

ELLEN BROWNING BUILDING



NEW DIVISION RETAIL & RESTAURANT SPACE!

ADDRESS

2871 SE Division Street, Portland, OR 97202

AVAILABLE SPACE

TENANT 1 – RESTAURANT SPACE:

2,171 SF corner restaurant space featuring large exclusive outdoor patio space (approx 855 SF)

TENANTS 2 & 3 – RETAIL SPACE:

1,542 SF retail space (can be divided into two micro retail spaces – 747 SF and 795 SF)

RENTAL RATE

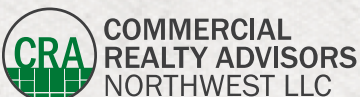
Please call for details.

TRAFFIC COUNTS

SE Division Street – 15,135 ADT ('22)

HIGHLIGHTS

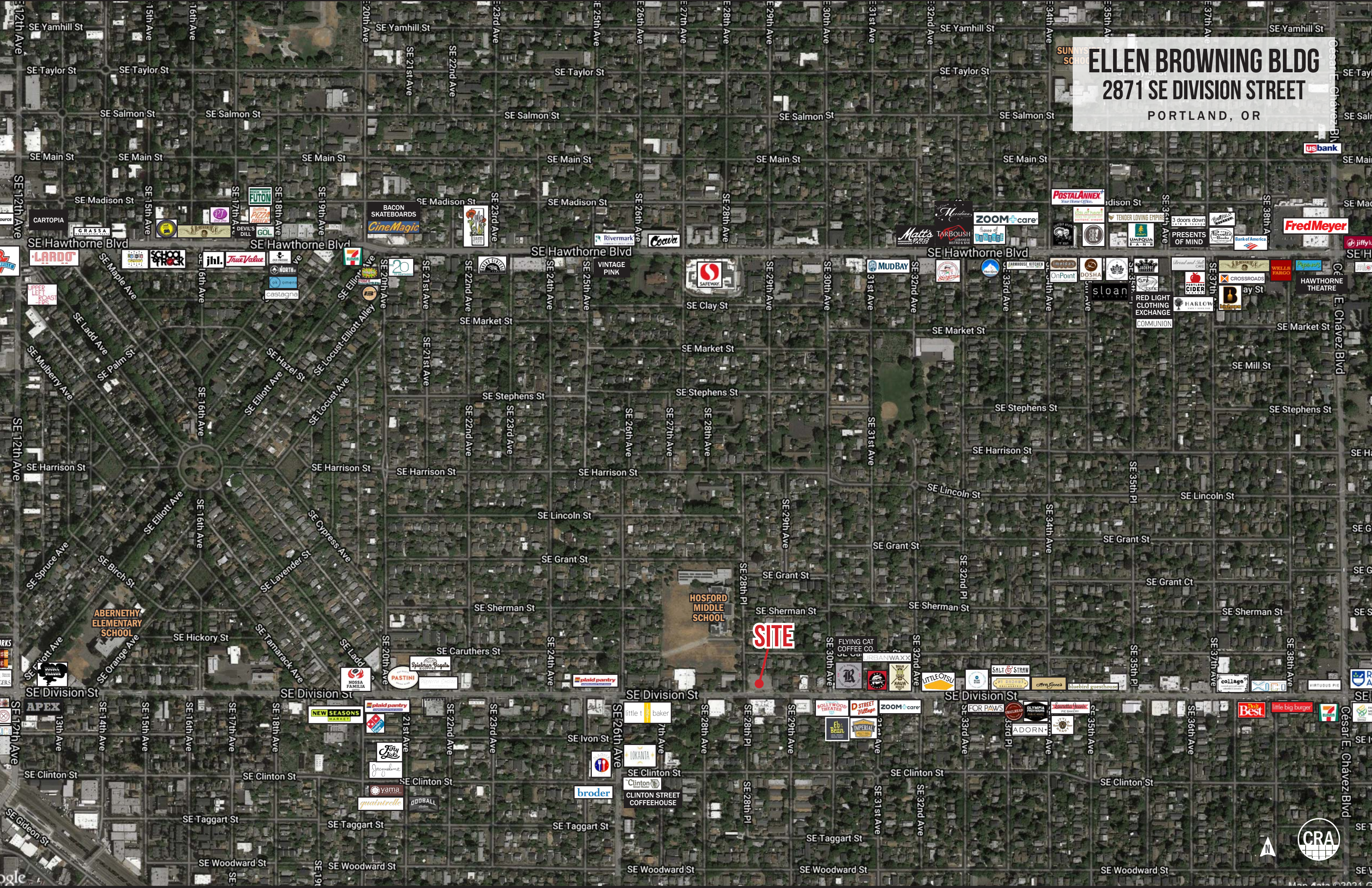
- Located at the signalized intersection of Division & 28th (NE corner) in the heart of the Division retail corridor. The Ellen Browning Building offers tenants beautifully designed and positioned restaurant and retail opportunities.
- New, mixed-use project with luxury residential units above ground floor commercial space.
- Spaces feature high ceilings, expansive floor to ceiling glass storefronts, and setback from SE Division Street. Corner restaurant spaces features rare exclusive patio area.
- **Landlord is ready to build the spaces out (turnkey minus FF&E) for the right tenant/use!**
- Available now!



