



# GOOSE HOLLOW NEIGHBORHOOD

FOR LEASE — W BURNSIDE & SW ALDER



**BRAND NEW | GROUND FLOOR RETAIL, RESTAURANT, SERVICE SPACE**

## ADDRESS

1638 W Burnside Street | Portland, OR

## AVAILABLE SPACE

Retail 1: 2,780 SF

Retail 2: 1,650 SF

Retail 3: 1,535 SF

Retail 1 and 3 in vanilla shell condition, ready to occupy

## RENTAL RATE

Please call for details

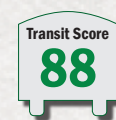
## TRAFFIC COUNTS

W Burnside St @ 17th Ave – 21,154 ADT ('25)

SW Alder St @ 15th Ave – 6,579 ADT ('25)

## HIGHLIGHTS

- Located in the vibrant Goose Hollow Neighborhood near Providence Park and Multnomah Athletic Club.
- Mixed-use building with 138 apartments above ground-floor retail.
- Large glass storefronts with excellent visibility from W Burnside St.
- Nearby businesses include Fred Meyer, Starbucks, Hotel DeLuxe, Migration Brewing, Jim Fisher Volvo, The Commodore Lounge, Marathon Taverna, Portland Gear, and many more.
- Available now!



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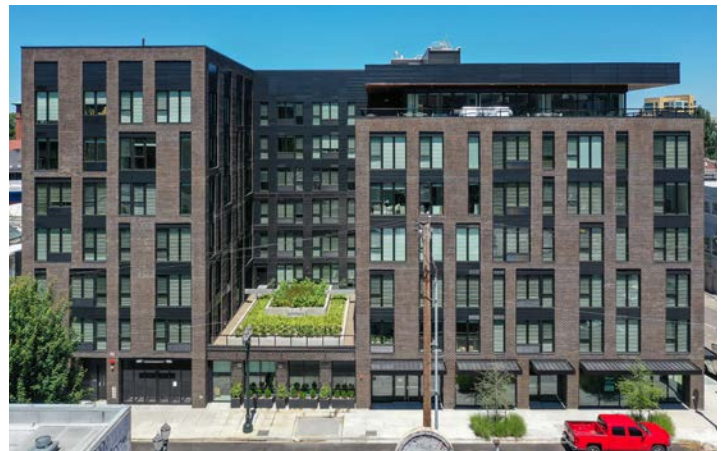


