



# GRAND & MORRISON

FOR LEASE > REVERE BUILDING

## LOCATION

511 SE Morrison Street, Portland, OR 97214

## AVAILABLE SPACE

1,413 RSF plus additional lower level storage space directly accessible from the ground floor

## RENTAL RATE

\$26.00 PSF/YR, NNN

## TRAFFIC COUNTS

SE Grand Avenue – 26,091 ADT ('22)

SE Morrison Street – 23,986 ADT ('22)

## HIGHLIGHTS

- Rare, second generation, character-rich space in the heart of the Central Eastside neighborhood.
- Full office/service space ready to go!
- Excellent access to the Morrison Bridge, I-5 and downtown Portland.
- Adjacent building tenants include Lollipop Shoppe, Obon Shokudo, Lulu and located nearby to River City Bikes, Voicebox, Loyal Legion Pub, Robo Taco, Star Bar and more.

Walk Score  
**86**

Bike Score  
**100**

Transit Score  
**73**



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

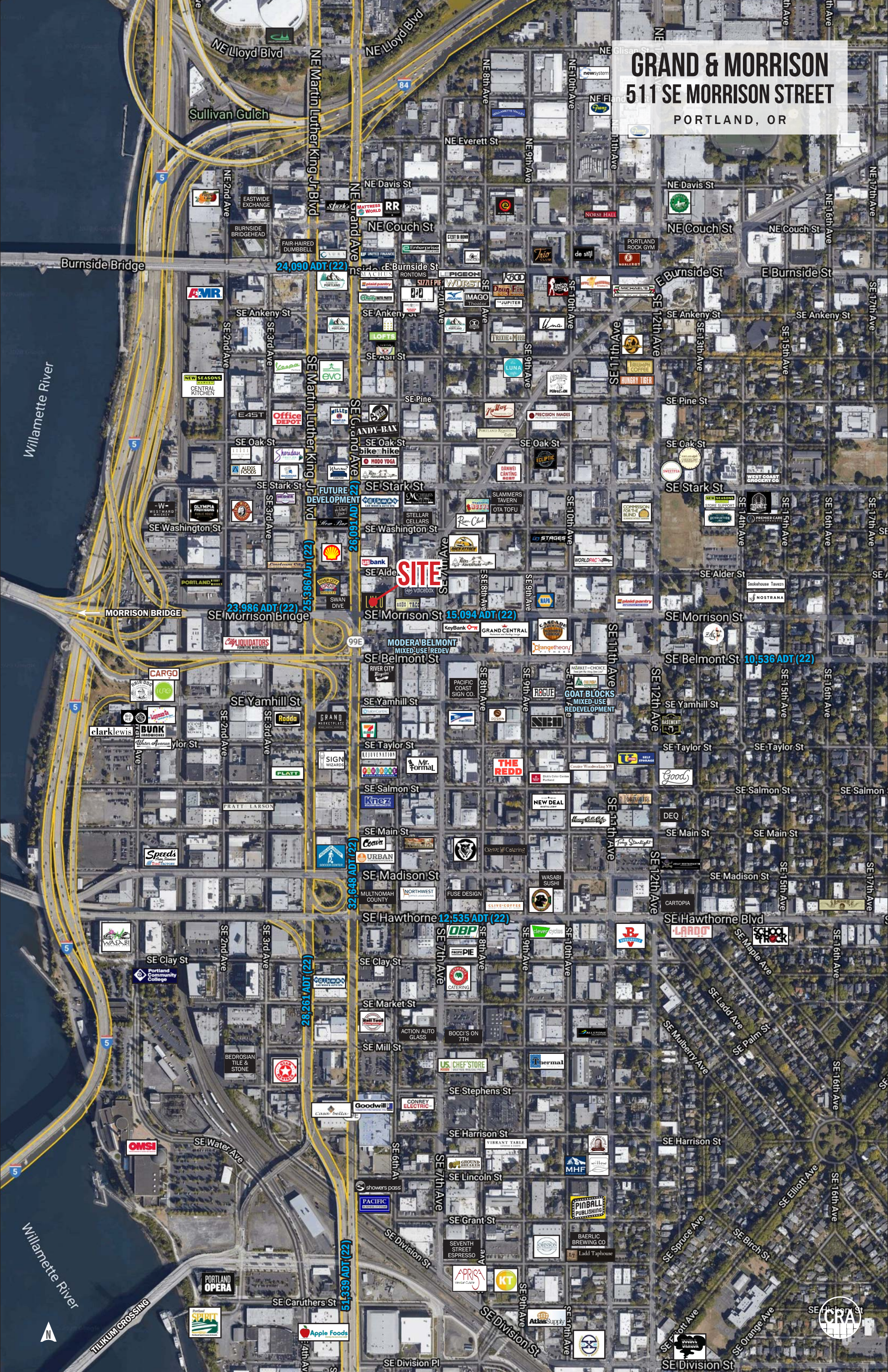
**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)  
**Ashley Heichelbech** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

