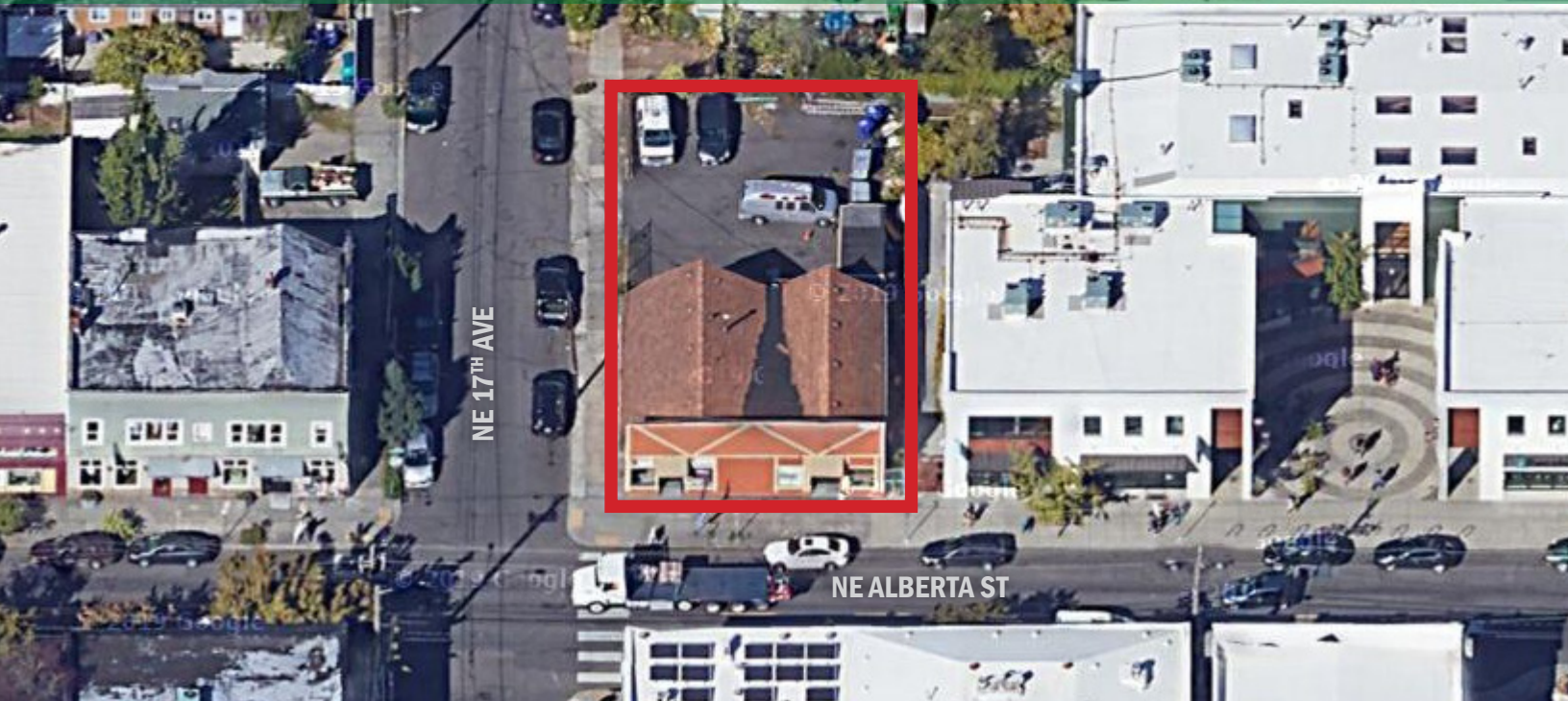


FOR SALE

NE ALBERTA LOT AND BUILDING

IN PORTLAND, OREGON



LOCATION

NE Alberta St and NE 17th Ave, Portland OR

PROPERTY INFORMATION

5,000 SF Lot with 1,840 SF Building

ASKING PRICE

Call for Details

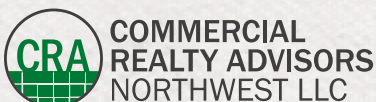
TRAFFIC COUNTS

NE Alberta St - 8,882 ADT ('18)

NE 15th Ave - 6,950 ADT ('20)

HIGHLIGHTS

- Rare corner lot on popular NE Alberta Street.
- CM2 zoning allows a wide variety of uses with fantastic development potential.
- Numerous acclaimed restaurants, bars, and retailers in the area.

