

DIVISION CENTER



Perform Properties

FOR LEASE > PORTLAND, OR



LOCATION

11900 SE Division Street
Portland, OR 97266

AVAILABLE SPACE

- Suite 11930 - 21,239 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SE Division St – 39,892 ADT ('25)
SE 122nd Ave – 21,626 ADT ('25)

HIGHLIGHTS

- Anchored by Grocery Outlet and Petco.
- Located just minutes from Montavilla, Lents, and Powellhurst-Gilbert, Division Center draws from one of the city's most vibrant, multicultural, and growing populations.
- Offers convenient parking for customers and employees, ensuring ease of access to all businesses within the center.



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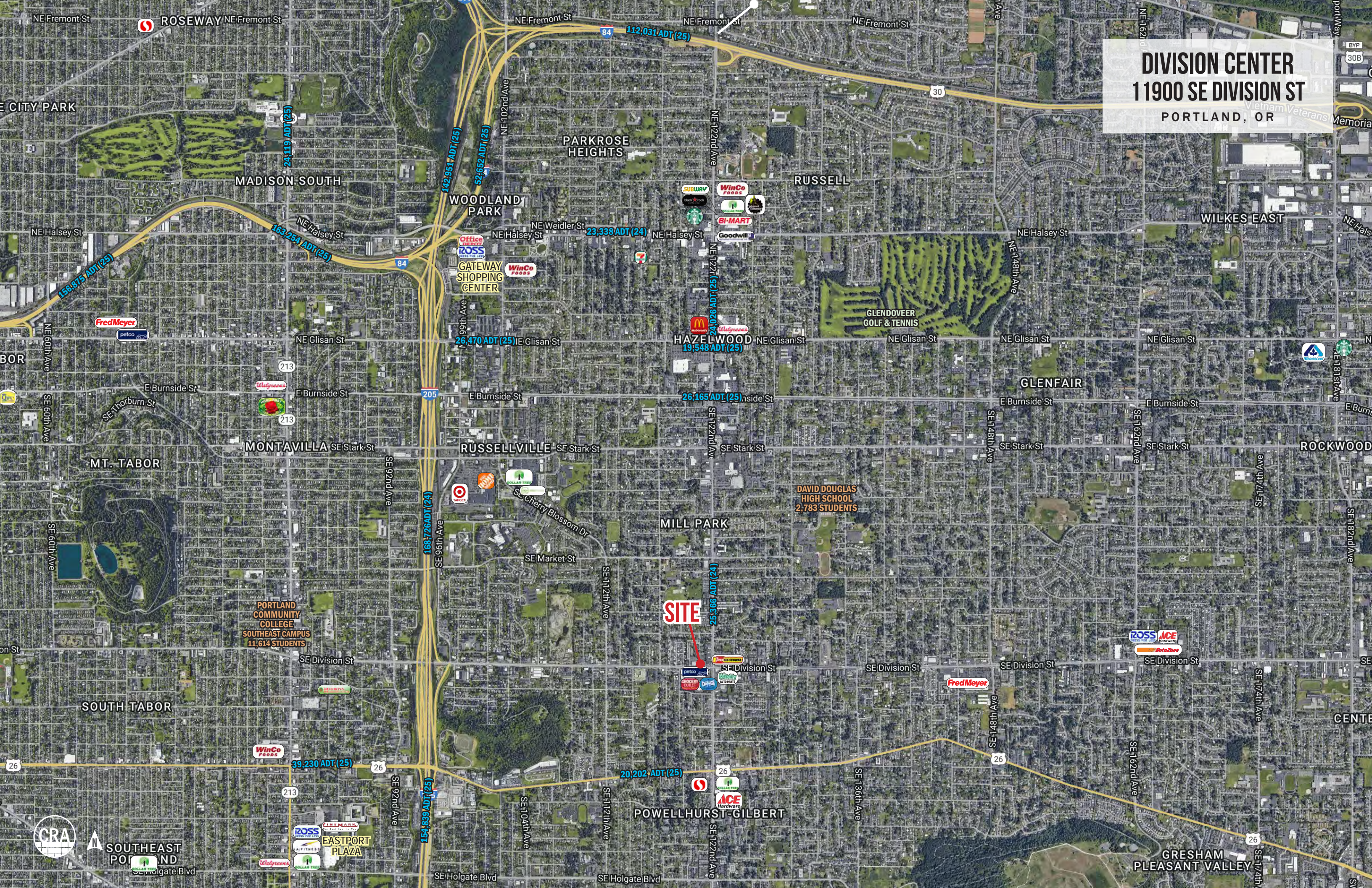
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**DIVISION CENTER
11900 SE DIVISION ST
PORTLAND, OR**