# GRAND & MORRISON

## 511 SE MORRISON STREET

PORTLAND, OR



24,090 ADT (22)

23,986 ADT (22)

15,094 ADT (22)

10,536 ADT (22)

32,648 ADT (22)

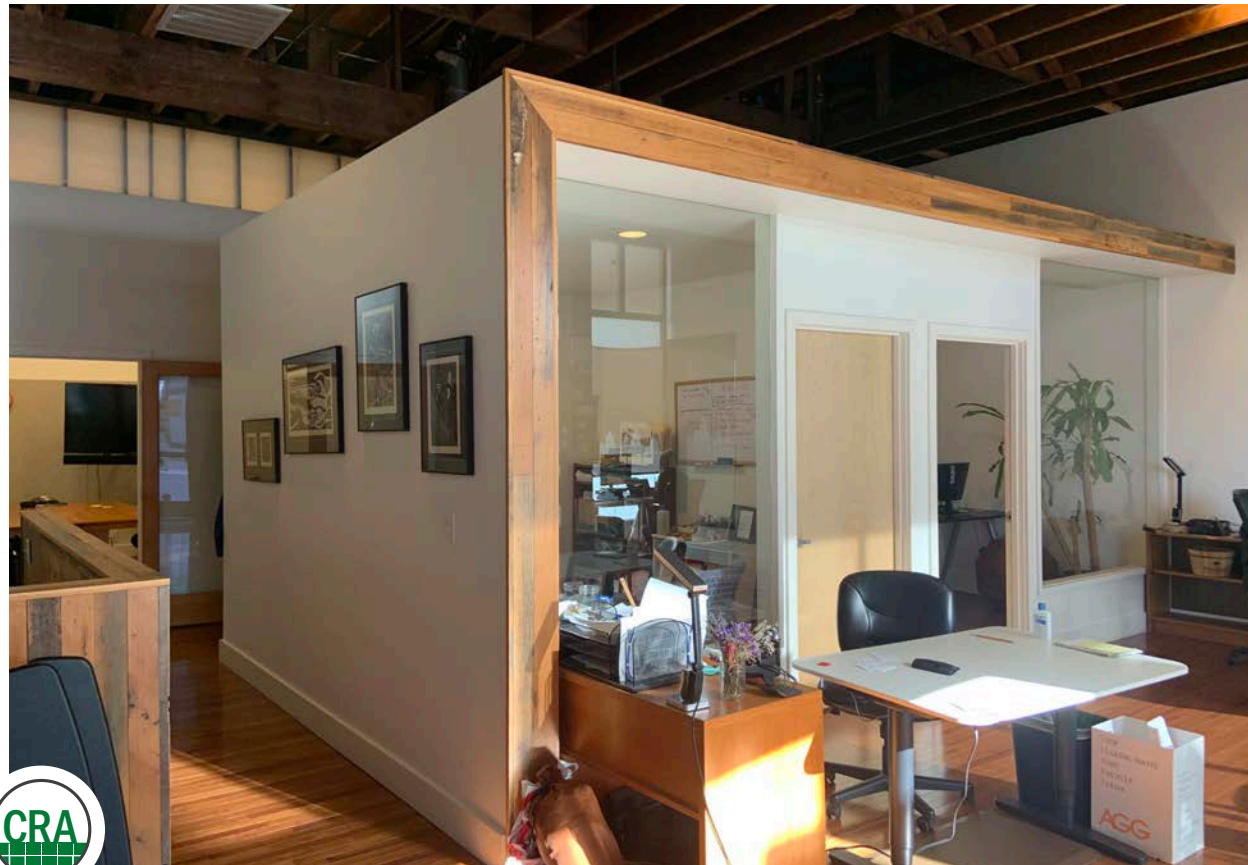
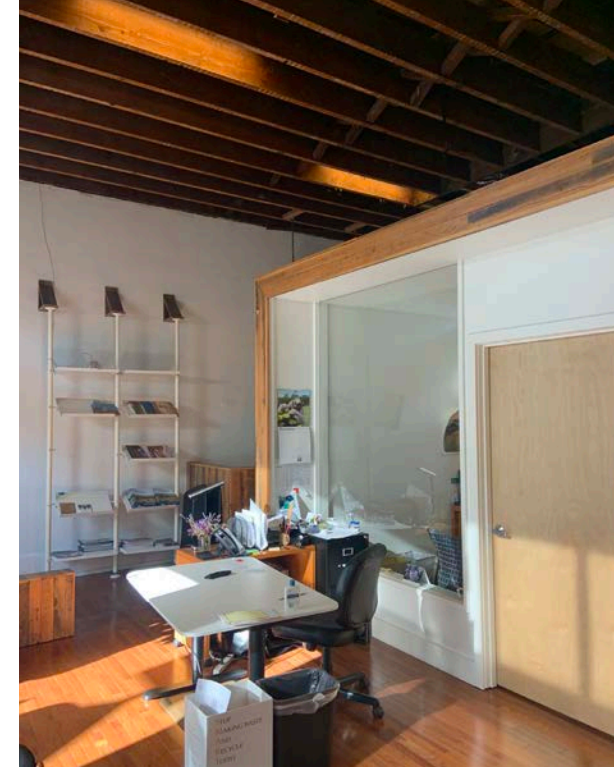
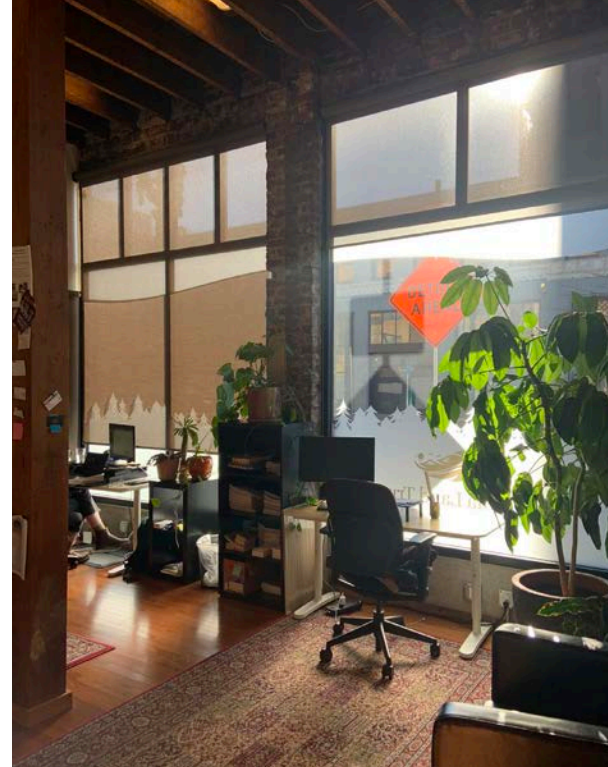
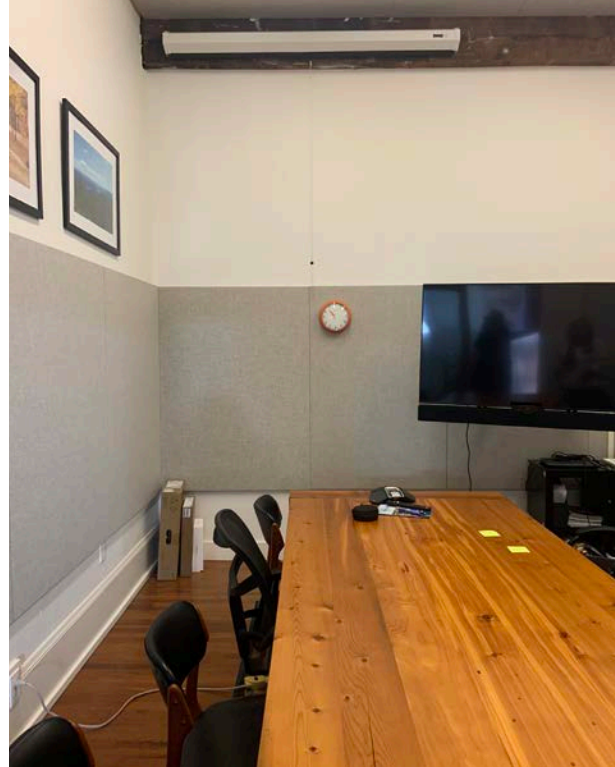
12,535 ADT (22)

