

EXCELLENT WEST END OPPORTUNITY!

SPENCER COURT

SECOND GENERATION SPACE FOR LEASE

SW HARVEY MILK ST | BETWEEN 11TH & 12TH | PORTLAND, OREGON

ADDRESS

1132 SW Harvey Milk Street, #104, Portland, OR

AVAILABLE SPACE

Suite 104: 2,145 SF

RENTAL RATE

\$35.00/SF/YR, NNN

TRAFFIC COUNTS

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

W Burnside St – 21,089 ADT ('22)

HIGHLIGHTS

- 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: Timbuk2, Bamboo Sushi, Cheryl's, Mark Spencer Hotel, Powell's, Ace Hotel, Hyatt Centric Hotel, Jake's Famous Crawfish, Patagonia and more.
- Available now!



COMMERCIAL
REALTY ADVISORS
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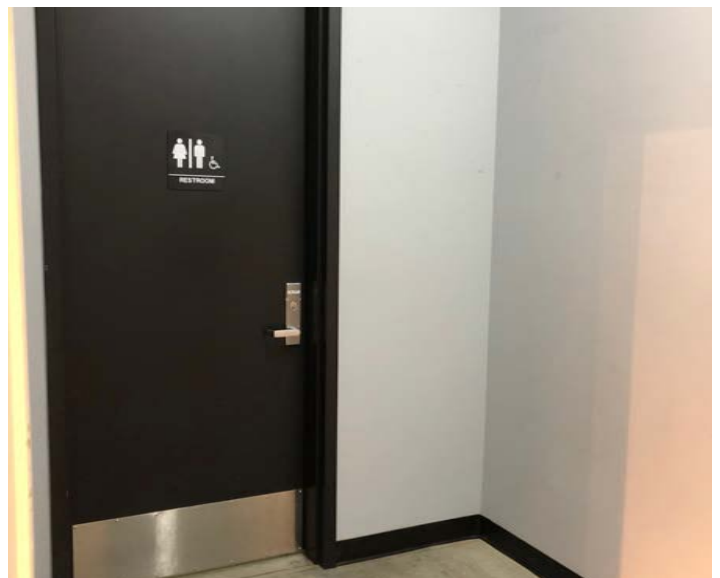
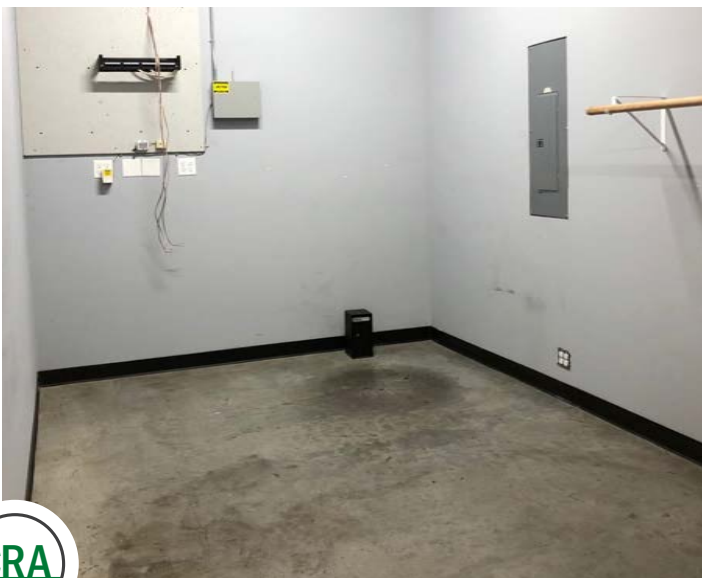
EXTERIOR PHOTOS
AND NEARBY BUSINESSES

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1132 SW HARVEY MILK ST
PORTLAND, OR



