

# THE KATNISS

RETAIL | OFFICE | LIVE/WORK OPPORTUNITY!



FOR LEASE IN PORTLAND, OREGON

## ADDRESS

1260 SE Lambert St (corner of 13th & Lambert) in Portland, OR

## AVAILABLE SPACE

710 RSF - 1,751 RSF

## RENTAL RATE

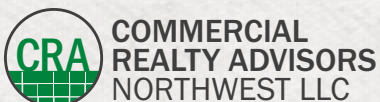
Please call for details

## HIGHLIGHTS

- Prime retail, office and live/work space in the heart of Sellwood!
- Expansive storefronts with full height glass and high ceilings.
- Access to a shared large, outdoor courtyard for seating or amenity space.
- Available now!

## TRAFFIC COUNTS

SE 13th Ave » 9,963 ADT ('18)



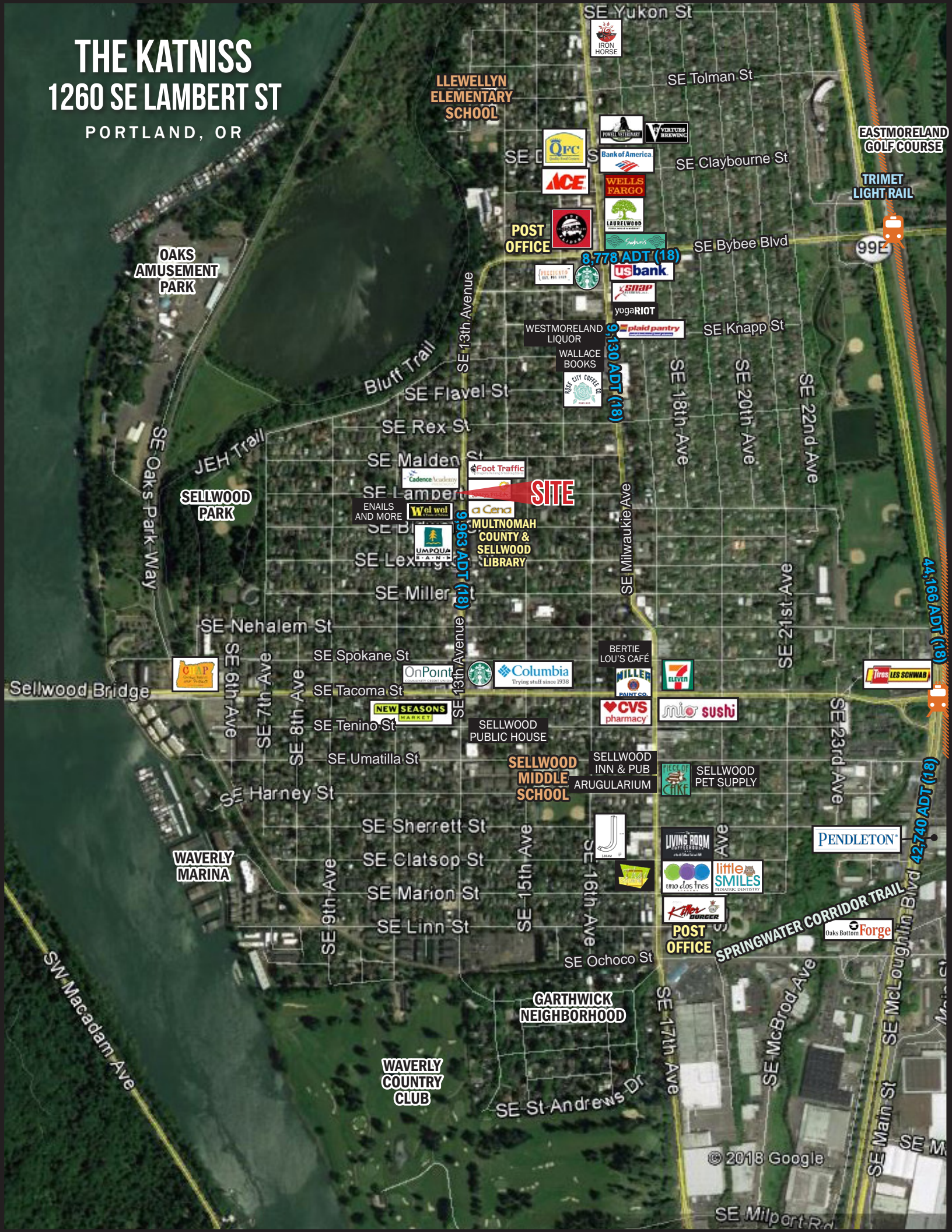
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**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

