

DIVISION STREET CINEMA



FOR SALE OR LEASE ► ±62,400 SF

ADDRESS

16501 SE Division Street | Portland, Oregon 97236

AVAILABLE PROPERTY

Building size: ±62,400 SF

Ceiling height: ±38.5 feet

Land size: ±11.76 Acres (512,168 SF)

SALE PRICE

\$7,800,000 | \$125/SF of building, \$15.23/SF of land

LEASE RATE

Please call for details

ZONING

Commercial Employment (CE) & Residential Multi-Dwelling 2 (RM2) with Centers Main Street (m) overlay

TRAFFIC COUNTS

SE Division St » 31,675 ADT ('22)

SE 162nd Ave » 15,447 ADT ('22)

HIGHLIGHTS

- Adjacent to Division Crossing Shopping Center with national retailers: Ross Dress for Less, Ace Hardware, AutoZone, Burgerville and Subway.
- Good visibility, sits deep in commercial area, strong trade area at SE 162nd Avenue & SE Division St.
- Located within the City of Portland Enterprise Zone.
- Abundant parking, access from SE Division St, SE 162nd Ave & SE 166th Pl.

[Click to View Video](#)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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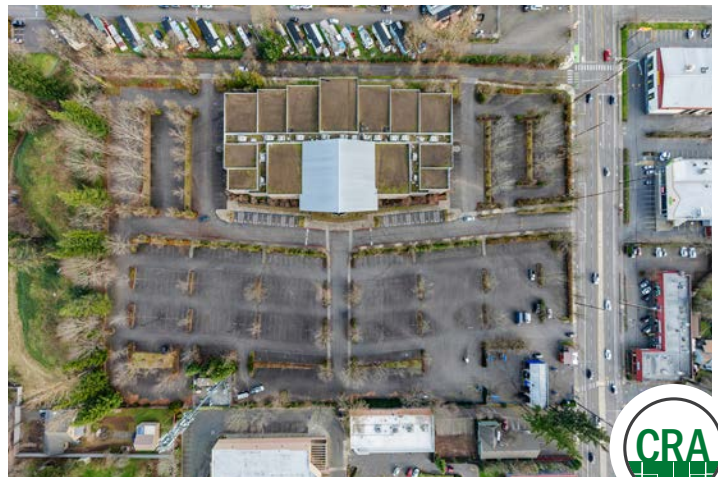
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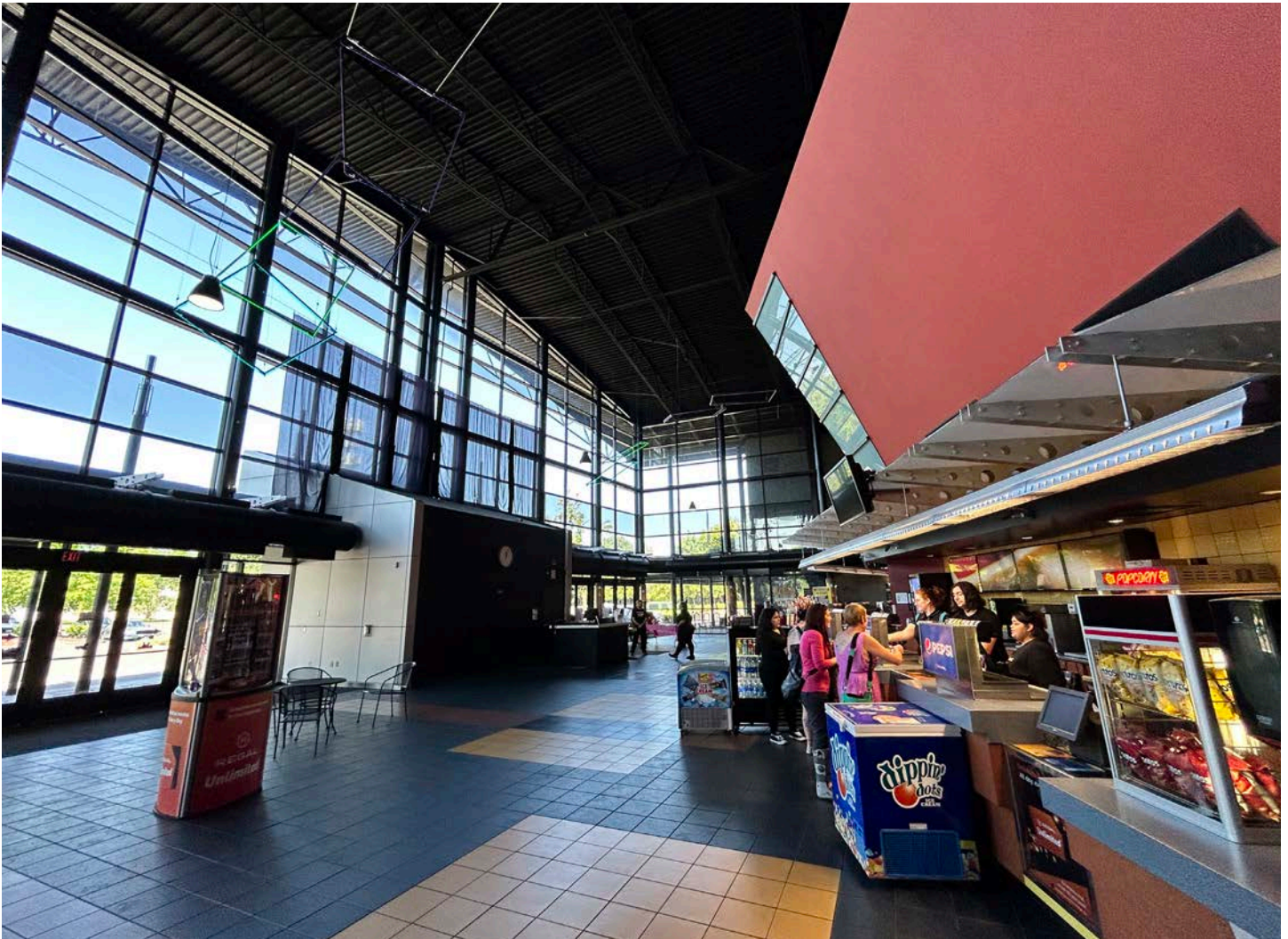
EXTERIOR IMAGES

