

# IRVINGTON PLACE

FOR LEASE IN PORTLAND, OREGON

## LOCATION

NE 11th Avenue & NE Broadway in Portland, Oregon

## AVAILABLE SPACE

2,603 SF

## HIGHLIGHTS

- The building has 18 off-street parking spaces available.
- Located across from Safeway and Buffalo Wild Wings.
- Two blocks from the Lloyd Center Mall, which includes Macy's, H&M, Old Navy, Barnes & Noble, Regal Cinemas, Ross Dress For Less, Marshall's and much more.

## TRAFFIC COUNTS

NE Broadway - 21,766 (18)

NE Weidler - 21,618 ADT (18)



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Mark Banta**

503.758.9573 | [mark@cra-nw.com](mailto:mark@cra-nw.com)

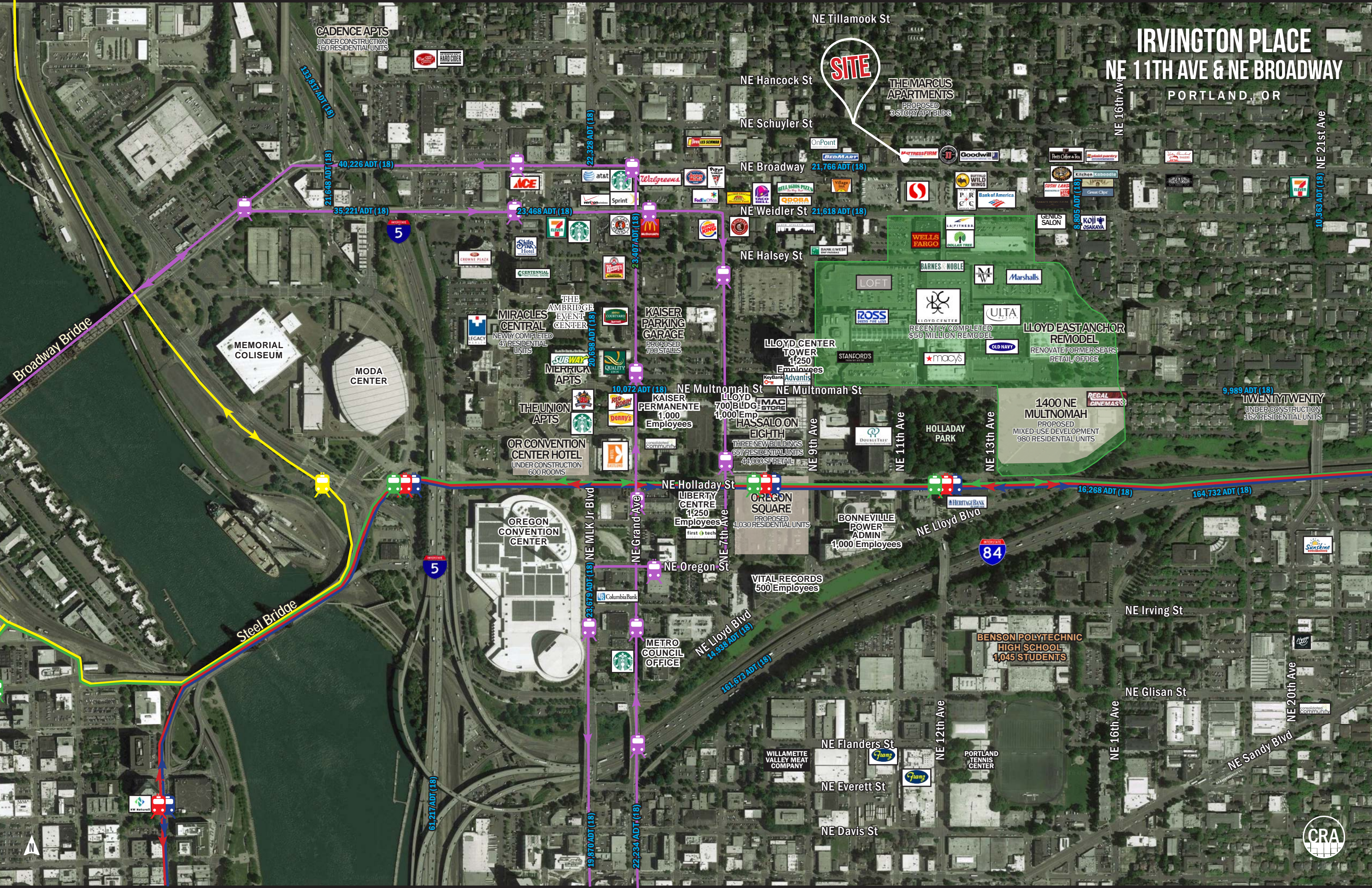
**503.274.0211**

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

# IRVINGTON PLACE NE 11TH AVE & NE BROADWAY PORTLAND, OR



THE MARCUS APARTMENTS  
PROPOSED  
3 STORY APT BLDG



CADENCE APTS  
UNDER CONSTRUCTION  
160 RESIDENTIAL UNITS

MEMORIAL COLISEUM

MODA CENTER

