

2737 SE 21ST AVENUE

2ND GENERATION OFFICE/RETAIL/SERVICE RETAIL SPACE



ADDRESS

2737 SE 21st Ave, Portland, OR
(corner of SE 21st & Taggart)

AVAILABLE SPACE

1,717 SF

RENTAL RATE

\$28.00 PSF/YR plus NNN

TRAFFIC COUNTS

SE 21st Ave @ SE Clinton St - 4,644 ADT ('20)

SE Clinton St @ SE 21st Ave - 2,944 ADT ('20)

Walk Score

92

Bike Score

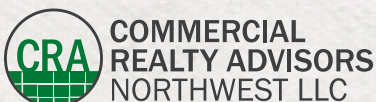
100

Transit Score

61

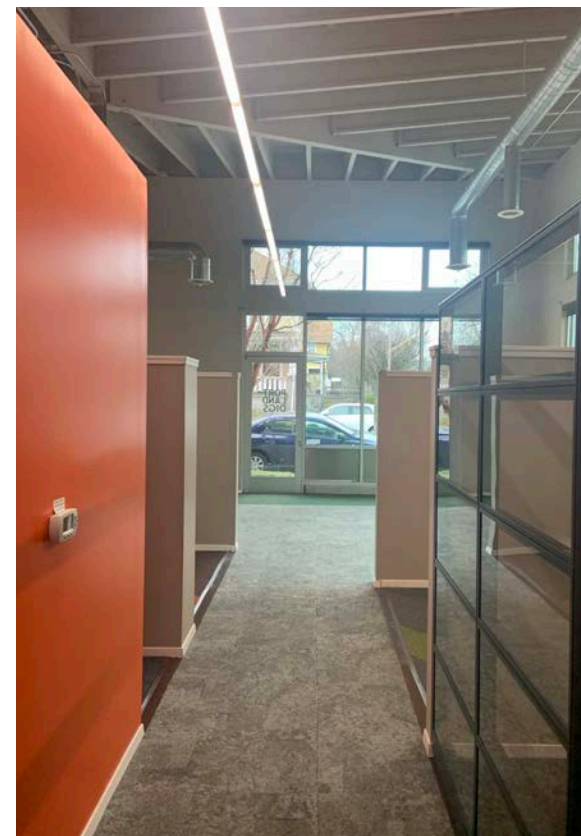
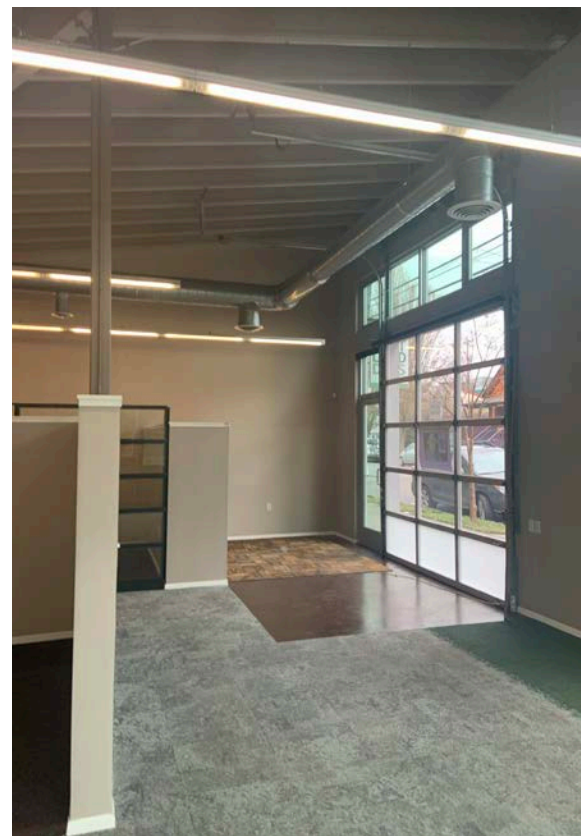
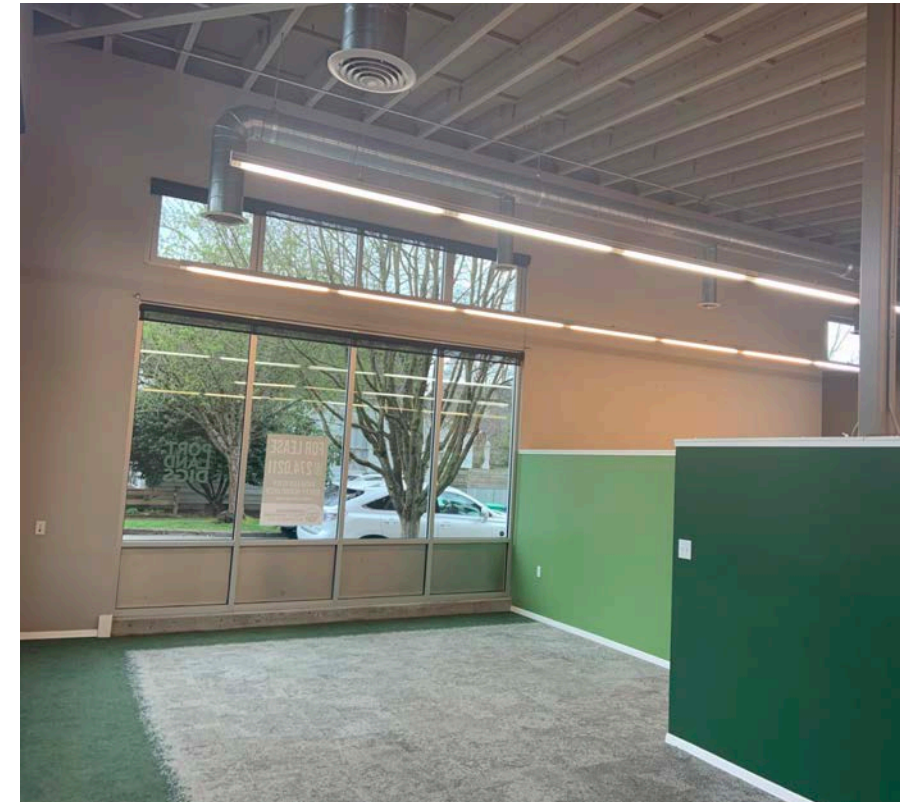
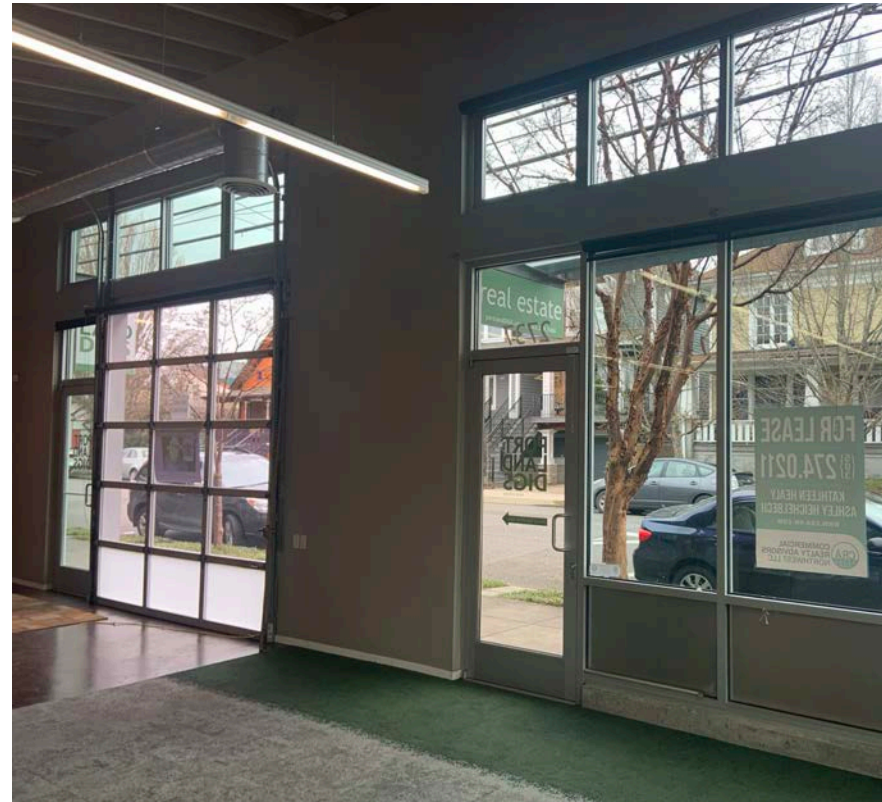
HIGHLIGHTS

