

NEW RETAIL SPACE FOR LEASE SW ALDER & 16TH AVE

ALTA **ART TOWER**

ADDRESS

1516 SW Alder Street | Portland, OR

AVAILABLE SPACE

Retail 1: 3,850 SF (divisible to 1,047 SF)
Corner space with large glass storefronts
20 ft ceilings, natural light, sidewalk seating

Retail 2: 965 SF
Inline space with exclusive, secure courtyard/
patio space for outdoor seating opportunity!
(Ideal for bar/lounge use)

RENTAL RATE

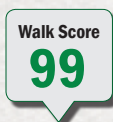
Please call for details

TRAFFIC COUNTS

W Burnside St @ 17th Ave – 21,154 ADT ('25)
SW Alder St @ 15th Ave – 6,579 ADT ('25)

HIGHLIGHTS

- A prime location in the charming Goose Hollow Neighborhood near Providence Park and Multnomah Athletic Club, and adjacent to the planned redevelopment of Artists Repertory Theatre.
- Mixed-use building with 314 apartments above ground-floor retail.
- Nearby businesses include Fred Meyer, Starbucks, Hotel DeLuxe, Migration Brewing, Jim Fisher Volvo, The Commodore Lounge, Marathon Taverna, Portland Gear, and more.
- Available now!



**GROUND FLOOR COMMERCIAL SPACE
IN NEW MIXED-USE BUILDING
RETAIL, RESTAURANT, SERVICE SPACE**



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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IMAGES