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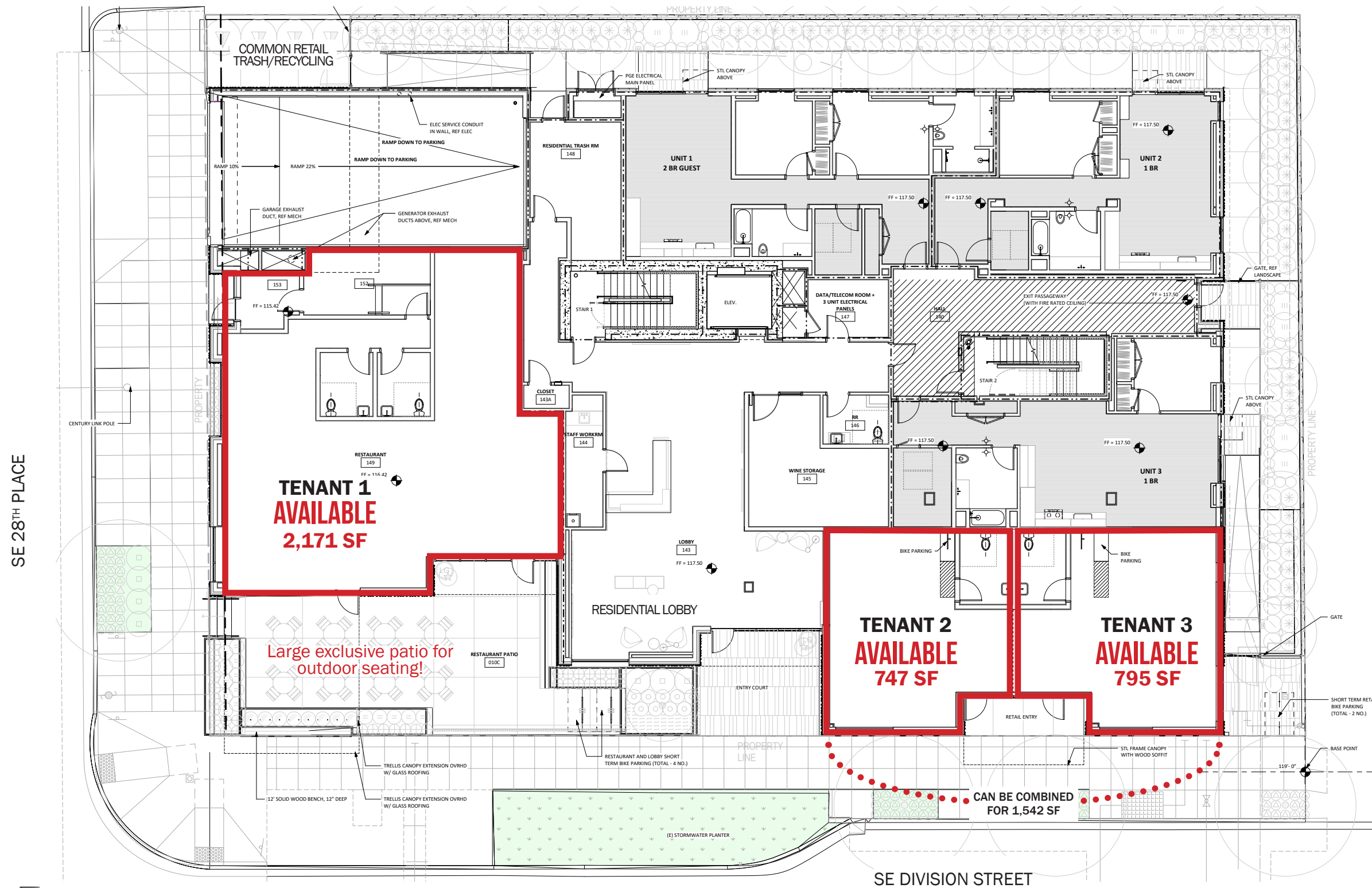
503.274.0211
www.cra-nw.com

