

# NEW RETAIL SPACE FOR LEASE SW ALDER & 16TH AVE



# 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 Artists Repertory Theatre.
- Retail 2 includes an ADA restroom, HVAC, lighting and perimeter outlets, mop sink, and concrete flooring. This space features high ceilings, and a nice outdoor seating area located at the rear of space (secure, off-street). Ideal for cafe, bar or similar use.
- Mixed-use building with 314 apartments above ground-floor retail.
- Nearby businesses include Fred Meyer, Hotel DeLuxe, Migration Brewing, Jim Fisher Volvo, The Commodore Lounge, Marathon Taverna, Portland Gear, and more.
- Available now!

Walk Score

99

Bike Score

84

Transit Score

90

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



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

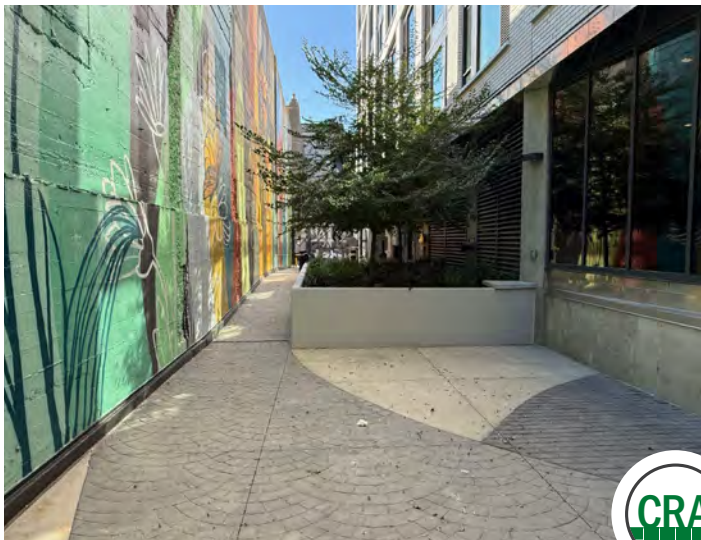
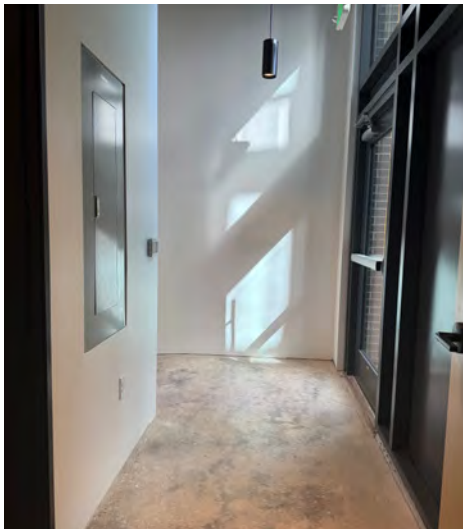
**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)  
**Ashley Heichelbech** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)  
**John Bausone** 503.729.5608 | [john@cra-nw.com](mailto:john@cra-nw.com)