- Light, bright 2nd generation office space located on the corner of SE 21st & Taggart (one block south of Clinton).
- Corner built-out space includes private offices, open floor plan with common area work space, storefront roll-up garage door and traditional storefront entry, open ceiling plan and abundant natural light.
- Ideal for office, retail or service retail use.
- Great co-tenancy with Blink, Loyly Spa, Yama Sushi, Quaintrelle and Xenana Spa.
- Available now!



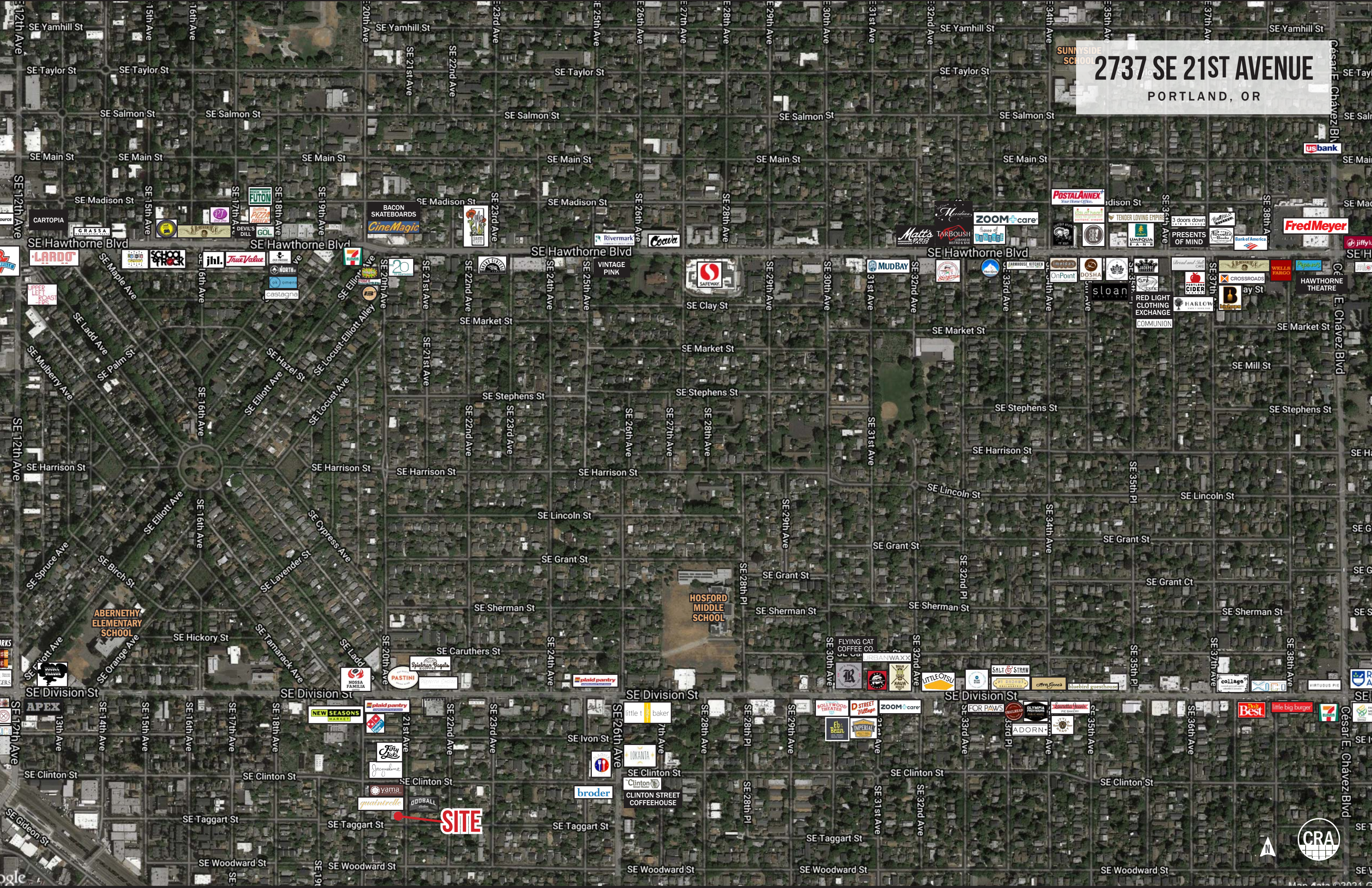
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PORTLAND, OR



