

412 SW 2ND AVENUE

PORTLAND, OREGON | FOR LEASE



LOCATION

412 SW 2nd Avenue, Portland Oregon

AVAILABLE SPACE

1,355 RSF

ASKING RATE

\$1,500/month (includes NNN) + utilities

TRAFFIC COUNTS

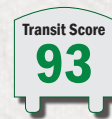
SW 2nd Avenue – 7,437 ADT ('20)

SW Harvey Milk St – 3,919 ADT ('20)

Morrison Bridge – 58,441 ADT ('18)

HIGHLIGHTS

- Affordable short-term flexible options.
- Active, local, adjacent tenants include 2nd Avenue Records, Segway Tours, Flowers Tommy Luke, and Mama Mia's Trattoria. The space is located across from the 2nd Avenue food cart pod and Block 300, a 360,000 SF office building.
- Close proximity to ample nearby monthly/daily/hourly parking options, MAX Light Rail and Tri-Met bus lines with easy access to I-5, the Morrison Bridge (boasting the highest traffic-count bridge serving downtown) and Tom McCall Waterfront Park.
- Market rate parking available for tenant.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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412 SW 2ND AVENUE

PORTLAND, OR

BLOCK 300
Tripwire
Swinerton Builders
Puppet
US Army Corps
of Engineers

SITE

FOOD
CARTS

FOOD
CARTS

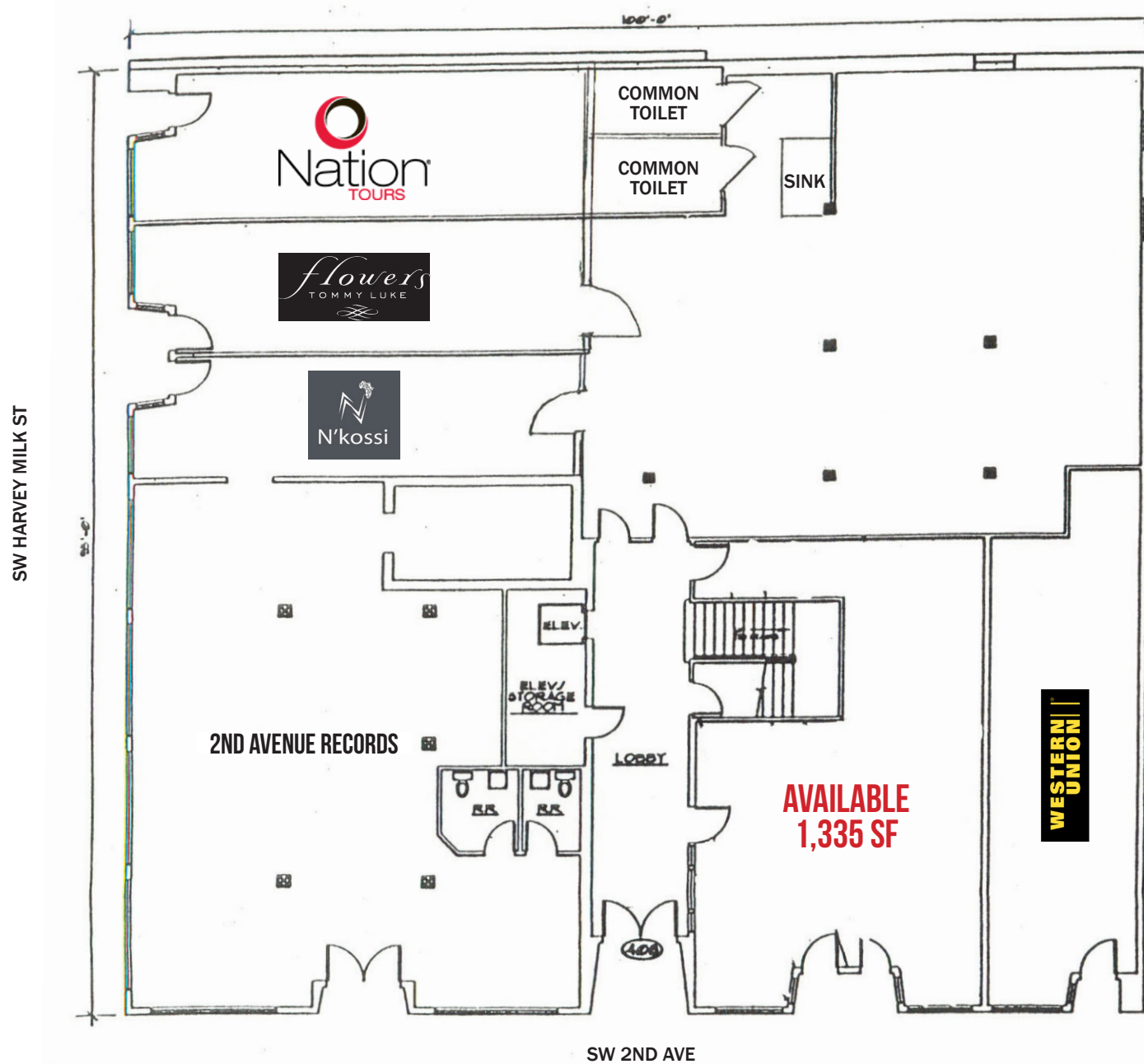
FOOD
CARTS



412 SW 2ND AVENUE

PORTLAND, OR

BUILDING PLAN



412 SW 2ND AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	0.25 MILE	0.5 MILE	1 MILE
Estimated Population 2021	719	6,278	38,085
Projected Population 2026	741	6,686	41,789
Average HH Income	\$36,542	\$69,028	\$82,553
Average HH Size	1.1	1.2	1.3
Total Businesses	1,189	4,521	9,163
Daytime Demographics 16+	19,2278	65,676	136,561

