



1142 SW Harvey Milk St



408 SW 12th Ave

EXCELLENT WEST END OPPORTUNITIES!

SPENCER COURT

SECOND GENERATION CAFÉ/BAR SPACE AND RETAIL SPACE FOR LEASE

ADDRESS

408 SW 12th Avenue | Portland, OR
1142 SW Harvey Milk Street | Portland, OR

AVAILABLE SPACE

Café/Bar: 1,274 RSF
Retail: 1,105 RSF

RENTAL RATE

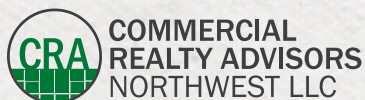
\$32.00/PSF/YR, NNN

TRAFFIC COUNTS

Harvey Milk St @ SW 11th Ave – 7,345 ADT ('22)
W Burnside St – 21,460 ADT ('22)

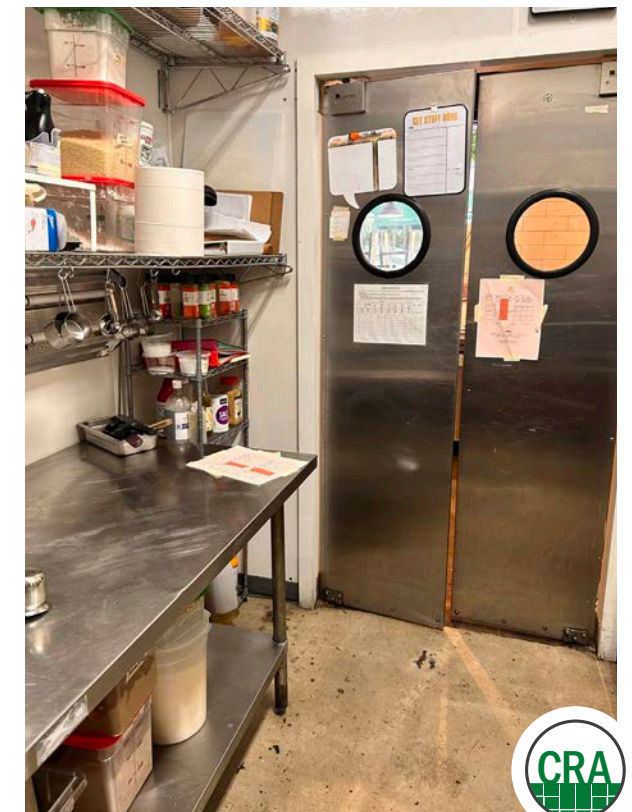
HIGHLIGHTS

- Fully built out café/bar space with FF&E available to Tenant. Grease interceptor serving the space, no type 1 venting.
- Fully built out retail space ready for the next retail Tenant.
- Excellent location in Portland's vibrant West End with great immediate co-tenancy!
- Building was fully renovated in 2014.
- High wood ceilings, and large, modern glass storefronts.
- Nearby tenants include: Bamboo Sushi, Nuvrei Cafe, Cheryl's, Mark Spencer Hotel, Powell's, Ace Hotel, Hyatt Centric Hotel, Jake's Famous Crawfish, West End Bikes, Patagonia and more.
- Available now!



