

DIVISION CROSSING

FOR LEASE ► PORTLAND, OR



Perform Properties



LOCATION

16353 SE Division St,
Portland OR 97236

AVAILABLE SPACE

- Suite 16279 - 2,100 SF
- Suite 16267 - 2,100 SF
- Suite 1128 - 4,004 SF
- Suite 103 - 6,128 SF Building, 27,000 SF Pad

RENTAL RATE

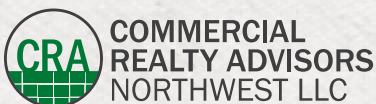
Please call for details

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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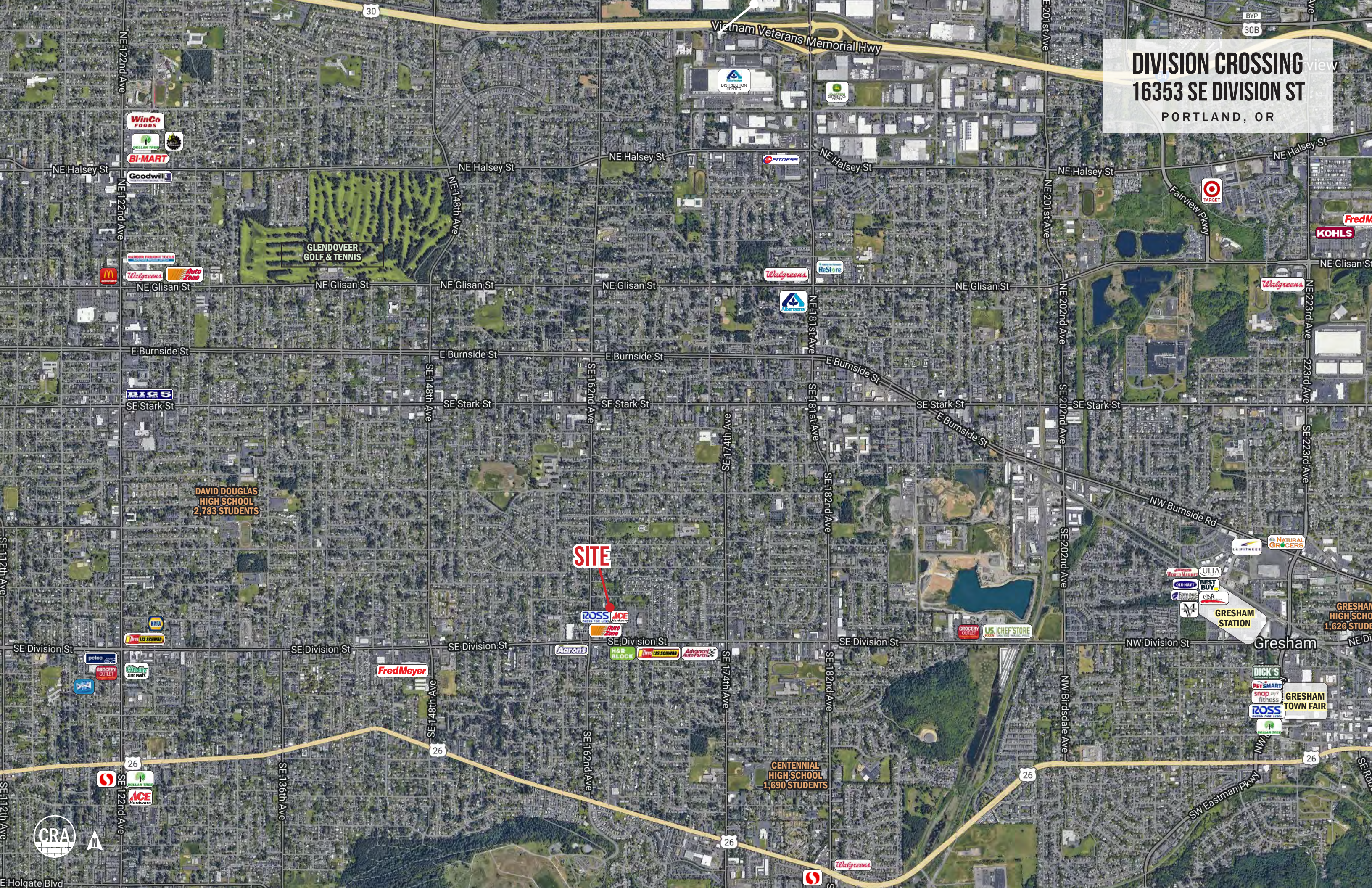
503.274.0211
www.cra-nw.com

**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
HIGH SCHOOL
1,626 STUDENTS



E Holgate Blvd

DIVISION CROSSING
16353 SE DIVISION ST
PORTLAND, OR

AVAILABLE 4,004 SF

ROSS DRESS FOR LESS ACE Hardware DIVISION LIQUOR Auto Zone HUB COMING SOON!