# THE KATNISS

## 1260 SE LAMBERT ST

PORTLAND, OR



LLEWELLYN  
ELEMENTARY  
SCHOOL

OAKS  
AMUSEMENT  
PARK

SELLWOOD  
PARK

WAVERLY  
MARINA

WAVERLY  
COUNTRY  
CLUB

GARTHWICK  
NEIGHBORHOOD

SELLWOOD  
MIDDLE  
SCHOOL

**SITE**

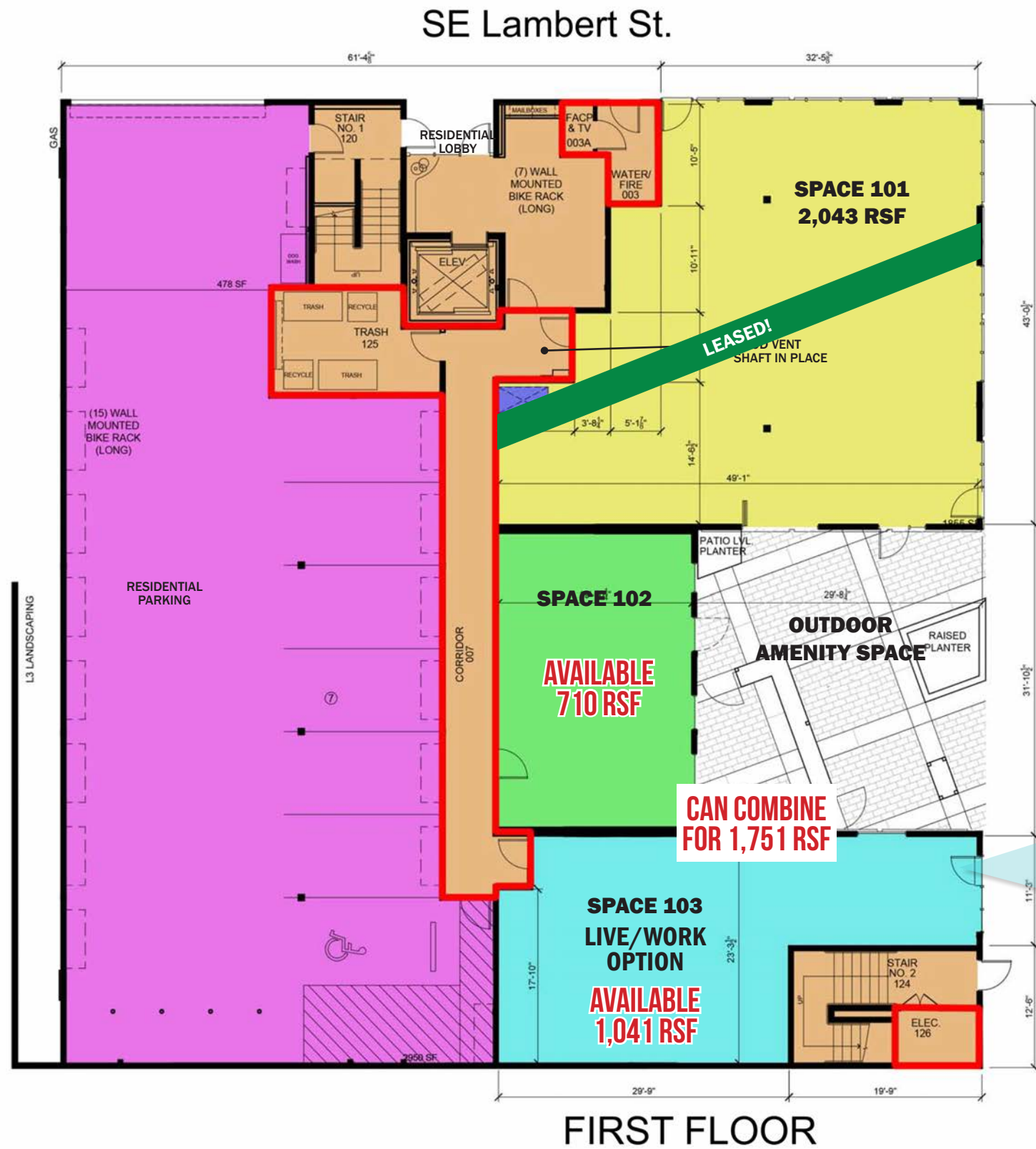
SE 13th Avenue  
9,130 ADT (18)

SE 13th Avenue  
9,963 ADT (18)







8,778 ADT (18)

44,166 ADT (18)

