

DIVISION STREET CINEMA



FOR LEASE > ±62,400 SF

ADDRESS

16501 SE Division Street | Portland, Oregon 97236

AVAILABLE SPACE

Building size: ±62,400 SF

Land size: ±11.76 Acres (512,168 SF)

Ceiling height: ±38.5 feet

LEASE RATE

For lease at a negotiable rate,
please call for details.

ZONING

Commercial Employment (CE)

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, Rite Aid, Ace Hardware, Auto Zone, Burgerville and Subway.
- Good visibility, sits deep in commercial area, strong trade area at SE 162nd Avenue & SE Division St.
- Abundant parking.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Alex Martinac | 503.545.8808 | amartinac@cra-nw.com
Michael Graham | 503.274.0211 | michael@cra-nw.com

503.274.0211
www.cra-nw.com

INTERIOR IMAGES



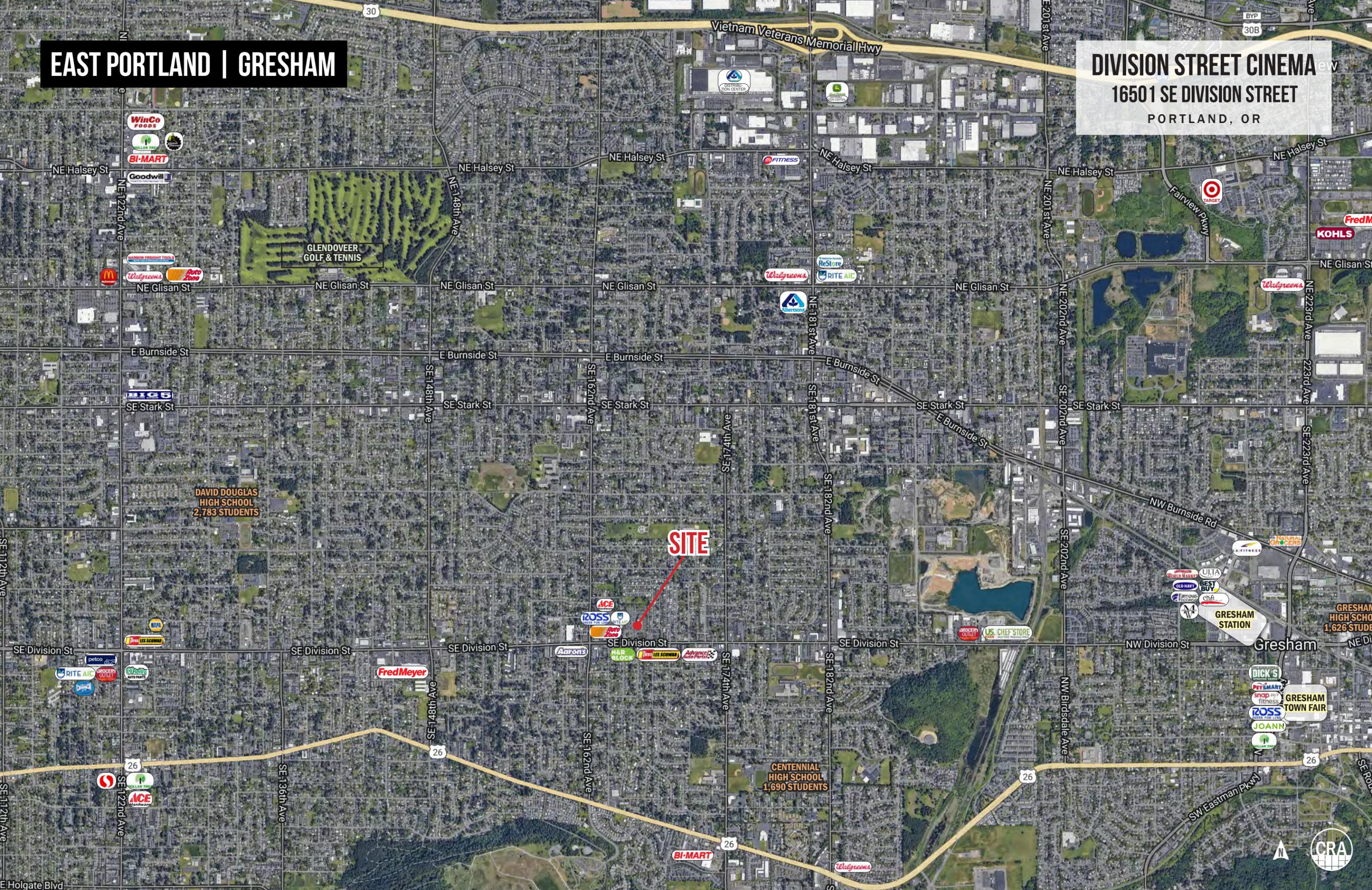
DIVISION STREET CINEMA
16501 SE DIVISION STREET
PORTLAND, OR