OREGON CONVENTION CENTER

OR CONVENTION CENTER HOTEL  
UNDER CONSTRUCTION  
600 ROOMS

THE UNION APTS

MIRACLES CENTRAL  
NEWLY COMPLETED  
47 RESIDENTIAL UNITS

THE AMBRIDGE EVENT CENTER

KAISER PARKING GARAGE  
PROPOSED  
700 STALLS

THE AMBRIDGE EVENT CENTER

KAISER PERMANENTE  
1,000 Employees

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OREGON SQUARE  
PROPOSED  
1,030 RESIDENTIAL UNITS

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BONNEVILLE POWER ADMIN  
1,000 Employees

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BENSON POLYTECHNIC HIGH SCHOOL  
1,045 STUDENTS

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1400 NE MULTNOMAH  
PROPOSED  
MIXED-USE DEVELOPMENT  
980 RESIDENTIAL UNITS

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162 RESIDENTIAL UNITS

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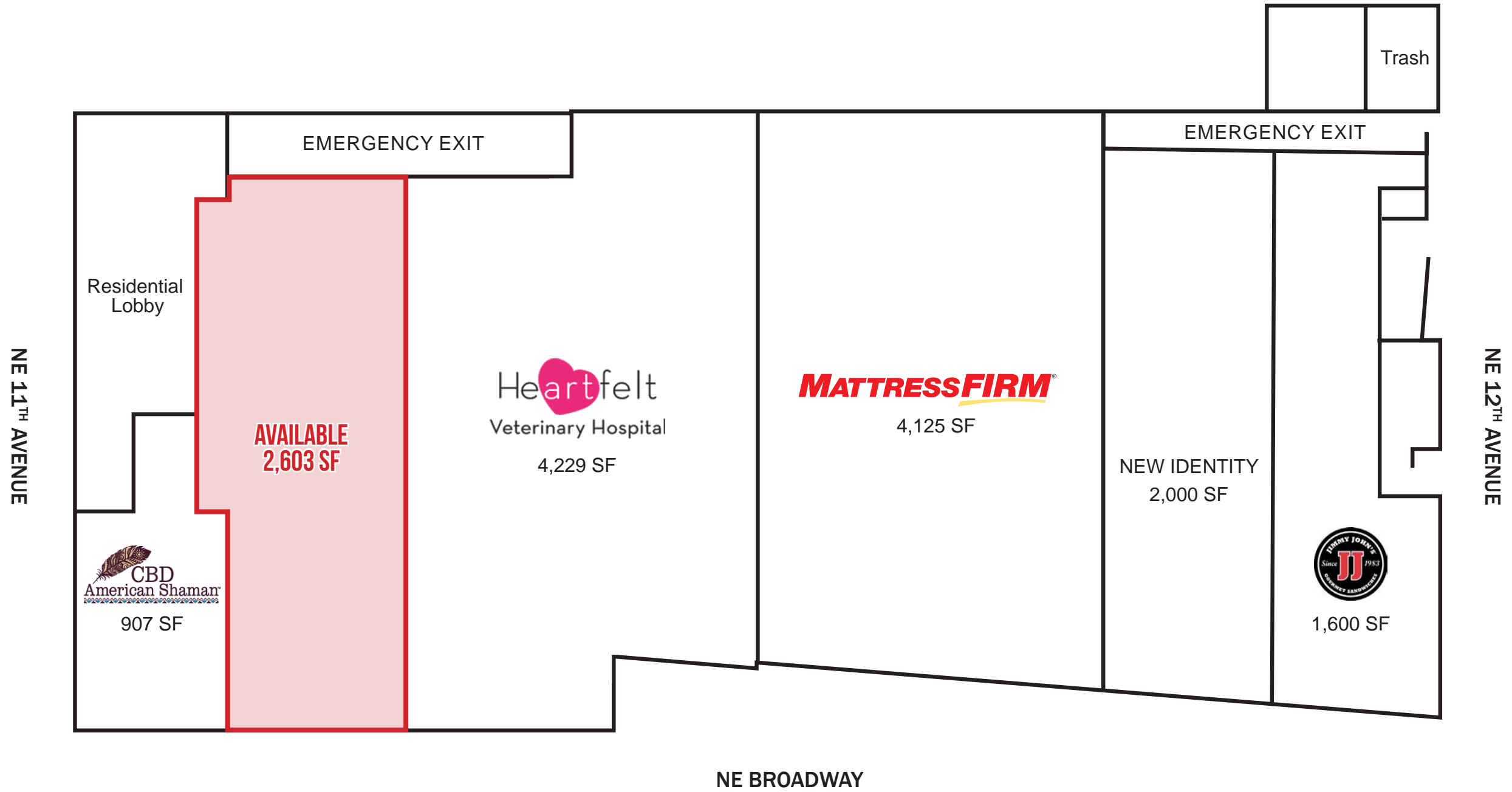
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# IRVINGTON PLACE

