



ABERNETHY FLATS

RETAIL CAFÉ SERVICE OPPORTUNITY

Now Leasing in
Hosford-Abernethy



ADDRESS

2014–2026 SE 11th Avenue (between Harrison & Lincoln),
adjacent to historic Ladd's Addition in Portland, OR

AVAILABLE SPACE & RENTAL RATE

SPACE 1 – 819 RSF
(Ideal for retail/creative office or live/work)
\$1,950.00/Month plus utilities (Turnkey buildout)

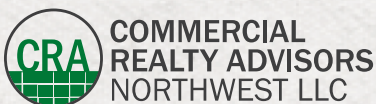
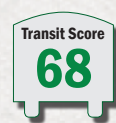
SPACE 2 – 1,160 RSF
(Type 1 venting available for restaurant/bar use!)
\$30.00/SF NNN

TRAFFIC COUNTS

SE 11th Ave @ Harrison – 9,553 ADT ('18)

HIGHLIGHTS

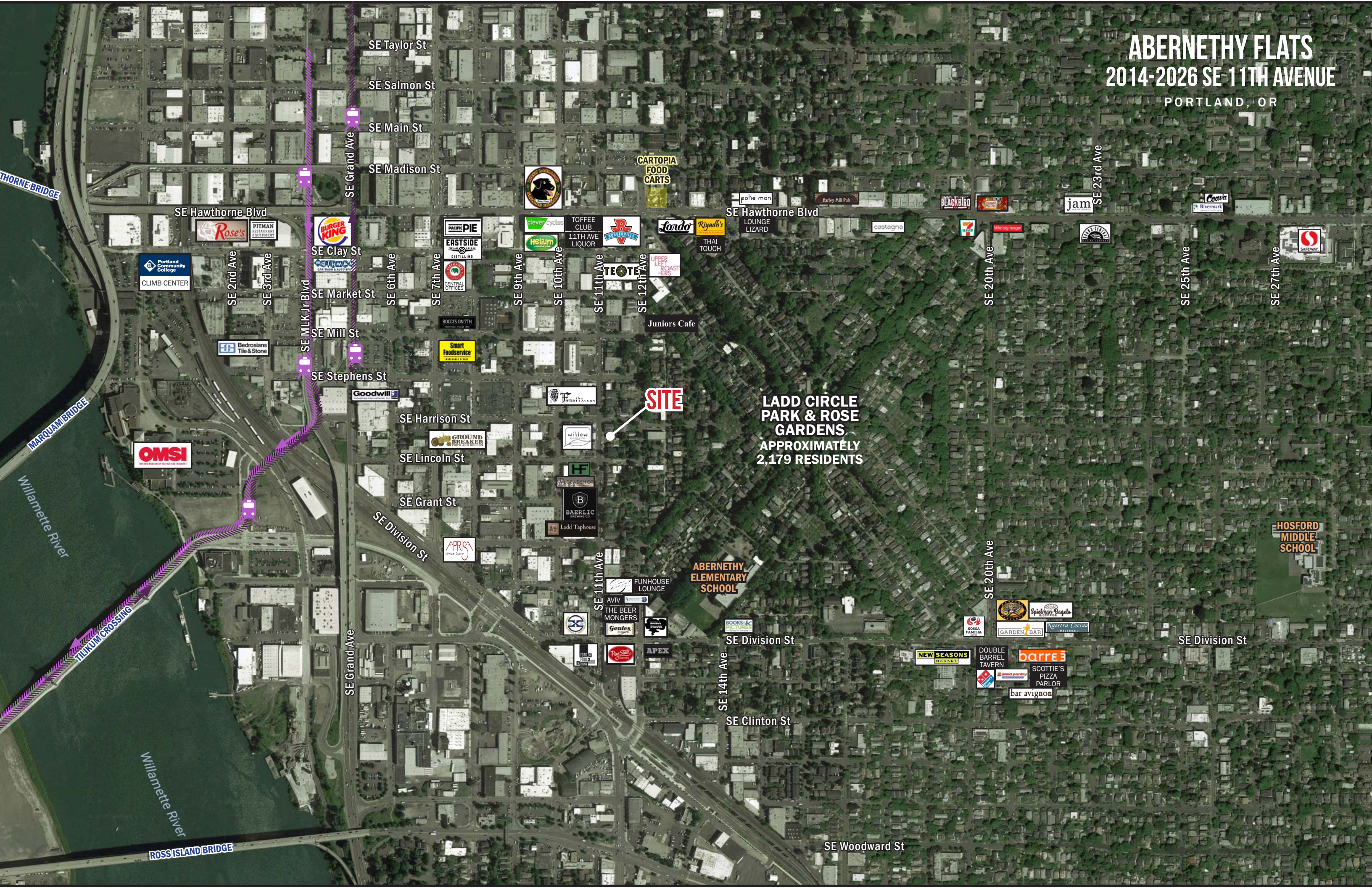
- New, urban infill mixed-use project with 34 apartments above ground floor retail.
- Located adjacent to Ladd's Addition, between Division & Hawthorne (strong residential density).
- Great opportunity for exclusive outdoor seating.
- Nearby tenants include Firkin Tavern, Junior's Café, and Upper Left Roasters.
- Available Now!



