

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: LEASED

The Tracy Piper Gallery

RENTAL RATE

Please call for details

HIGHLIGHTS

- A prime location in the charming Goose Hollow Neighborhood near Providence Park and Multnomah Athletic Club, and adjacent to Artists Repertory Theatre.
- 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!

TRAFFIC COUNTS

W Burnside St @ 17th Ave – 19,560 ADT ('26)

SW Alder St @ 15th Ave – 6,650 ADT ('26)

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



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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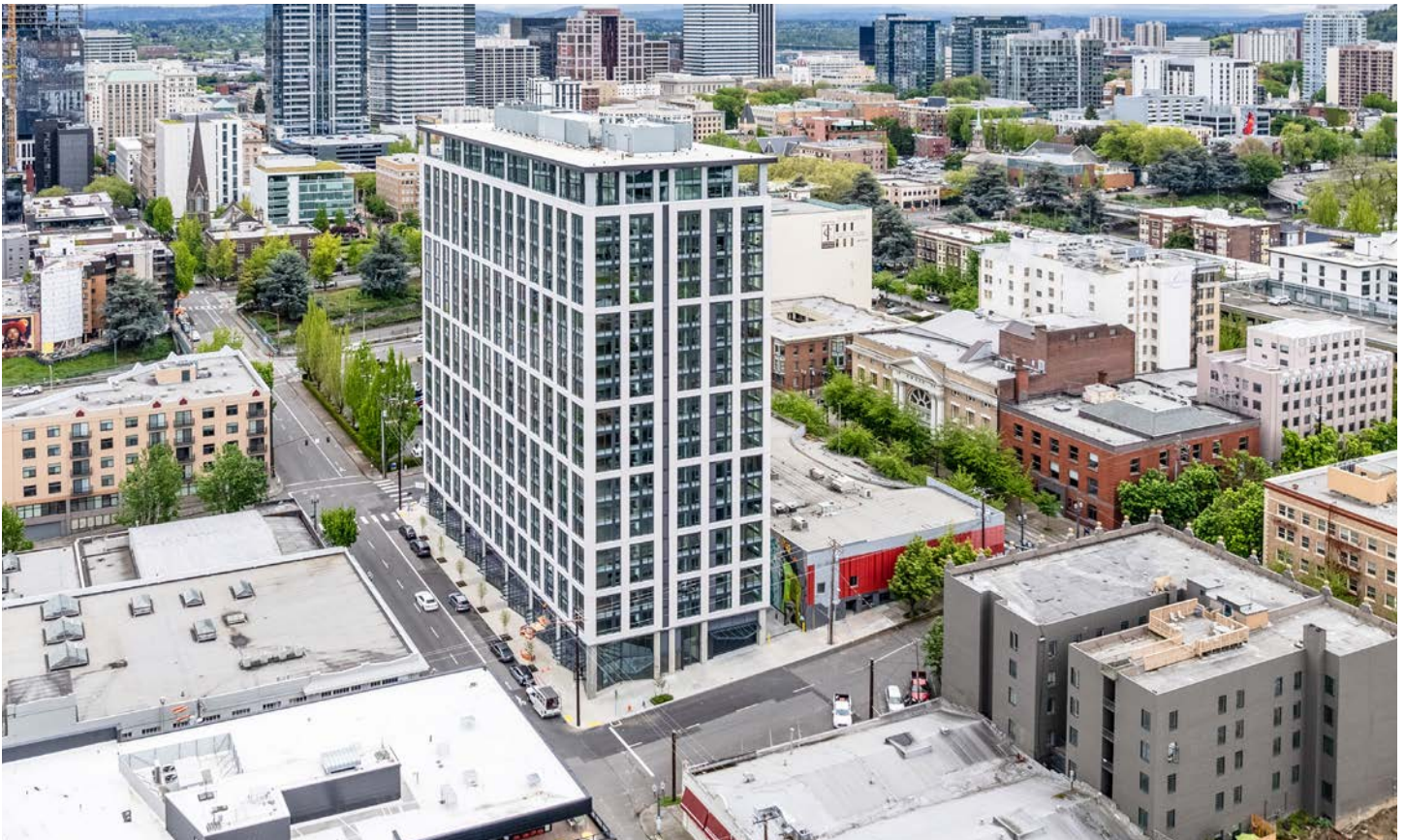
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BUILDING IMAGES

