

PORTLAND, OR WEST-END CHARACTER RICH CORNER AVAILABLE!



ADDRESS

939 SW 10th Avenue, Portland, OR

AVAILABLE SPACE

Approximately 4,284 SF

RENTAL RATE

\$4,500/month gross rent plus utilities

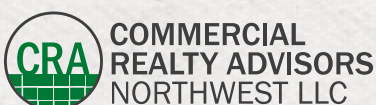
TRAFFIC COUNTS

SW 10th @ Alder – 7,532 ADT ('18)

SW Salmon – 5,969 ADT ('16)

HIGHLIGHTS

- Second generation space with expansive window line, dedicated restrooms, multiple egress/entries, corner signage opportunity on busy SW 10th Ave arterial in the West-End.
- Great retail service opportunity for any business looking to take advantage of a solid location with easy access and visibility in the heart of the downtown core.
- Located near Portland's cultural hub, Portland Art Museum, the South Park Blocks, and just steps from the Multnomah County Central Library, City Target, 10th and Yamhill's newly remodeled public parking garage, and much more.
- Off-street parking (under separate agreement) available in the building.

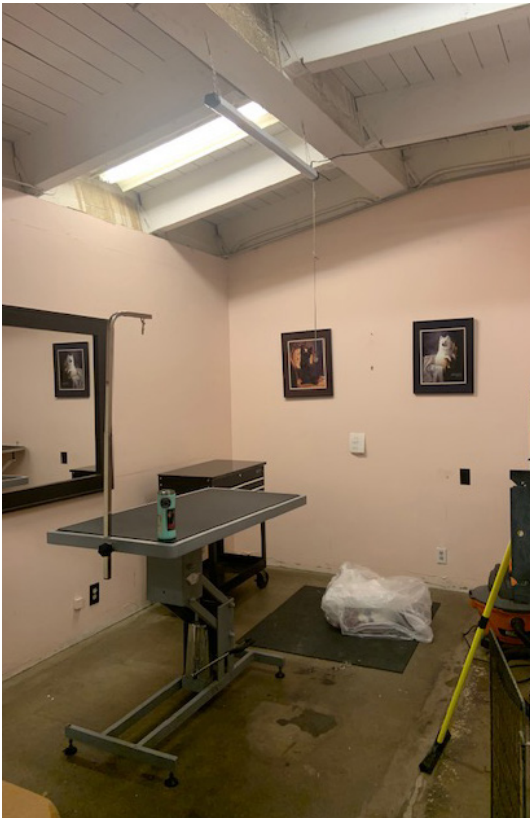
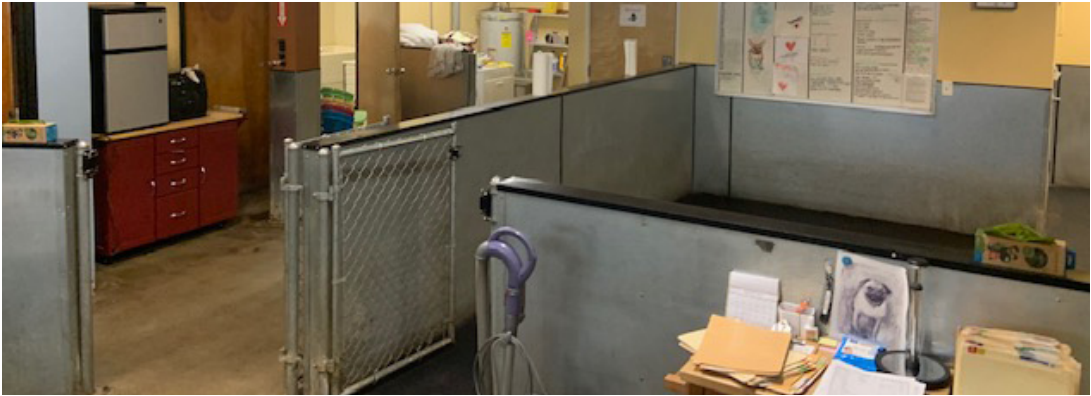
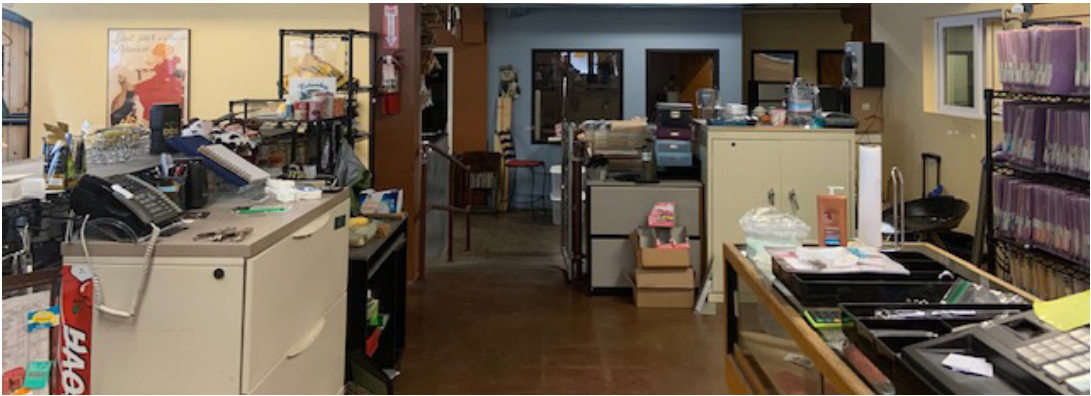