28,262 ADT (22)

51,539 ADT (22)

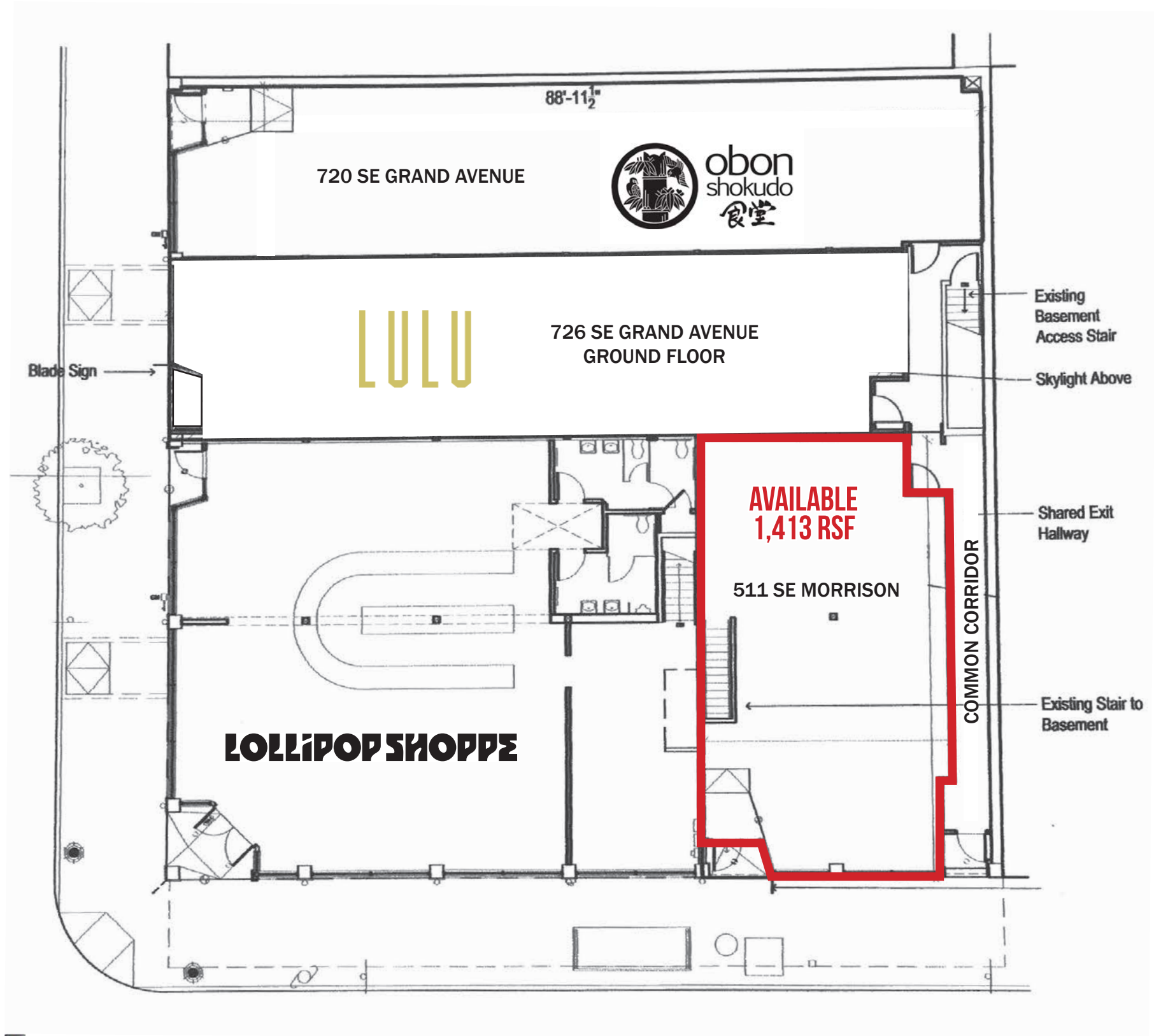
**SITE**





\*\*\*PLAN DOES NOT REPRESENT  
AS BUILT CONDITIONS

PORTLAND STREETCAR  
SE GRAND AVENUE



MORRISON BRIDGE

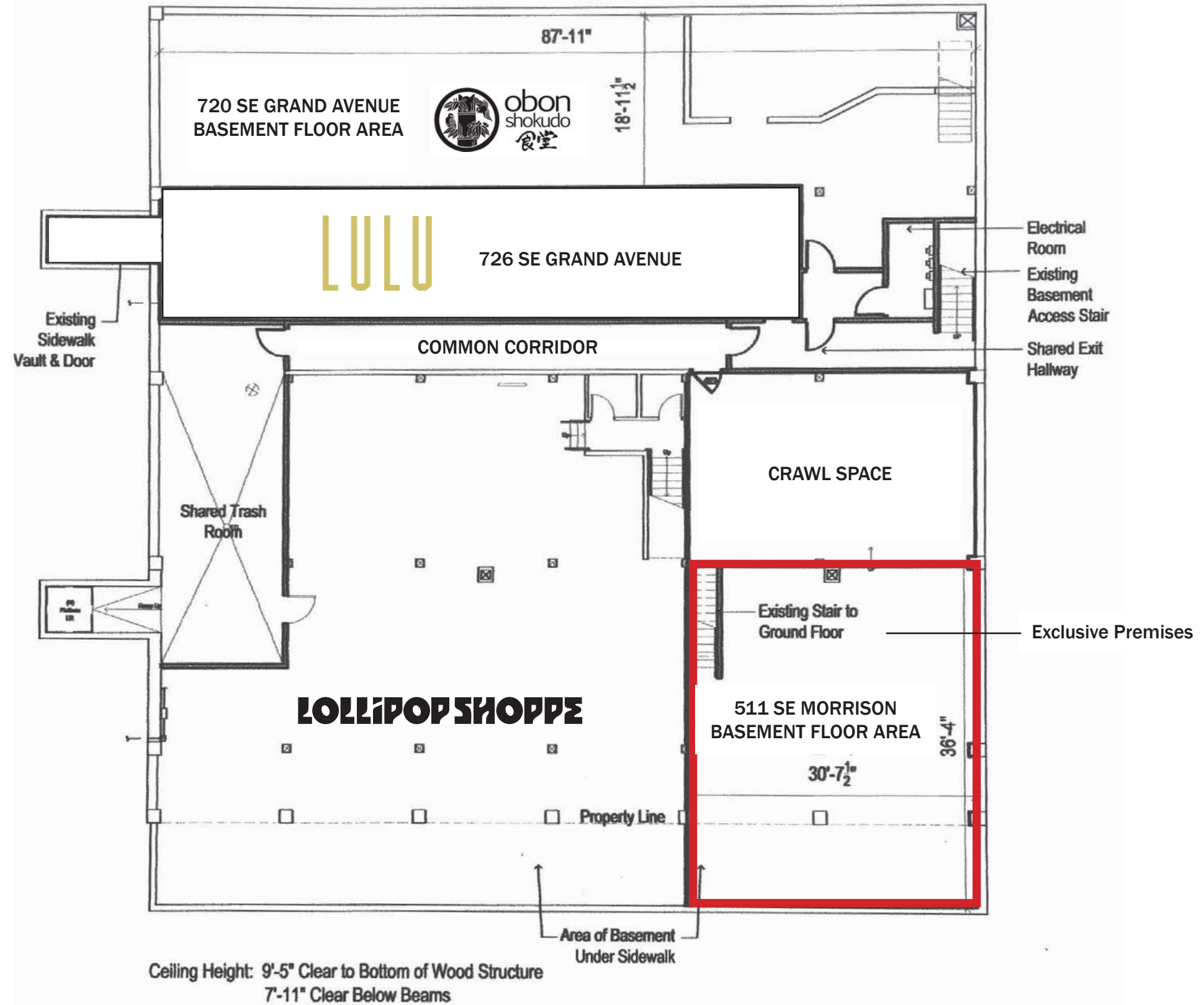


23,982 ADT (2022)

SE MORRISON ST



\*\*\*PLAN DOES NOT REPRESENT  
AS BUILT CONDITIONS



# GRAND & MORRISON 511 SE MORRISON STREET

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	22,439	220,004	454,212
Projected Population 2027	23,629	225,715	466,377
Average HH Income	\$69,152	\$112,362	\$115,249
Median Home Value	\$607,672	\$625,014	\$568,396
Daytime Demographics 16+	93,230	310,338	483,959
Some College or Higher	82.8%	87.1%	84.0%