ELLEN BROWNING BLDG 2871 SE DIVISION STREET PORTLAND, OR



SITE





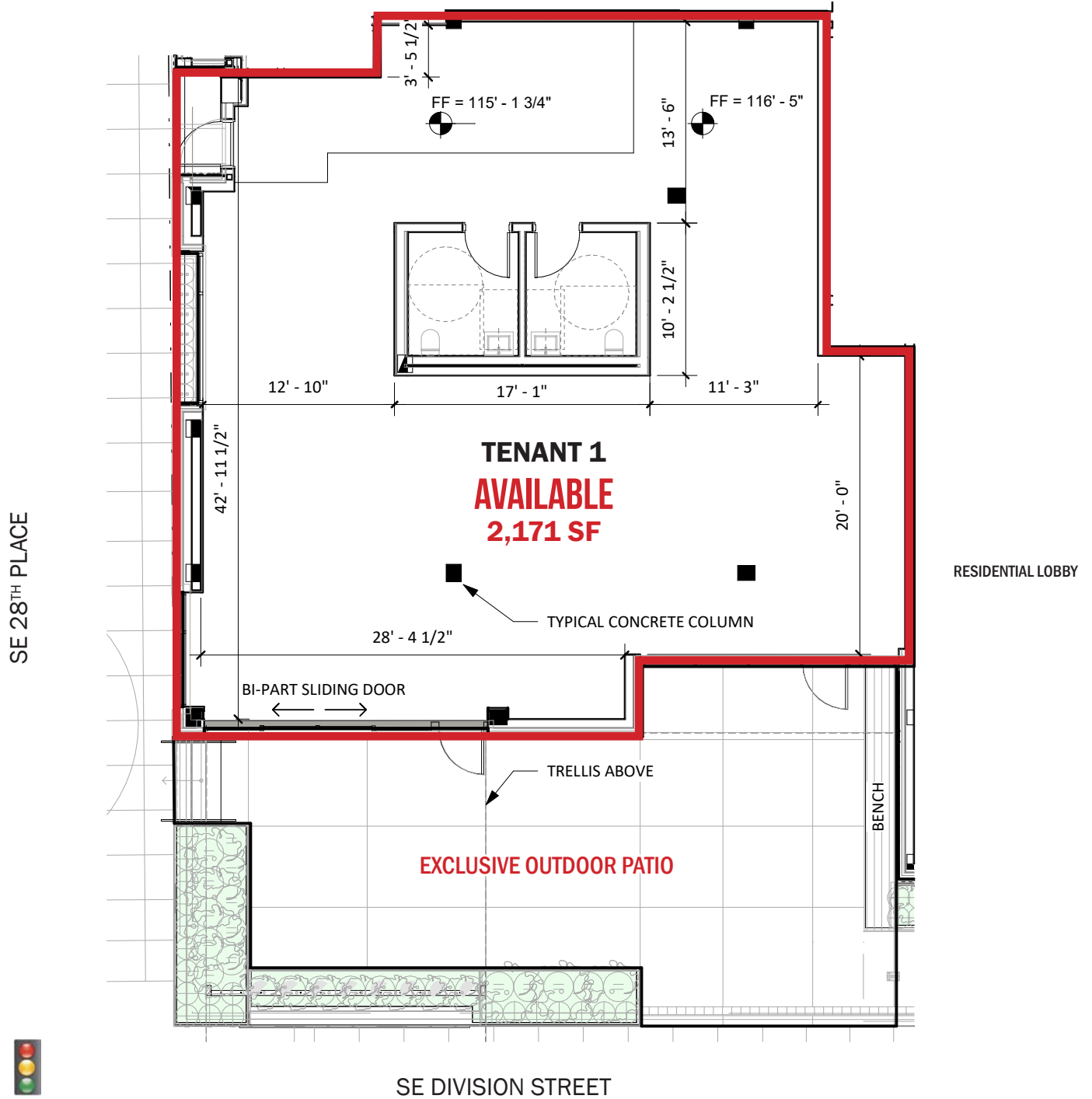
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ELLEN BROWNING BLDG

