

# THE STRAUSS

ON BURNSIDE



## RETAIL/SERVICE OPPORTUNITY

FOR LEASE - PRIME CENTRAL EASTSIDE DEVELOPMENT

### ADDRESS

55 NE Grand Avenue, Portland, OR

### AVAILABLE SPACE

SUITE 1: 1,920 SF | SUITE 4: 1,252 SF | SUITE 6: 617 SF

### RENTAL RATE

Please call for details

### TRAFFIC COUNTS

E Burnside St - 20,184 ADT ('20)

NE Grand Ave - 17,340 ADT ('20)

NE Martin Luther King Jr Blvd - 17,861 ADT ('20)

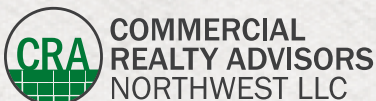
### HIGHLIGHTS

- New, mixed-use project with 157 apartments above ground floor retail.
- Located on E Burnside between NE MLK Jr Blvd and NE Grand Ave in The Burnside Bridgehead neighborhood.
- Suites have glass roll-up doors, 17 ft ceilings and space for outdoor seating.
- Available now.

Walk Score  
**84**

Bike Score  
**97**

Transit Score  
**81**



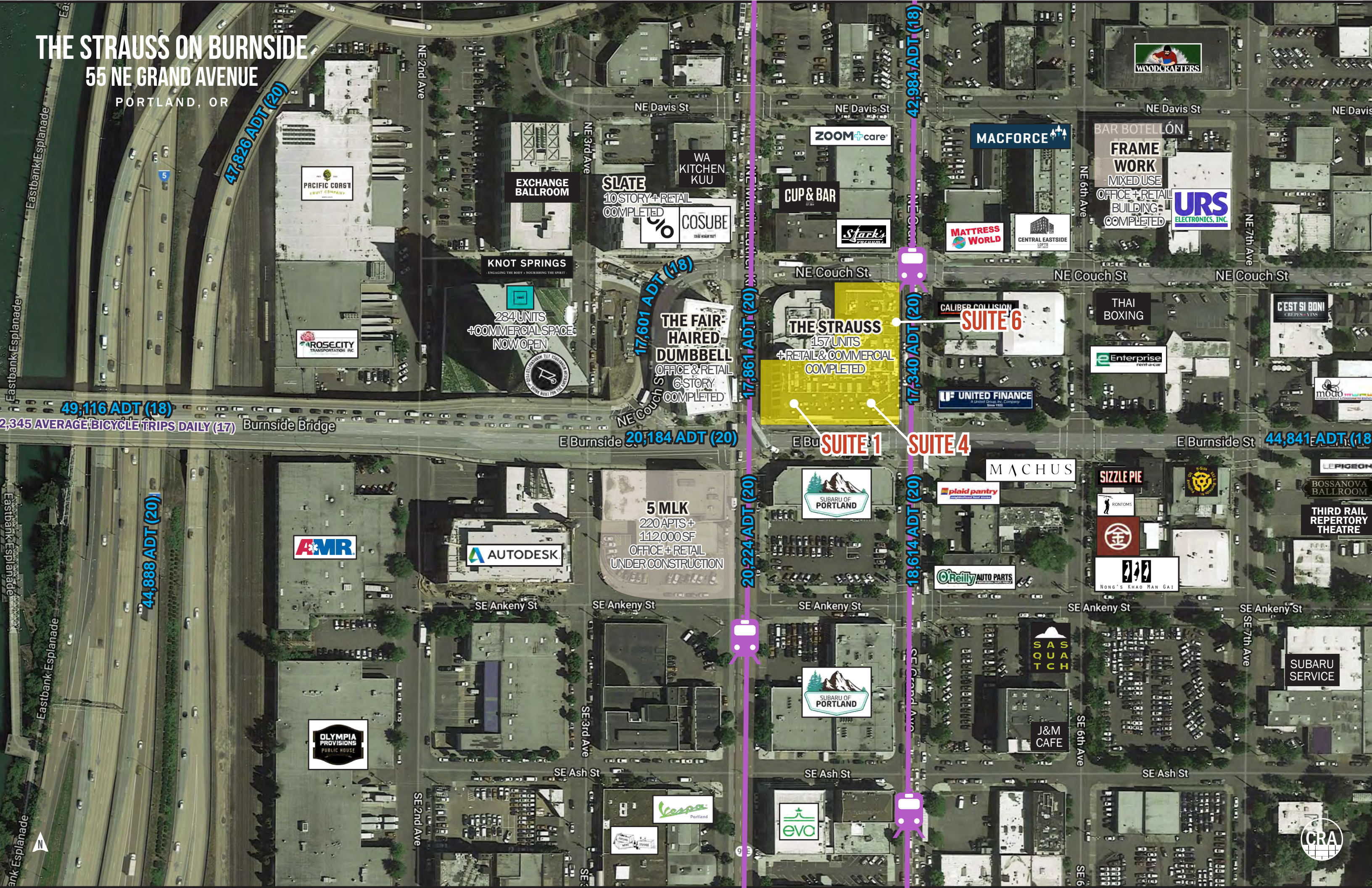
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# THE STRAUSS ON BURNSIDE