38,085

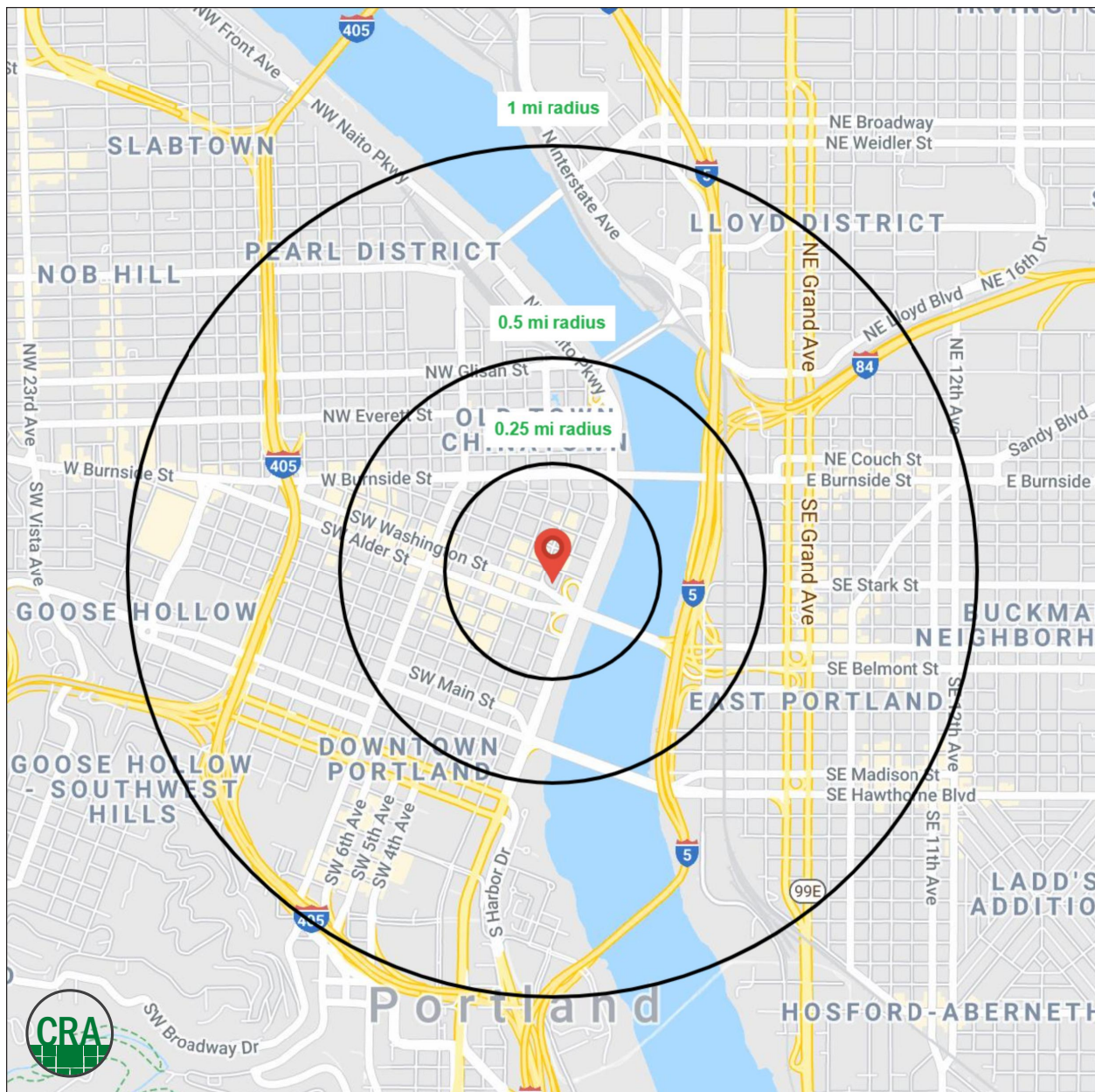
Estimated 2021 Population

1 MILE RADIUS

136,561

Daytime Demographics 16+

1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5198/-122.6732

RS1

412 SW 2nd Avenue		0.25 mi radius	0.5 mi radius	1 mi radius
Portland, OR 97204				
POPULATION	2021 Estimated Population	719	6,278	38,085
	2026 Projected Population	741	6,686	41,789
	2010 Census Population	603	5,238	29,193
	2000 Census Population	689	3,929	19,848
	Projected Annual Growth 2021 to 2026	0.6%	1.3%	1.9%
	Historical Annual Growth 2000 to 2021	0.2%	2.8%	4.4%
HOUSEHOLDS	2021 Median Age	39.3	40.5	35.9
	2021 Estimated Households	301	3,516	24,636
	2026 Projected Households	327	3,947	28,081
	2010 Census Households	212	2,749	17,526
	2000 Census Households	189	1,798	12,357
	Projected Annual Growth 2021 to 2026	1.8%	2.5%	2.8%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2021	2.8%	4.6%	4.7%
	2021 Estimated White	74.3%	73.4%	75.4%
	2021 Estimated Black or African American	14.1%	12.0%	7.3%
	2021 Estimated Asian or Pacific Islander	3.4%	5.2%	8.3%
