,826
2021 Estimated Total Employees	115,061	236,652	334,907
2021 Estimated Employee Population per Business	13.0	10.2	9.1
2021 Estimated Residential Population per Business	3.5	8.5	12.3

*For more information, please contact:*

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**SAM LEFEBER** 503.866.1956 | sam@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
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