

DIVISION CENTER



Perform Properties

FOR LEASE > PORTLAND, OR



LOCATION

11900 SE Division Street
Portland, OR 97266

AVAILABLE SPACE

- Suite 12154 - 4,240 SF
- 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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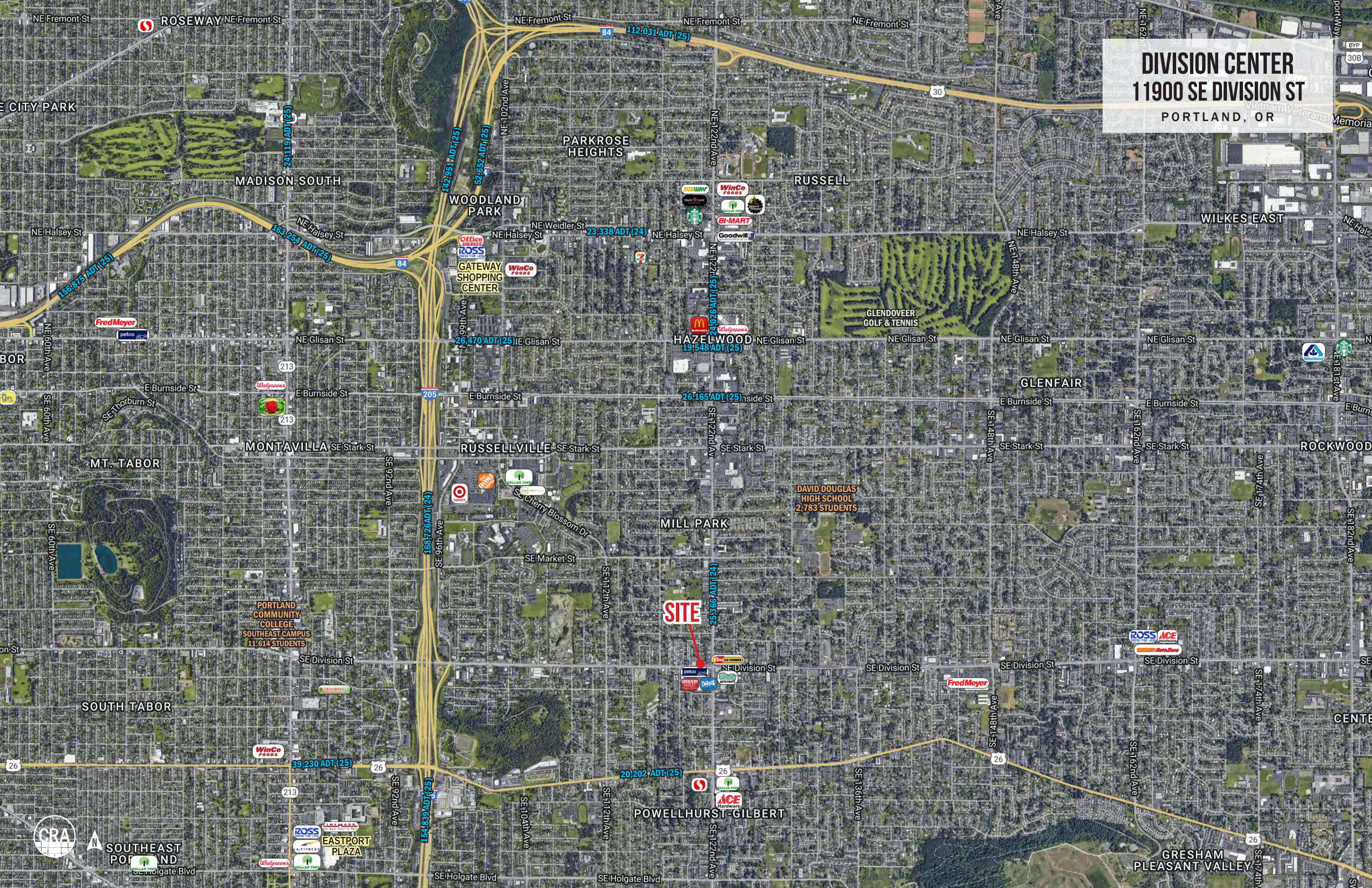
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PHOTOS