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Kathleen Healy | kathleen@cra-nw.com

503.274.0211
www.cra-nw.com

ABERNETHY FLATS 2014-2026 SE 11TH AVENUE PORTLAND, OR



SITE

**LADD CIRCLE
PARK & ROSE
GARDENS
APPROXIMATELY
2,179 RESIDENTS**

**ABERNETHY
ELEMENTARY
SCHOOL**

**HOSFORD
MIDDLE
SCHOOL**

OMSI

**Portland
Community
College**

CLIMB CENTER

Rose's

**BURGER
KING**

**PACIFIC
PIE**

HELIUM

**TOFFEE
CLUB**

Lardo

Riyadh's

**LOUNGE
LIZARD**

castagna

7

Little Big burger

jam

COCA-COLA

Rivermark

SAFeway

**Bedrosians
Tile & Stone**

**PITMAN
RESTAURANT
EQUIPMENT**

**WORTHMAN
CAR WASH AUTO TOP**

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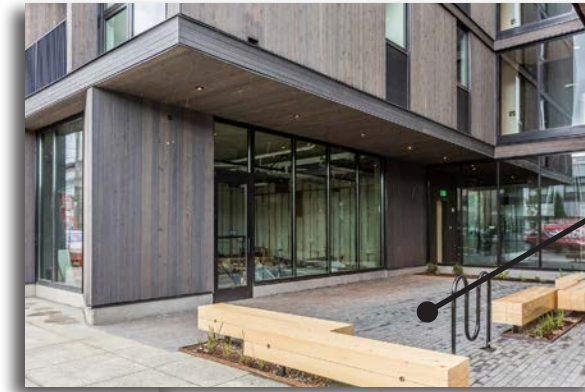
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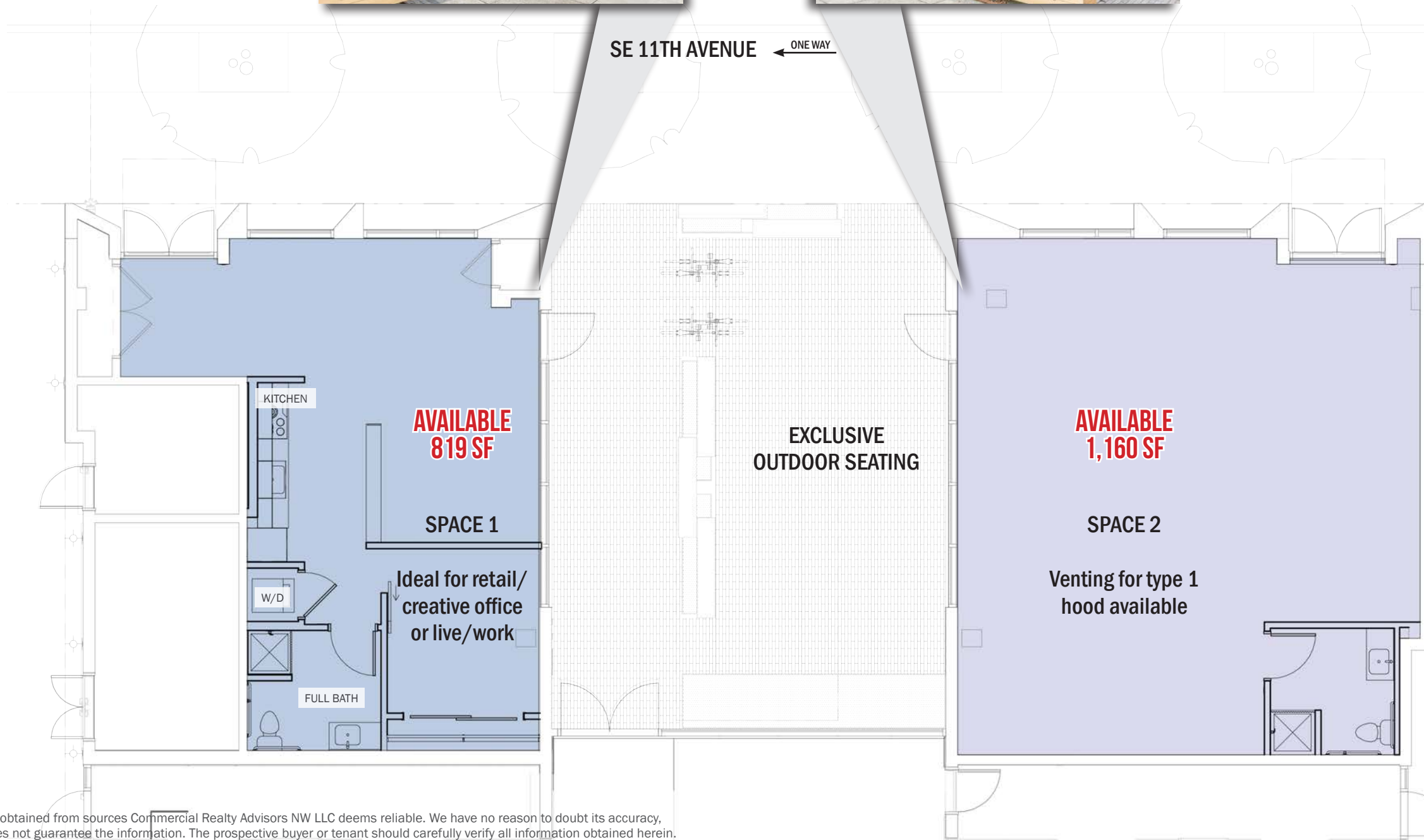
WORTHMAN