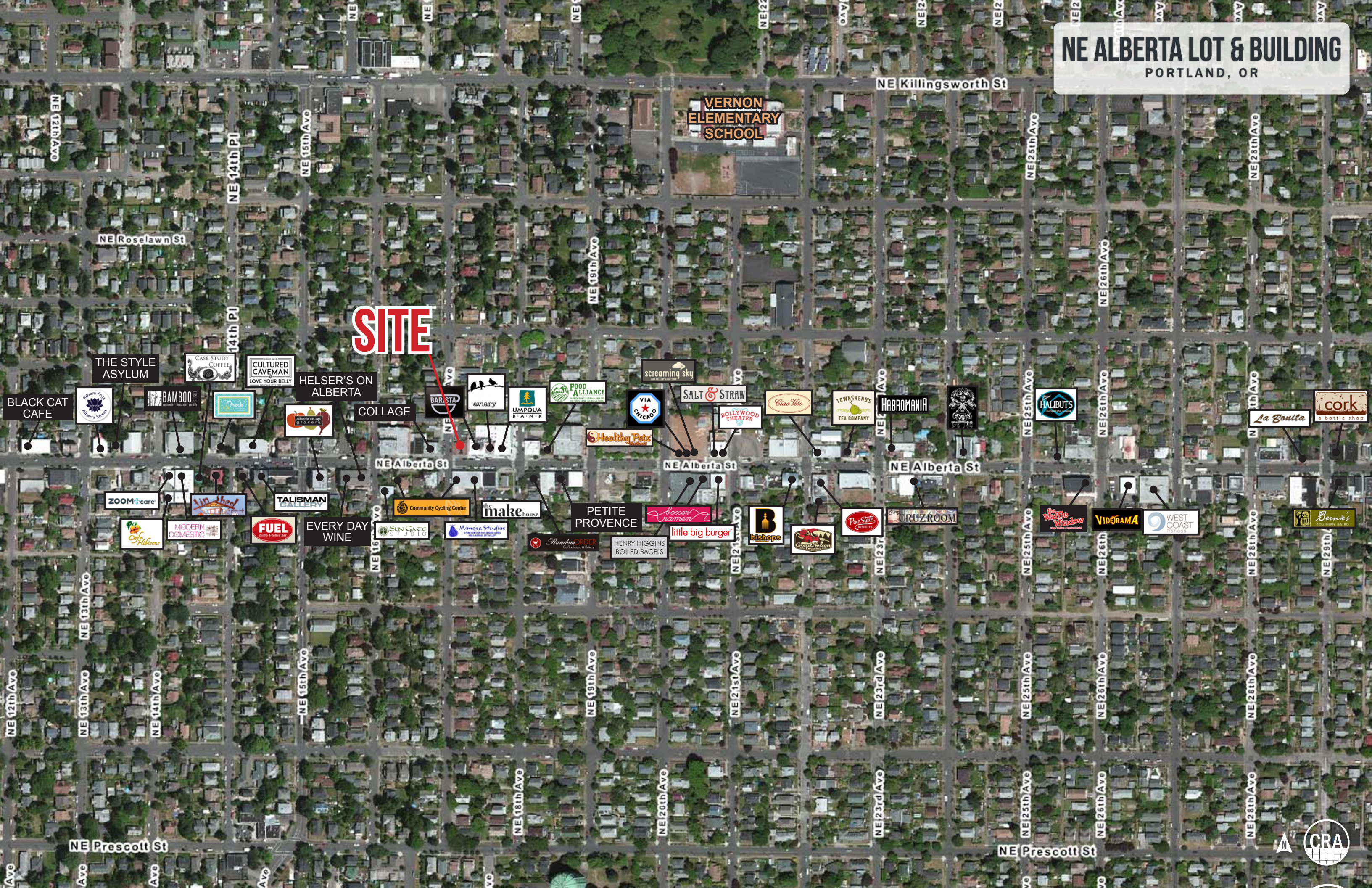


Sam LeFeber 503.866.1956 | sam@cra-nw.com
Alex Martinac 503.545.8808 | amartinac@cra-nw.com