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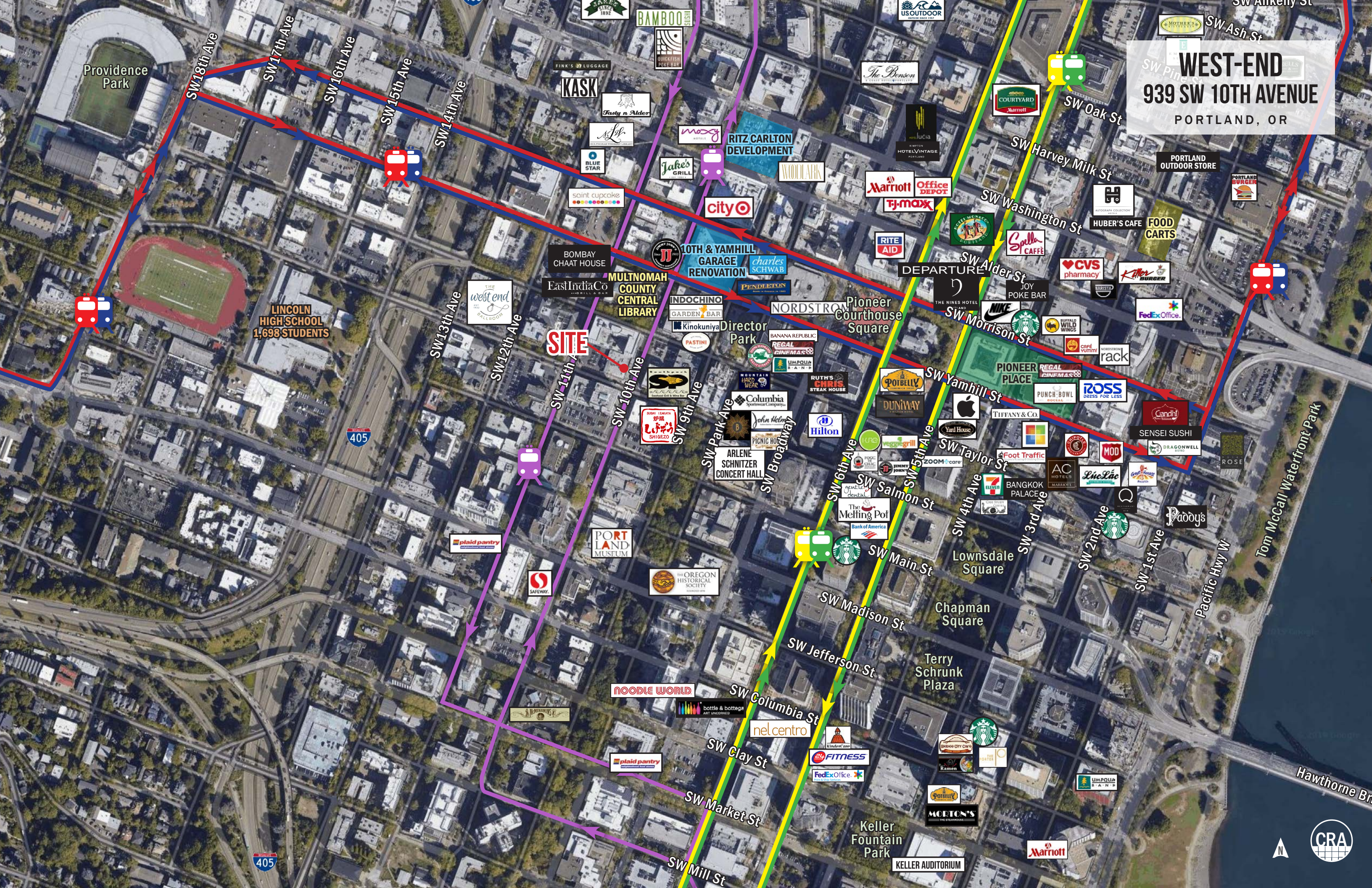
503.274.0211
www.cra-nw.com