INTERIOR IMAGES



EAST PORTLAND | GRESHAM

DIVISION STREET CINEMA
16501 SE DIVISION STREET
PORTLAND, OR



SITE

DAVID DOUGLAS
HIGH SCHOOL
2,783 STUDENTS

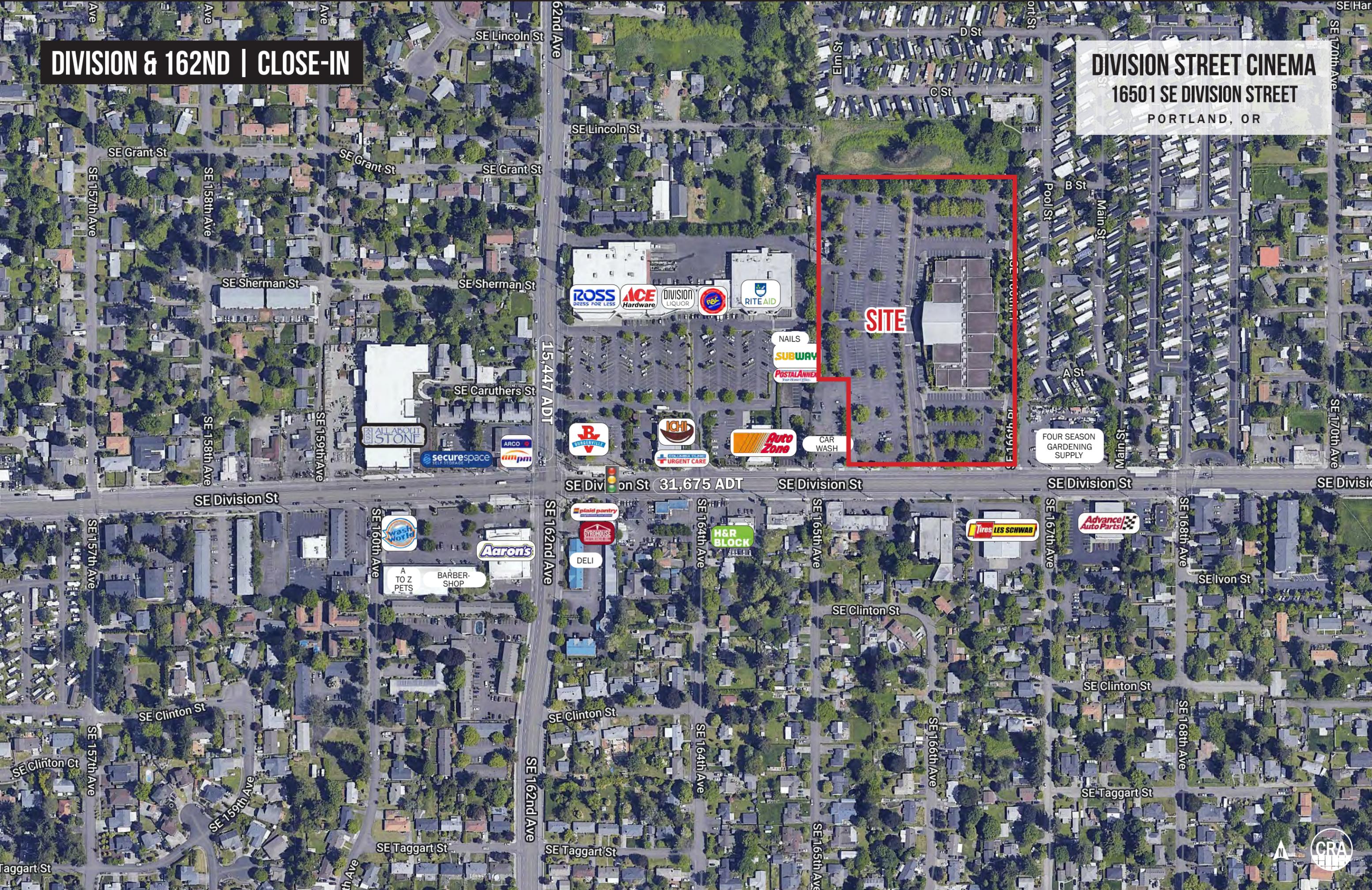
CENTENNIAL
HIGH SCHOOL
1,690 STUDENTS

GRESHAM
HIGH SCHOOL
1,626 STUDENTS



DIVISION & 162ND | CLOSE-IN

DIVISION STREET CINEMA
16501 SE DIVISION STREET
PORTLAND, OR



SITE

ROSS
DRESS FOR LESS

ACE
Hardware

DIVISION
LIQUOR

RITE AID

NAILS

SUBWAY

POSTAL ANNEX

BURGER KING

IHOP

URGENT CARE

COLUMBIA EYE

AUTO ZONE

CAR WASH

FOUR SEASON
GARDENING
SUPPLY