503.274.0211
www.cra-nw.com

NE ALBERTA LOT & BUILDING

PORTLAND, OR



SITE

**VERNON
ELEMENTARY
SCHOOL**

NE Killingsworth St

NE 25th Ave

NE 28th Ave

NE Roselawn St

NE 14th Pl

NE 15th Ave

NE 19th Ave

NE 26th Ave

THE STYLE
ASYLUM

CASE STUDY
COFFEE

CULTURED
CAVEMAN
LOVE YOUR BELLY

HELSEY'S ON
ALBERTA

COLLAGE

BARISTA

aviary

UMPQUA
BANK

FOOD
ALLIANCE

screaming sky

VIA
CHICAGO

SALT & STRAW

Ciao Mio

TOWNSHEND'S
TEA COMPANY

HABROMANIA

HALBUTS

La Bonita

cork
a bottle shop

NE Alberta St

NE Alberta St

NE Alberta St

ZOOM+care

Vin Shed

TALISMAN
GALLERY

EVERY DAY
WINE

SUN CAFE
STUDIOS

Alimosa Studios

the makehouse

PETITE
PROVENCE

Boner
Ramen

little big burger

bishops

Pop State

CRUZROOM

Waffle
Window

VIDRAMA

WEST COAST
PRESS

Bernie's
SOUTHERN BISTRO

Community Cycling Center

Random Order

HENRY HIGGINS
BOILED BAGELS

NE 13th Ave

NE 13th Ave

NE 14th Ave

NE 15th Ave

NE 19th Ave

NE 21st Ave

NE 23rd Ave

NE 25th Ave

NE 26th Ave

NE 28th Ave

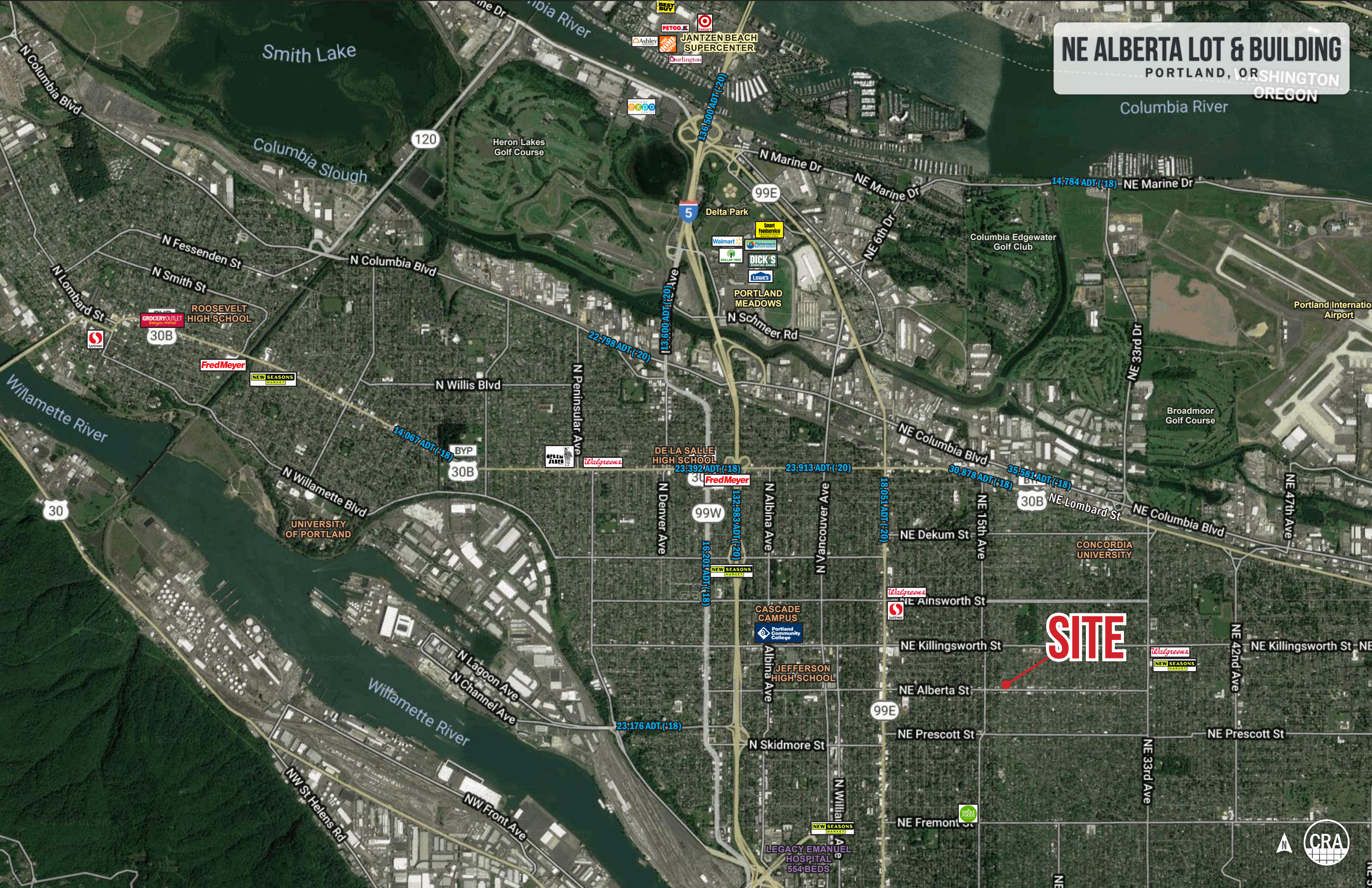
NE Prescott St

NE Prescott St



NE ALBERTA LOT & BUILDING

PORTLAND, OREGON
WASHINGTON
OREGON



SITE



NE ALBERTA LOT & BUILDING

PORTLAND, OR

DEMOGRAPHIC SUMMARY

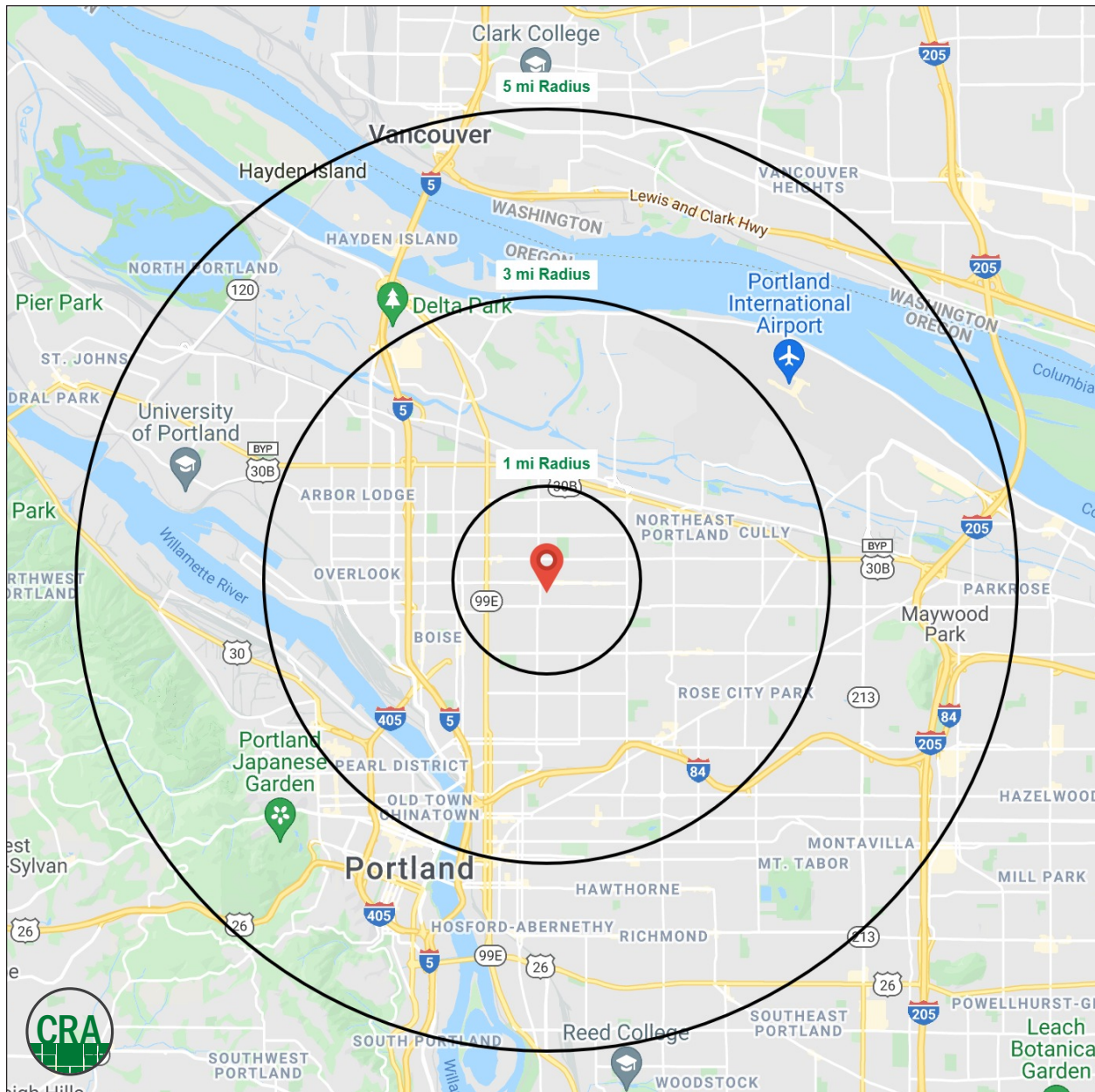
Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	29,666	177,842	378,773
Projected Population 2026	30,205	188,831	396,620
Average HH Income	\$132,689	\$110,197	\$102,721
Median Age	36.0	36.9	37.2
Total Businesses	1,623	15,149	33,579
Education - Some College+	86.1%	83.7%	82.3%