## NE 11TH AVE & NE BROADWAY

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

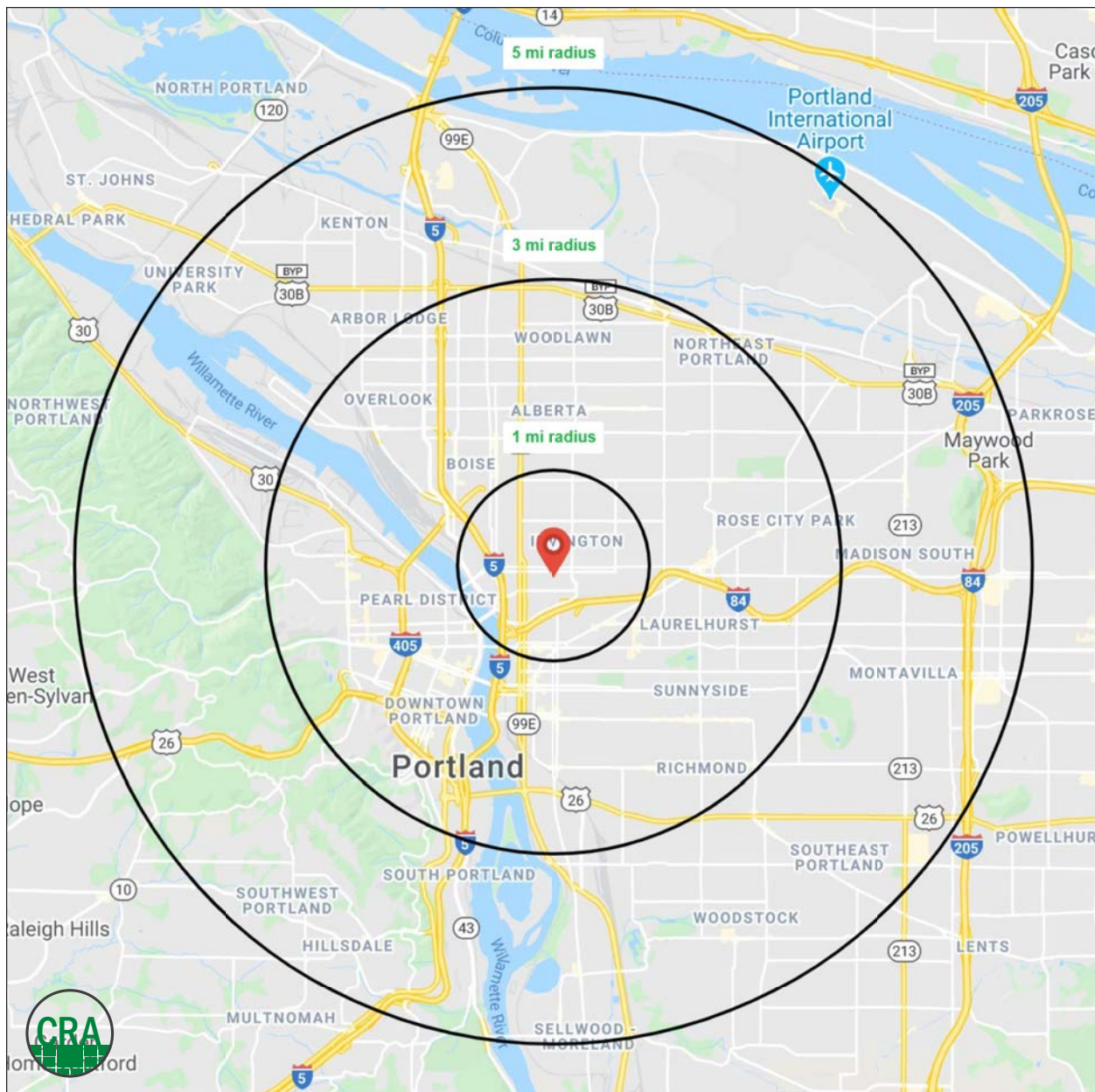
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	27,074	248,369	434,308
Average HH Income	\$95,750	\$104,478	\$104,831
Median HH Income	\$72,722	\$78,882	\$79,191
Median Home Value	\$625,305	\$540,357	\$501,423
Daytime Demographics 16+	39,661	252,485	382,940
Some College or Higher	87.0%	86.5%	82.9%

