

# DIVISION CROSSING

FOR LEASE ► PORTLAND, OR



Perform Properties



## LOCATION

16353 SE Division St,  
Portland OR 97236

## AVAILABLE SPACE

- Suite 16279 - 2,100 SF
- Suite 103 - 6,128 SF Building, 27,000 SF Pad

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

SE Division St - 31,890 ADT ('24)

## HIGHLIGHTS

- Situated at the intersection of SE Division Street and SE 162nd Avenue, this property offers excellent visibility and accessibility, attracting both local residents and commuters.
- Division Crossing is well positioned to serve the more than 333,000 people living in the surrounding five-mile radius.
- Features a variety of tenants, including dining, retail, and service oriented businesses, catering to a wide range of consumer needs and enhancing the shopping experience.



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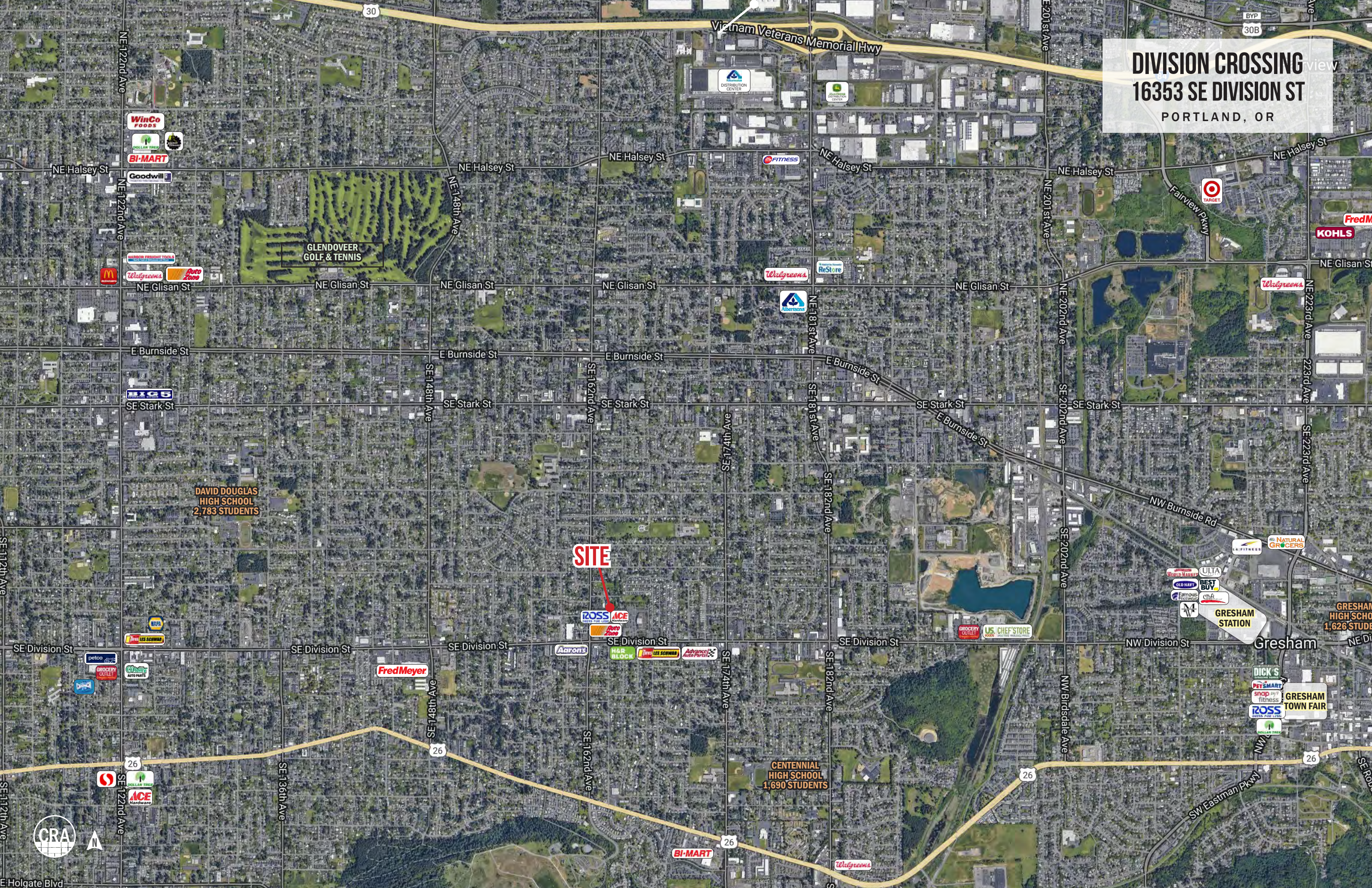
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**DIVISION CROSSING  
16353 SE DIVISION ST  
PORTLAND, OR**