55 NE GRAND AVENUE  
PORTLAND, OR



47,826 ADT (20)

49,116 ADT (18)

2,345 AVERAGE BICYCLE TRIPS DAILY (17)

44,888 ADT (20)

17,601 ADT (18)

20,184 ADT (20)

20,224 ADT (20)

17,861 ADT (20)

42,984 ADT (18)

17,340 ADT (20)

18,614 ADT (20)

44,841 ADT (18)

**EXCHANGE BALLROOM**

**SLATE**  
10 STORY + RETAIL  
COMPLETED

**COSUBE**

**KNOT SPRINGS**  
- ENGAGING THE BODY - NOURISHING THE SPIRIT -

284 UNITS  
+ COMMERCIAL SPACE  
NOW OPEN

**THE FAIR-HAIRED DUMBBELL**  
OFFICE & RETAIL  
6 STORY  
COMPLETED

**THE STRAUSS**  
157 UNITS  
+ RETAIL & COMMERCIAL  
COMPLETED

**SUITE 1**

**SUITE 4**

**SUITE 6**

**5 MLK**  
220 APTS +  
112,000 SF  
OFFICE + RETAIL  
UNDER CONSTRUCTION

**AMR**

**AUTODESK**

**SUBARU OF PORTLAND**

**SUBARU OF PORTLAND**

**MACHUS**

**plaid pantry**

**O'Reilly AUTO PARTS**

**SIZZLE PIE**

**RON TOMS**

**NONG'S