**36.5**

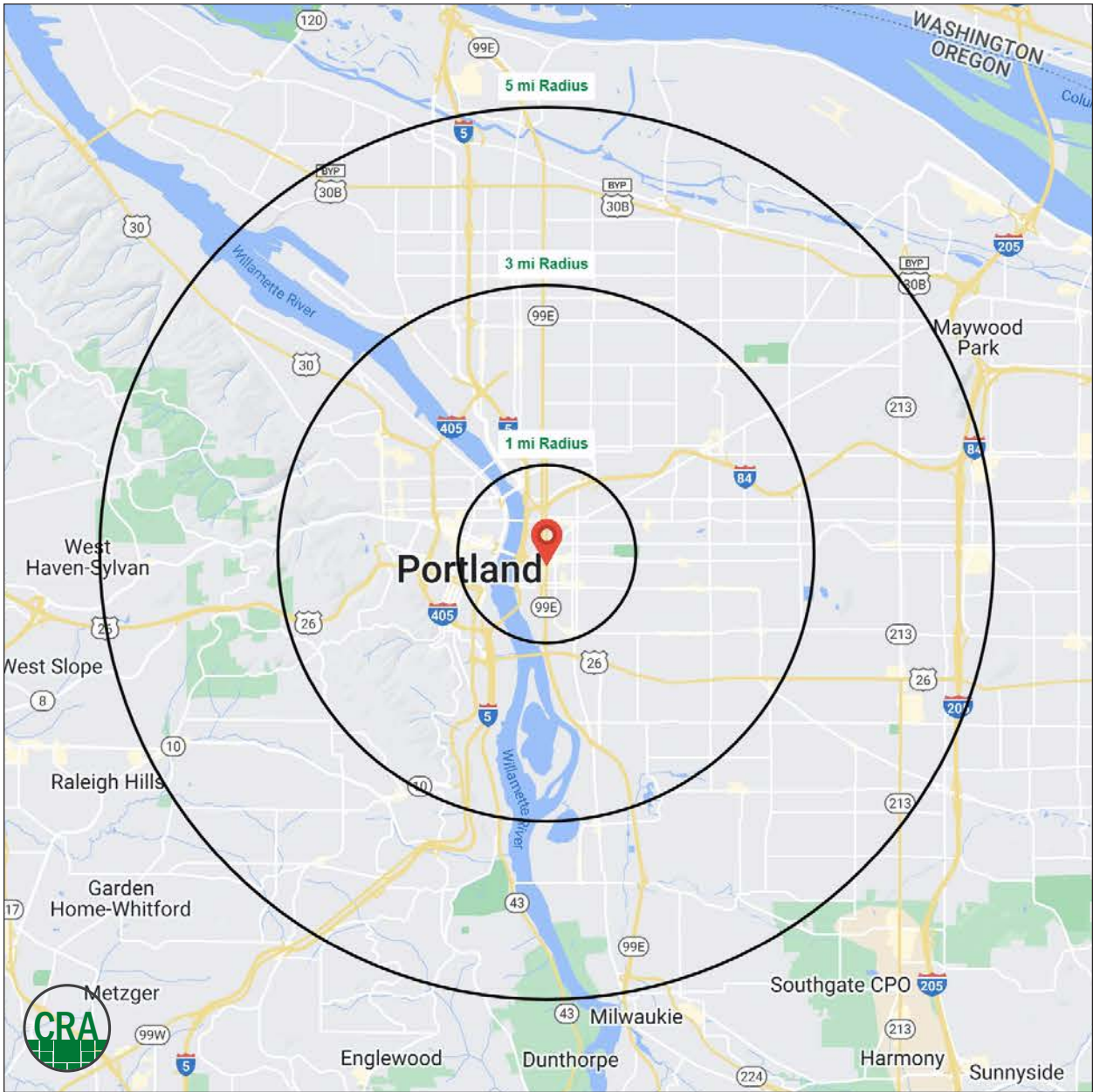
Median Age

1 MILE RADIUS

**\$607,672**

Median Home Value

1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5174/-122.6604

<b>511 SE Morrison St</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Portland, OR 97214</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2022 Estimated Population	22,439	220,004	454,212
2027 Projected Population	23,629	225,715	466,377
2020 Census Population	22,877	222,342	458,897
2010 Census Population	16,259	184,120	403,036
Projected Annual Growth 2022 to 2027	1.1%	0.5%	0.5%
Historical Annual Growth 2010 to 2022	3.2%	1.6%	1.1%
2022 Median Age	36.5	38.0	38.2
<b>Households</b>			
2022 Estimated Households	13,103	113,572	211,532
2027 Projected Households	13,952	117,906	220,172
2020 Census Households	13,419	114,217	212,371
2010 Census Households	8,800	92,270	183,292
Projected Annual Growth 2022 to 2027	1.3%	0.8%	0.8%
Historical Annual Growth 2010 to 2022	4.1%	1.9%	1.3%
<b>Race and Ethnicity</b>			
2022 Estimated White	74.5%	76.8%	74.9%
2022 Estimated Black or African American	4.5%	4.4%	5.0%
2022 Estimated Asian or Pacific Islander	6.1%	7.1%	8.0%
2022 Estimated American Indian or Native Alaskan	1.1%	0.7%	0.7%