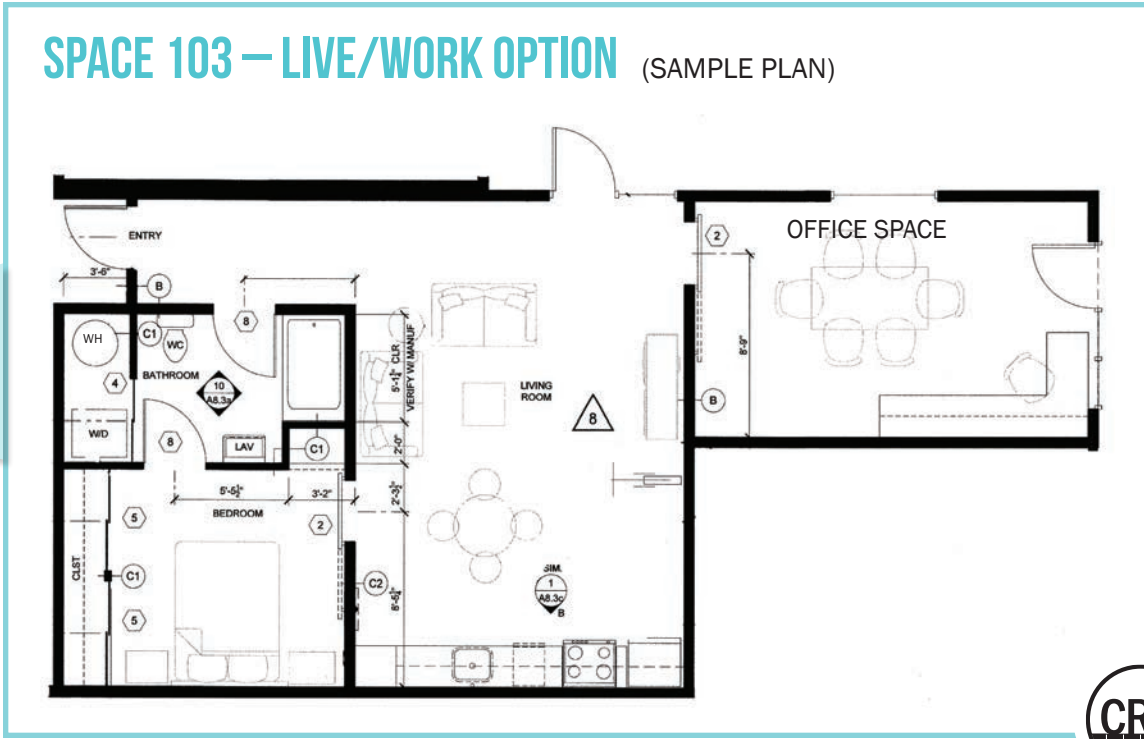
(81) LDV 07/24



# THE KATNISS

- |   |  |   |                          |
|---|--|---|--------------------------|
|  | Space 101 - LEASED<br>2,043 RSF<br>1,779 USF |  | Common Area              |
|  | Space 102<br>710 RSF<br>618 USF              |  | Parking                  |
|  | Space 103<br>1,041 RSF<br>906 USF            |  | Mechanical Shaft to Roof |

SE 13th Ave.