29,666

Estimated 2021 Population
1 MILE RADIUS

\$132,689

Average Household Income
1 MILE RADIUS



Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5592/-122.6476

NE Alberta St & NE 17th Ave Portland, OR 97211	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	29,666	177,842	378,773
2026 Projected Population	30,205	188,831	396,620
2010 Census Population	27,332	146,998	325,050
2000 Census Population	27,357	136,720	302,554
Projected Annual Growth 2021 to 2026	0.4%	1.2%	0.9%
Historical Annual Growth 2000 to 2021	0.4%	1.4%	1.2%
2021 Median Age	36.0	36.9	37.2
Households			
2021 Estimated Households	12,299	85,534	183,832
2026 Projected Households	12,989	94,475	199,538
2010 Census Households	11,030	65,942	149,171
2000 Census Households	10,444	58,272	134,963
Projected Annual Growth 2021 to 2026	1.1%	2.1%	1.7%
Historical Annual Growth 2000 to 2021	0.8%	2.2%	1.7%
Race and Ethnicity			
2021 Estimated White	69.1%	73.8%	74.2%
2021 Estimated Black or African American	17.9%	10.6%	8.2%
2021 Estimated Asian or Pacific Islander	3.2%	5.1%	7.0%
2021 Estimated American Indian or Native Alaskan	0.8%	1.0%	1.0%
2021 Estimated Other Races	9.1%	9.5%	9.6%
2021 Estimated Hispanic	8.6%	10.3%	10.3%
Income			
2021 Estimated Average Household Income	\$132,689	\$110,197	\$102,721
2021 Estimated Median Household Income	\$106,899	\$85,630	\$81,399
2021 Estimated Per Capita Income	\$55,142	\$53,355	\$50,213
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.9%	2.1%
2021 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.6%	2.8%
2021 Estimated High School Graduate	10.3%	11.8%	12.8%
2021 Estimated Some College	16.9%	18.1%	19.0%
2021 Estimated Associates Degree Only	5.4%	5.9%	6.4%
2021 Estimated Bachelors Degree Only	35.4%	35.6%	33.4%
2021 Estimated Graduate Degree	28.4%	24.2%	23.5%
Business			
2021 Estimated Total Businesses	1,623	15,149	33,579
2021 Estimated Total Employees	7,520	149,611	342,016
2021 Estimated Employee Population per Business	4.6	9.9	10.2
2021 Estimated Residential Population per Business	18.3	11.7	11.3

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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

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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