**\$625,305**

Median Home Value  
1 MILE RADIUS

**87.0%**

Some College Education or Higher  
1 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5352/-122.6543

RS1

Irvington Place Portland, OR 97232		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	27,074	248,369	434,308
	2025 Projected Population	27,679	252,616	440,847
	2010 Census Population	20,921	204,590	373,573
	2000 Census Population	19,713	187,321	347,532
	Projected Annual Growth 2020 to 2025	0.4%	0.3%	0.3%
	Historical Annual Growth 2000 to 2020	1.9%	1.6%	1.2%
	2020 Median Age	36.1	36.4	37.2
<b>HOUSEHOLDS</b>	2020 Estimated Households	14,299	126,780	206,042
	2025 Projected Households	15,041	133,643	217,377
	2010 Census Households	10,423	99,385	169,740
	2000 Census Households	9,837	88,716	154,245
	Projected Annual Growth 2020 to 2025	1.0%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	2.3%	2.1%	1.7%
<b>RACE AND ETHNICITY</b>	2020 Estimated White	77.1%	76.3%	75.2%
	2020 Estimated Black or African American	8.1%	8.5%	7.3%
	2020 Estimated Asian or Pacific Islander	3.6%	5.6%	7.7%
	2020 Estimated American Indian or Native Alaskan	1.4%	1.0%	0.9%
	2020 Estimated Other Races	9.8%	8.6%	8.8%
	2020 Estimated Hispanic	14.4%	9.8%	9.5%
<b>INCOME</b>	2020 Estimated Average Household Income	\$95,750	\$104,478	\$104,831
	2020 Estimated Median Household Income	\$72,722	\$78,882	\$79,191
	2020 Estimated Per Capita Income	\$50,861	\$53,709	\$50,068
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.6%	2.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.2%	2.9%
	2020 Estimated High School Graduate	9.4%	9.6%	11.9%
	2020 Estimated Some College	18.4%	18.0%	19.0%
	2020 Estimated Associates Degree Only	5.8%	6.2%	6.7%
	2020 Estimated Bachelors Degree Only	37.3%	36.9%	33.7%
	2020 Estimated Graduate Degree	25.4%	25.5%	23.6%
<b>BUSINESS</b>	2020 Estimated Total Businesses	3,633	24,463	34,653
	2020 Estimated Total Employees	39,661	252,485	382,940
	2020 Estimated Employee Population per Business	10.9	10.3	11.1
	2020 Estimated Residential Population per Business	7.5	10.2	12.5

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:*

**MARK BANTA** 503.758.9573 | mark@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 733 SW Second Avenue, Suite 200 • Portland, Oregon 97204



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503.274.0211

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