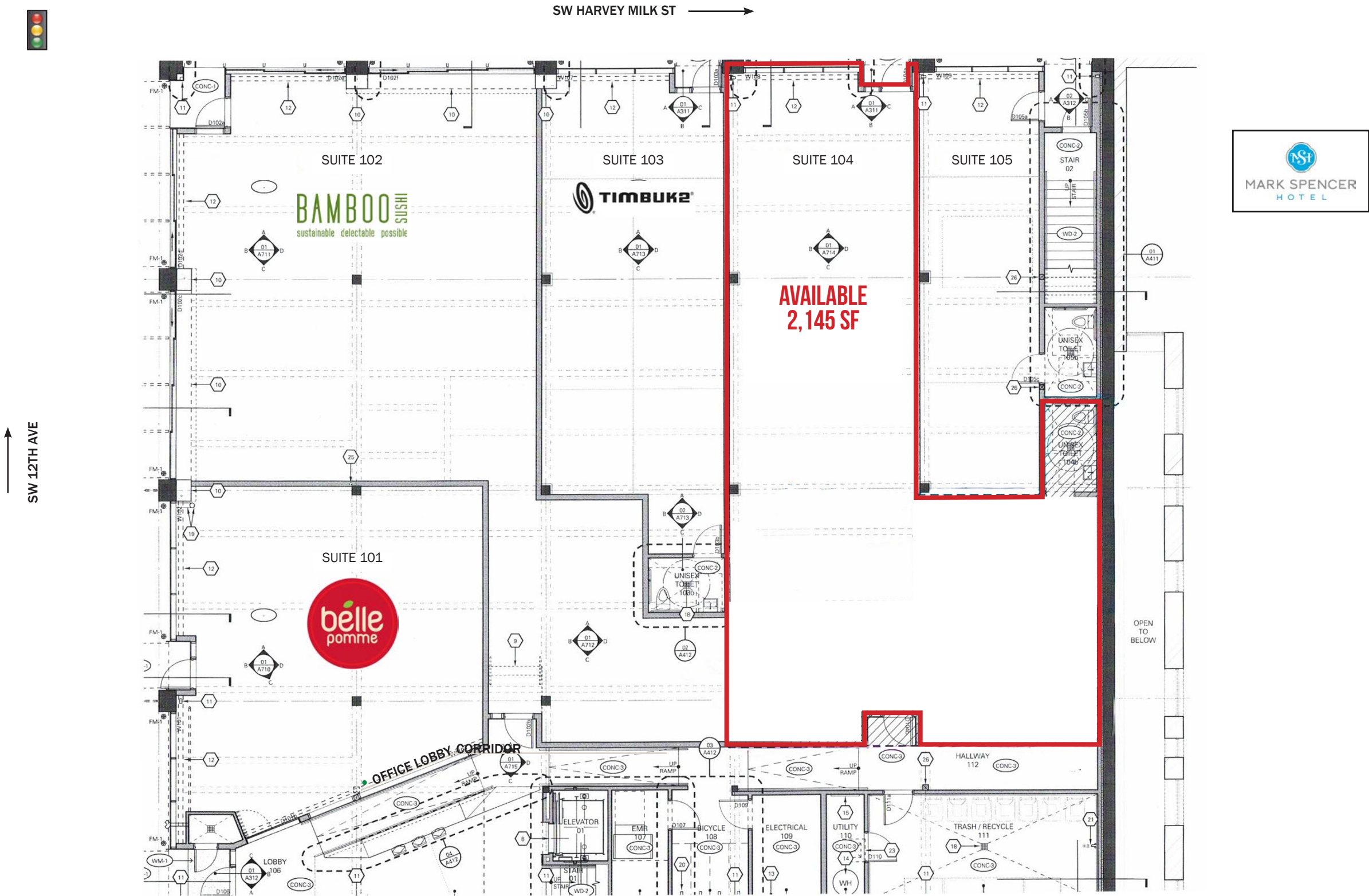
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INTERIOR PHOTOS | SUITE 104