KHAO MAN GAI**

**SASQUATCH**

**J&M CAFE**

**SUBARU SERVICE**

**OLYMPIA PROVISIONS PUBLIC HOUSE**

**vevo**

**vevo**

**WOODCRAFTERS**

**BAR HOTEL LÓN**

**FRAMEWORK**  
MIXED USE  
OFFICE + RETAIL  
BUILDING  
COMPLETED

**URS ELECTRONICS, INC.**

**MATTRESS WORLD**

**CENTRAL EASTSIDE**

**UNITED FINANCE**

**Enterprise**

**THAI BOXING**

**C'EST SI BON!**

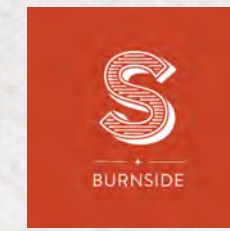
**LE PIGEON**

**BOSSANOVA BALLROOM**

**THIRD RAIL REPERTORY THEATRE**

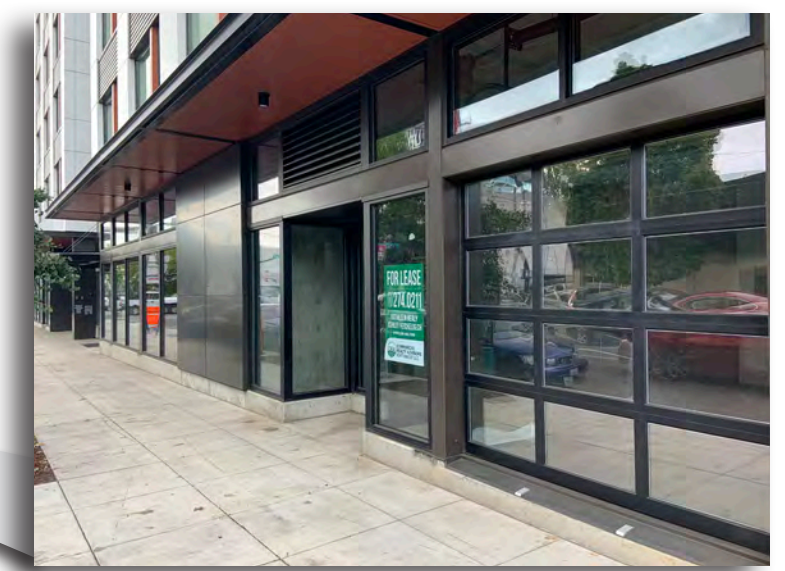
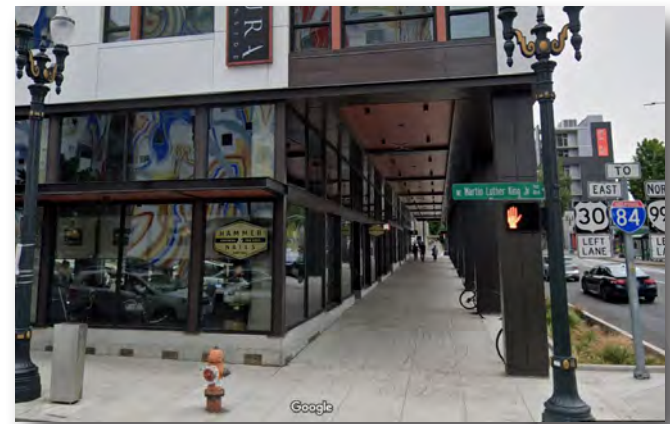
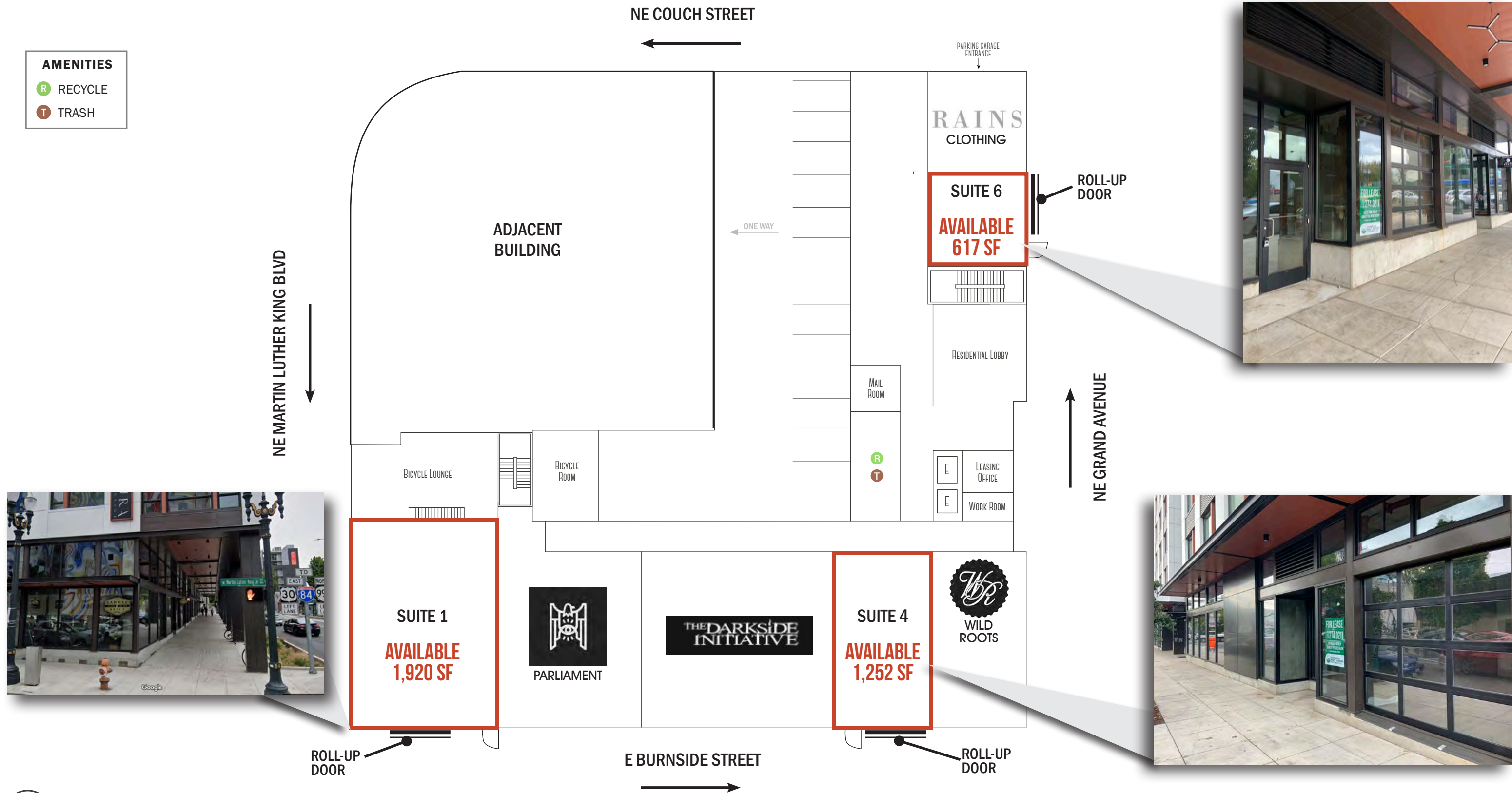
**CRA**

SITE PLAN



**THE STRAUSS ON BURNSIDE**  
**55 NE GRAND AVENUE**  
 PORTLAND, OR

- AMENITIES**
- R RECYCLE
  - T TRASH



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 buyer or tenant should carefully verify all information obtained herein.