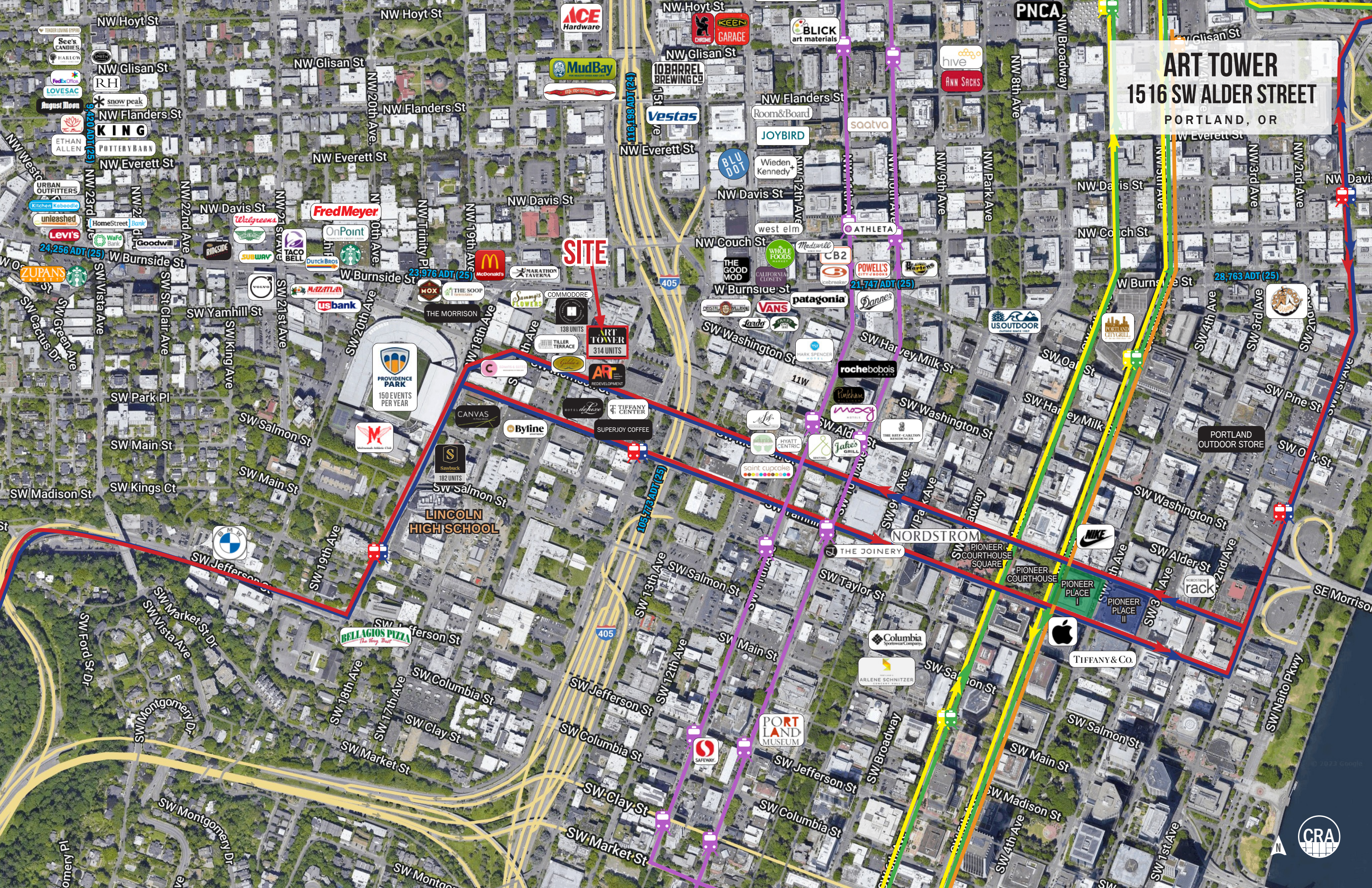
ART TOWER

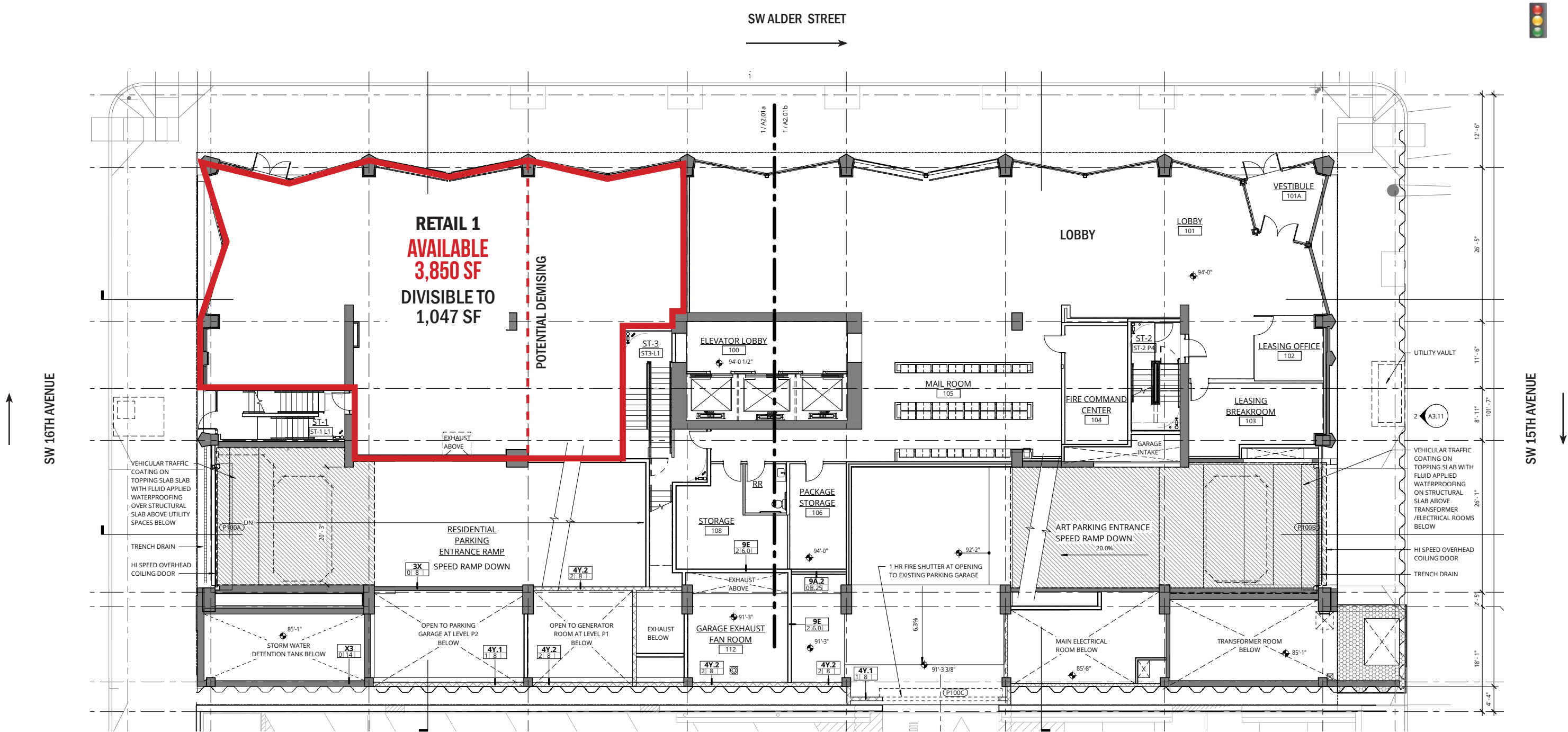
1516 SW ALDER STREET

PORTLAND, OR



ART TOWER
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ART TOWER

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DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2026	61,863	102,379	186,406
Projected Population 2031	61,988	104,136	188,427
Average HH Income	\$113,456	\$121,163	\$137,602
Median Home Value	\$715,395	\$780,179	\$774,563
Daytime Demographics 16+	124,978	204,555	274,074
Some College or Higher	82.5%	84.9%	86.1%