SE Division St 31,675 ADT

Tires
LES SCHWAB

Advance
Auto Parts

Wash
World

Aaron's

A TO Z
PETS

BARBER-SHOP

H&R
BLOCK

plaid pantry

DELI

GYROHOUSE

plaid pantry

BURGER KING

IHOP

URGENT CARE

COLUMBIA EYE

AUTO ZONE

CAR WASH

NAILS

SUBWAY

POSTAL ANNEX

ROSS
DRESS FOR LESS

ACE
Hardware

DIVISION
LIQUOR

RITE AID

SE Division St

SE Division St

SE Division St

SE Division St

SE 162nd Ave

SE 164th Ave

SE 165th Ave

SE 167th Ave

SE 168th Ave

SE 160th Ave

SE 158th Ave

SE 157th Ave

SE Clinton St

SE 164th Ave

SE 166th Ave

SE 168th Ave

SE Clinton St

SE Taggart St

SE Taggart St

SE 165th Ave

SE Taggart St

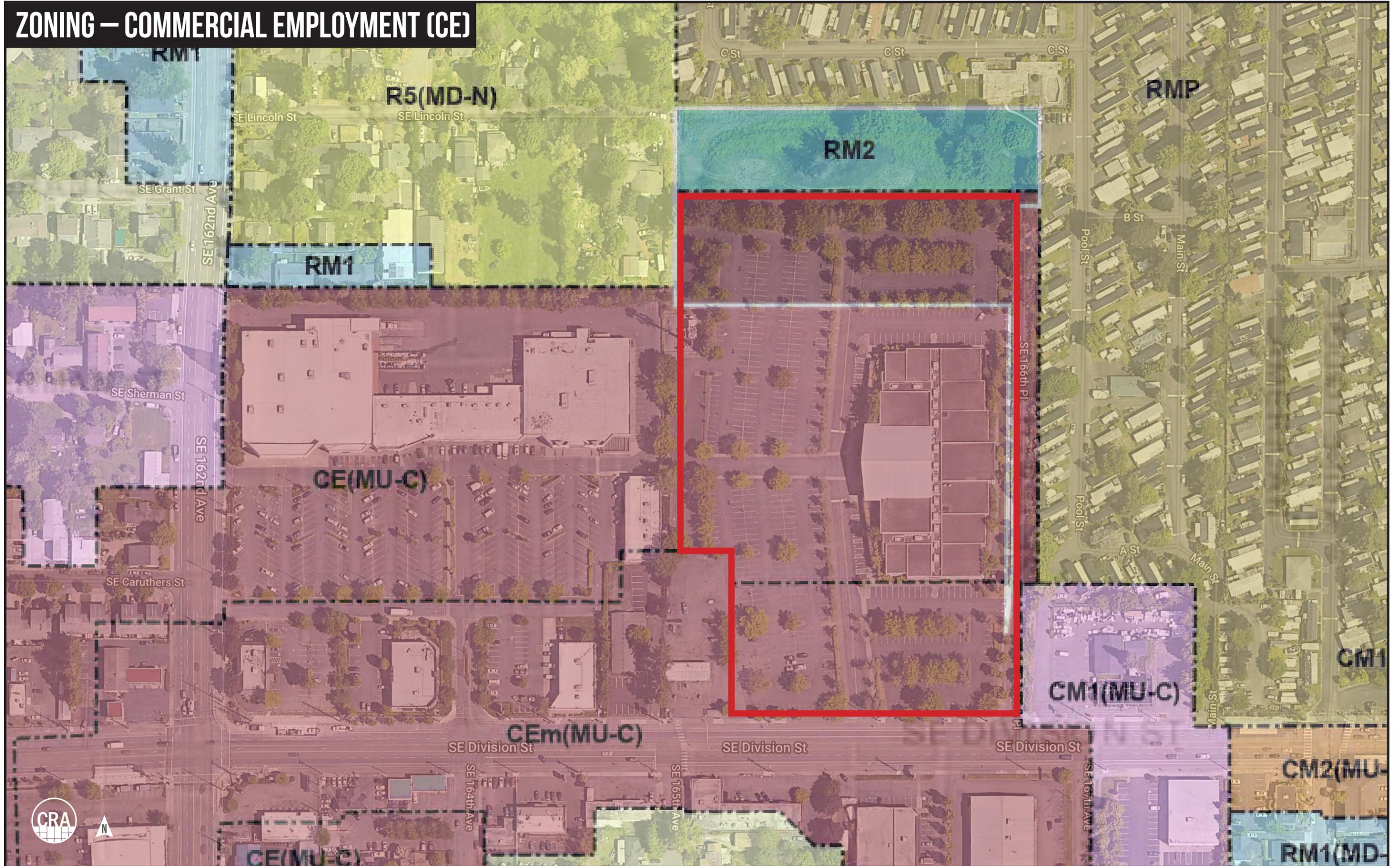
SE 159th Ave

SE Clinton Ct

Taggart St



ZONING — COMMERCIAL EMPLOYMENT (CE)



DIVISION STREET CINEMA

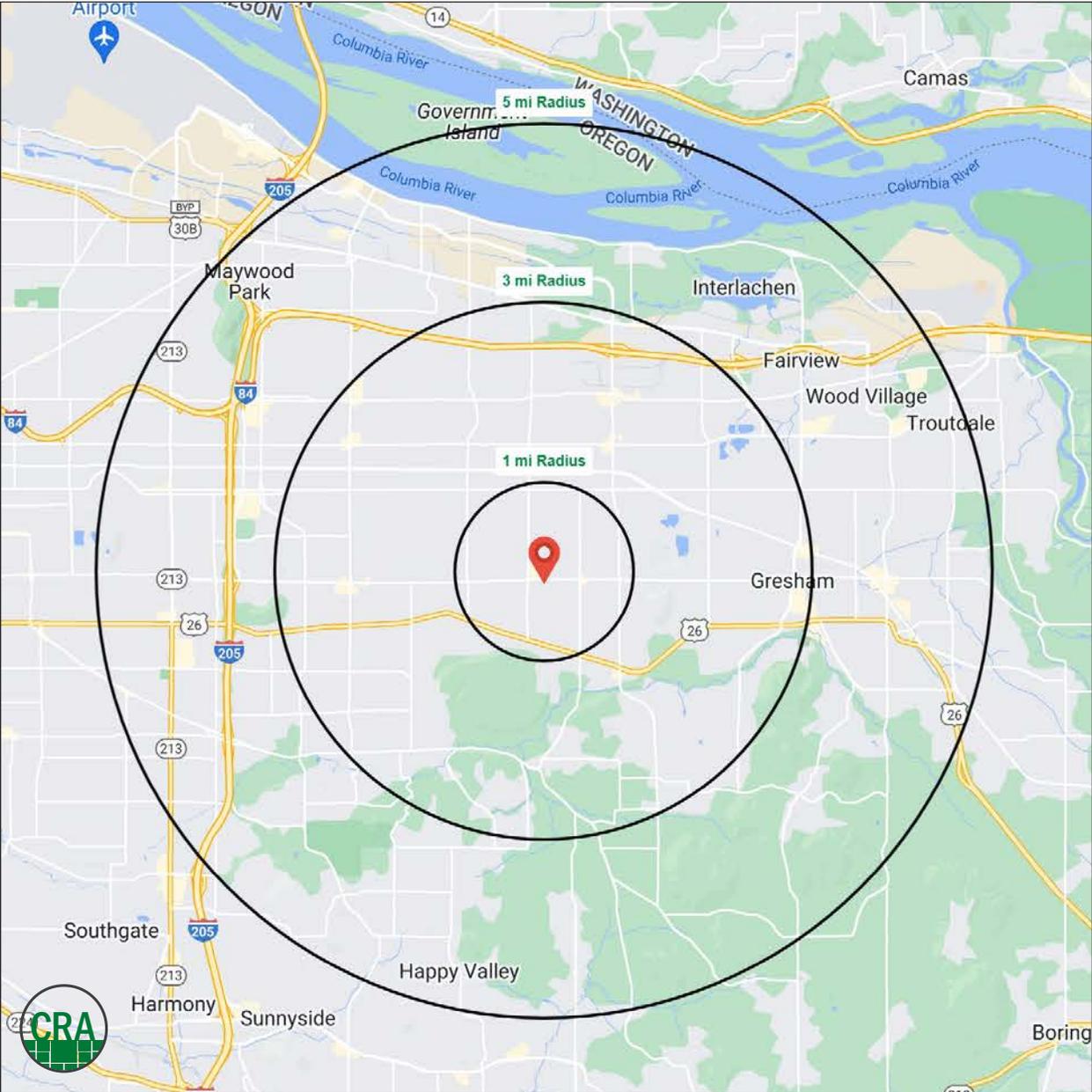
16501 SE DIVISION STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	23,649	161,258	330,925
Estimated Households	8,143	57,780	121,701
Average HH Income	\$84,152	\$95,415	\$104,239
Median Home Value	\$392,720	\$401,216	\$425,963
Daytime Demographics 16+	11,365	87,541	203,337
Median Age	35.8	36.6	37.2