2022 Estimated Other Races	13.8%	11.0%	11.4%
2022 Estimated Hispanic	16.6%	10.0%	10.2%
<b>Income</b>			
2022 Estimated Average Household Income	\$69,152	\$112,362	\$115,249
2022 Estimated Median Household Income	\$60,825	\$87,192	\$88,981
2022 Estimated Per Capita Income	\$41,695	\$58,480	\$54,054
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.2%	2.1%
2022 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.0%	2.3%
2022 Estimated High School Graduate	12.8%	9.7%	11.6%
2022 Estimated Some College	19.5%	15.4%	16.9%
2022 Estimated Associates Degree Only	3.7%	5.1%	6.0%
2022 Estimated Bachelors Degree Only	37.1%	37.5%	35.0%
2022 Estimated Graduate Degree	22.4%	29.1%	26.1%
<b>Business</b>			
2022 Estimated Total Businesses	7,108	24,890	38,596
2022 Estimated Total Employees	87,286	252,330	365,425
2022 Estimated Employee Population per Business	12.3	10.1	9.5
2022 Estimated Residential Population per Business	3.2	8.8	11.8

*For more information, please contact:*

**ASHLEY HEICHELBECH** 503.490.7212 | ashley@cra-nw.com

**KATHLEEN HEALY** 503.880.3033 | kathleen@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](http://www.cra-nw.com)



503.274.0211

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