# ALTA PEAK

## 1638 W BURNSIDE STREET

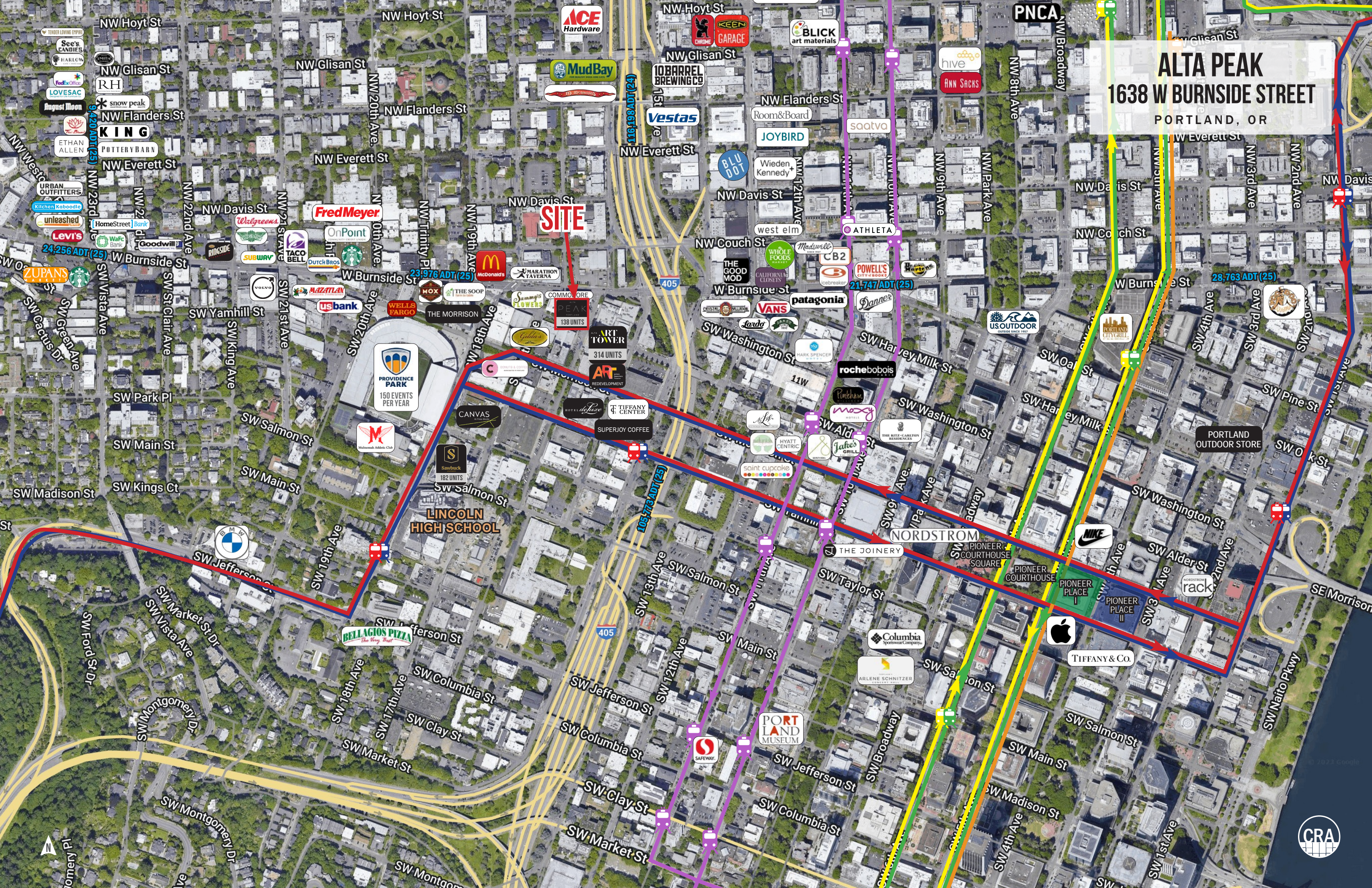
PORTLAND, OR

### IMAGES

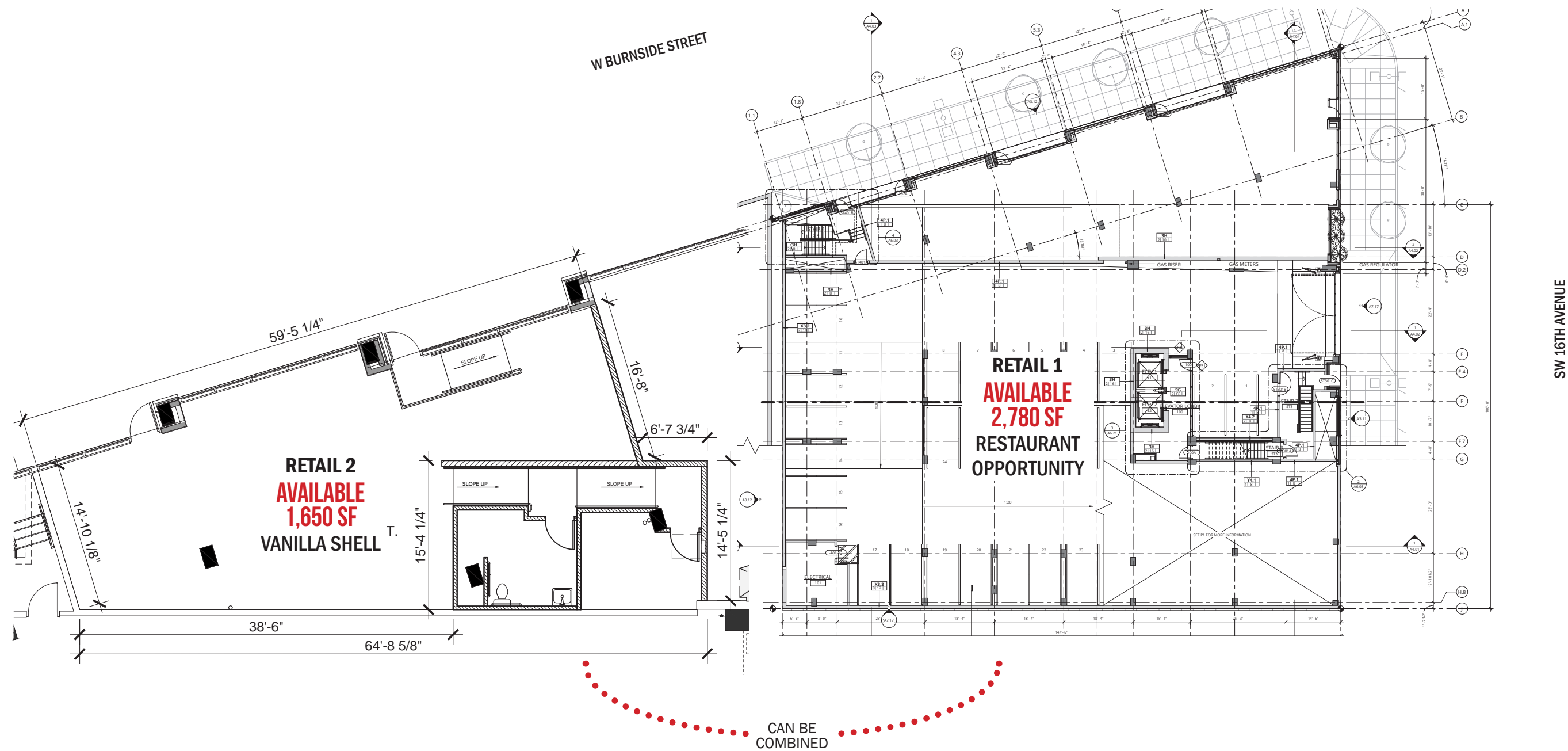




**ALTA PEAK**  
**1638 W BURNSIDE STREET**  
PORTLAND, OR







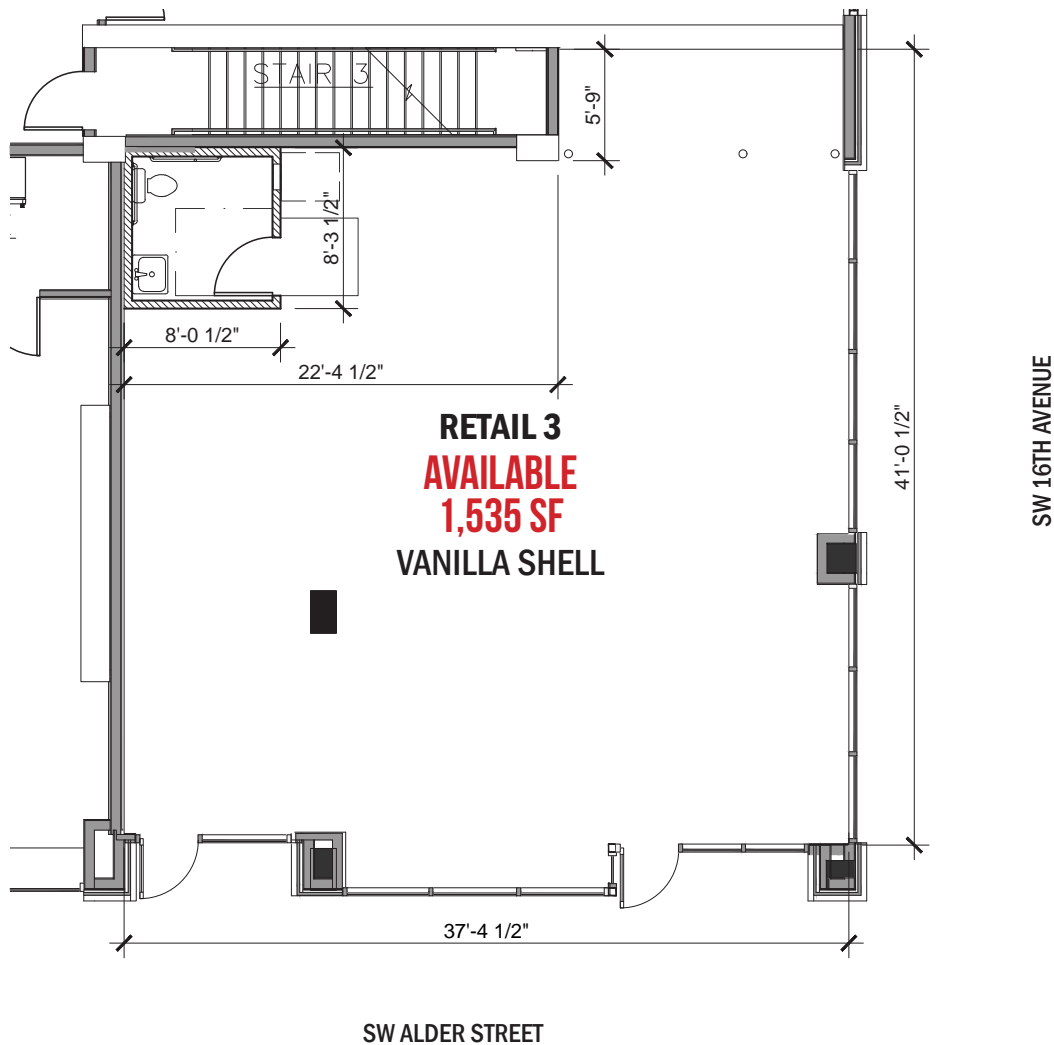


# ALTA PEAK

## 1638 W BURNSIDE STREET

PORTLAND, OR

### SITE PLAN | SECOND LEVEL



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.





# ALTA PEAK

## 1638 W BURNSIDE STREET

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	63,999	103,470	187,725
Projected Population 2030	64,277	104,738	188,561
Average HH Income	\$117,507	\$126,236	\$139,731
Median Home Value	\$674,774	\$739,889	\$744,098
Daytime Demographics 16+	123,101	199,013	266,469
Some College or Higher	82.6%	84.7%	86.1%