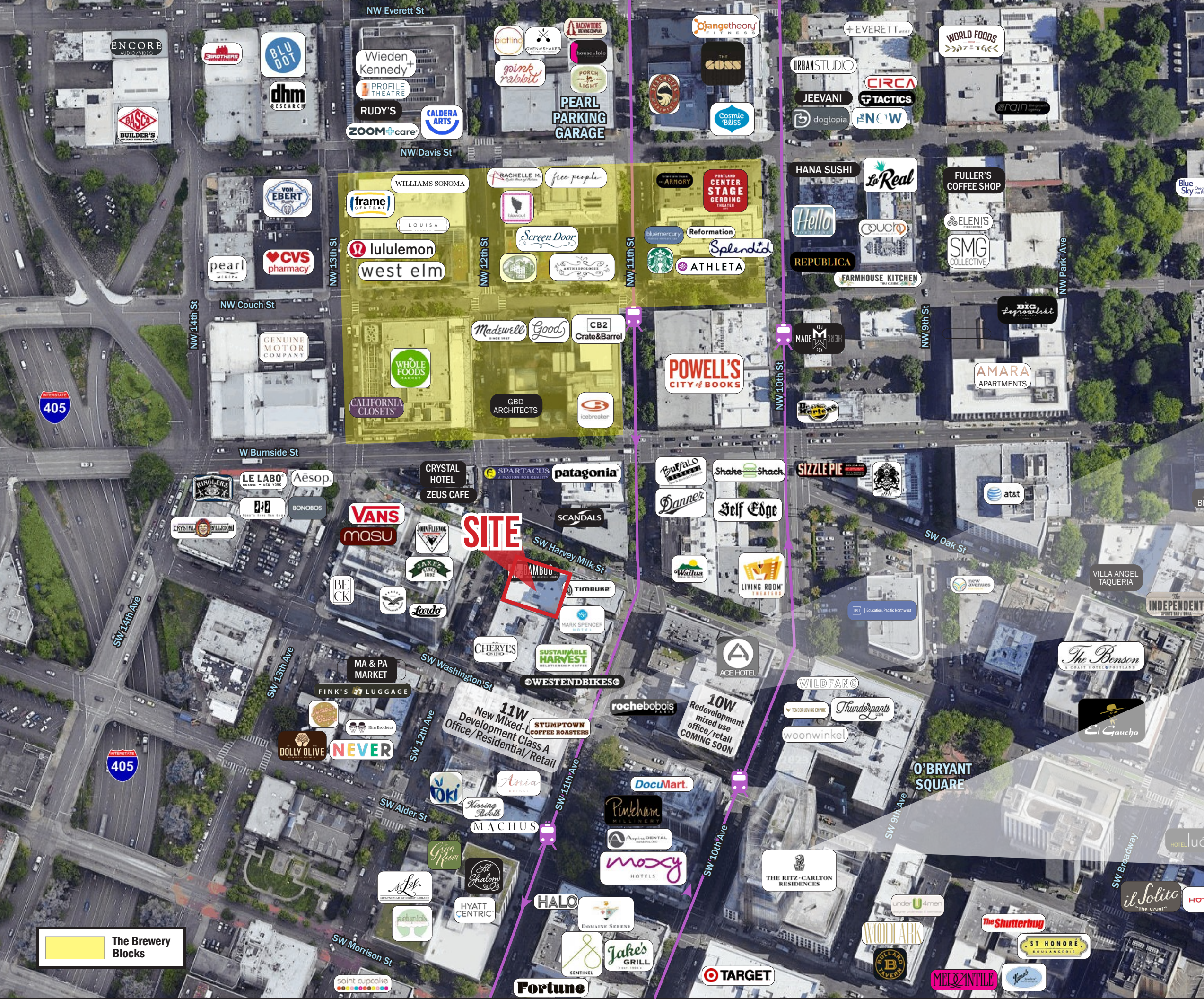
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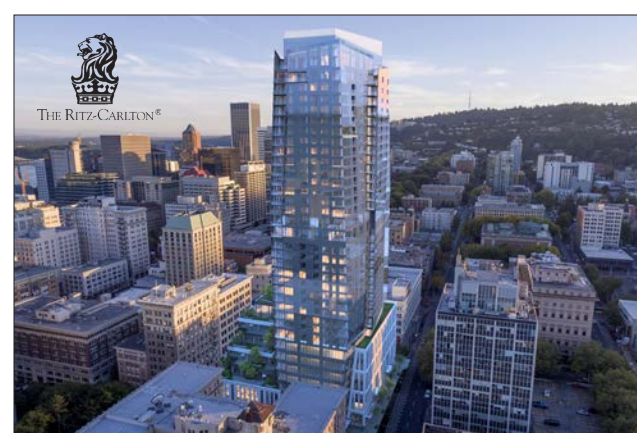