WORTHMAN



RARE!
OUTDOOR
SEATING

SE 11TH AVENUE ← ONE WAY



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.



ABERNETHY FLATS

2014-2026 SE 11TH AVENUE
PORTLAND, OR

INTERIOR PHOTOS | SPACE 2



ABERNETHY FLATS

2014-2026 SE 11TH AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

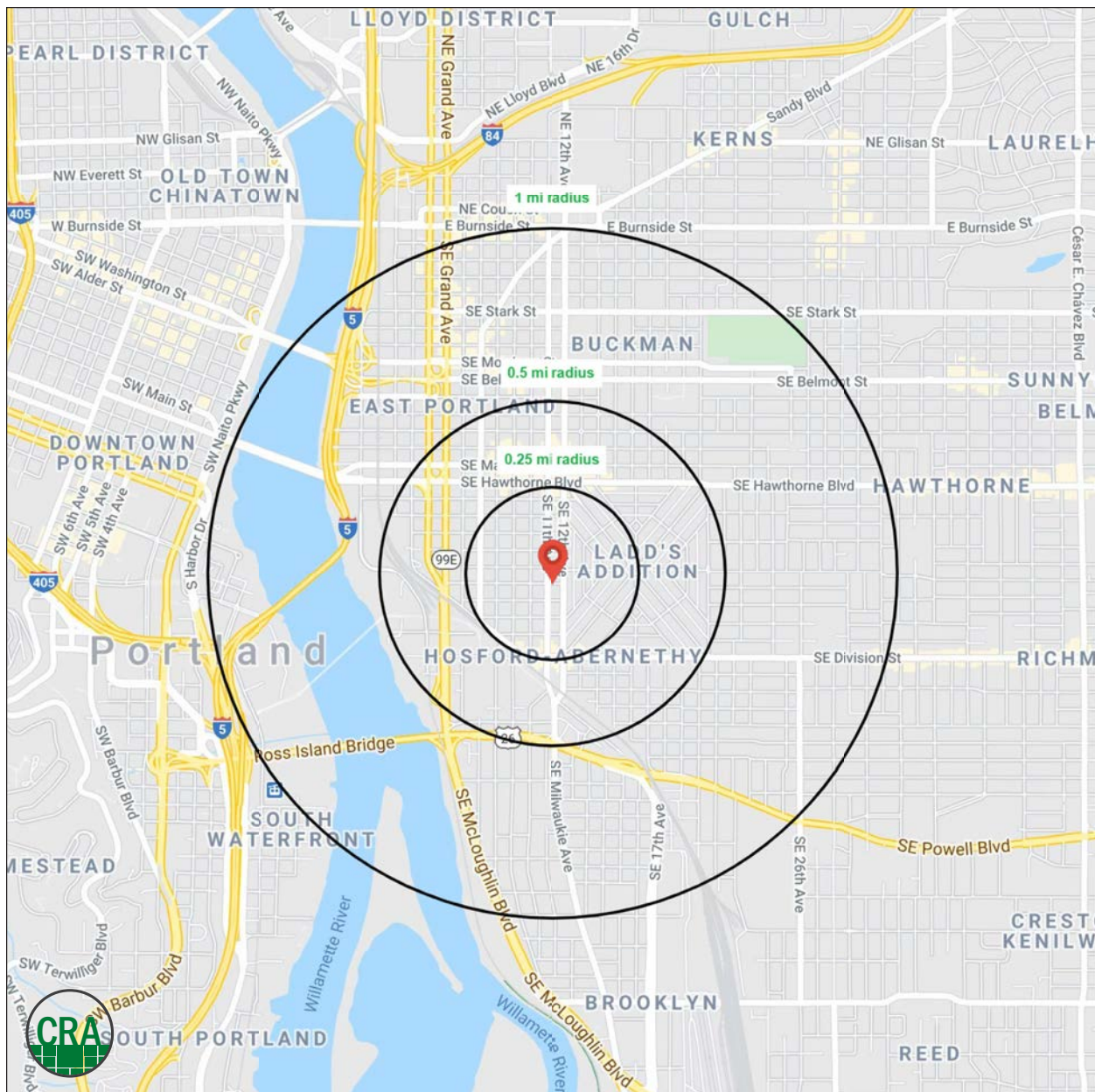
Source: Regis - SitesUSA (2020)	.25 MILE	.5 MILE	1 MILE
Estimated Population 2020	1,182	4,656	21,920
Projected Population 2025	1,235	4,803	22,440
Average HH Income	\$114,241	\$88,695	\$88,513
Median Home Value	\$564,731	\$569,348	\$546,657
Daytime Demographics 16+	2,241	9,168	27,965
Some College or Higher	90.9%	89.2%	87.3%

