

FOR LEASE > DOWNTOWN PORTLAND

PINE STREET ANNEX

PIZZA



ADDRESS

116 SW Pine Street, Portland, OR

AVAILABLE SPACE

2,000 SF - 2nd generation space
(1,600 SF ground floor/400 SF mezzanine)

RENTAL RATE

\$12.00/SF/YR, NNN (NNN ~\$7/SF/YR)

TRAFFIC COUNTS

W Burnside St - 31,989 ADT ('22)

SW 2nd Ave - 5,378 ADT ('22)

SW Pine St - 2,220 ADT ('22)

HIGHLIGHTS

- Second generation space available, ideal for retail or service use
- High ceilings with abundant natural light
- Located within 2-blocks of new state of the art Portland Living Building/PAE HQ building, Pine Street Market, Bae's Fried Chicken, Afuri, Voodoo Donuts, Mother's Bistro, Meet Fresh, Xin Ding Dumpling House and Portland Saturday Market.
- Conveniently located on MAX Light Rail line



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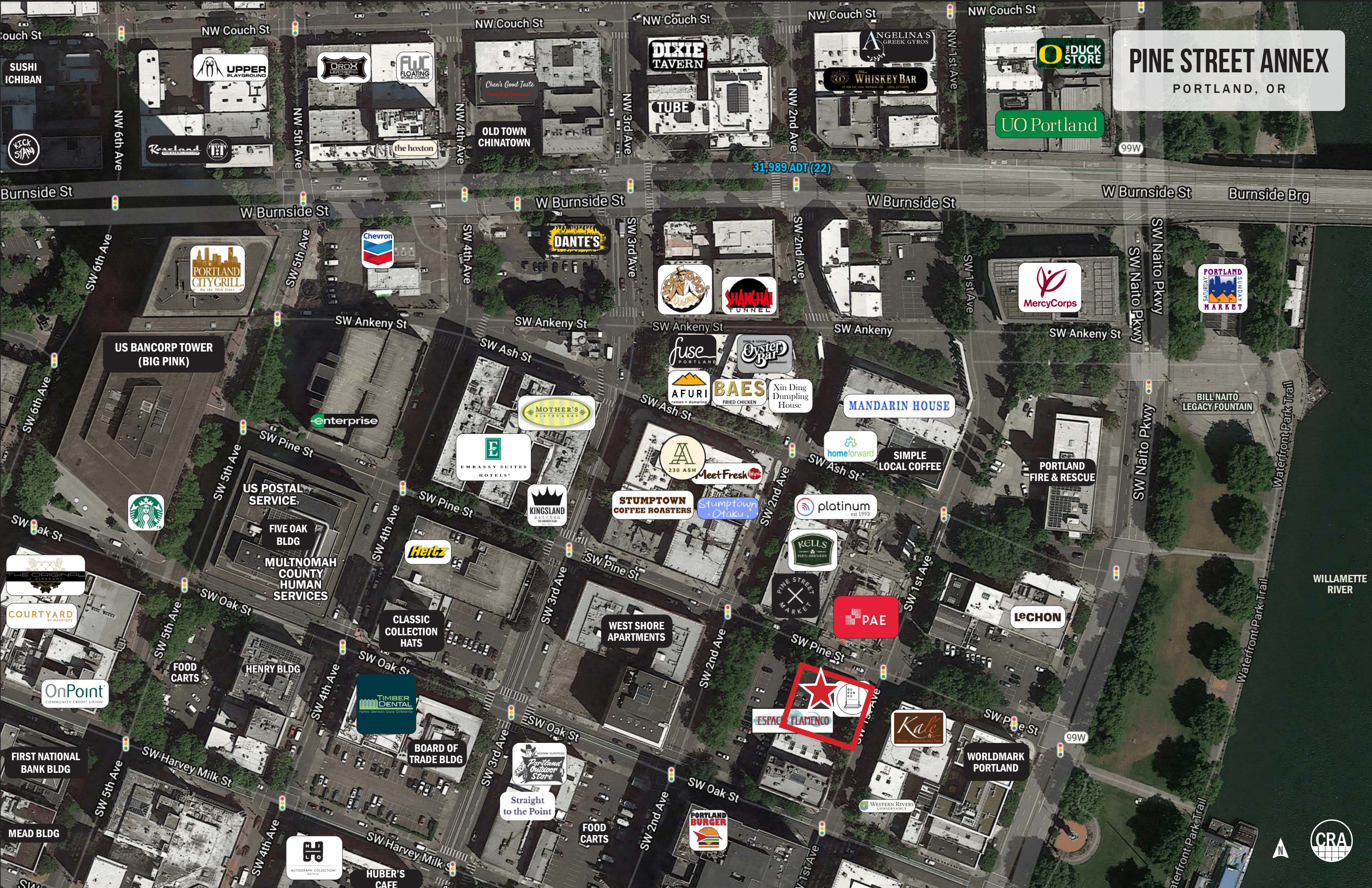
503.274.0211
www.cra-nw.com