**PHOTOS**



**DIVISION CROSSING**  
**16353 SE DIVISION ST**  
PORTLAND, OR



**SITE**

**DAVID DOUGLAS  
HIGH SCHOOL  
2,783 STUDENTS**

**CENTENNIAL  
HIGH SCHOOL  
1,690 STUDENTS**

**GRESHAM  
STATION**

**GRESHAM  
HIGH SCHOOL  
1,626 STUDENTS**

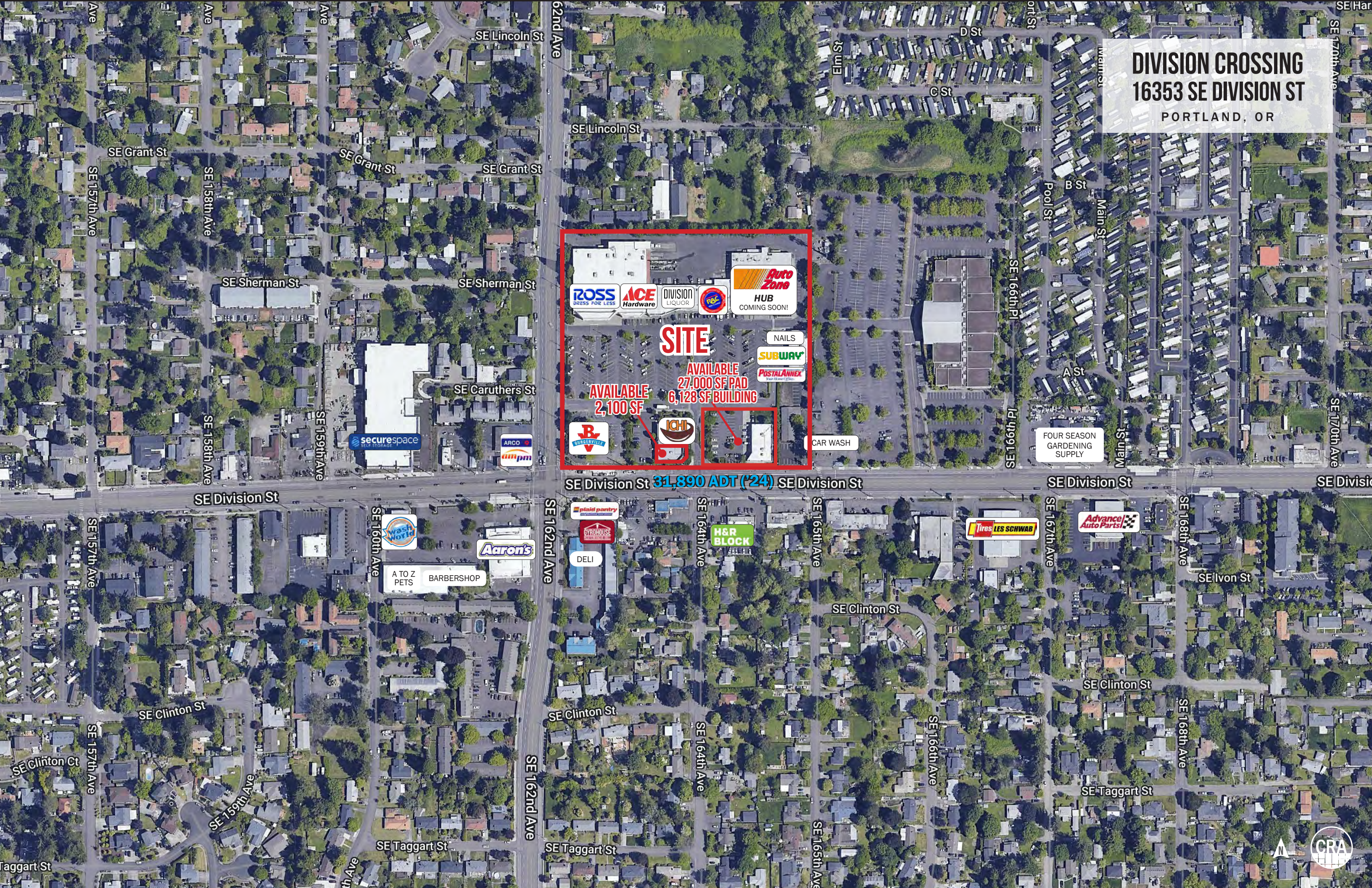
**GRESHAM  
TOWN FAIR**



