

FLAGSHIP NE BROADWAY SPACE

➤ RETAIL SPACE FOR LEASE ◀



LOCATION

1440 NE Broadway | Portland, OR 97232

AVAILABLE SPACE

395 SF – 6,982 SF

- Flagship corner: 1,595 SF
- Basement: 1,680 SF
- Second floor: 1,680 SF
- Exclusive outdoor patio: 742 SF
- 15th Ave space: 395 SF
- Inline retail space - 885 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

NE Broadway – 16,707 ADT ('22)

NE 15th Ave – 8,218 ADT ('22)



HIGHLIGHTS

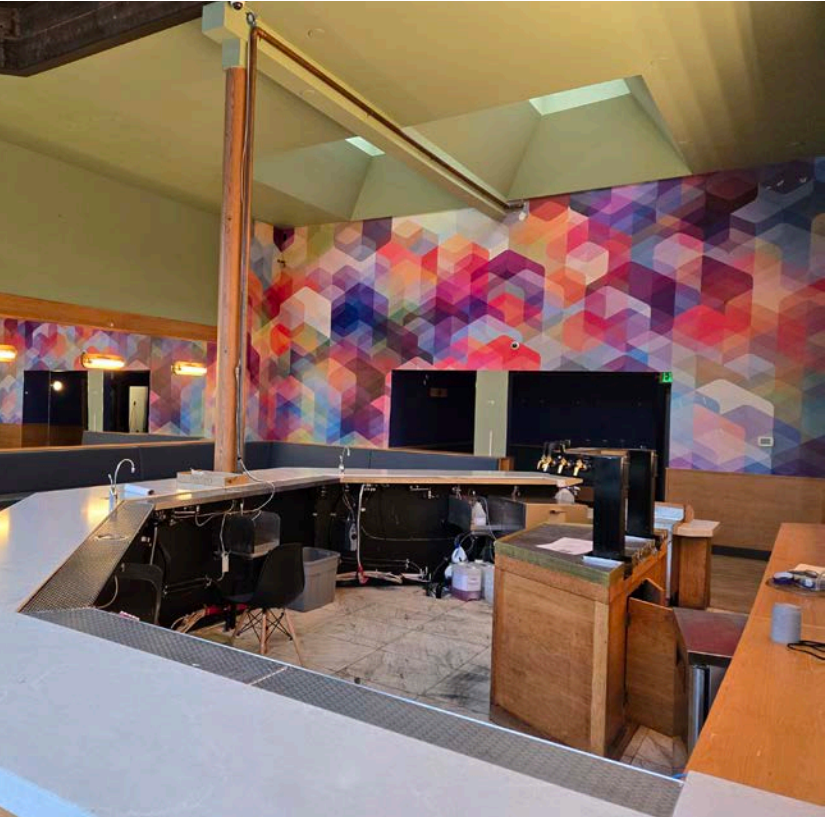
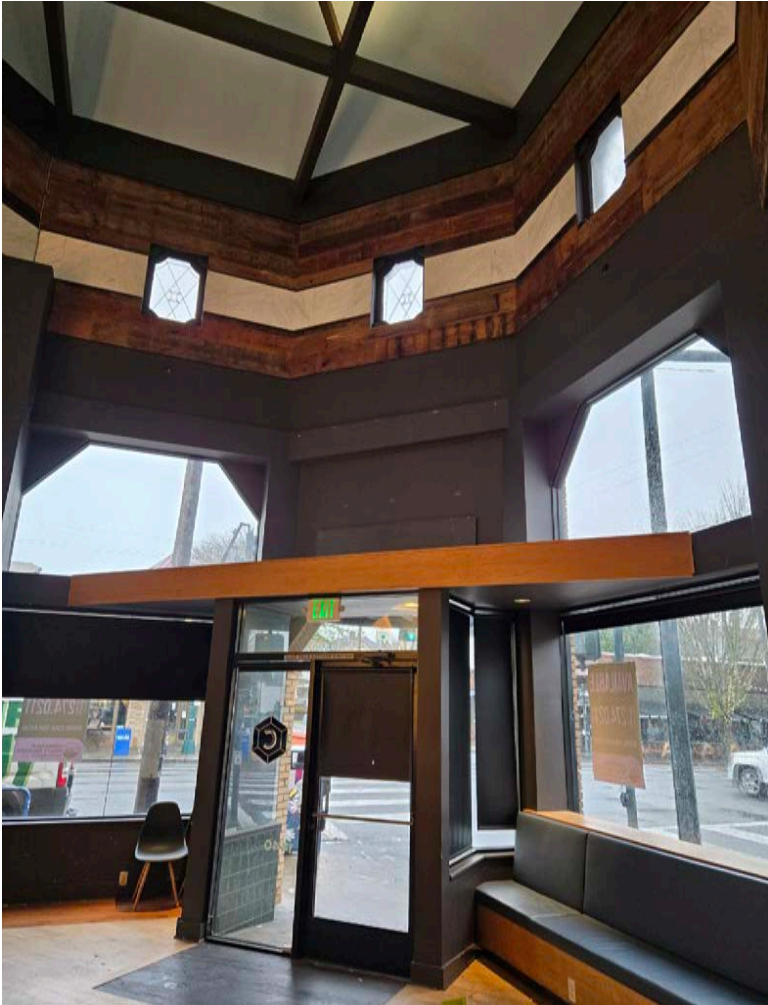
- Join Pastini and Sushi Ohana in the historic Albers Broadway Building!
- Prime corner and inline retail spaces in the heart of the NE Broadway commercial corridor.
- Retail spaces with high ceilings and prominent, character-rich storefronts and architectural detail.
- Great visibility from NE Broadway and NE 15th Ave.
- Existing infrastructure in place including bar, plumbing, electrical, lighting, and more.
- Common area restrooms accessible via internal common corridor.
- A full basement is available with food production and storage potential, including walk in cooler.
- Local ownership
- Transportation improvements coming soon to NE Broadway to increase pedestrian safety and create a “civic main street” feel
- Nearby tenants include McMenamins, Kitchen Kaboodle, Aztec Willie's, Great Wine Buys, Peet's Coffee, Charm Thai, Taste Tickler, Five Star Cleaners, Elmer's Flag and Banner, Bluefin Tuna, Milo's City Café, and many more!