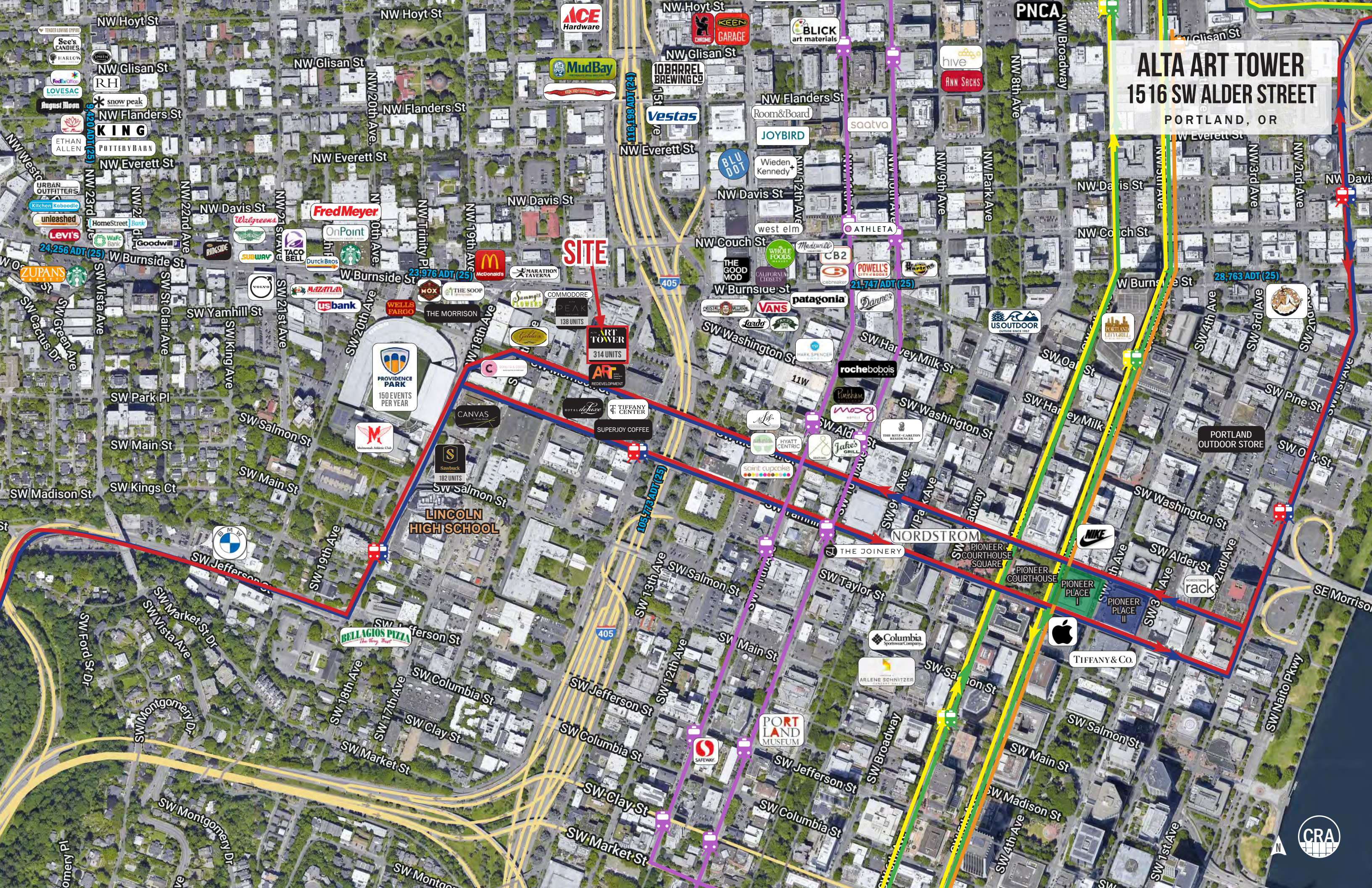
ALTA ART TOWER

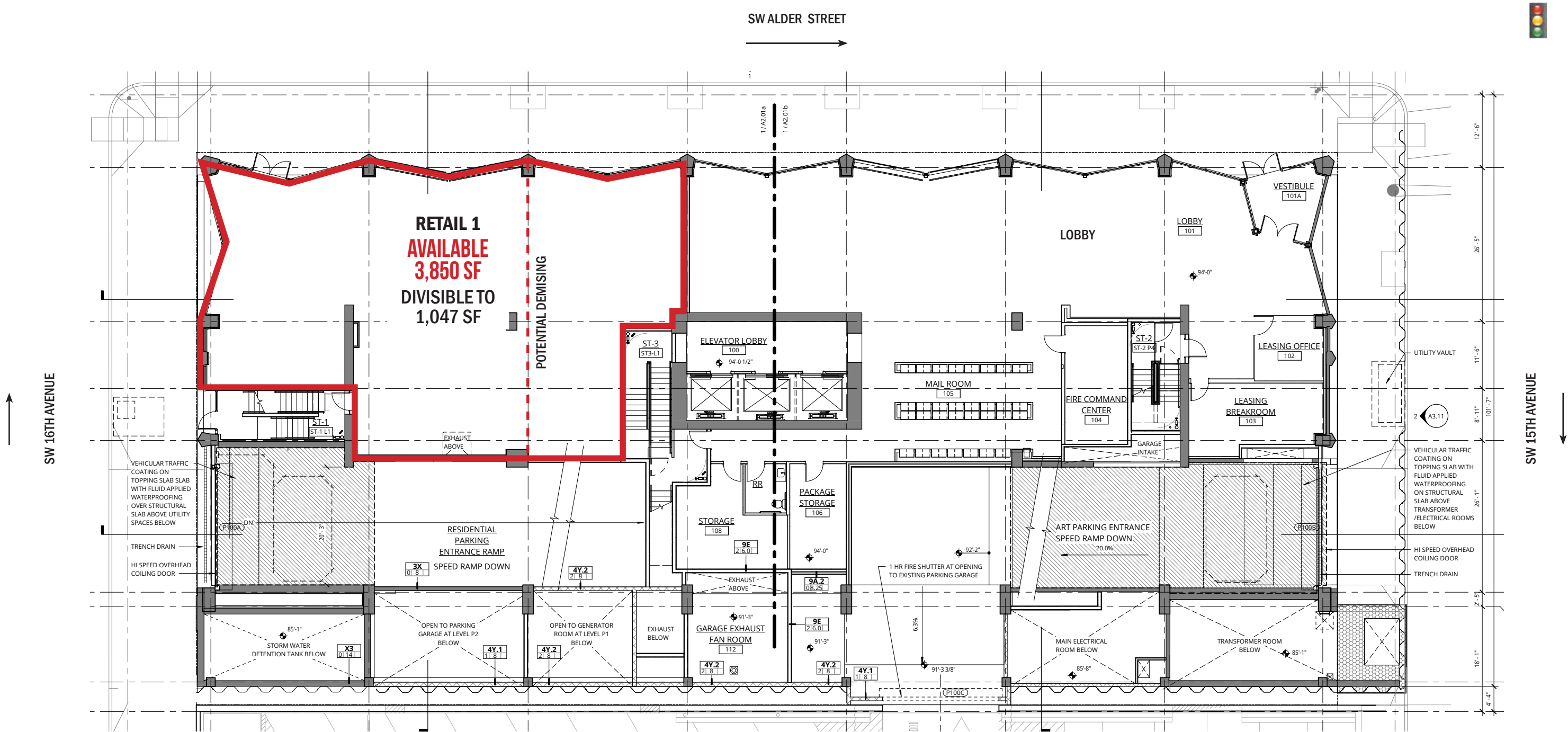
1516 SW ALDER STREET
PORTLAND, OR

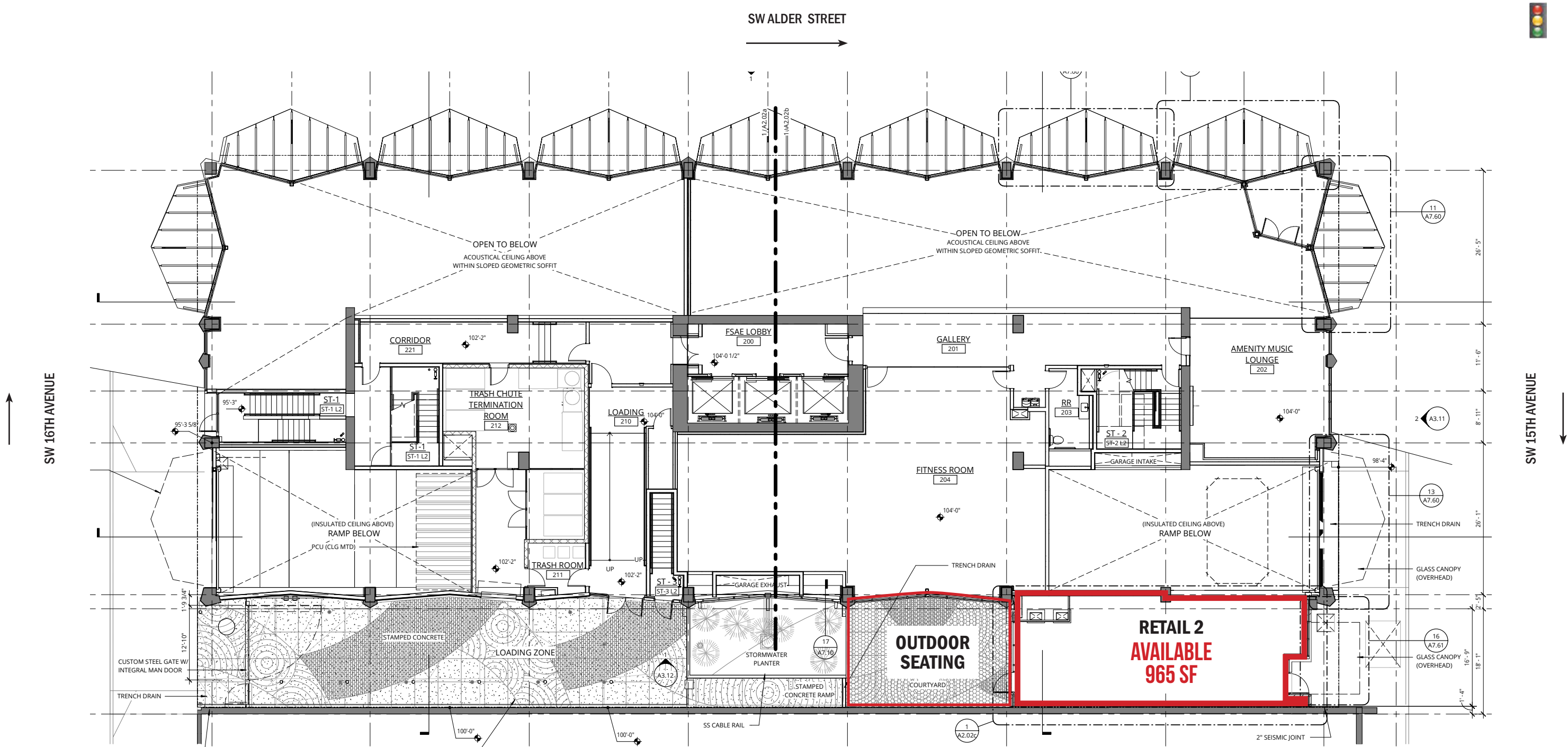


PORTLAND, OR

PORTLAND, OR







ALTA ART TOWER

1516 SW ALDER STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	64,174	103,914	186,679
Projected Population 2030	64,436	105,282	187,336
Average HH Income	\$118,842	\$126,181	\$139,593
Median Home Value	\$680,302	\$742,757	\$744,693
Daytime Demographics 16+	122,065	199,158	266,087
Some College or Higher	82.7%	84.8%	86.1%