**\$674,774**

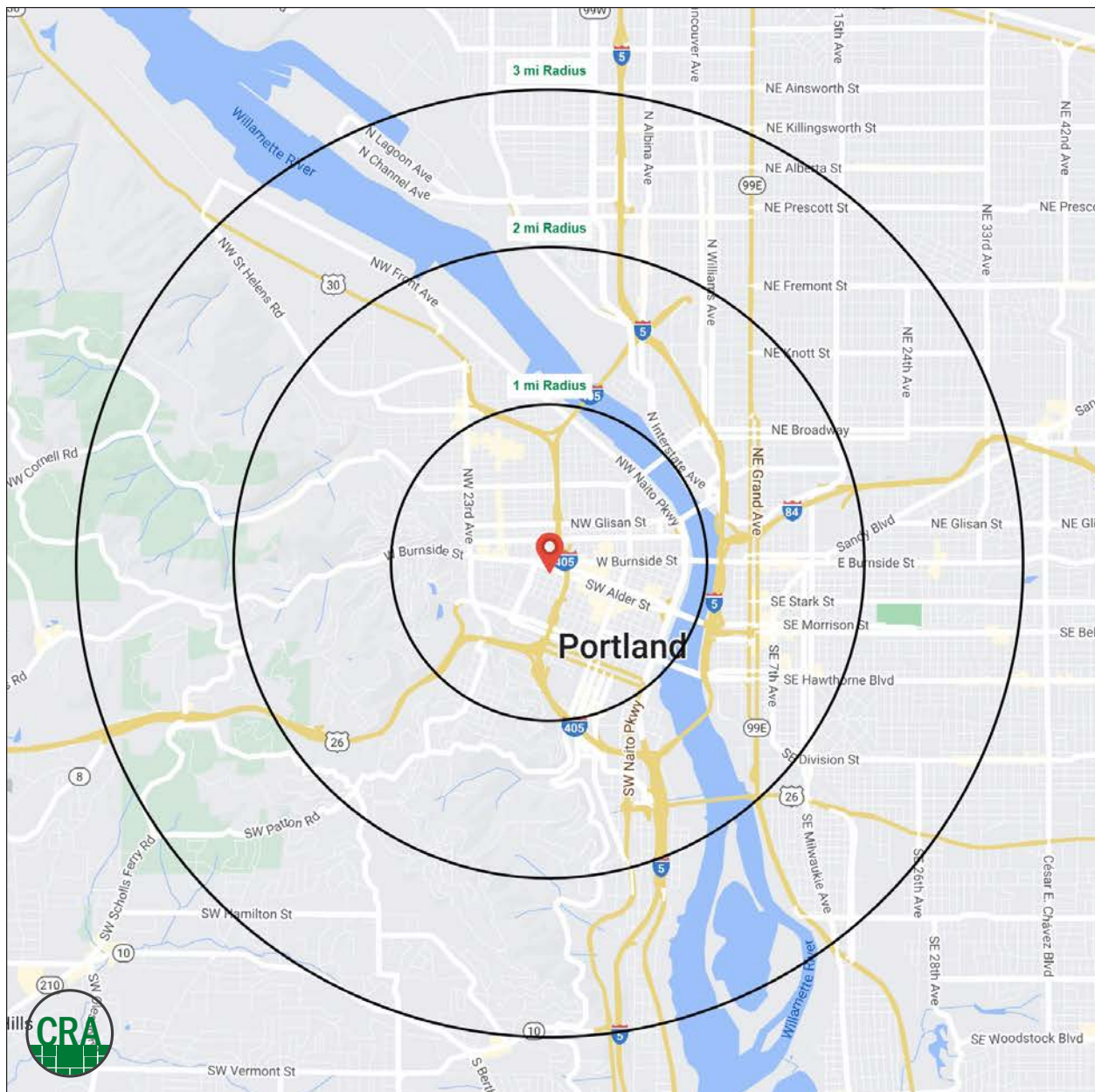
Median Home Value

1 MILE RADIUS

**123,101**

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: 45.5227/-122.6878

Alta Peak Portland, OR 97209-2106	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2025 Estimated Population	63,999	103,470	187,725
2030 Projected Population	64,277	104,738	188,561
2020 Census Population	47,176	85,803	171,505
2010 Census Population	38,384	65,743	138,441
Projected Annual Growth 2025 to 2030	-	0.2%	-
Historical Annual Growth 2010 to 2025	4.4%	3.8%	2.4%
2025 Median Age	38.5	38.3	38.5
<b>Households</b>			
2025 Estimated Households	34,187	56,212	97,715
2030 Projected Households	35,283	58,235	99,835
2020 Census Households	30,739	51,281	91,345
2010 Census Households	23,606	38,070	71,836
Projected Annual Growth 2025 to 2030	0.6%	0.7%	0.4%
Historical Annual Growth 2010 to 2025	3.0%	3.2%	2.4%
<b>Race and Ethnicity</b>			
2025 Estimated White	72.5%	73.2%	74.7%
2025 Estimated Black or African American	5.8%	5.7%	5.9%
2025 Estimated Asian or Pacific Islander	8.8%	8.3%	7.0%
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%
<b>Income</b>			
2025 Estimated Average Household Income	\$117,507	\$126,236	\$139,731
2025 Estimated Median Household Income	\$80,572	\$87,269	\$100,344
2025 Estimated Per Capita Income	\$63,359	\$69,180	\$73,130
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.7%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.1%	2.6%	2.3%
2025 Estimated High School Graduate	12.0%	11.0%	10.1%
2025 Estimated Some College	16.6%	16.2%	15.5%
2025 Estimated Associates Degree Only	5.4%	5.2%	5.1%
2025 Estimated Bachelors Degree Only	33.3%	35.2%	37.4%
2025 Estimated Graduate Degree	27.3%	28.2%	28.0%
<b>Business</b>			
2025 Estimated Total Businesses	9,114	15,012	22,043
2025 Estimated Total Employees	101,747	166,462	213,008
2025 Estimated Employee Population per Business	11.2	11.1	9.7
2025 Estimated Residential Population per Business	7.0	6.9	8.5

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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