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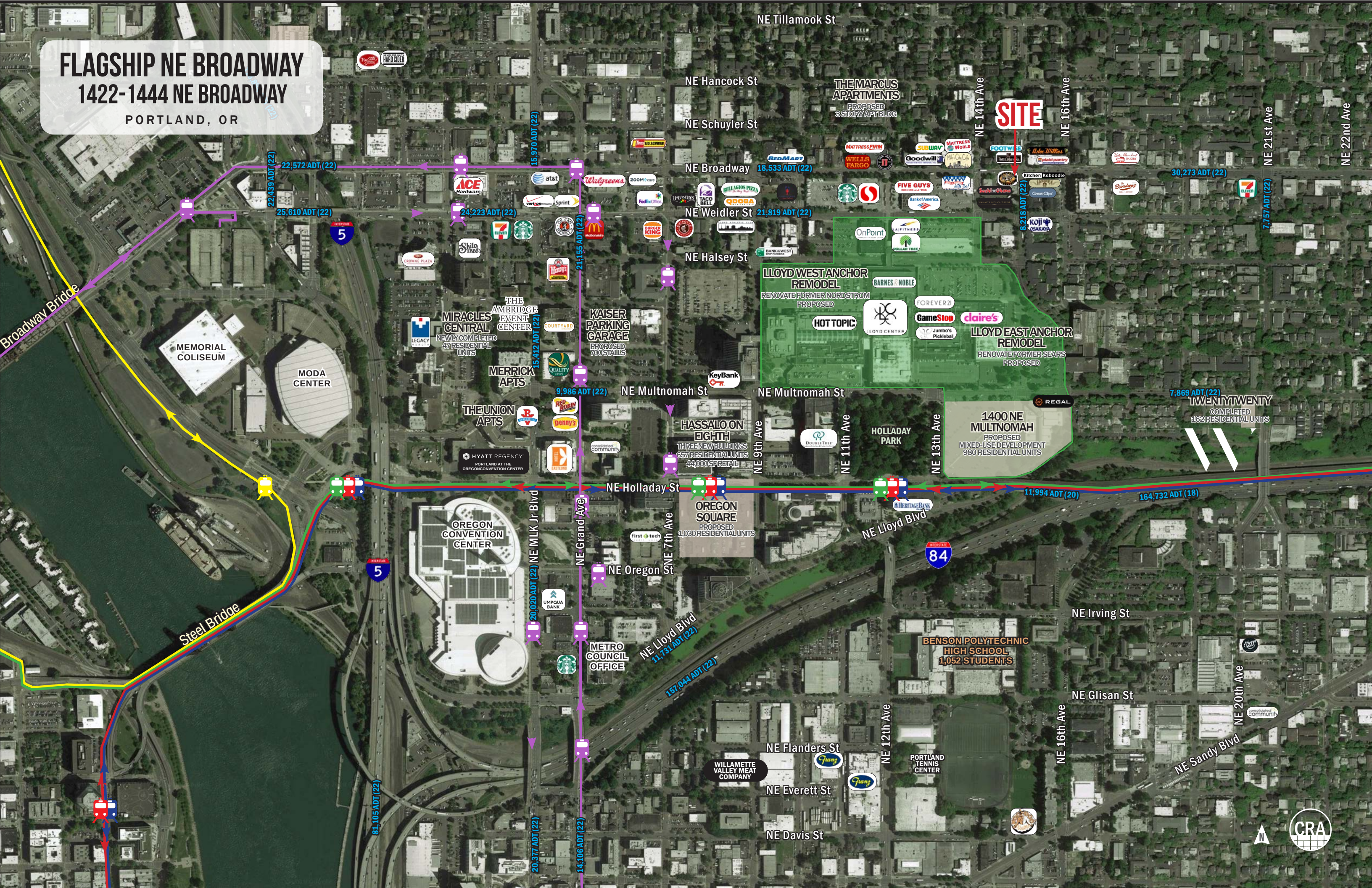
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FLAGSHIP NE BROADWAY