\$680,302

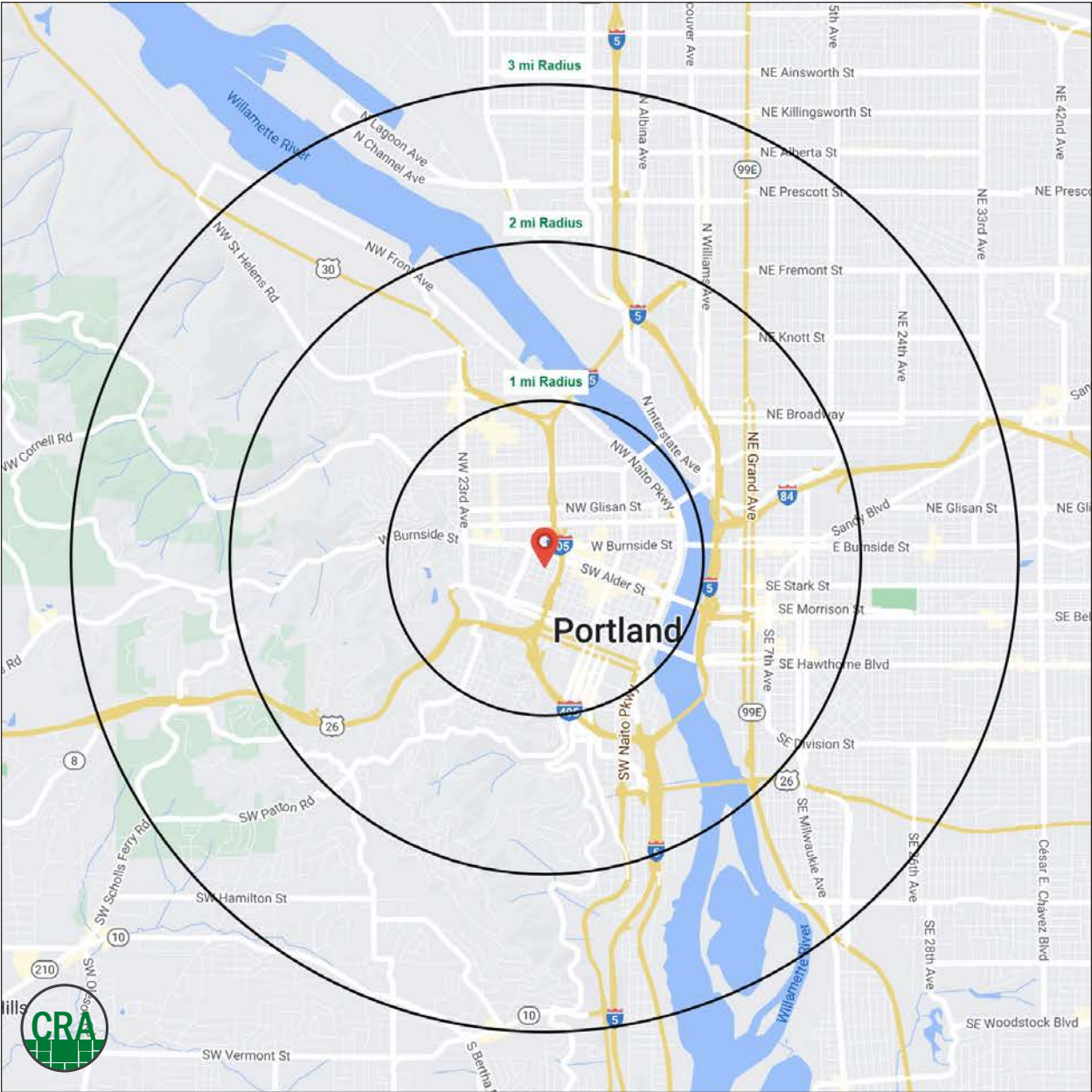
Median Home Value

1 MILE RADIUS

122,065

Daytime Demographics
Age 16 Years or Over

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5217/-122.6877

Alta ART Tower Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	64,174	103,914	186,679
2030 Projected Population	64,436	105,282	187,336
2020 Census Population	47,123	85,583	170,601
2010 Census Population	38,684	65,463	137,774
Projected Annual Growth 2025 to 2030	-	0.3%	-
Historical Annual Growth 2010 to 2025	4.4%	3.9%	2.4%
2025 Median Age	38.6	38.2	38.5
Households			
2025 Estimated Households	34,216	56,659	97,278
2030 Projected Households	35,311	58,758	99,317
2020 Census Households	30,708	51,315	91,043
2010 Census Households	23,742	37,985	71,623
Projected Annual Growth 2025 to 2030	0.6%	0.7%	0.4%
Historical Annual Growth 2010 to 2025	2.9%	3.3%	2.4%
Race and Ethnicity			
2025 Estimated White	72.5%	73.2%	74.8%
2025 Estimated Black or African American	5.8%	5.5%	5.8%
2025 Estimated Asian or Pacific Islander	8.8%	8.4%	7.1%
2025 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.8%
2025 Estimated Other Races	11.9%	11.9%	11.6%
2025 Estimated Hispanic	11.2%	11.0%	10.3%
Income			
2025 Estimated Average Household Income	\$118,842	\$126,181	\$139,593
2025 Estimated Median Household Income	\$81,521	\$87,651	\$100,168
2025 Estimated Per Capita Income	\$63,945	\$69,400	\$73,141
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.7%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.1%	2.5%	2.4%
2025 Estimated High School Graduate	11.9%	10.9%	10.1%
2025 Estimated Some College	16.6%	16.2%	15.6%
2025 Estimated Associates Degree Only	5.4%	5.2%	5.1%
2025 Estimated Bachelors Degree Only	33.2%	35.0%	37.4%
2025 Estimated Graduate Degree	27.5%	28.5%	28.1%
Business			
2025 Estimated Total Businesses	8,971	15,022	22,057
2025 Estimated Total Employees	100,591	166,071	212,805
2025 Estimated Employee Population per Business	11.2	11.1	9.6
2025 Estimated Residential Population per Business	7.2	6.9	8.5

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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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