# THE KATNISS

## 1260 SE LAMBERT ST

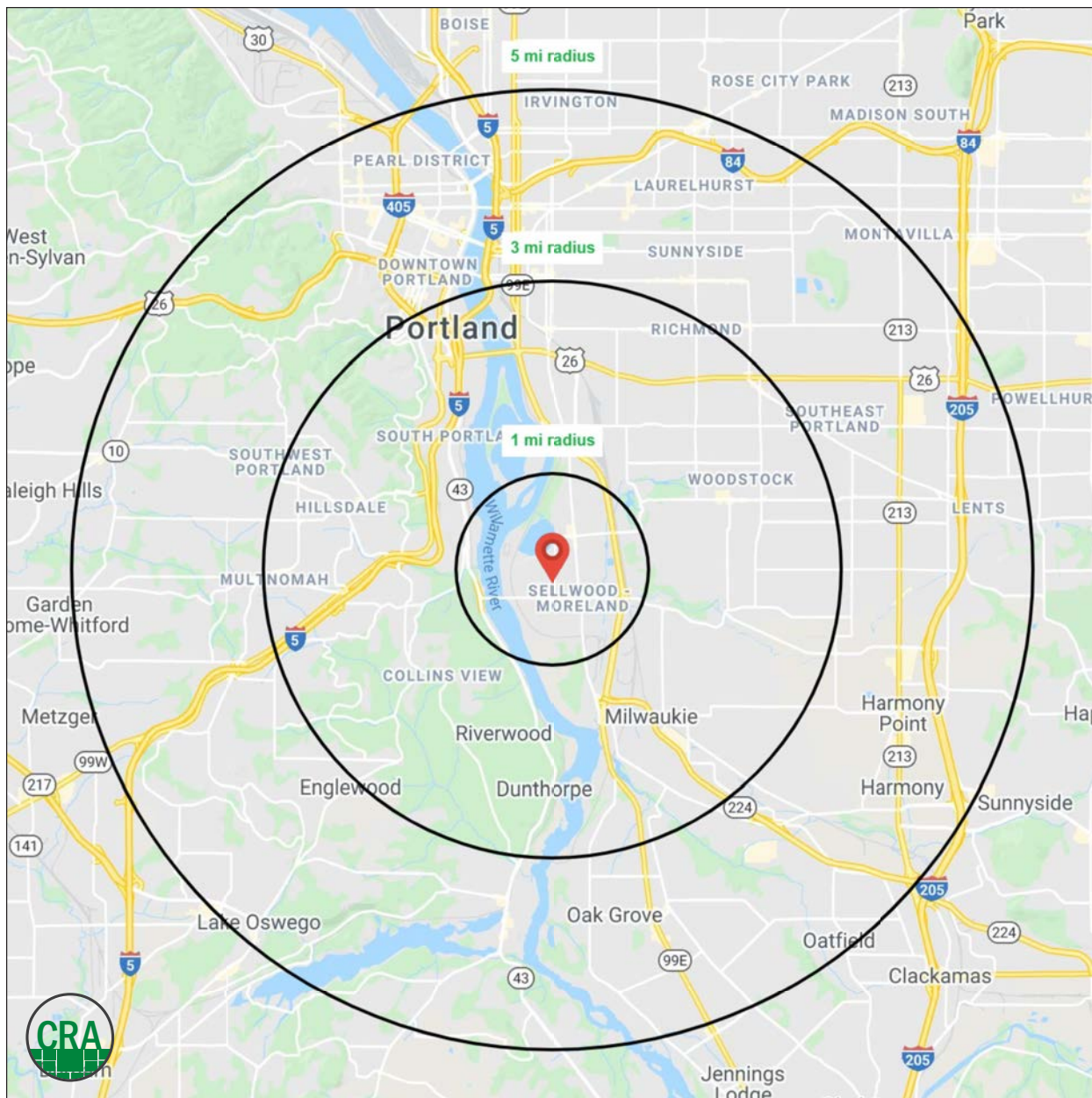
PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	13,684	136,127	439,507
Projected Population 2025	14,002	138,612	449,115
Average HH Income	\$115,069	\$112,213	\$107,888
Median Home Value	\$533,279	\$488,641	\$497,684
Daytime Demographics 16+	10,481	149,690	468,406
Some College or Higher	89.6%	84.1%	82.1%

**\$115,069**  
Average Household Income  
1 MILE RADIUS

**38.9**  
Median Age  
1 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.4684/-122.6534

RS1

The Katniss		1 mi radius	3 mi radius	5 mi radius
Portland, OR 97202				
POPULATION	2020 Estimated Population	13,684	136,127	439,507
	2025 Projected Population	14,002	138,612	449,115
	2010 Census Population	11,911	121,590	385,320
	2000 Census Population	10,928	115,638	356,840
	Projected Annual Growth 2020 to 2025	0.5%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	1.3%	0.9%	1.2%
	2020 Median Age	38.9	38.8	39.2
HOUSEHOLDS	2020 Estimated Households	6,658	62,307	208,325
	2025 Projected Households	7,030	65,706	219,514
	2010 Census Households	5,680	54,129	175,903
	2000 Census Households	5,319	51,162	160,994
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	1.3%	1.1%	1.5%
RACE AND ETHNICITY	2020 Estimated White	86.7%	83.6%	79.9%
	2020 Estimated Black or African American	2.1%	2.8%	3.7%
	2020 Estimated Asian or Pacific Islander	4.0%	6.3%	7.8%
	2020 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
	2020 Estimated Other Races	6.3%	6.6%	7.8%
	2020 Estimated Hispanic	6.8%	6.9%	8.7%
INCOME	2020 Estimated Average Household Income	\$115,069	\$112,213	\$107,888
	2020 Estimated Median Household Income	\$86,607	\$86,688	\$80,213
	2020 Estimated Per Capita Income	\$55,998	\$51,566	\$51,431
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.6%	2.2%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.3%	2.8%	3.1%
	2020 Estimated High School Graduate	8.3%	11.6%	12.6%
	2020 Estimated Some College	19.5%	19.3%	19.8%
	2020 Estimated Associates Degree Only	6.7%	6.7%	6.9%
	2020 Estimated Bachelors Degree Only	36.3%	32.8%	32.6%
	2020 Estimated Graduate Degree	27.0%	25.2%	22.7%
BUSINESS	2020 Estimated Total Businesses	867	8,850	32,499
	2020 Estimated Total Employees	6,704	114,103	347,181
	2020 Estimated Employee Population per Business	7.7	12.9	10.7
	2020 Estimated Residential Population per Business	15.8	15.4	13.5

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:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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REALTY ADVISORS  
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