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

# ART TOWER

1516 SW ALDER STREET  
PORTLAND, OR

IMAGES | RETAIL 2



# ART TOWER

## 1516 SW ALDER STREET

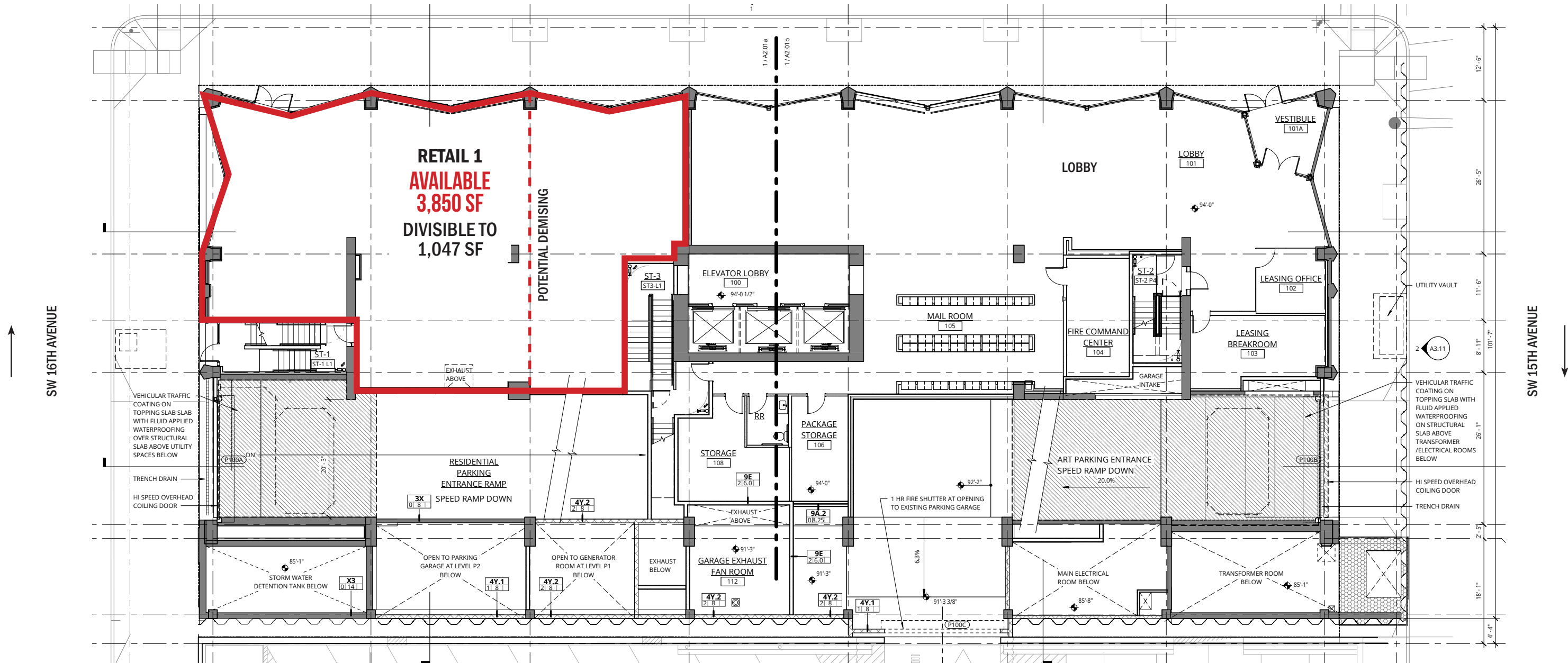
PORTLAND, OR

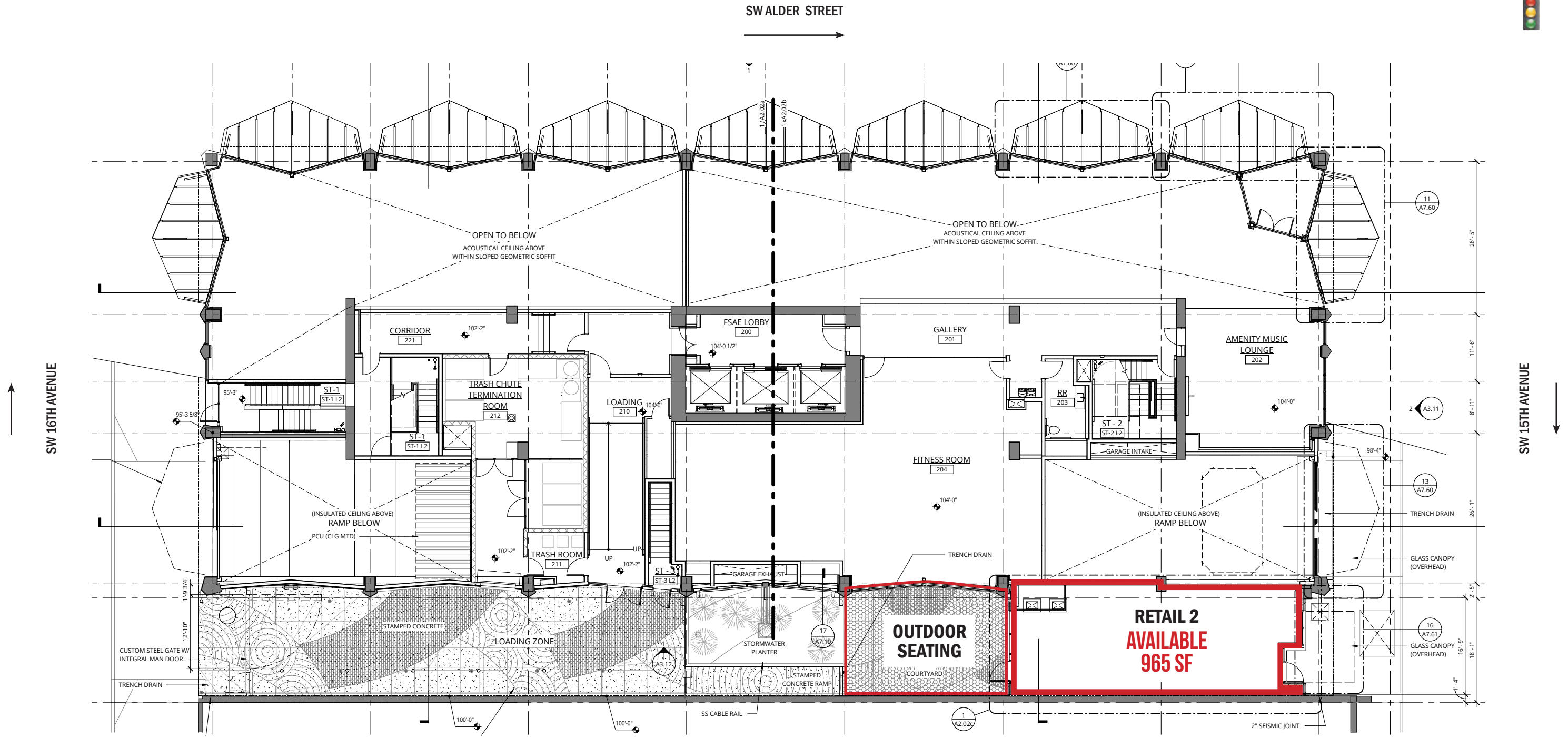
### BUILDING IMAGES





SW ALDER STREET





# ART TOWER

## 1516 SW ALDER STREET

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	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%