PINE STREET ANNEX

PORTLAND, OR

UO Portland

31,989 ADT (22)



Waterfront Park Trail

WILLAMETTE RIVER

BILL NAITO LEGACY FOUNTAIN

PORTLAND SATURDAY MARKET

MercyCorps

MANDARIN HOUSE

Xin Ding Dumpling House

BAES FRIED CHICKEN

230 ASH

STUMPTOWN COFFEE ROASTERS

Stumptown Otaku

platinum est. 1993

homeforward

SIMPLE LOCAL COFFEE

PORTLAND FIRE & RESCUE

leCHON

PAE

ESPACIO FLAMENCO

Kale

WORLDMARK PORTLAND

WEST SHORE APARTMENTS

CLASSIC COLLECTION HATS

MULTNOMAH COUNTY HUMAN SERVICES

US POSTAL SERVICE

FIVE OAK BLDG

US BANCORP TOWER (BIG PINK)

PORTLAND CITY GRILL

OLD TOWN CHINATOWN

DIXIE TAVERN

TUBE

ANGELINA'S GREEK GYROS

WHISKEY BAR

THE DUCK STORE

UPPER PLAYGROUND

OROX LEATHERS

FWC FLOATING WORLD COMICS

SUSHI ICHIBAN

KECK 510

Reveland

THE T

the hoxton

Chen's Good Taste

OLD TOWN CHINATOWN

DIXIE TAVERN

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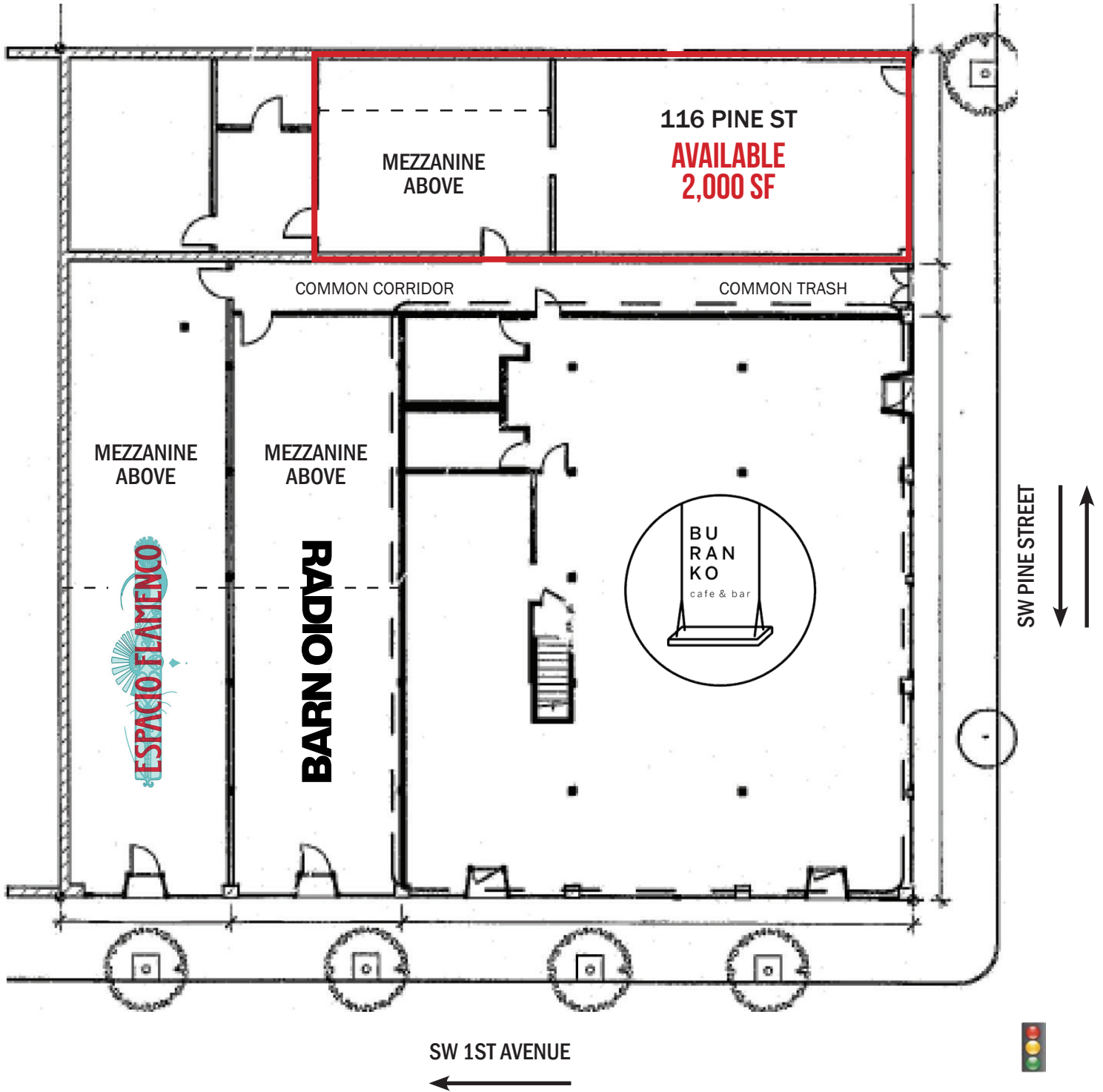
KECK 510