# THE STRAUSS ON BURNSIDE

## 55 NE GRAND AVENUE

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

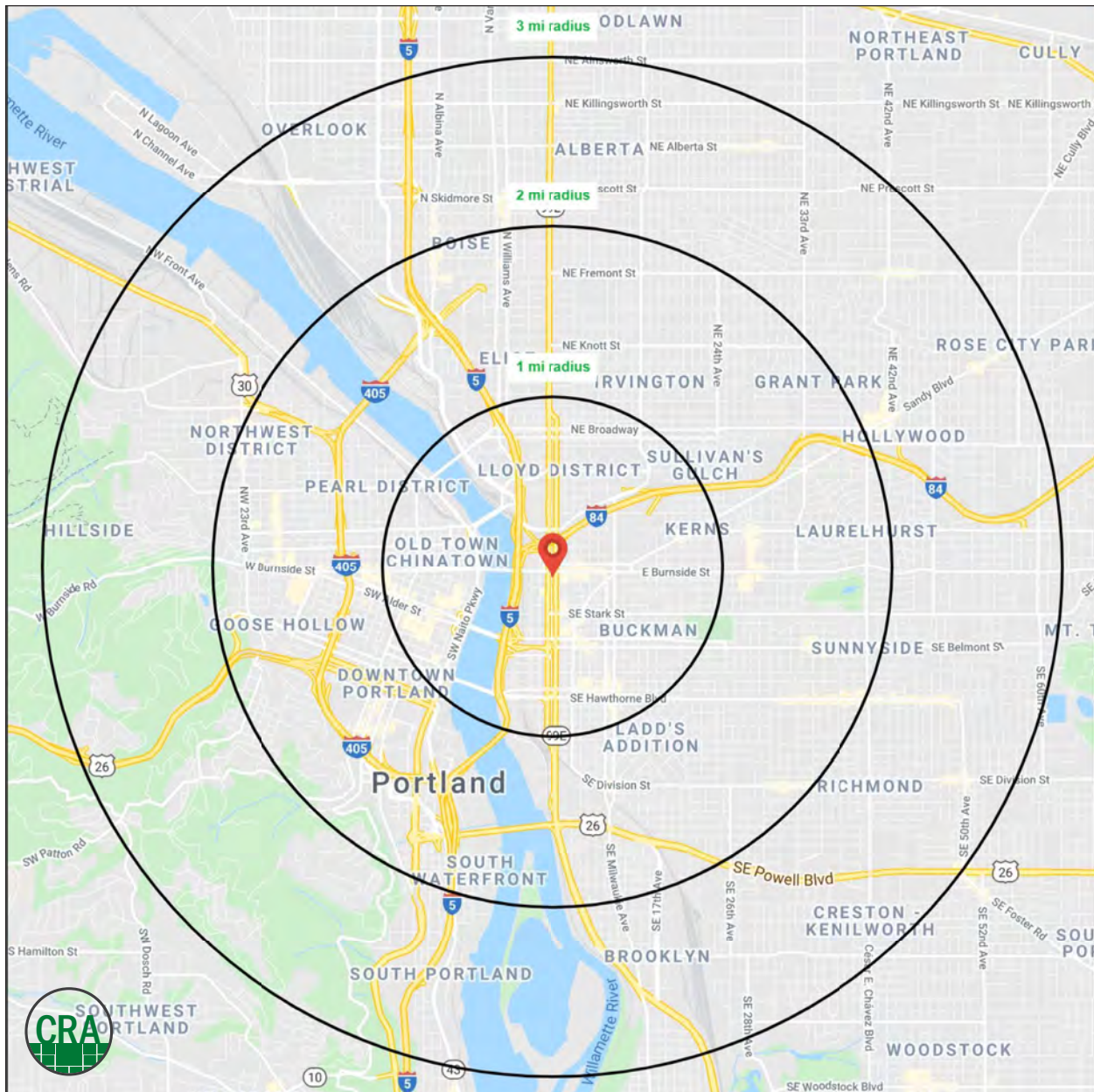
| Source: Regis - SitesUSA (2020) | 1 MILE    | 2 MILE    | 3 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2020       | 25,612    | 129,353   | 230,802   |
| Projected Population 2025       | 26,017    | 131,869   | 235,002   |
| Average HH Income               | \$67,707  | \$95,875  | \$106,408 |
| Median Home Value               | \$509,519 | \$582,043 | \$570,542 |
| Daytime Demographics 16+        | 95,821    | 224,428   | 342,597   |
| Some College or Higher          | 82.2%     | 87.5%     | 87.5%     |