\$715,395

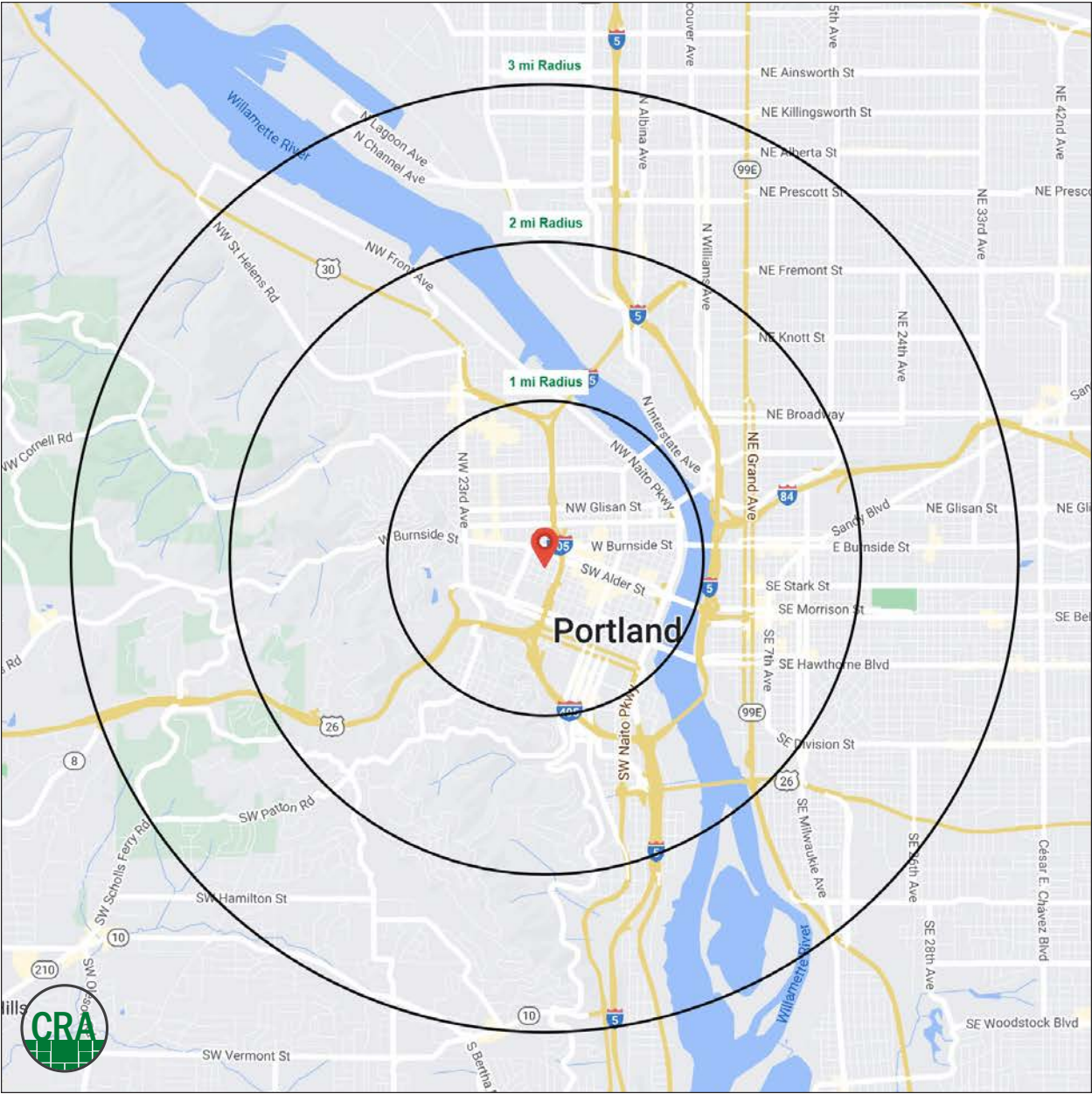
Median Home Value

1 MILE RADIUS

124,978

Daytime Demographics
Age 16 Years or Over

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5217/-122.6877

Art Tower Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
Population			
2026 Estimated Population	61,863	102,379	186,406
2031 Projected Population	61,988	104,136	188,427
2020 Census Population	47,086	85,552	170,601
2010 Census Population	38,644	65,439	137,760
Projected Annual Growth 2026 to 2031	-	0.3%	0.2%
Historical Annual Growth 2010 to 2026	3.8%	3.5%	2.2%
2026 Median Age	38.7	38.3	38.6
Households			
2026 Estimated Households	34,625	57,842	99,710
2031 Projected Households	35,266	59,419	101,328
2020 Census Households	30,693	51,302	91,046
2010 Census Households	23,725	37,973	71,617
Projected Annual Growth 2026 to 2031	0.4%	0.5%	0.3%
Historical Annual Growth 2010 to 2026	2.9%	3.3%	2.5%
Race and Ethnicity			
2026 Estimated White	71.8%	72.2%	74.0%
2026 Estimated Black or African American	6.0%	5.7%	5.9%
2026 Estimated Asian or Pacific Islander	8.9%	8.5%	7.3%
2026 Estimated American Indian or Native Alaskan	1.0%	1.1%	0.9%
2026 Estimated Other Races	12.2%	12.4%	12.0%
2026 Estimated Hispanic	11.6%	11.7%	10.9%
Income			
2026 Estimated Average Household Income	\$113,456	\$121,163	\$137,602
2026 Estimated Median Household Income	\$79,690	\$86,733	\$100,172
2026 Estimated Per Capita Income	\$64,190	\$69,160	\$74,067
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.5%	1.2%
2026 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.1%	2.1%
2026 Estimated High School Graduate	12.8%	11.5%	10.6%
2026 Estimated Some College	16.8%	16.1%	15.4%
2026 Estimated Associates Degree Only	6.2%	5.6%	5.3%
2026 Estimated Bachelors Degree Only	32.4%	34.0%	35.9%
2026 Estimated Graduate Degree	27.1%	29.1%	29.5%
Business			
2026 Estimated Total Businesses	8,987	14,989	22,016
2026 Estimated Total Employees	104,781	172,883	221,692
2026 Estimated Employee Population per Business	11.7	11.5	10.1
2026 Estimated Residential Population per Business	6.9	6.8	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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