**DIVISION CROSSING**  
**16353 SE DIVISION ST**  
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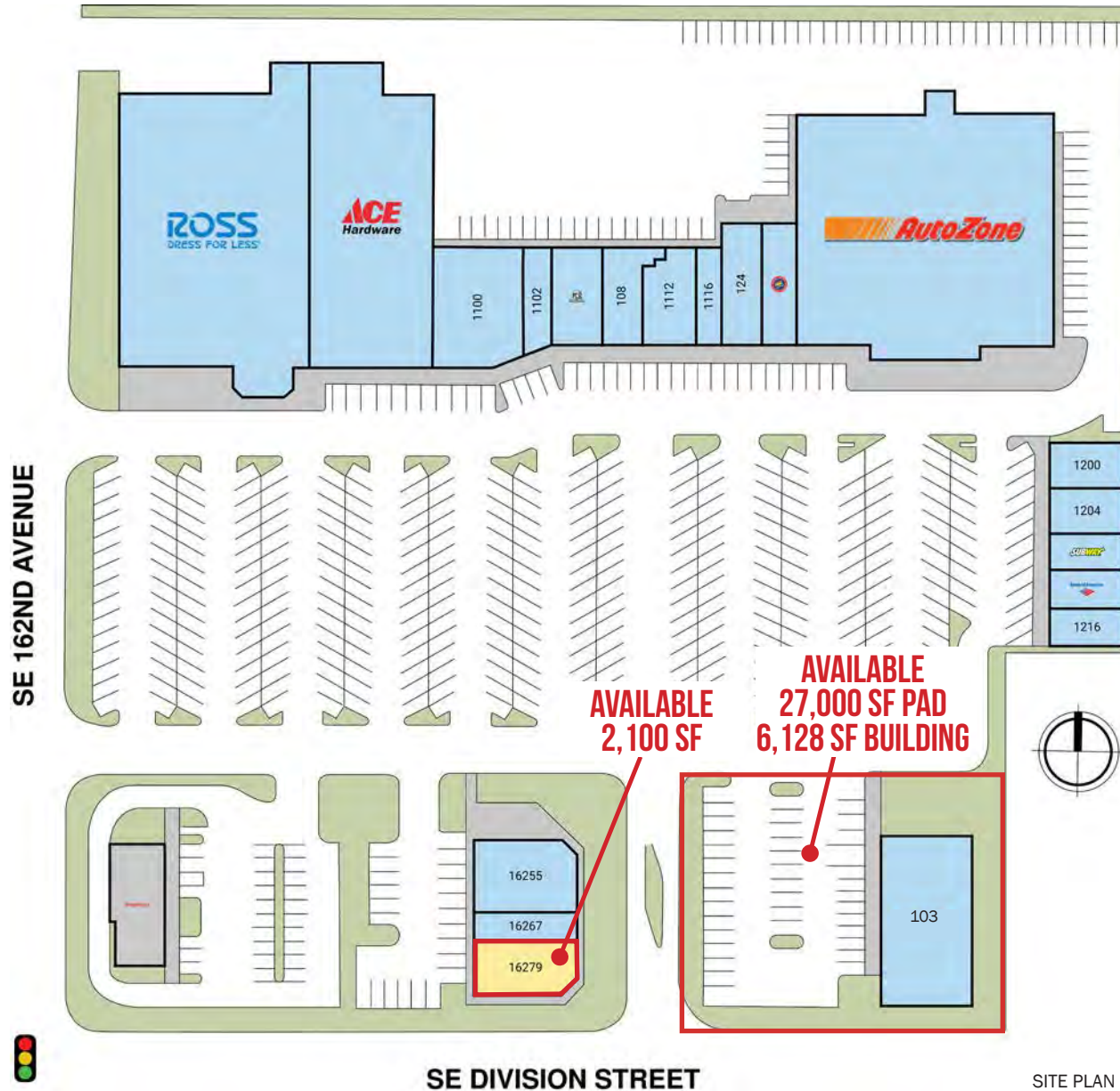
**ROSS** DRESS FOR LESS  
**ACE Hardware**  
**DIVISION LIQUOR**  
**Auto Zone** HUB COMING SOON!  
**AVAILABLE 2,100 SF**  
**SITE**  
**AVAILABLE 27,000 SF PAD 6,128 SF BUILDING**  
**POSTALANNEX**  
**Subway**  
**NAILS**  
**ICM**  
**Car Wash**