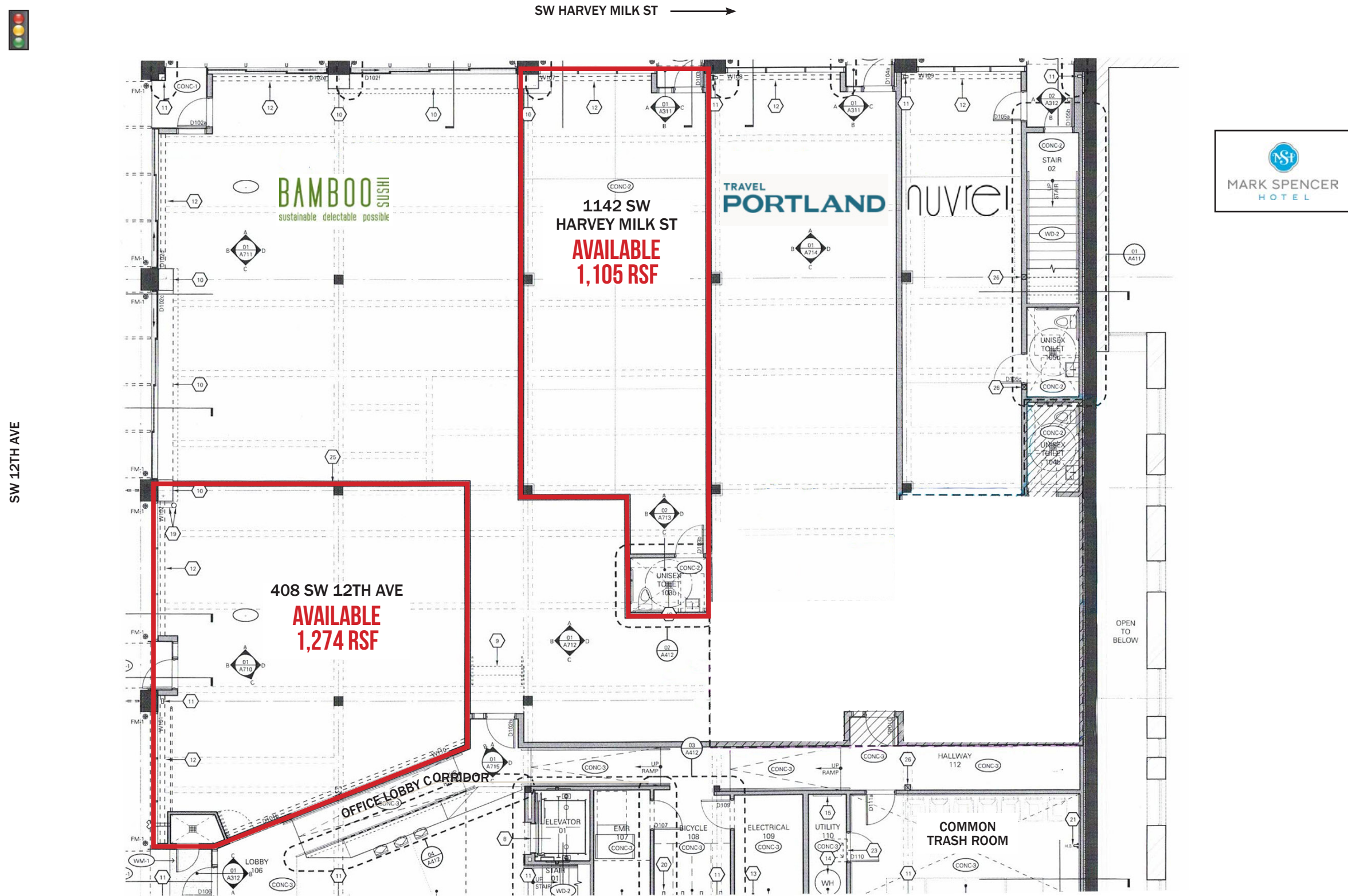
SPENCER COURT

PORTLAND, OR



 The Brewery Blocks





The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective tenant should carefully verify all information obtained herein.