2871 SE DIVISION STREET

PORTLAND, OR

RESTAURANT FLOOR PLAN

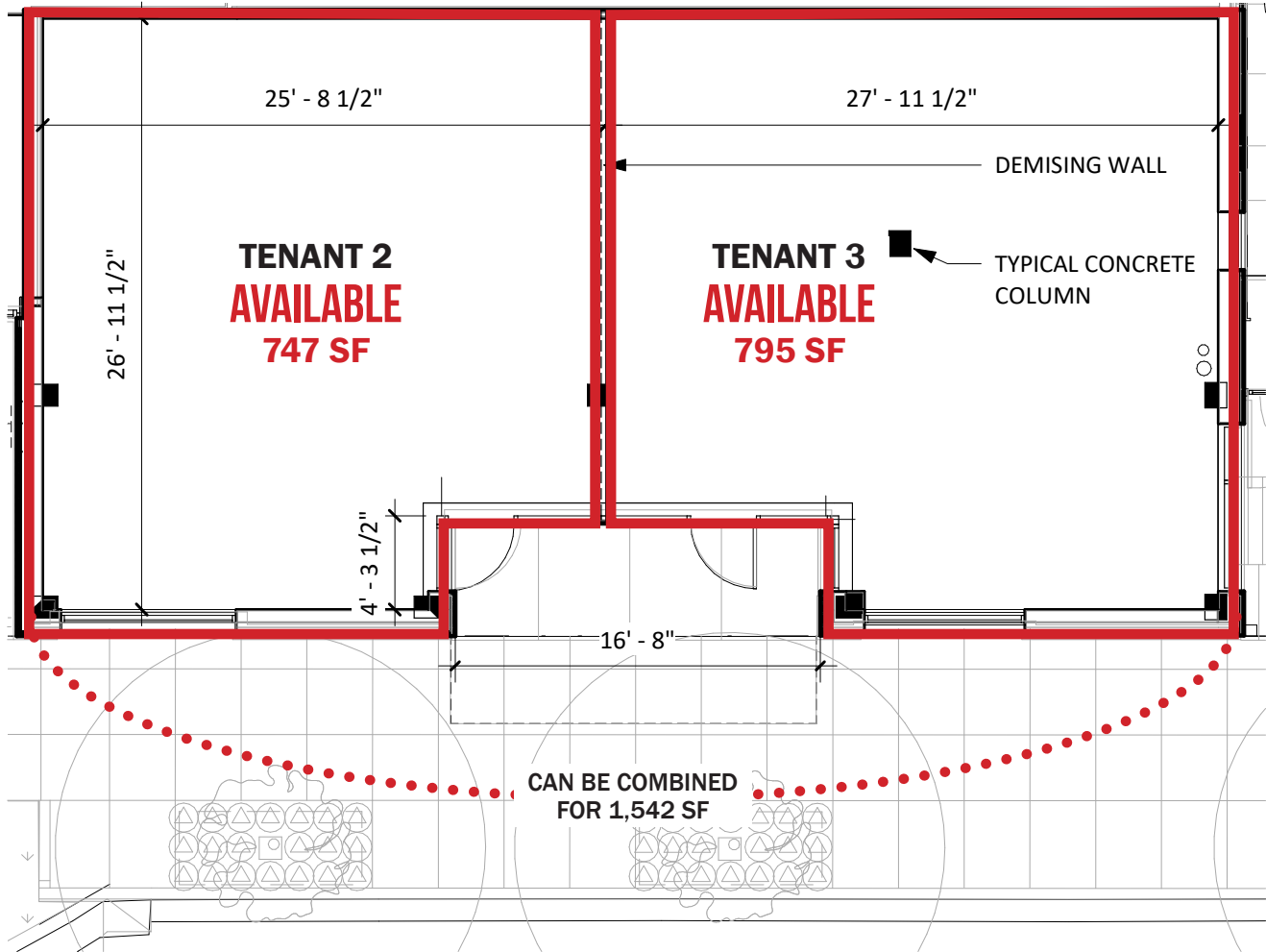


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ELLEN BROWNING BLDG
2871 SE DIVISION STREET
PORTLAND, OR

RETAIL FLOOR PLAN



SE DIVISION STREET



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ELLEN BROWNING BLDG

2871 SE DIVISION STREET