DIVISION CENTER 11900 SE DIVISION ST PORTLAND, OR



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SE Division St

39,892 ADT (25) SE Division St

SUNNY SUSHI

Tires LES SCHWAB



Public Storage



STUMP TOWN

SE Division St

metro by T-Mobile

PORTLAND MUSIC Co Since 1927

cricket

MINGALA INTERNATIONAL MART

O'Reilly AUTO PARTS

POPEYES

SE 122nd Ave

21,626 ADT (25)

EZ FREEZY

PHIN CAPHE & BOBA

AT&T

MAIL ROOM PLUS

T-Mobile

Dottys

BURGER KING

SUBWAY

AVAILABLE 21,239 SF

FJ BUFFET

petco

GROCERY OUTLET bargain Market

CRAVCH NO JUDGEMENTS

TacoTime

PAPA MURPHY'S

AVAILABLE 4,240 SF

SITE



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	AVAILABLE	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



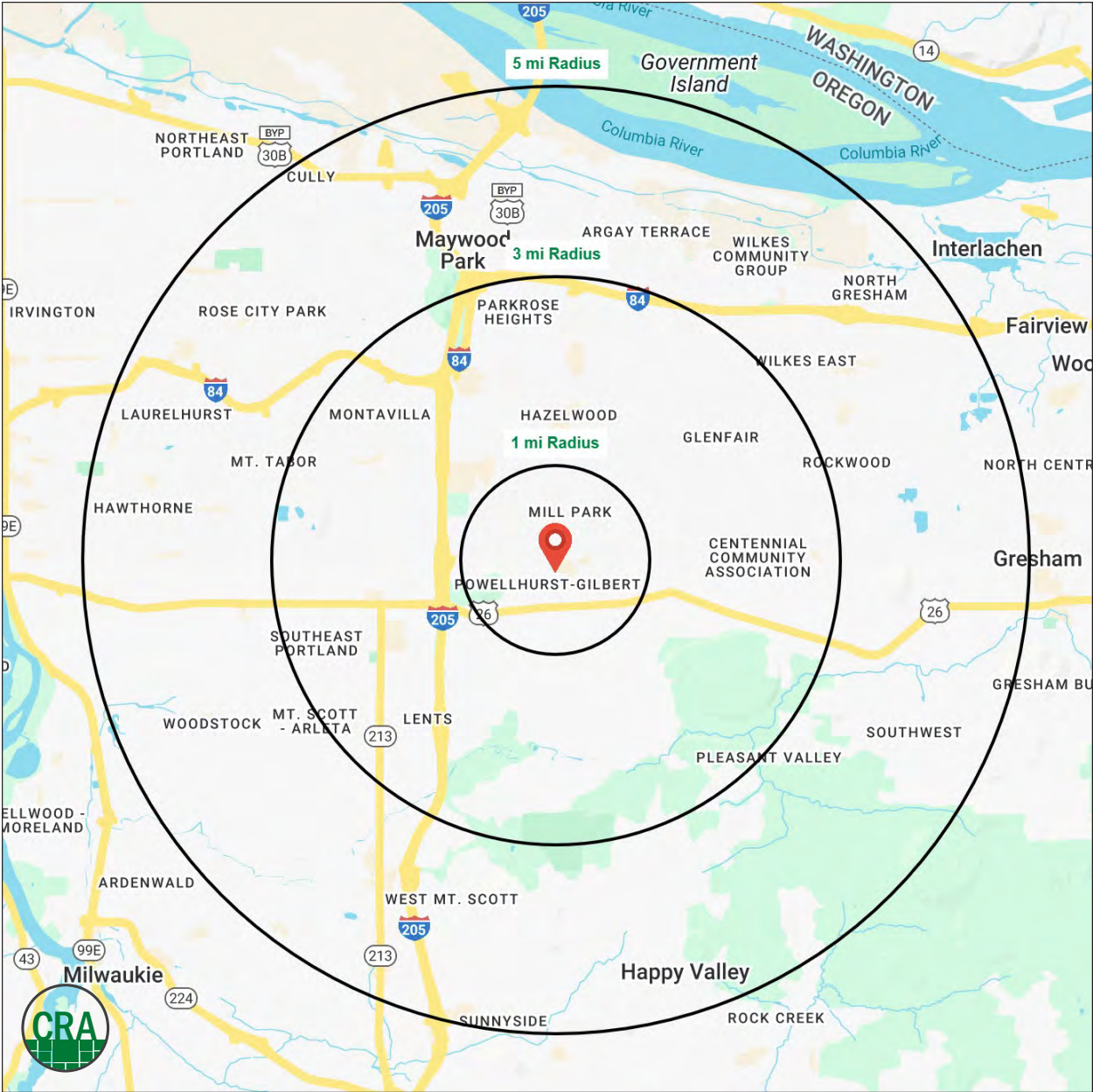
DIVISION CENTER
11900 SE DIVISION ST
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	26,355	174,614	415,529
Estimated Households	9,570	67,168	168,566
Average HH Income	\$87,959	\$106,788	\$122,773
Median Home Value	\$446,759	\$481,602	\$552,936
Daytime Demographics 16+	14,370	102,572	269,567