DIVISION STREET CINEMA
16501 SE DIVISION STREET
PORTLAND, OR



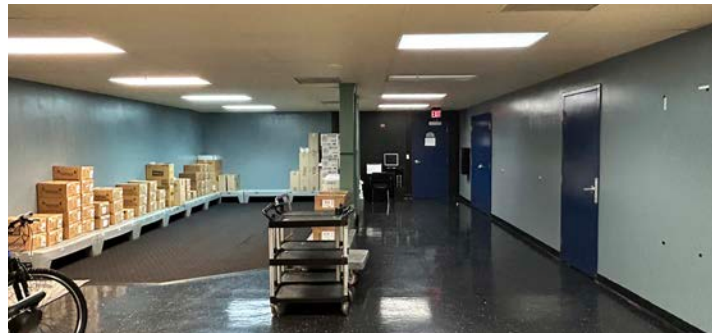
INTERIOR IMAGES

DIVISION STREET CINEMA
16501 SE DIVISION STREET
PORTLAND, OR



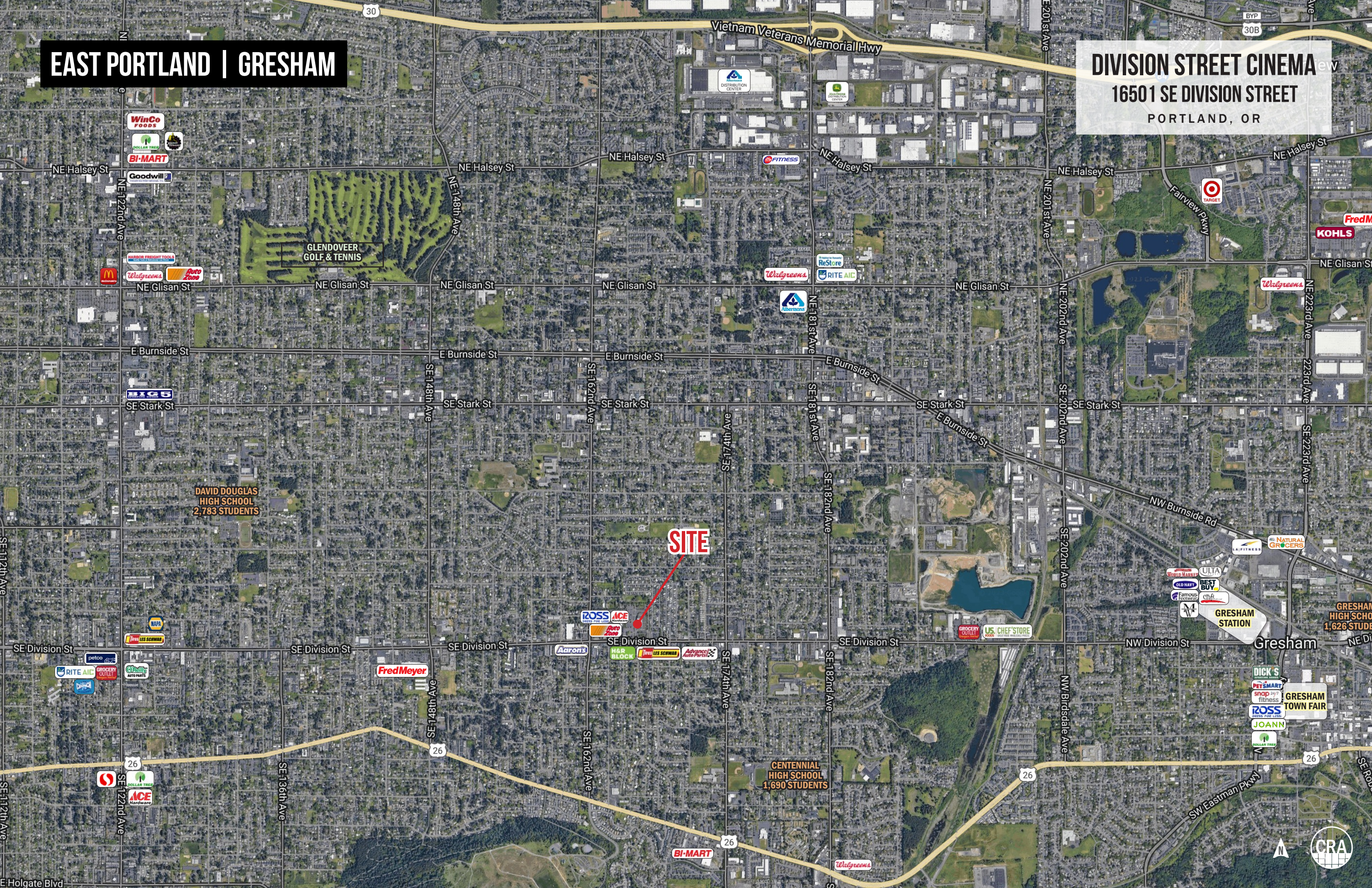
INTERIOR IMAGES

DIVISION STREET CINEMA
16501 SE DIVISION STREET
PORTLAND, OR



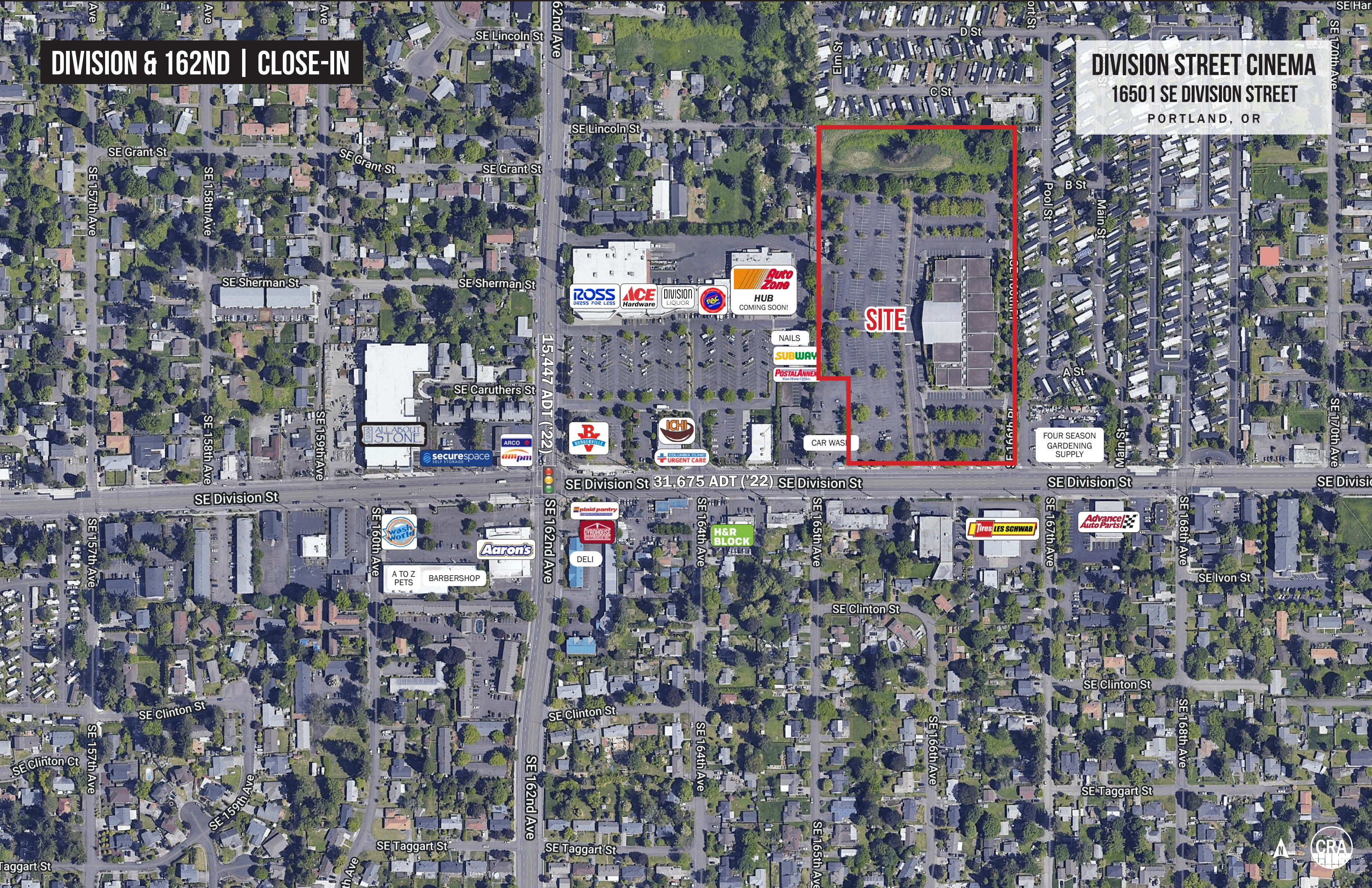
EAST PORTLAND | GRESHAM

DIVISION STREET CINEMA
16501 SE DIVISION STREET
PORTLAND, OR



DIVISION & 162ND | CLOSE-IN

DIVISION STREET CINEMA
16501 SE DIVISION STREET
PORTLAND, OR



SITE

CAR WASH

FOUR SEASON
GARDENING
SUPPLY

ROSS
DRESS FOR LESS

ACE
Hardware

DIVISION
LIQUOR

R&C

Auto
Zone
HUB
COMING SOON!