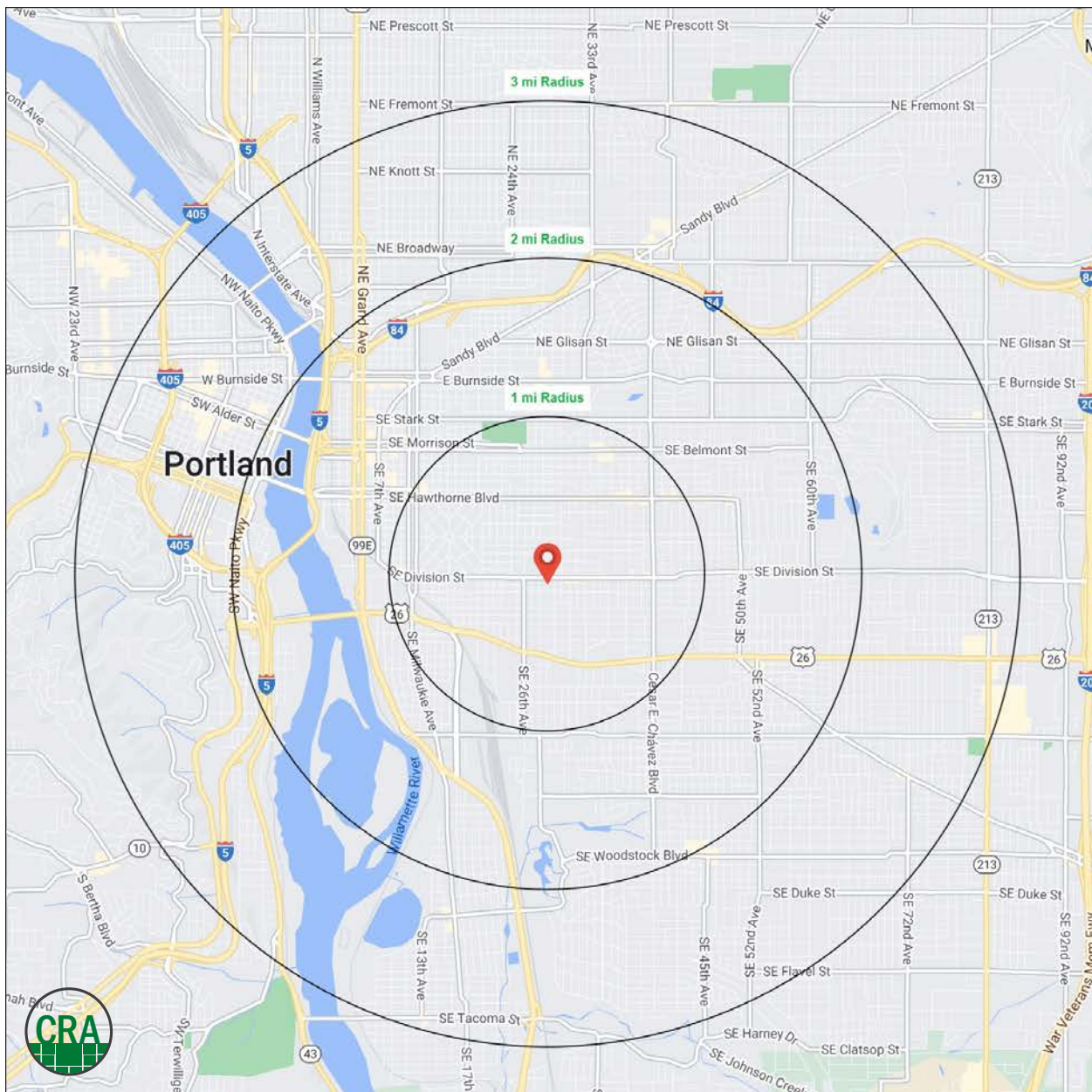
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	32,632	99,321	225,769
Estimated Households 2028	15,561	48,704	112,479
Average HH Income	\$134,996	\$128,094	\$130,945
Median Home Value	\$598,715	\$595,589	\$589,049
Daytime Demographics 16+	20,849	86,685	260,992
Some College or Higher	87.8%	87.2%	85.0%