SE Division St **31,890 ADT (~24)** SE Division St



# DIVISION CROSSING 16353 SE DIVISION ST PORTLAND, OR

## SITE PLAN



Suite	TENANT	SF
<b>16279</b>	<b>AVAILABLE</b>	<b>2,100</b>
12	AUTOZONE	27,462
11	ROSS DRESS FOR LESS	24,979
<b>103</b>	<b>AVAILABLE</b>	<b>27,000 Pad 6,128 Building</b>
1128	RENT-A-CENTER	4,004
1100	DIVISION WINE & SPIRIT	3,191
16267	TAN REPUBLIC	2,100
1116	DOTTY'S DELI	2,093
108	METRO MAT	1,950
1112	RICHARDS DELI	1,937
16255	ICHI TERIYAKI	1,800
1102	PUFF PUFF SHOP	1,562
1204	PEOPLE READY	1,500
1106	LITTLE CAESAR'S	1,500
1200	BEAUTY NAILS	1,454
124	ROUNDERS	1,300
1216	Postal Annex	1,250
1212	BANK OF AMERICA	1,250
1208	SUBWAY	1,250



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



# DIVISION CROSSING 16353 SE DIVISION ST PORTLAND, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	21,832	157,779	323,836
Estimated Households	7,611	58,139	122,689
Average HH Income	\$92,785	\$95,493	\$105,353
Median Home Value	\$402,491	\$438,428	\$471,568
Daytime Demographics 16+	10,319	86,019	203,795

**\$105,353**  
Average HH Income  
5 MILE RADIUS

**37**  
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: 45.5058/-122.4954

Division Crossing Portland, OR 97236	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	21,832	157,779	323,836
2030 Projected Population	20,349	152,113	314,974
2020 Census Population	23,738	166,447	338,264
2010 Census Population	22,705	156,355	314,174
Projected Annual Growth 2025 to 2030	-1.4%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2025	-0.3%	-	0.2%
2025 Median Age	37.0	37.7	38.2
<b>Households</b>			
2025 Estimated Households	7,611	58,139	122,689
2030 Projected Households	7,129	56,519	120,105
2020 Census Households	8,039	59,069	123,501
2010 Census Households	7,718	56,139	115,874
Projected Annual Growth 2025 to 2030	-1.3%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2025	-	0.2%	0.4%
<b>Race and Ethnicity</b>			
2025 Estimated White	58.9%	59.4%	62.2%
2025 Estimated Black or African American	7.5%	8.8%	7.5%
2025 Estimated Asian or Pacific Islander	14.3%	13.1%	12.5%
2025 Estimated American Indian or Native Alaskan	1.3%	1.2%	1.2%
2025 Estimated Other Races	18.1%	17.5%	16.7%
2025 Estimated Hispanic	19.1%	18.5%	17.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$92,785	\$95,493	\$105,353
2025 Estimated Median Household Income	\$73,080	\$74,681	\$83,503
2025 Estimated Per Capita Income	\$32,529	\$35,472	\$40,187
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	10.2%	7.0%	5.9%
2025 Estimated Some High School (Grade Level 9 to 11)	9.3%	7.3%	6.7%
2025 Estimated High School Graduate	27.7%	25.9%	23.9%
2025 Estimated Some College	21.4%	24.0%	22.1%
2025 Estimated Associates Degree Only	9.7%	10.2%	9.8%
2025 Estimated Bachelors Degree Only	14.0%	17.5%	21.1%
2025 Estimated Graduate Degree	7.8%	8.2%	10.6%
<b>Business</b>			
2025 Estimated Total Businesses	661	5,626	14,406
2025 Estimated Total Employees	3,292	37,360	107,341
2025 Estimated Employee Population per Business	5.0	6.6	7.5
2025 Estimated Residential Population per Business	33.0	28.0	22.5

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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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