23,649
Estimated Population 2023
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5057/-122.4925

Division Street Cinema	1 mi radius	3 mi radius	5 mi radius
Portland, OR 97236			
Population			
2023 Estimated Population	23,649	161,258	330,925
2028 Projected Population	23,467	159,454	331,004
2020 Census Population	23,922	164,069	334,920
2010 Census Population	22,957	153,762	310,877
Projected Annual Growth 2023 to 2028	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2023	0.2%	0.4%	0.5%
2023 Median Age	35.8	36.6	37.2
Households			
2023 Estimated Households	8,143	57,780	121,701
2028 Projected Households	8,171	57,752	123,218
2020 Census Households	8,147	58,167	121,890
2010 Census Households	7,830	55,119	114,270
Projected Annual Growth 2023 to 2028	-	-	0.2%
Historical Annual Growth 2010 to 2023	0.3%	0.4%	0.5%
Race and Ethnicity			
2023 Estimated White	58.4%	59.1%	61.8%
2023 Estimated Black or African American	7.1%	8.5%	7.3%
2023 Estimated Asian or Pacific Islander	14.4%	13.1%	12.5%
2023 Estimated American Indian or Native Alaskan	1.3%	1.2%	1.2%
2023 Estimated Other Races	18.8%	18.1%	17.1%
2023 Estimated Hispanic	20.1%	19.5%	18.0%
Income			
2023 Estimated Average Household Income	\$84,152	\$95,415	\$104,239
2023 Estimated Median Household Income	\$64,557	\$70,285	\$77,217
2023 Estimated Per Capita Income	\$29,174	\$34,483	\$38,651
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	10.1%	7.1%	5.9%
2023 Estimated Some High School (Grade Level 9 to 11)	7.6%	6.9%	6.3%
2023 Estimated High School Graduate	27.0%	25.6%	24.4%
2023 Estimated Some College	24.0%	25.7%	23.9%
2023 Estimated Associates Degree Only	10.8%	10.2%	9.8%
2023 Estimated Bachelors Degree Only	13.6%	16.3%	19.4%
2023 Estimated Graduate Degree	6.9%	8.2%	10.3%
Business			
2023 Estimated Total Businesses	690	5,562	13,935
2023 Estimated Total Employees	3,674	37,801	104,795
2023 Estimated Employee Population per Business	5.3	6.8	7.5
2023 Estimated Residential Population per Business	34.3	29.0	23.7

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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:

ALEX MARTINAC 503.545.8808 | amartinac@cra-nw.com

MICHAEL GRAHAM 503.274.0211 | michael@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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