NAILS

SUBWAY

POSTAL ANNEX

BURGER KING

ICH

COLUMBIA CLINIC
URGENT CARE

plaid pantry

GYRO HOUSE

DELI

Aaron's

Wash World

A TO Z
PETS

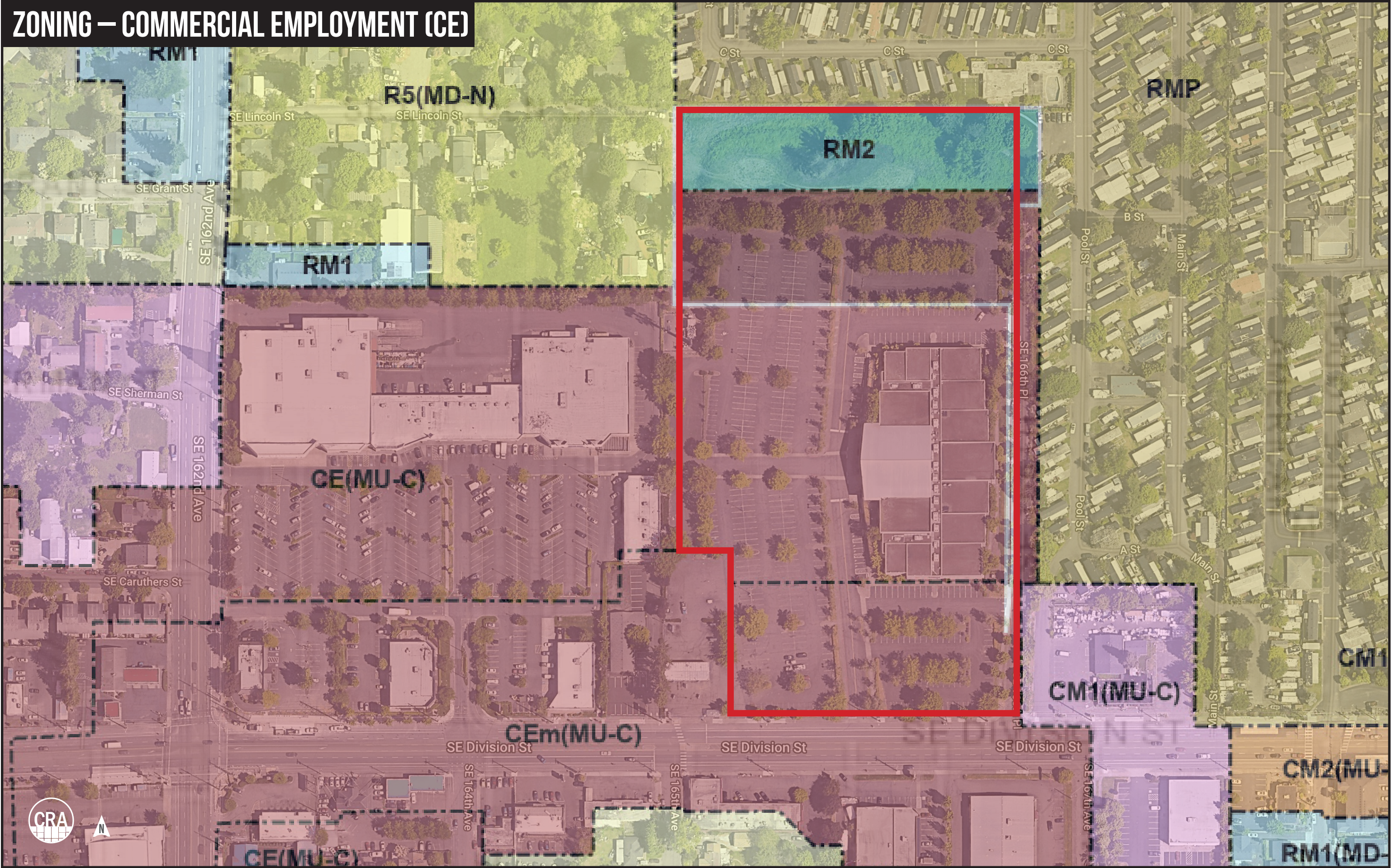
BARBERSHOP

H&R
BLOCK

Tires
LES SCHWAB

Advance
Auto Parts

ZONING — COMMERCIAL EMPLOYMENT (CE)



DIVISION STREET CINEMA

16501 SE DIVISION STREET