**\$582,043**

Median Home Value  
2 MILE RADIUS

**87.5%**

Some College or Higher  
2 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5233/-122.6612

RS1

| The Strauss         |   | 1 mi radius | 2 mi radius | 3 mi radius |
|---------------------|---|-------------|-------------|-------------|
| Portland, OR 97232  |   |             |             |             |
| POPULATION          | 2020 Estimated Population                             | 25,612      | 129,353     | 230,802     |
|                     | 2025 Projected Population                             | 26,017      | 131,869     | 235,002     |
|                     | 2010 Census Population                                | 18,476      | 99,911      | 187,635     |
|                     | 2000 Census Population                                | 15,026      | 85,202      | 170,155     |
|                     | Projected Annual Growth 2020 to 2025                  | 0.3%        | 0.4%        | 0.4%        |
|                     | Historical Annual Growth 2000 to 2020                 | 3.5%        | 2.6%        | 1.8%        |
|                     | 2020 Median Age                                       | 35.4        | 36.0        | 36.6        |
| HOUSEHOLDS          | 2020 Estimated Households                             | 15,140      | 73,847      | 121,077     |
|                     | 2025 Projected Households                             | 15,879      | 77,810      | 127,589     |
|                     | 2010 Census Households                                | 10,214      | 53,980      | 93,742      |
|                     | 2000 Census Households                                | 8,061       | 46,003      | 83,391      |
|                     | Projected Annual Growth 2020 to 2025                  | 1.0%        | 1.1%        | 1.1%        |
|                     | Historical Annual Growth 2000 to 2020                 | 4.4%        | 3.0%        | 2.3%        |
| RACE AND ETHNICITY  | 2020 Estimated White                                  | 74.8%       | 78.8%       | 78.4%       |
|                     | 2020 Estimated Black or African American              | 8.7%        | 6.3%        | 6.7%        |
|                     | 2020 Estimated Asian or Pacific Islander              | 4.2%        | 5.7%        | 5.8%        |
|                     | 2020 Estimated American Indian or Native Alaskan      | 2.0%        | 1.0%        | 0.9%        |
|                     | 2020 Estimated Other Races                            | 10.4%       | 8.2%        | 8.2%        |
|                     | 2020 Estimated Hispanic                               | 15.2%       | 10.1%       | 9.5%        |
| INCOME              | 2020 Estimated Average Household Income               | \$67,707    | \$95,875    | \$106,408   |
|                     | 2020 Estimated Median Household Income                | \$51,155    | \$69,926    | \$79,044    |
|                     | 2020 Estimated Per Capita Income                      | \$41,740    | \$55,352    | \$56,206    |
| EDUCATION (AGE 25+) | 2020 Estimated Elementary (Grade Level 0 to 8)        | 1.6%        | 1.4%        | 1.4%        |
|                     | 2020 Estimated Some High School (Grade Level 9 to 11) | 3.7%        | 2.1%        | 2.1%        |
|                     | 2020 Estimated High School Graduate                   | 12.5%       | 9.0%        | 9.0%        |
|                     | 2020 Estimated Some College                           | 22.7%       | 18.0%       | 17.5%       |
|                     | 2020 Estimated Associates Degree Only                 | 6.0%        | 5.9%        | 5.9%        |
|                     | 2020 Estimated Bachelors Degree Only                  | 35.3%       | 37.9%       | 37.2%       |
|                     | 2020 Estimated Graduate Degree                        | 18.2%       | 25.7%       | 26.8%       |
| BUSINESS            | 2020 Estimated Total Businesses                       | 7,825       | 18,293      | 25,609      |
|                     | 2020 Estimated Total Employees                        | 88,095      | 190,257     | 285,961     |
|                     | 2020 Estimated Employee Population per Business       | 11.3        | 10.4        | 11.2        |
|                     | 2020 Estimated Residential Population per Business    | 3.3         | 7.1         | 9.0         |

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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 **503.274.0211**

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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.