\$106,788
Average HH Income
3 MILE RADIUS

36.5
Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5039/-122.5408

Division Center	1 mi radius	3 mi radius	5 mi radius
Portland, OR 97266			
Population			
2026 Estimated Population	26,355	174,614	415,529
2031 Projected Population	26,056	169,698	406,750
2020 Census Population	27,052	183,302	434,081
2010 Census Population	25,584	171,393	401,880
Projected Annual Growth 2026 to 2031	-0.2%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2026	0.2%	0.1%	0.2%
2026 Median Age	36.5	37.9	38.5
Households			
2026 Estimated Households	9,570	67,168	168,566
2031 Projected Households	9,408	64,955	164,336
2020 Census Households	9,366	66,934	167,908
2010 Census Households	8,977	63,083	156,317
Projected Annual Growth 2026 to 2031	-0.3%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2026	0.4%	0.4%	0.5%
Race and Ethnicity			
2026 Estimated White	55.6%	60.5%	66.5%
2026 Estimated Black or African American	9.3%	8.3%	6.4%
2026 Estimated Asian or Pacific Islander	17.6%	14.7%	11.6%
2026 Estimated American Indian or Native Alaskan	1.1%	1.1%	0.9%
2026 Estimated Other Races	16.4%	15.3%	14.6%
2026 Estimated Hispanic	17.7%	15.8%	14.5%
Income			
2026 Estimated Average Household Income	\$87,959	\$106,788	\$122,773
2026 Estimated Median Household Income	\$68,136	\$83,903	\$96,006
2026 Estimated Per Capita Income	\$32,375	\$41,482	\$50,099
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	8.1%	6.1%	4.4%
2026 Estimated Some High School (Grade Level 9 to 11)	7.7%	6.3%	4.7%
2026 Estimated High School Graduate	26.9%	24.5%	20.3%
2026 Estimated Some College	24.7%	21.3%	20.5%
2026 Estimated Associates Degree Only	7.8%	8.2%	8.2%
2026 Estimated Bachelors Degree Only	17.4%	21.9%	26.0%
2026 Estimated Graduate Degree	7.4%	11.7%	15.9%
Business			
2026 Estimated Total Businesses	903	7,279	20,559
2026 Estimated Total Employees	5,775	49,639	149,425
2026 Estimated Employee Population per Business	6.4	6.8	7.3
2026 Estimated Residential Population per Business	29.2	24.0	20.2

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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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