PHOTOS



DIVISION CENTER
11900 SE DIVISION ST
PORTLAND, OR



SOUTHEAST PORTLAND
GATE BLVD

DIVISION CENTER
11900 SE DIVISION ST
PORTLAND, OR



SE Division St

39,892 ADT (25) SE Division St

SE Division St

AVAILABLE 21,239 SF

SITE

FJ BUFFET

petco

GROCERY OUTLET
bargain Market

CRUNCH
NO JUDGEMENTS

TacoTime

PAPA MURPHY'S

BURGER KING

SUBWAY

EZ FREEZY

PHIN CAPHE & BOBA

AT&T

MAIL ROOM PLUS

T-Mobile

Dottys

21,626 ADT (25)

SE 122nd Ave

Tires LES SCHWAB



Public Storage



STUMPTOWN

metro
by T-Mobile

PORTLAND MUSIC CO
Since 1927

cricket

MINGALA INTERNATIONAL MART

O'Reilly
AUTO PARTS

POPEYES



DIVISION CENTER 11900 SE DIVISION ST PORTLAND, OR

SITE PLAN



Suite	TENANT	SF
11930	AVAILABLE	21,239
12112	CRUNCH FITNESS	22,294
12102	GROCERY OUTLET	20,237
12020	PETCO	10,750
11930A	FJ BUFFET	10,500
12010	KTV	4,950
12154	CLAW MACHINES	4,240
11910	YOONIQUE	3,021
2601	PORTLAND ECO LAUNDRY	3,000
12044	BURGER KING	2,866
11926	DOTTY'S DELI	2,107
11904	FREEZY YOGURT	1,720
2609	PAPA MURPHY'S	1,716
12044B	SUBWAY	1,700
11918	MAIL ROOM PLUS	1,484
2605	SHOW TIME BARBER SHOP	1,476
11920	PLATINUM PUB	1,474
2613	SHAGGY'S DEN SMOKE SHOP	1,400
12122	TACO TIME	1,200
11916	HAIR CENTRIC SALON	1,180
11908	AT&T	1,107
11924	T-MOBILE	1,105
11906	PHIN CAPHE AND BOBA	1,105
2603	NAILS BY DONNA	1,105