	2021 Estimated American Indian or Native Alaskan	1.9%	2.2%	1.2%
	2021 Estimated Other Races	6.3%	7.3%	7.7%
INCOME	2021 Estimated Hispanic	10.1%	8.0%	7.8%
	2021 Estimated Average Household Income	\$36,542	\$69,028	\$82,553
	2021 Estimated Median Household Income	\$22,544	\$33,833	\$54,151
EDUCATION (AGE 25+)	2021 Estimated Per Capita Income	\$24,490	\$43,327	\$55,011
	2021 Estimated Elementary (Grade Level 0 to 8)	5.7%	2.6%	2.0%
	2021 Estimated Some High School (Grade Level 9 to 11)	8.1%	5.5%	3.0%
	2021 Estimated High School Graduate	19.3%	17.2%	12.8%
	2021 Estimated Some College	40.5%	24.6%	21.3%
	2021 Estimated Associates Degree Only	4.9%	4.2%	6.3%
	2021 Estimated Bachelors Degree Only	12.5%	26.7%	32.4%
BUSINESS	2021 Estimated Graduate Degree	9.0%	19.1%	22.2%
	2021 Estimated Total Businesses	1,189	4,521	9,163
	2021 Estimated Total Employees	18,793	62,482	121,693
	2021 Estimated Employee Population per Business	15.8	13.8	13.3
	2021 Estimated Residential Population per Business	-	1.4	4.2

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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