INTERIOR IMAGES

WEST-END
939 SW 10TH AVENUE
PORTLAND, OR



WEST-END
939 SW 10TH AVENUE
PORTLAND, OR



SITE PLAN



WEST-END

939 SW 10TH AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

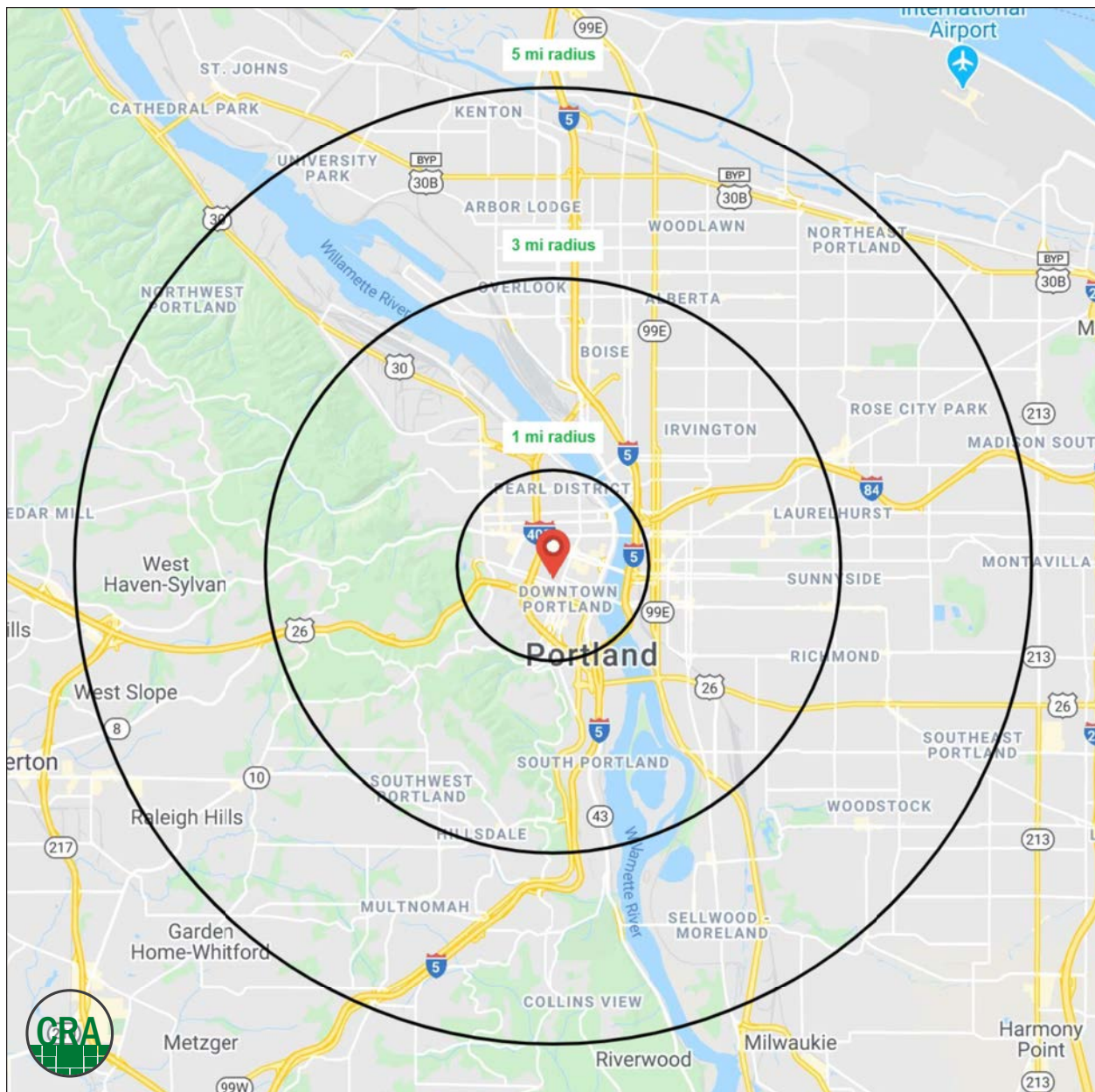
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	45,195	181,346	440,122
Projected Population 2025	45,975	184,867	448,351
Average HH Income	\$87,918	\$108,081	\$113,731
Median Home Value	\$553,745	\$600,919	\$524,671
Daytime Demographics 16+	119,563	316,523	478,885
Some College or Higher	86.2%	87.9%	86.0%