1422-1444 NE BROADWAY

PORTLAND, OR



FLAGSHIP NE BROADWAY
1422-1444 NE BROADWAY
PORTLAND, OR

MATTRESS
WORLD
northwest.com

Milo's City Cafe

TASTE
TICKLER

CLARM
CLARKSON

EB
Bean
LOCAL ORGANIC
FROZEN YOGURT

FOOTWISE

Peet's Coffee & Tea

BROADWAY
PIZZA SHOPPE

ATTEC
Willies

Great Wine Buys

plaid pantry
Neighborhood Food Store

NE Broadway

16,707 ADT ('22) NE Broadway

NE 14th Avenue

NE 15th Avenue 8,218 ADT ('22)

SITE

ELMER'S
FLEX & STRETCH
Kites too!
An American Flag Store

Sushi Ohana

EAT PASTA
PASTINI
DRINK WINE

NAMASTE
Fine Indian Cuisine

HaKu Sushi

xfinity

pure barre

Great Clips

Kitchen Kaboodle

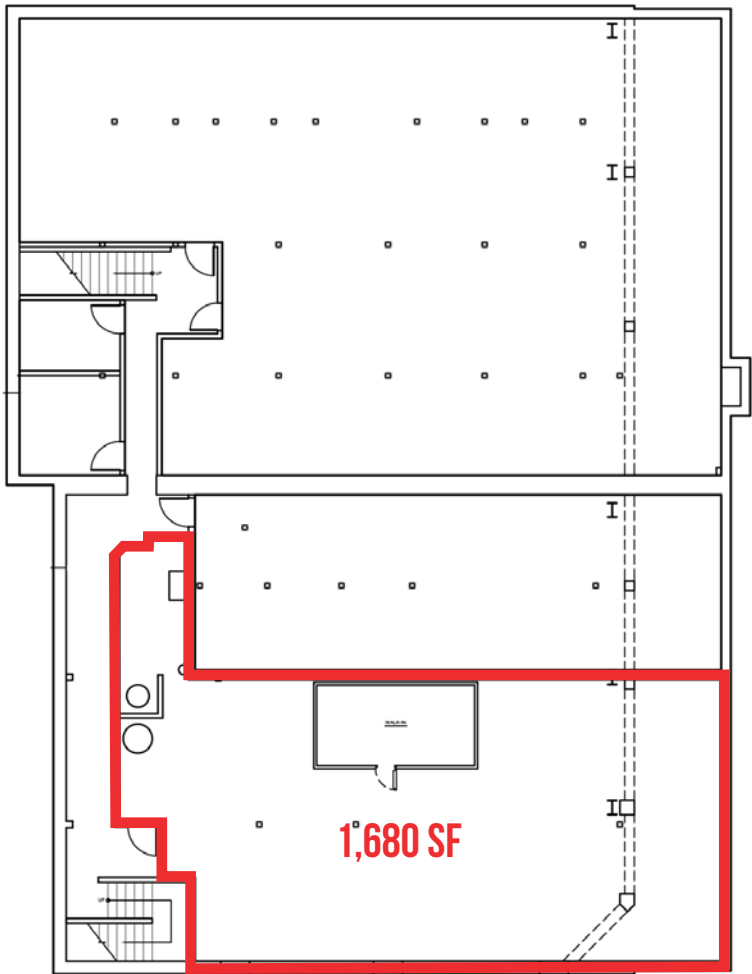
McMenamins
BROADWAY PUB

15,686 ADT ('22) NE Weidler Street

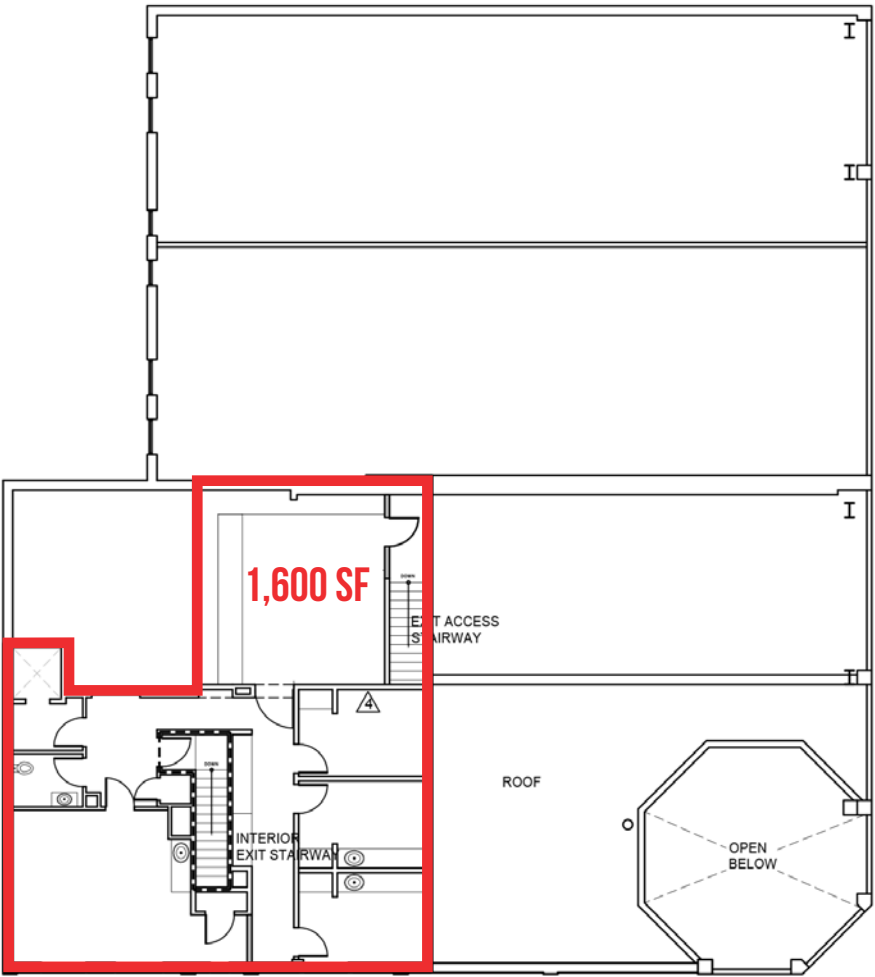
KOJI
OSAKAYA

CRA

BASEMENT



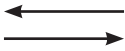
SECOND FLOOR



NE Broadway

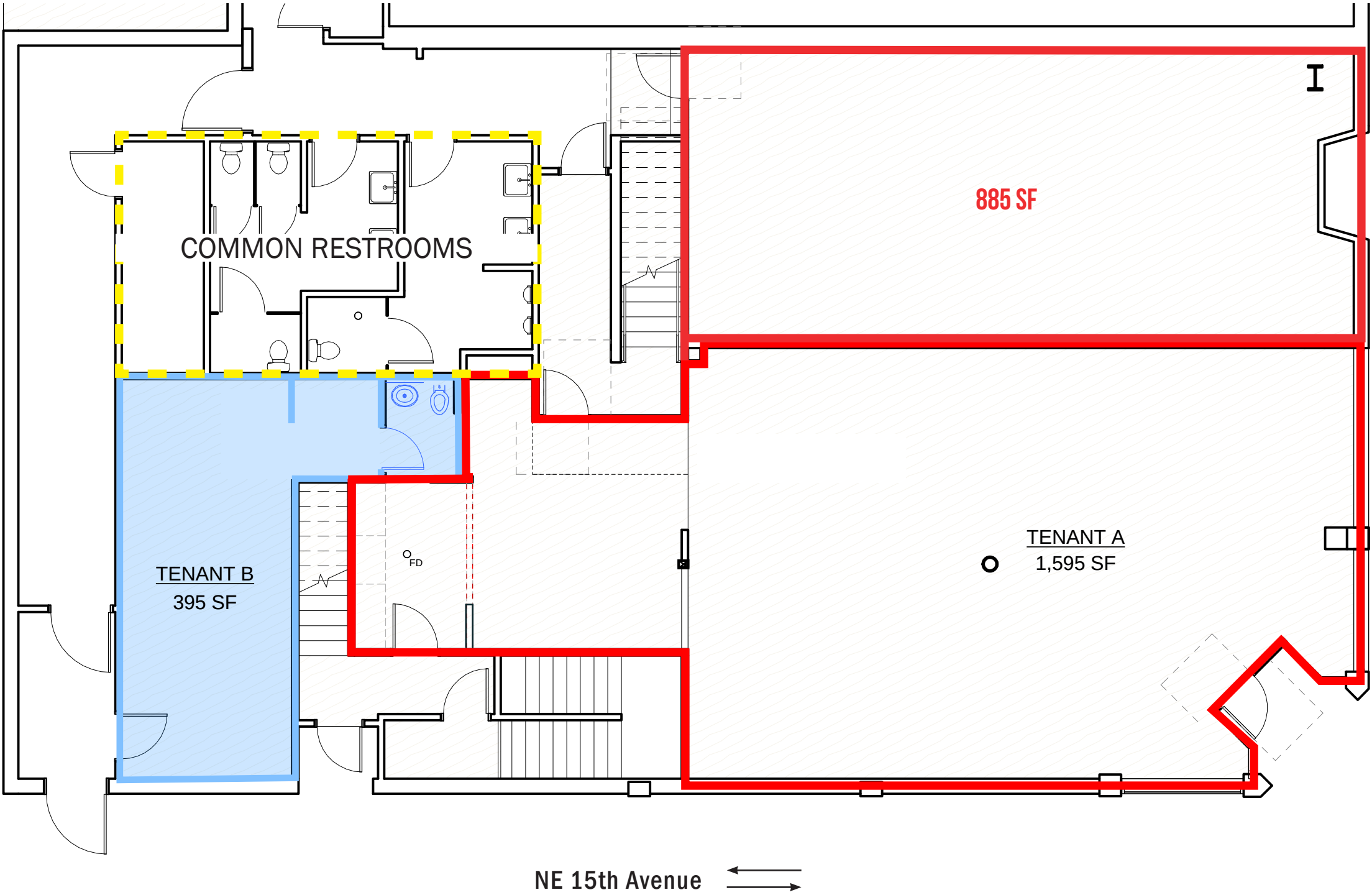