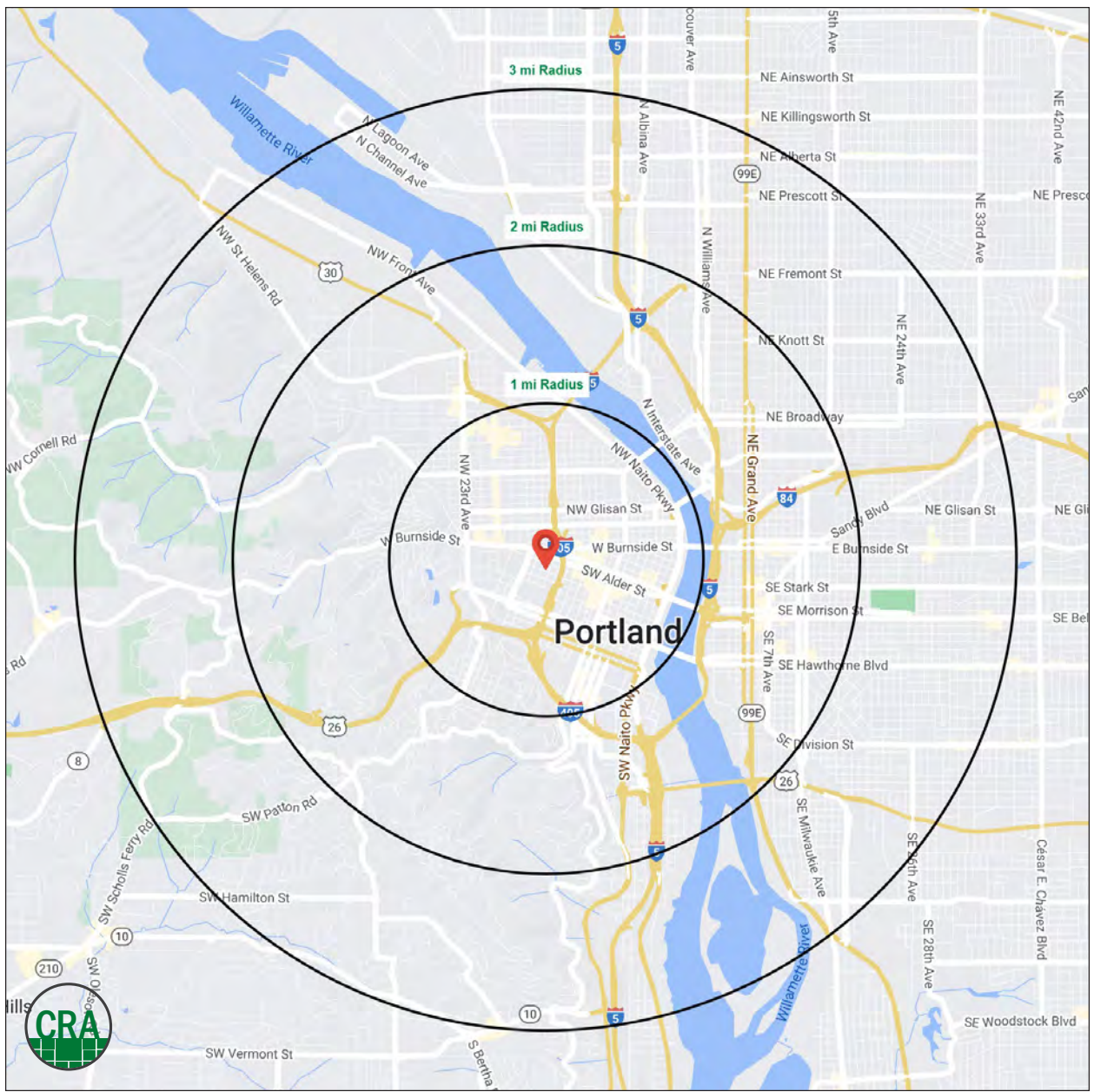
**\$680,302**  
Median Home Value

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

<b>Alta ART Tower Portland, OR 97205</b>	<b>1 mi radius</b>	<b>2 mi radius</b>	<b>3 mi radius</b>
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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

©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.

*For more information, please contact:*

**ASHLEY HEICHELBECH** 503.490.7212 | ashley@cra-nw.com

**KATHLEEN HEALY** 503.880.3033 | kathleen@cra-nw.com

**JOHN BAUSONE** 503.729.5608 | john@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



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



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.