\$600,919

Median Home Value
3 MILE RADIUS

119,563

Daytime Demographics
Age 16 Years or Over
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5182/-122.6833

RS1

939 SW 10th Ave

Portland, OR 97205

1 mi radius 3 mi radius 5 mi radius

POPULATION	2020 Estimated Population	45,195	181,346	440,122
	2025 Projected Population	45,975	184,867	448,351
	2010 Census Population	37,045	143,436	379,621
	2000 Census Population	27,091	126,419	352,429
	Projected Annual Growth 2020 to 2025	0.3%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	3.3%	2.2%	1.2%
	2020 Median Age	36.6	36.8	37.9
HOUSEHOLDS	2020 Estimated Households	29,214	98,616	210,998
	2025 Projected Households	30,835	104,007	222,645
	2010 Census Households	22,729	74,157	174,778
	2000 Census Households	17,312	64,637	158,905
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	3.4%	2.6%	1.6%
RACE AND ETHNICITY	2020 Estimated White	77.0%	79.0%	78.4%
	2020 Estimated Black or African American	7.2%	6.2%	6.3%
	2020 Estimated Asian or Pacific Islander	8.0%	5.8%	6.5%
	2020 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.8%
	2020 Estimated Other Races	6.9%	8.1%	7.9%
	2020 Estimated Hispanic	6.8%	9.7%	8.5%
INCOME	2020 Estimated Average Household Income	\$87,918	\$108,081	\$113,731
	2020 Estimated Median Household Income	\$57,971	\$78,459	\$85,460
	2020 Estimated Per Capita Income	\$58,179	\$59,237	\$54,836
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.4%	1.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.1%	2.3%
	2020 Estimated High School Graduate	9.5%	8.5%	10.1%
	2020 Estimated Some College	18.9%	16.9%	18.1%
	2020 Estimated Associates Degree Only	5.6%	5.7%	6.2%
	2020 Estimated Bachelors Degree Only	37.2%	37.3%	35.6%
	2020 Estimated Graduate Degree	24.4%	28.1%	26.1%
BUSINESS	2020 Estimated Total Businesses	8,779	22,944	34,561
	2020 Estimated Total Employees	103,976	269,628	367,841
	2020 Estimated Employee Population per Business	11.8	11.8	10.6
	2020 Estimated Residential Population per Business	5.1	7.9	12.7

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



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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