PORTLAND, OR

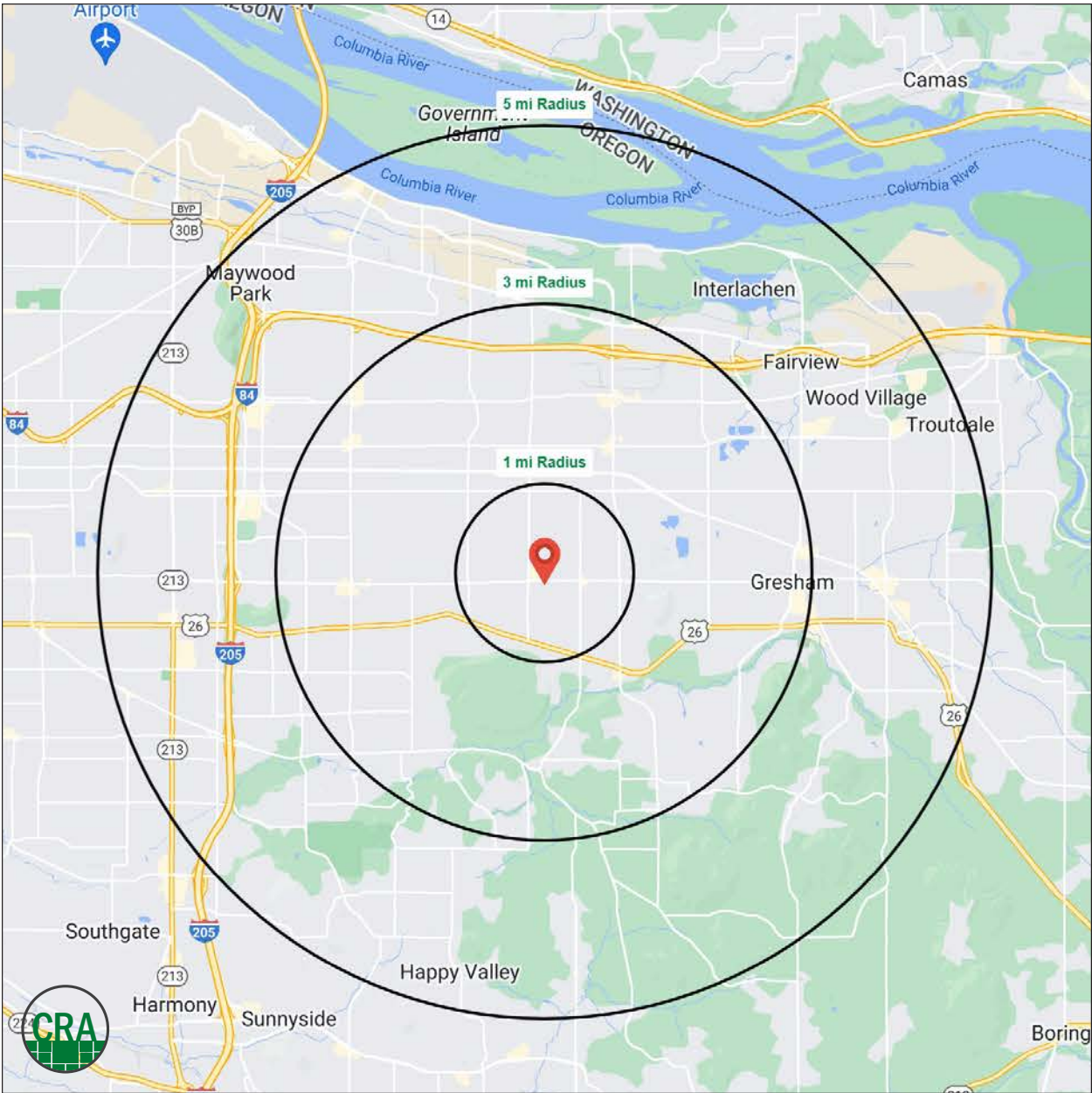
DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	22,892	157,024	319,761
Estimated Households	7,870	57,069	119,705
Average HH Income	\$93,238	\$102,264	\$109,998
Median Home Value	\$407,503	\$429,326	\$462,250
Daytime Demographics 16+	11,748	90,470	208,369
Median Age	38.6	39.1	39.1