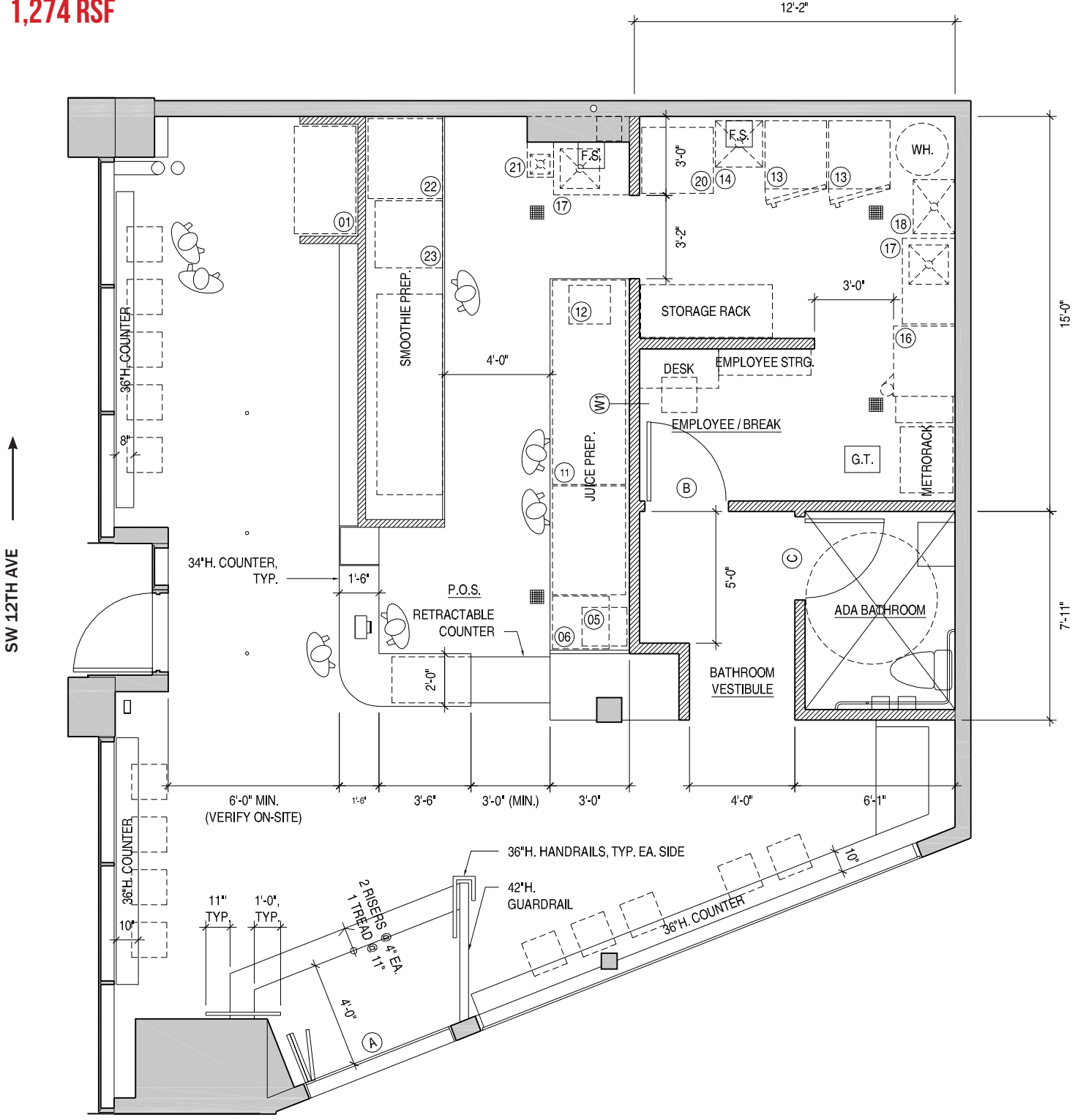
SPENCER COURT

408 SW 12TH AVENUE

PORTLAND, OR

SPACE PLAN | CAFÉ/BAR

AVAILABLE
1,274 RSF



*FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



DEMOGRAPHIC SUMMARY

SPENCER COURT

PORTLAND, OR

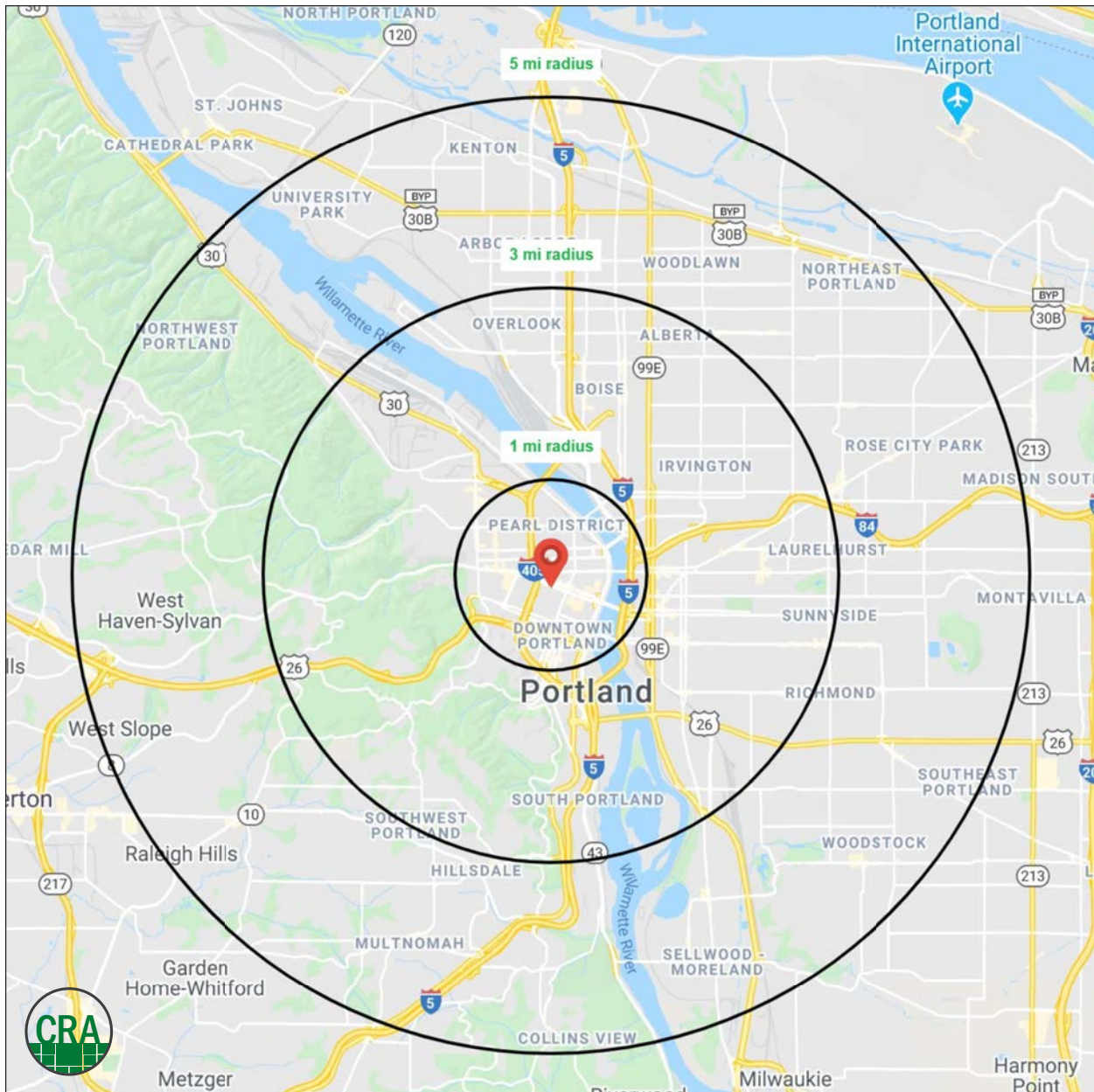
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	44,326	179,898	430,623
Projected Population 2028	44,311	186,753	444,955
Average HH Income	\$109,532	\$140,280	\$145,949
Median Home Value	\$597,718	\$659,120	\$602,880
Daytime Demographics 16+	117,065	263,175	424,301
Some College or Higher	83.9%	87.7%	86.3%

\$659,120

Median Home Value
3 MILE RADIUS

38.3

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: 45.5223/-122.6829

Spencer Court	1 mi radius	3 mi radius	5 mi radius
Portland, OR 97205			
Population			
2023 Estimated Population	44,326	179,898	430,623
2028 Projected Population	44,311	186,753	444,955
2020 Census Population	44,772	180,209	433,078
2010 Census Population	36,839	146,365	377,689
Projected Annual Growth 2023 to 2028	-	0.8%	0.7%
Historical Annual Growth 2010 to 2023	1.6%	1.8%	1.1%
2023 Median Age	38.3	38.1	38.3
Households			
2023 Estimated Households	29,438	95,763	203,830
2028 Projected Households	29,812	100,304	213,281
2020 Census Households	29,526	95,012	202,442
2010 Census Households	22,802	75,099	173,738
Projected Annual Growth 2023 to 2028	0.3%	0.9%	0.9%