Cal Skate





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1132 SW HARVEY MILK ST

PORTLAND, OR

DEMOGRAPHIC SUMMARY

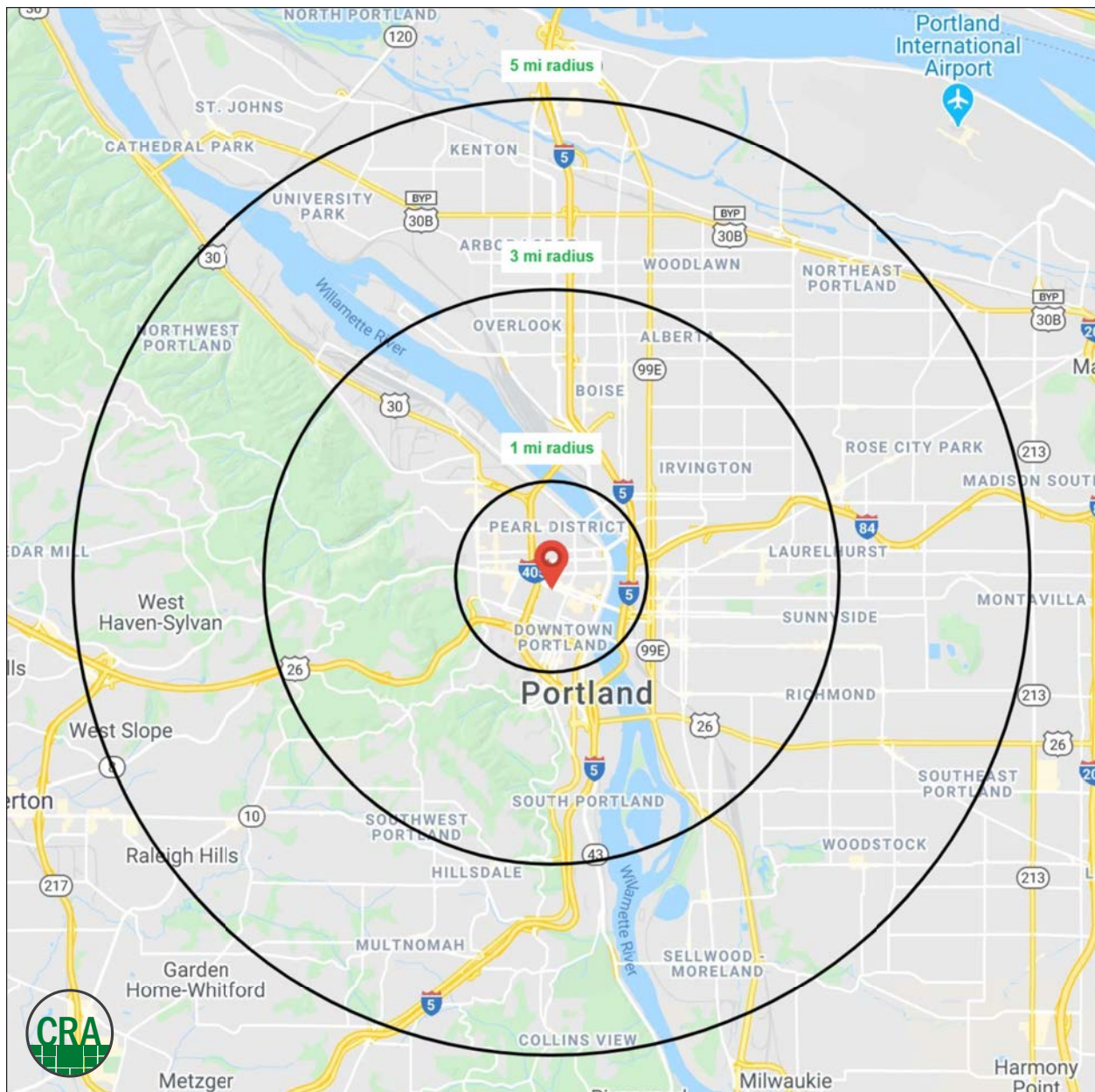
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	44,307	178,907	428,107
Projected Population 2027	44,965	183,422	435,594
Average HH Income	\$85,540	\$112,341	\$117,728
Median Home Value	\$546,182	\$611,372	\$552,047
Daytime Demographics 16+	119,555	288,690	459,320
Some College or Higher	83.7%	86.7%	85.4%

\$611,372

Median Home Value
3 MILE RADIUS

38.2

Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5223/-122.6826

1132 SW Harvey Milk St Portland, OR 97205	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	44,307	178,907	428,107
2027 Projected Population	44,965	183,422	435,594
2020 Census Population	44,907	180,639	433,013
2010 Census Population	36,877	146,759	377,560
Projected Annual Growth 2022 to 2027	0.3%	0.5%	0.3%
Historical Annual Growth 2010 to 2022	1.7%	1.8%	1.1%
2022 Median Age	38.2	37.9	38.1
Households			
2022 Estimated Households	29,223	94,216	200,332
2027 Projected Households	29,816	96,982	205,101
2020 Census Households	29,629	95,195	202,428
2010 Census Households	22,827	75,266	173,706
Projected Annual Growth 2022 to 2027	0.4%	0.6%	0.5%
Historical Annual Growth 2010 to 2022	2.3%	2.1%	1.3%
Race and Ethnicity			
2022 Estimated White	69.6%	73.9%	73.8%
2022 Estimated Black or African American	4.5%	4.9%	4.5%
2022 Estimated Asian or Pacific Islander	9.9%	6.4%	6.9%
2022 Estimated American Indian or Native Alaskan	1.2%	0.9%	0.8%
2022 Estimated Other Races	14.8%	13.9%	13.9%
2022 Estimated Hispanic	13.4%	10.5%	9.8%
Income			
2022 Estimated Average Household Income	\$85,540	\$112,341	\$117,728
2022 Estimated Median Household Income	\$61,641	\$85,443	\$91,122
2022 Estimated Per Capita Income	\$57,563	\$59,674	\$55,468
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.2%	1.5%
2022 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.1%	2.3%
2022 Estimated High School Graduate	11.5%	10.1%	10.8%
2022 Estimated Some College	16.8%	15.7%	17.3%
2022 Estimated Associates Degree Only	5.0%	4.8%	5.7%
2022 Estimated Bachelors Degree Only	34.7%	37.6%	35.7%
2022 Estimated Graduate Degree	27.1%	28.6%	26.6%
Business			
2022 Estimated Total Businesses	9,003	22,600	37,382
2022 Estimated Total Employees	103,553	239,487	343,417
2022 Estimated Employee Population per Business	11.5	10.6	9.2
2022 Estimated Residential Population per Business	4.9	7.9	11.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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