22,892

Estimated Population 2024

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5057/-122.4925

16501 SE Division St Portland, OR 97236	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	22,892	157,024	319,761
2029 Projected Population	21,289	149,271	305,253
2020 Census Population	23,922	164,069	334,920
2010 Census Population	22,957	153,762	310,877
Projected Annual Growth 2024 to 2029	-1.4%	-1.0%	-0.9%
Historical Annual Growth 2010 to 2024	-	0.2%	0.2%
2024 Median Age	38.6	39.1	39.1
Households			
2024 Estimated Households	7,870	57,069	119,705
2029 Projected Households	7,413	54,881	115,322
2020 Census Households	8,147	58,167	121,890
2010 Census Households	7,830	55,119	114,270
Projected Annual Growth 2024 to 2029	-1.2%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2024	-	0.3%	0.3%
Race and Ethnicity			
2024 Estimated White	68.6%	69.8%	69.9%
2024 Estimated Black or African American	6.5%	6.1%	6.2%
2024 Estimated Asian or Pacific Islander	8.5%	8.4%	9.2%
2024 Estimated American Indian or Native Alaskan	1.1%	1.0%	1.0%
2024 Estimated Other Races	15.3%	14.7%	13.8%
2024 Estimated Hispanic	15.2%	14.3%	13.2%
Income			
2024 Estimated Average Household Income	\$93,238	\$102,264	\$109,998
2024 Estimated Median Household Income	\$68,077	\$71,046	\$78,025
2024 Estimated Per Capita Income	\$32,254	\$37,459	\$41,473
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	11.4%	7.6%	6.4%
2024 Estimated Some High School (Grade Level 9 to 11)	8.8%	7.1%	6.7%
2024 Estimated High School Graduate	28.3%	26.8%	25.6%
2024 Estimated Some College	22.9%	24.4%	22.7%
2024 Estimated Associates Degree Only	9.7%	9.4%	9.2%
2024 Estimated Bachelors Degree Only	12.8%	16.7%	19.4%
2024 Estimated Graduate Degree	6.2%	8.1%	10.2%
Business			
2024 Estimated Total Businesses	692	5,556	13,985
2024 Estimated Total Employees	3,683	37,754	105,581
2024 Estimated Employee Population per Business	5.3	6.8	7.5
2024 Estimated Residential Population per Business	33.1	28.3	22.9

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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



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503.274.0211

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