NE 15th Avenue



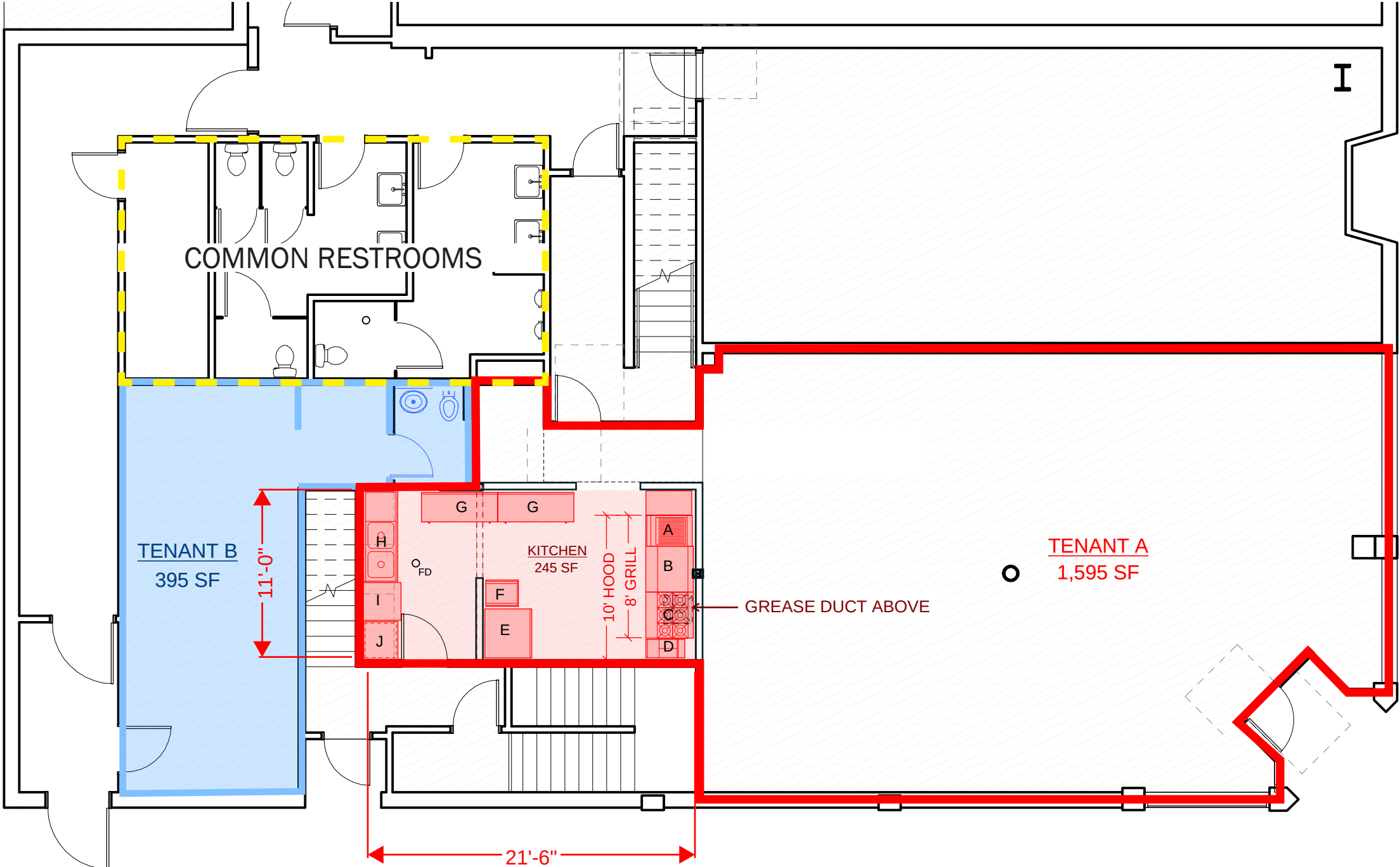
EXISTING FLOOR PLANS

FLAGSHIP NE BROADWAY
1422-1444 NE BROADWAY
PORTLAND, OR



KITCHEN LAYOUT POTENTIAL

FLAGSHIP NE BROADWAY
1422-1444 NE BROADWAY
PORTLAND, OR



KITCHEN EQUIPMENT

SCHEMATIC - FOR ILLUSTRATION PURPOSES ONLY