SITE



SITE PLAN

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2737 SE 21ST AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)	1 MILE	2 MILE	3 MILE
Estimated Population 2021	26,557	97,858	224,724
Projected Population 2026	27,493	104,898	237,891
Average HH Income	\$104,969	\$99,477	\$103,874
Median Home Value	\$555,603	\$541,909	\$549,043
Daytime Demographics 16+	22,888	150,483	289,066
Some College or Higher	88.6%	87.8%	86.3%

\$555,603

Median Home Value
1 MILE RADIUS

35.5

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5028/-122.6448

2737 SE 21st Ave	1 mi	2 mi	3 mi
Portland, OR 97202	radius	radius	radius
Population			
2021 Estimated Population	26,557	97,858	224,724
2026 Projected Population	27,493	104,898	237,891
2020 Census Population	26,065	96,500	225,268
2010 Census Population	22,861	80,000	190,969
Projected Annual Growth 2021 to 2026	0.7%	1.4%	1.2%
Historical Annual Growth 2010 to 2021	1.5%	2.0%	1.6%
2021 Median Age	35.5	36.4	38.0
Households			
2021 Estimated Households	12,670	48,708	113,944
2026 Projected Households	13,468	53,869	124,623
2020 Census Households	12,400	47,803	113,527
2010 Census Households	10,925	38,720	94,105
Projected Annual Growth 2021 to 2026	1.3%	2.1%	1.9%
Historical Annual Growth 2010 to 2021	1.5%	2.3%	1.9%
Race and Ethnicity			
2021 Estimated White	79.7%	77.9%	77.0%
2021 Estimated Black or African American	2.3%	2.4%	2.9%
2021 Estimated Asian or Pacific Islander	5.8%	7.2%	7.3%
2021 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.7%
2021 Estimated Other Races	11.6%	11.8%	12.1%
2021 Estimated Hispanic	7.0%	7.9%	8.4%
Income			
2021 Estimated Average Household Income	\$104,969	\$99,477	\$103,874
2021 Estimated Median Household Income	\$89,318	\$83,453	\$82,586
2021 Estimated Per Capita Income	\$50,219	\$49,972	\$53,107
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.3%	1.4%
2021 Estimated Some High School (Grade Level 9 to 11)	1.9%	1.9%	2.2%
2021 Estimated High School Graduate	8.3%	8.9%	10.1%
2021 Estimated Some College	17.0%	19.0%	18.0%
2021 Estimated Associates Degree Only	5.2%	5.6%	5.6%
2021 Estimated Bachelors Degree Only	38.2%	36.5%	36.0%
2021 Estimated Graduate Degree	28.3%	26.7%	26.7%
Business			
2021 Estimated Total Businesses	2,329	11,839	22,740
2021 Estimated Total Employees	16,636	123,601	221,566
2021 Estimated Employee Population per Business	7.1	10.4	9.7
2021 Estimated Residential Population per Business	11.4	8.3	9.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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