DIVISION CENTER 11900 SE DIVISION ST PORTLAND, OR

DEMOGRAPHIC SUMMARY

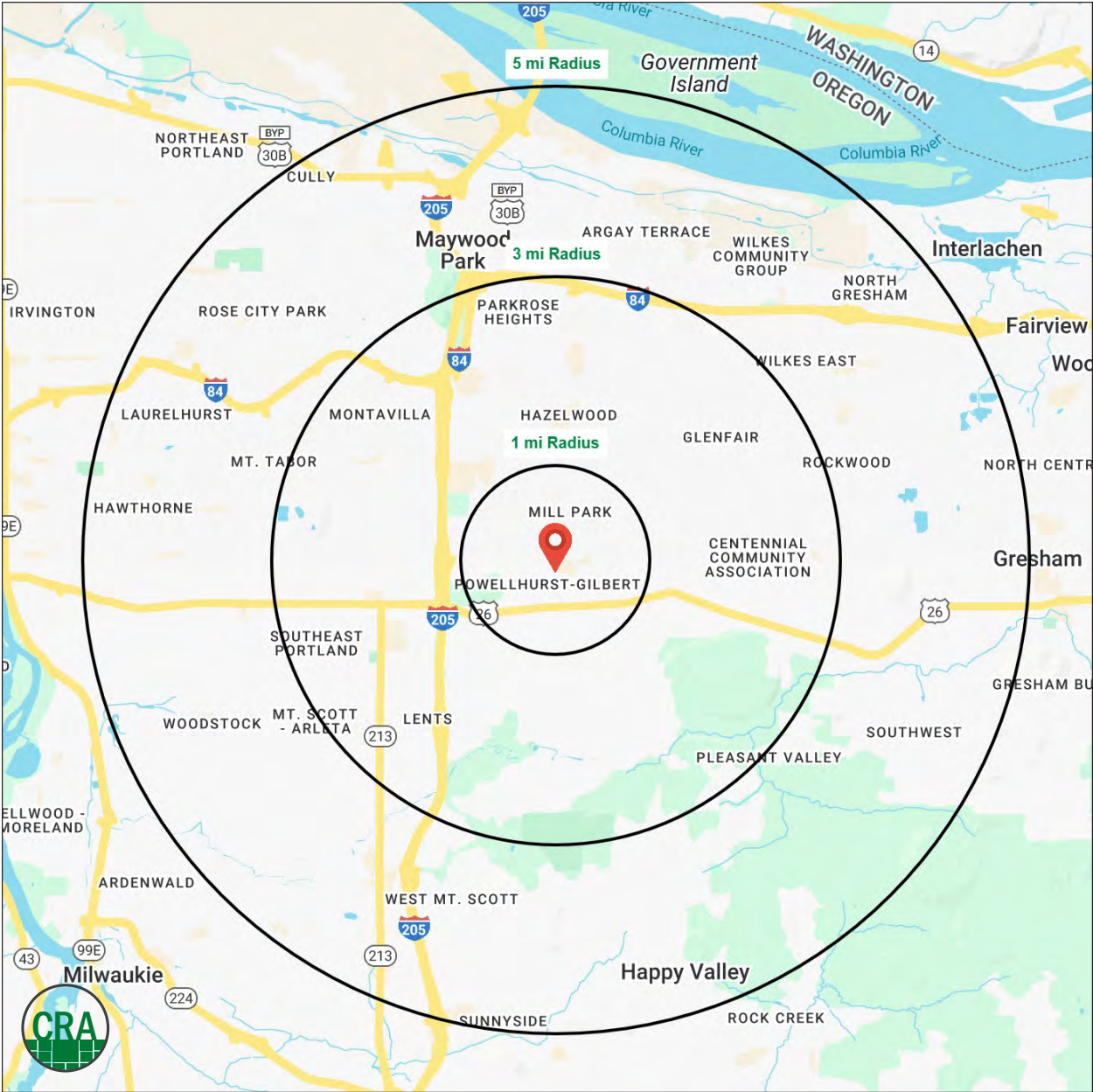
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	26,157	173,813	414,158
Estimated Households	9,417	66,076	166,231
Average HH Income	\$89,188	\$102,344	\$118,438
Median Home Value	\$416,157	\$455,368	\$529,721
Daytime Demographics 16+	13,107	99,070	261,245

\$102,344

Average HH Income
3 MILE RADIUS

36.5

Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5039/-122.5407

Division Center	1 mi radius	3 mi radius	5 mi radius
Portland, OR 97266			
Population			
2025 Estimated Population	26,157	173,813	414,158
2030 Projected Population	25,684	167,398	402,656
2020 Census Population	26,972	183,416	434,122
2010 Census Population	25,511	171,503	401,912
Projected Annual Growth 2025 to 2030	-0.4%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2025	0.2%	-	0.2%
2025 Median Age	36.5	37.9	38.5
Households			
2025 Estimated Households	9,417	66,076	166,231
2030 Projected Households	9,297	64,039	162,856
2020 Census Households	9,337	66,977	167,915
2010 Census Households	8,949	63,126	156,323
Projected Annual Growth 2025 to 2030	-0.3%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2025	0.3%	0.3%	0.4%
Race and Ethnicity			
2025 Estimated White	55.7%	60.5%	66.5%
2025 Estimated Black or African American	9.3%	8.3%	6.4%
2025 Estimated Asian or Pacific Islander	17.3%	14.7%	11.6%
2025 Estimated American Indian or Native Alaskan	1.1%	1.1%	0.9%
2025 Estimated Other Races	16.5%	15.4%	14.5%
2025 Estimated Hispanic	17.9%	15.8%	14.5%
Income			
2025 Estimated Average Household Income	\$89,188	\$102,344	\$118,438
2025 Estimated Median Household Income	\$67,761	\$80,389	\$93,051
2025 Estimated Per Capita Income	\$32,485	\$39,254	\$47,792
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	7.9%	6.1%	4.4%
2025 Estimated Some High School (Grade Level 9 to 11)	7.9%	6.7%	5.0%
2025 Estimated High School Graduate	26.8%	23.8%	19.8%
2025 Estimated Some College	22.9%	20.7%	20.3%
2025 Estimated Associates Degree Only	9.8%	8.9%	8.6%
2025 Estimated Bachelors Degree Only	18.3%	22.7%	26.9%
2025 Estimated Graduate Degree	6.4%	11.1%	14.9%
Business			
2025 Estimated Total Businesses	910	7,295	20,613
2025 Estimated Total Employees	5,576	47,585	143,591
2025 Estimated Employee Population per Business	6.1	6.5	7.0
2025 Estimated Residential Population per Business	28.7	23.8	20.1

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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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