Historical Annual Growth 2010 to 2023	2.2%	2.1%	1.3%
Race and Ethnicity			
2023 Estimated White	71.2%	75.8%	75.9%
2023 Estimated Black or African American	5.0%	5.3%	4.9%
2023 Estimated Asian or Pacific Islander	10.5%	6.9%	7.4%
2023 Estimated American Indian or Native Alaskan	1.0%	0.7%	0.7%
2023 Estimated Other Races	12.2%	11.3%	11.1%
2023 Estimated Hispanic	13.5%	10.5%	9.8%
Income			
2023 Estimated Average Household Income	\$109,532	\$140,280	\$145,949
2023 Estimated Median Household Income	\$76,260	\$101,534	\$106,430
2023 Estimated Per Capita Income	\$73,845	\$75,167	\$69,447
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.2%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	2.8%	1.8%	2.1%
2023 Estimated High School Graduate	11.4%	9.3%	10.1%
2023 Estimated Some College	17.1%	15.7%	17.0%
2023 Estimated Associates Degree Only	4.9%	4.6%	5.4%
2023 Estimated Bachelors Degree Only	34.8%	38.7%	37.1%
2023 Estimated Graduate Degree	27.1%	28.7%	26.7%
Business			
2023 Estimated Total Businesses	8,854	22,441	37,312
2023 Estimated Total Employees	101,256	214,763	309,178
2023 Estimated Employee Population per Business	11.4	9.6	8.3
2023 Estimated Residential Population per Business	5.0	8.0	11.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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www.cra-nw.com



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.