

PRIME SECOND GENERATION WEST END RETAIL!

CULVER BUILDING RETAIL



ADDRESS

560 SW 12th Avenue, Portland, OR

AVAILABLE SPACE

1,965 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SW Alder St – 5,231 ADT ('22)



HIGHLIGHTS

- Located in character rich Culver Building, which was completely renovated in 2012.
- Features include large storefront glass with double doors, operable storefront system, high ceilings, and interior wood beams.
- Located adjacent to Eleven West (11W) project (office, residential and retail), and near area hotels Mark Spencer Hotel, Hyatt Centric, The Moxy, Sentinel and Ritz Carlton.
- Nearby tenants include Toki, Never Coffee, Frances May, Multnomah Whiskey Library, Machus, Kissing Booth and more!
- Available now!



COMMERCIAL
REALTY ADVISORS
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FIRST FLOOR PLAN



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.



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DEMOGRAPHIC SUMMARY

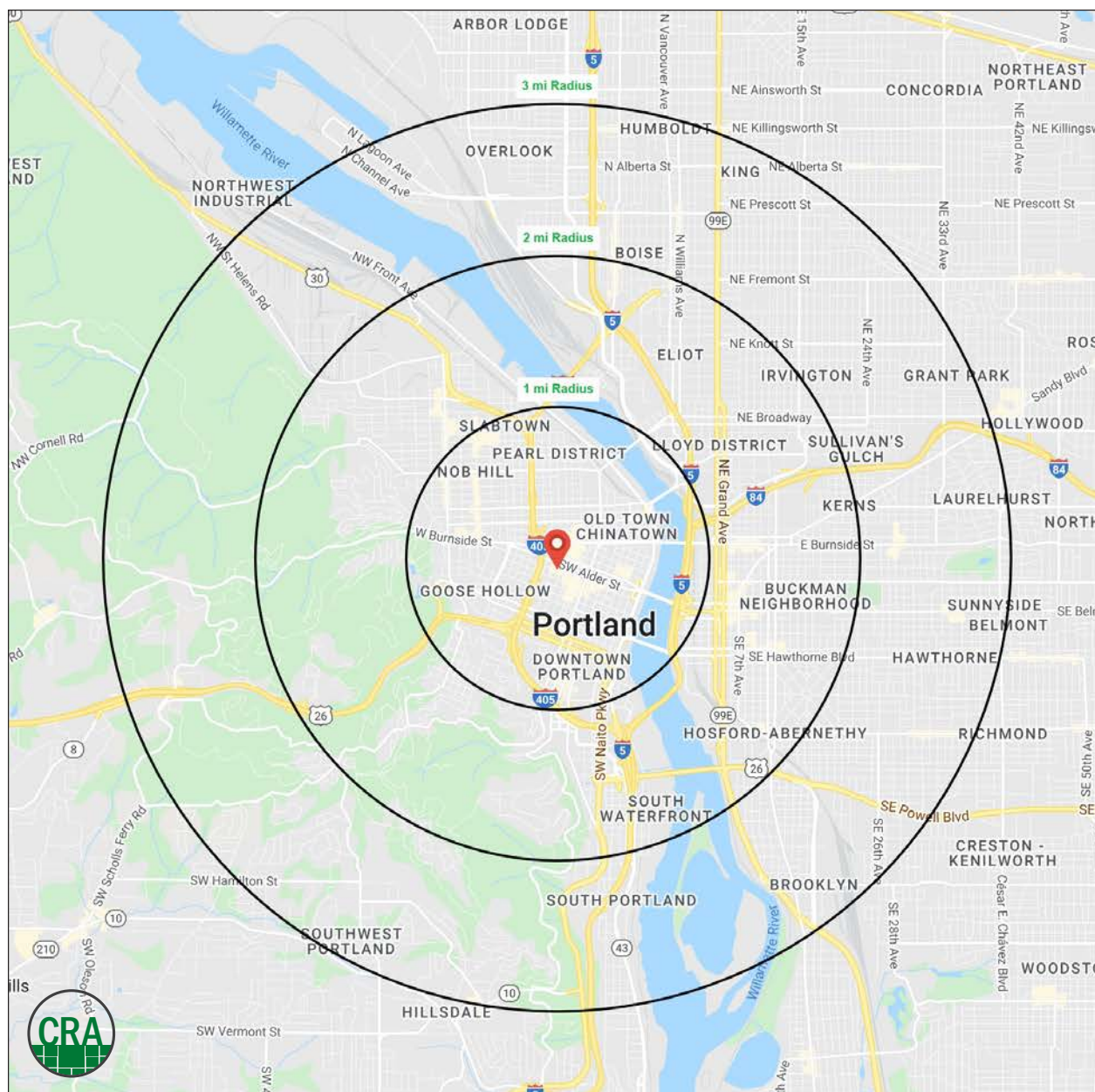
Source: Regis - SitesUSA (2022)	1 MILE	2 MILE	3 MILE
Estimated Population 2021	45,179	97,037	180,757
Projected Population 2026	49,944	108,490	195,776
Average HH Income	\$85,625	\$95,696	\$110,877
Median Home Value	\$563,173	\$633,742	\$614,323
Daytime Demographics 16+	126,853	221,458	286,921
Some College or Higher	85.5%	87.5%	88.1%

\$614,323

Median Home Value
3 MILE RADIUS

126,853

Daytime Demographics
Age 16 Years or Over
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5214/-122.6833

Culver Building Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
Population			
2021 Estimated Population	45,179	97,037	180,757
2026 Projected Population	49,944	108,490	195,776
2020 Census Population	45,516	97,163	180,334
2010 Census Population	37,069	73,784	145,578
Projected Annual Growth 2021 to 2026	2.1%	2.4%	1.7%
Historical Annual Growth 2010 to 2021	2.0%	2.9%	2.2%
2021 Median Age	37.5	37.8	37.8
Households			
2021 Estimated Households	29,819	57,917	95,714
2026 Projected Households	33,797	66,228	106,835
2020 Census Households	29,768	57,552	94,956
2010 Census Households	22,930	42,534	74,807
Projected Annual Growth 2021 to 2026	2.7%	2.9%	2.3%
Historical Annual Growth 2010 to 2021	2.7%	3.3%	2.5%
Race and Ethnicity			
2021 Estimated White	72.4%	74.7%	75.0%
2021 Estimated Black or African American	3.9%	4.5%	5.8%
2021 Estimated Asian or Pacific Islander	9.5%	7.3%	6.0%
2021 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.8%
2021 Estimated Other Races	13.1%	12.5%	12.4%
2021 Estimated Hispanic	10.8%	9.8%	8.9%
Income			
2021 Estimated Average Household Income	\$85,625	\$95,696	\$110,877
2021 Estimated Median Household Income	\$63,682	\$75,979	\$87,361
2021 Estimated Per Capita Income	\$57,594	\$57,906	\$59,198
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.1%	1.1%
2021 Estimated Some High School (Grade Level 9 to 11)	2.3%	1.8%	1.8%
2021 Estimated High School Graduate	10.8%	9.6%	9.0%
2021 Estimated Some College	17.9%	17.0%	16.0%
2021 Estimated Associates Degree Only	5.3%	5.2%	5.1%
2021 Estimated Bachelors Degree Only	36.7%	37.3%	37.5%
2021 Estimated Graduate Degree	25.6%	28.1%	29.4%
Business			
2021 Estimated Total Businesses	8,996	15,822	22,099
2021 Estimated Total Employees	109,681	188,483	233,714
2021 Estimated Employee Population per Business	12.2	11.9	10.6
2021 Estimated Residential Population per Business	5.0	6.1	8.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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