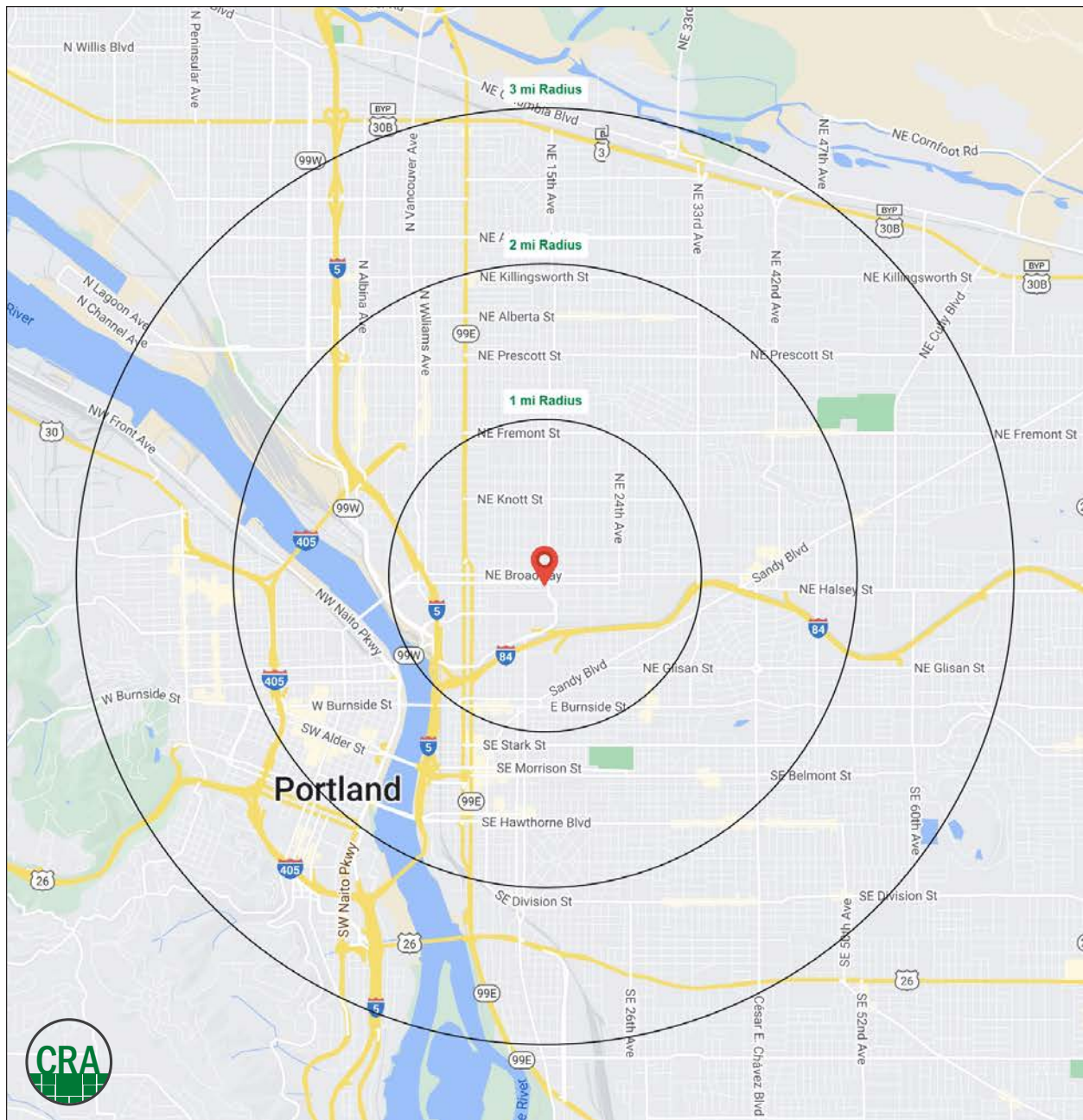
- | | |
|------------------------|------------------------------------|
| A - 24" CHARBROILER | F - PAN RACK |
| B - 36" GRIDDLE | G - UNDERCOUNTER REFER. W/ WORKTOP |
| C - 36" 6 BURNER RANGE | H - SINKS |
| D - FRYER | I - DISHWASHER |
| E - OVEN | J - RACK |



DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	29,309	121,060	247,412
Estimated Households	15,946	63,981	128,300
Average HH Income	\$131,107	\$142,538	\$135,867
Median Home Value	\$749,946	\$709,833	\$672,570
Daytime Demographics 16+	40,384	183,779	288,787

2 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5349/-122.6508

1428 NE Broadway Portland, OR 97232	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	29,434	121,193	247,163
2029 Projected Population	29,026	121,147	245,329
2020 Census Population	30,557	121,144	248,230
2010 Census Population	22,891	96,170	207,757
Projected Annual Growth 2024 to 2029	-0.3%	-	-0.1%
Historical Annual Growth 2010 to 2024	2.0%	1.9%	1.4%
2024 Median Age	38.0	38.5	38.2
Households			
2024 Estimated Households	16,013	63,969	128,114
2029 Projected Households	16,077	65,104	128,999
2020 Census Households	15,815	61,180	123,413
2010 Census Households	11,375	46,831	100,610
Projected Annual Growth 2024 to 2029	-	0.4%	0.1%
Historical Annual Growth 2010 to 2024	2.9%	2.6%	2.0%
Race and Ethnicity			
2024 Estimated White	75.9%	76.3%	75.6%
2024 Estimated Black or African American	6.6%	6.2%	6.3%
2024 Estimated Asian or Pacific Islander	5.6%	5.8%	6.4%
2024 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
2024 Estimated Other Races	11.2%	11.0%	10.9%
2024 Estimated Hispanic	9.8%	9.3%	9.4%
Income			
2024 Estimated Average Household Income	\$131,164	\$142,784	\$135,832
2024 Estimated Median Household Income	\$96,753	\$102,865	\$100,406
2024 Estimated Per Capita Income	\$71,812	\$75,835	\$70,771
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.4%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.4%	2.2%
2024 Estimated High School Graduate	10.8%	11.3%	10.9%
2024 Estimated Some College	15.0%	15.2%	16.0%
2024 Estimated Associates Degree Only	5.4%	5.1%	5.4%
2024 Estimated Bachelors Degree Only	38.5%	37.2%	36.8%
2024 Estimated Graduate Degree	27.2%	27.5%	27.0%
Business			
2024 Estimated Total Businesses	3,314	16,058	25,317
2024 Estimated Total Employees	33,050	151,656	222,907
2024 Estimated Employee Population per Business	10.0	9.4	8.8
2024 Estimated Residential Population per Business	8.9	7.5	9.8

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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.

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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