\$569,348

Median Home Value
.5 MILE RADIUS

89.2%

Some College or Higher
.5 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5084/-122.6544

RS1

Abernethy Flats		0.25 mi radius	0.5 mi radius	1 mi radius
Portland, OR 97214				
POPULATION	2020 Estimated Population	1,182	4,656	21,920
	2025 Projected Population	1,235	4,803	22,440
	2010 Census Population	1,094	4,009	18,140
	2000 Census Population	1,091	3,869	16,758
	Projected Annual Growth 2020 to 2025	0.9%	0.6%	0.5%
	Historical Annual Growth 2000 to 2020	0.4%	1.0%	1.5%
	2020 Median Age	36.1	34.8	34.3
HOUSEHOLDS	2020 Estimated Households	579	2,416	11,758
	2025 Projected Households	625	2,560	12,382
	2010 Census Households	526	2,029	9,281
	2000 Census Households	545	1,967	8,554
	Projected Annual Growth 2020 to 2025	1.6%	1.2%	1.1%
	Historical Annual Growth 2000 to 2020	0.3%	1.1%	1.9%
RACE AND ETHNICITY	2020 Estimated White	84.9%	83.7%	82.4%
	2020 Estimated Black or African American	0.6%	2.1%	3.2%
	2020 Estimated Asian or Pacific Islander	8.8%	6.3%	5.1%
	2020 Estimated American Indian or Native Alaskan	1.3%	1.1%	1.3%
	2020 Estimated Other Races	4.4%	6.8%	8.0%
	2020 Estimated Hispanic	3.9%	8.6%	10.9%
INCOME	2020 Estimated Average Household Income	\$114,241	\$88,695	\$88,513
	2020 Estimated Median Household Income	\$80,850	\$71,260	\$73,351
	2020 Estimated Per Capita Income	\$56,441	\$46,279	\$47,768
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	-	0.7%	1.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	-	0.8%	1.8%
	2020 Estimated High School Graduate	9.0%	9.2%	9.2%
	2020 Estimated Some College	19.8%	19.2%	19.7%
	2020 Estimated Associates Degree Only	5.9%	5.8%	6.2%
	2020 Estimated Bachelors Degree Only	39.3%	39.5%	37.7%
	2020 Estimated Graduate Degree	25.9%	24.7%	23.7%
BUSINESS	2020 Estimated Total Businesses	280	1,067	2,919
	2020 Estimated Total Employees	2,016	8,200	23,416
	2020 Estimated Employee Population per Business	7.2	7.7	8.0
	2020 Estimated Residential Population per Business	4.2	4.4	7.5

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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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.