\$134,996
Average Household Income
1 MILE RADIUS

35.8
Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.505/-122.6363

Ellen Browning Building	1 mi radius	2 mi radius	3 mi radius
Portland, OR 97202			
Population			
2023 Estimated Population	32,632	99,321	225,769
2028 Projected Population	32,804	101,731	231,031
2020 Census Population	33,043	100,155	227,964
2010 Census Population	29,314	84,632	197,258
Projected Annual Growth 2023 to 2028	0.1%	0.5%	0.5%
Historical Annual Growth 2010 to 2023	0.9%	1.3%	1.1%
2023 Median Age	35.8	36.9	38.3
Households			
2023 Estimated Households	15,561	48,704	112,479
2028 Projected Households	15,818	50,576	116,382
2020 Census Households	15,548	48,461	112,174
2010 Census Households	13,822	40,227	94,732
Projected Annual Growth 2023 to 2028	0.3%	0.8%	0.7%
Historical Annual Growth 2010 to 2023	1.0%	1.6%	1.4%
Race and Ethnicity			
2023 Estimated White	80.8%	79.5%	77.2%
2023 Estimated Black or African American	2.2%	2.4%	3.3%
2023 Estimated Asian or Pacific Islander	6.1%	7.2%	7.9%
2023 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.7%
2023 Estimated Other Races	10.5%	10.4%	10.9%
2023 Estimated Hispanic	8.7%	9.2%	9.9%
Income			
2023 Estimated Average Household Income	\$134,996	\$128,094	\$130,945
2023 Estimated Median Household Income	\$103,493	\$97,018	\$97,190
2023 Estimated Per Capita Income	\$64,595	\$63,169	\$65,683
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.5%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.0%	2.5%
2023 Estimated High School Graduate	8.6%	9.4%	10.7%
2023 Estimated Some College	18.5%	18.8%	17.9%
2023 Estimated Associates Degree Only	4.9%	5.2%	5.3%
2023 Estimated Bachelors Degree Only	39.4%	38.1%	36.1%
2023 Estimated Graduate Degree	25.1%	25.1%	25.7%
Business			
2023 Estimated Total Businesses	2,387	9,071	22,893
2023 Estimated Total Employees	13,728	62,634	198,404
2023 Estimated Employee Population per Business	5.8	6.9	8.7
2023 Estimated Residential Population per Business	13.7	10.9	9.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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503.274.0211

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