Reveland

PINE STREET ANNEX

PORTLAND, OR

SITE PLAN



PINE STREET ANNEX

PORTLAND, OR

DEMOGRAPHIC SUMMARY

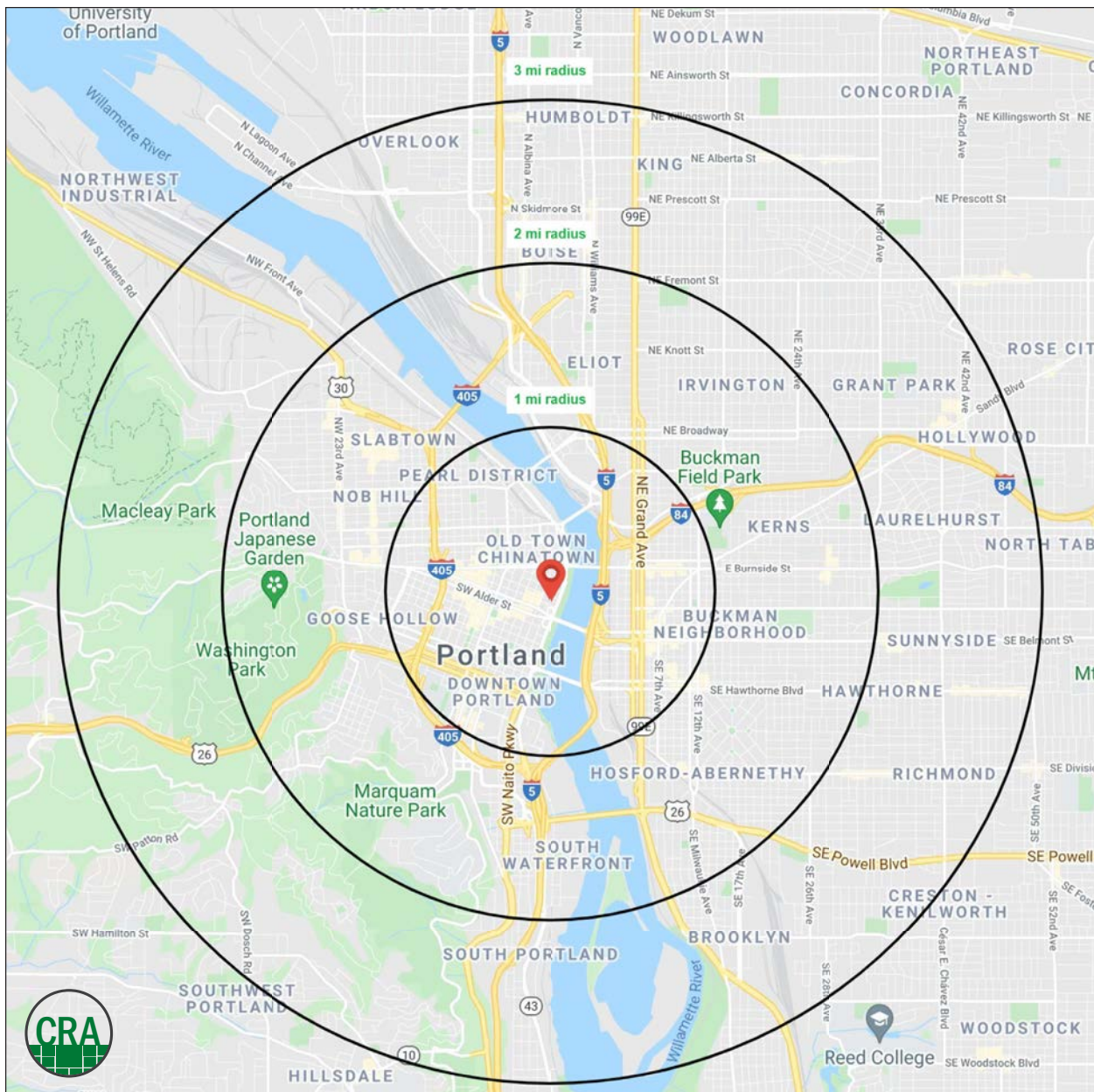
Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	37,207	114,110	202,609
Projected Population 2028	37,397	116,889	209,698
Average HH Income	\$96,861	\$122,530	\$138,917
Median Home Value	\$558,971	\$652,785	\$650,733
Daytime Demographics 16+	124,888	207,955	276,983
Some College or Higher	82.0%	87.0%	87.7%

\$652,785

Median Home Value
2 MILE RADIUS

38.5

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: 45.5208/-122.6721

Pine Street Annex Portland, OR 97204	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	37,207	114,110	202,609
2028 Projected Population	37,397	116,889	209,689
2020 Census Population	37,357	114,738	203,559
2010 Census Population	28,608	89,716	167,040
Projected Annual Growth 2023 to 2028	0.1%	0.5%	0.7%
Historical Annual Growth 2010 to 2023	2.3%	2.1%	1.6%
2023 Median Age	38.5	37.7	38.0
Households			
2023 Estimated Households	24,261	66,771	106,392
2028 Projected Households	24,624	69,141	111,201
2020 Census Households	24,223	66,570	105,758
2010 Census Households	17,219	50,585	84,590
Projected Annual Growth 2023 to 2028	0.3%	0.7%	0.9%
Historical Annual Growth 2010 to 2023	3.1%	2.5%	2.0%
Race and Ethnicity			
2023 Estimated White	69.1%	74.8%	76.4%
2023 Estimated Black or African American	5.6%	4.8%	5.0%
2023 Estimated Asian or Pacific Islander	10.5%	8.1%	6.8%
2023 Estimated American Indian or Native Alaskan	1.3%	0.8%	0.7%
2023 Estimated Other Races	13.6%	11.5%	11.2%
2023 Estimated Hispanic	16.4%	11.7%	10.2%
Income			
2023 Estimated Average Household Income	\$96,861	\$122,530	\$138,917
2023 Estimated Median Household Income	\$70,445	\$88,912	\$101,420
2023 Estimated Per Capita Income	\$64,630	\$72,401	\$73,405
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.3%	1.3%
2023 Estimated Some High School (Grade Level 9 to 11)	3.4%	2.0%	1.9%
2023 Estimated High School Graduate	12.4%	9.6%	9.2%
2023 Estimated Some College	20.0%	16.8%	16.1%
2023 Estimated Associates Degree Only	5.3%	4.6%	4.8%
2023 Estimated Bachelors Degree Only	33.0%	37.9%	38.5%
2023 Estimated Graduate Degree	23.7%	27.8%	28.3%
Business			
2023 Estimated Total Businesses	9,138	16,948	24,099
2023 Estimated Total Employees	110,872	175,019	223,031
2023 Estimated Employee Population per Business	12.1	10.3	9.3
2023 Estimated Residential Population per Business	4.1	6.7	8.4

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

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

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EXPERIENCE



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