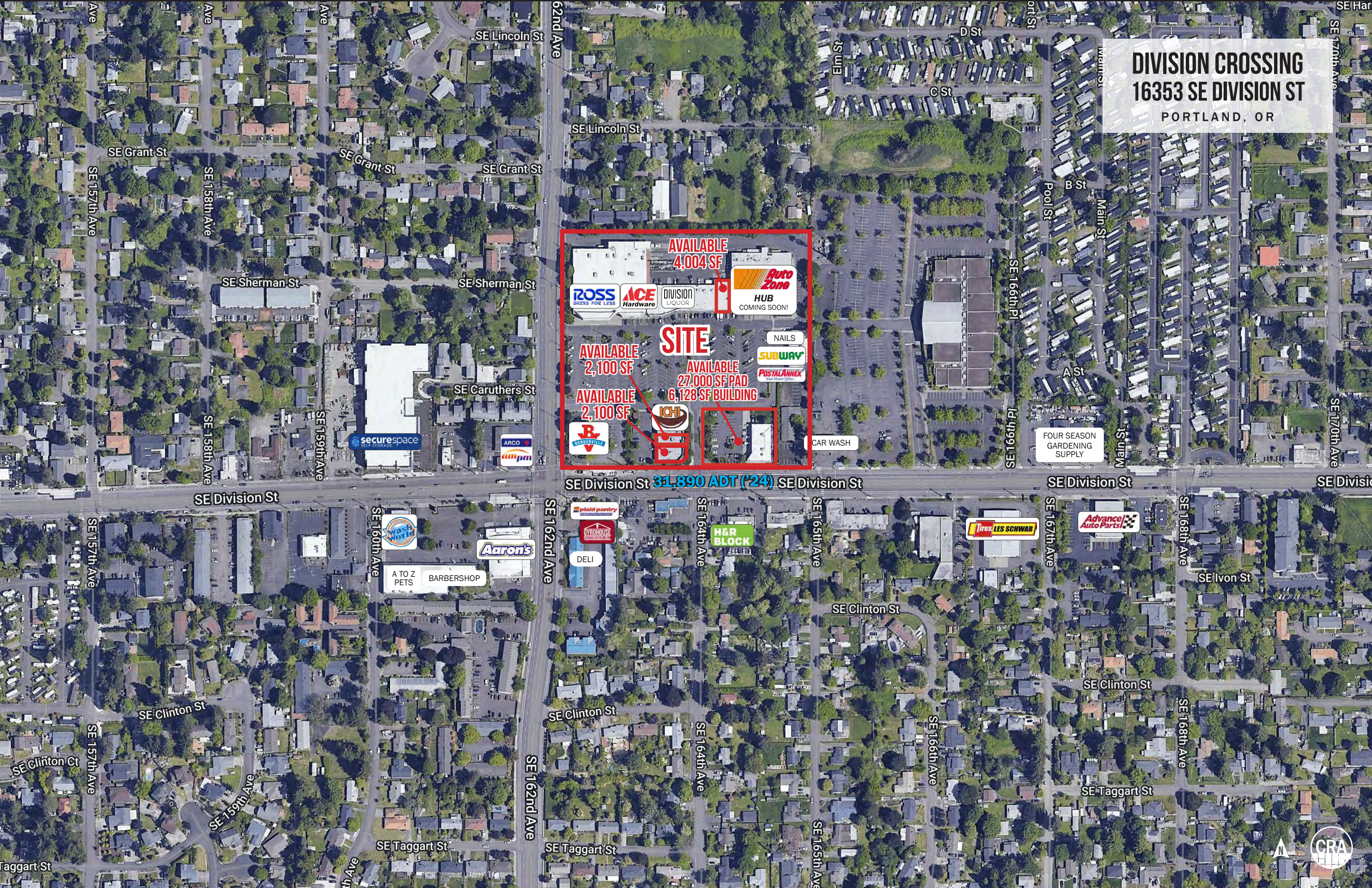
SITE

AVAILABLE 2,100 SF **AVAILABLE 27,000 SF PAD** **AVAILABLE 2,100 SF** **6,128 SF BUILDING**

IB BURGERVILLE ICH

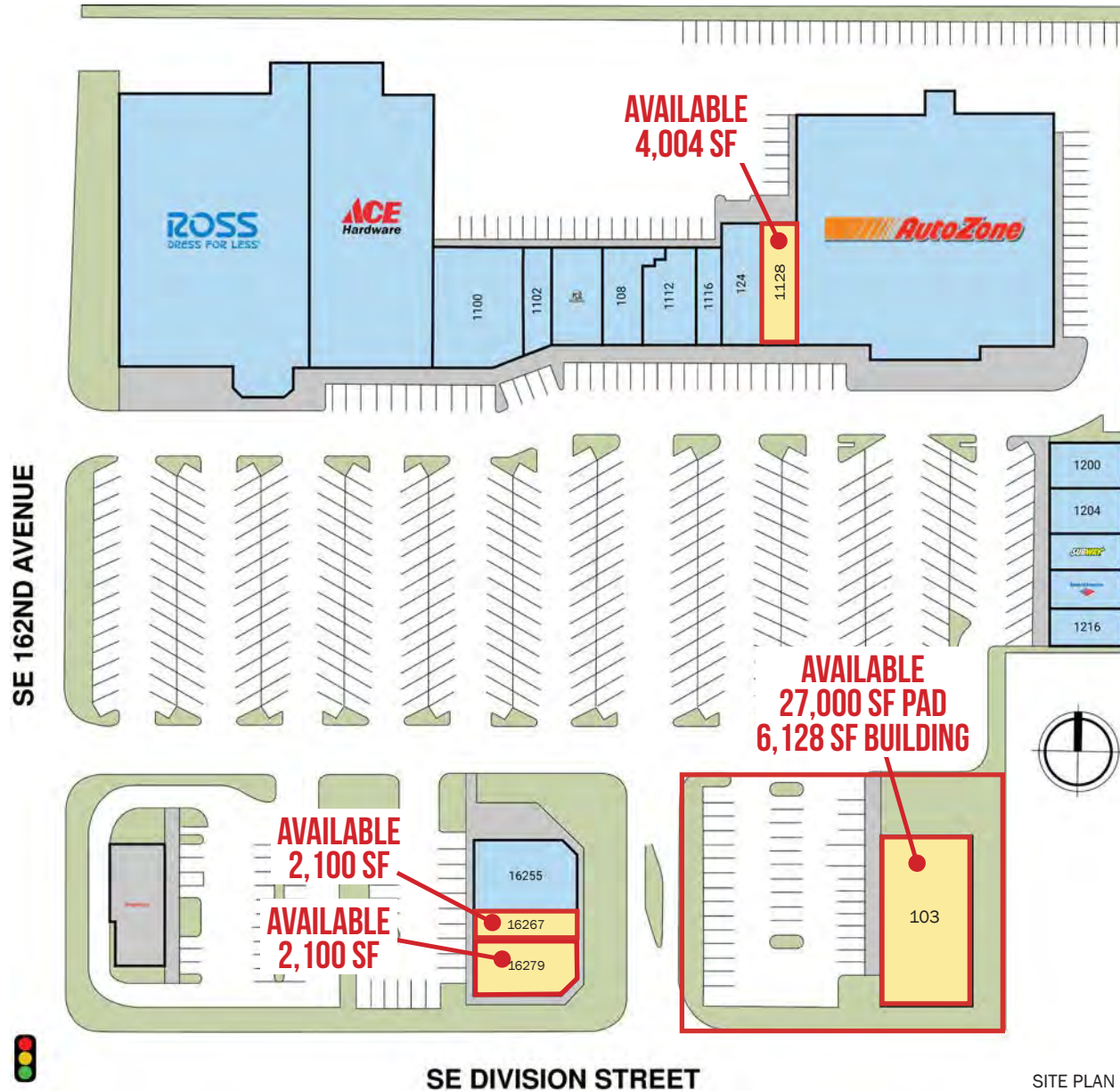
NAILS SUBWAY POSTALANNEX CAR WASH

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



DIVISION CROSSING 16353 SE DIVISION ST PORTLAND, OR

SITE PLAN



Suite	TENANT	SF
16279	AVAILABLE	2,100
12	AUTOZONE	27,462
11	ROSS DRESS FOR LESS	24,979
103	AVAILABLE	27,000 Pad 6,128 Building
1128	AVAILABLE	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	1,250
1212	BANK OF AMERICA	1,250
1208	SUBWAY	1,250



DIVISION CROSSING 16353 SE DIVISION ST PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	21,920	158,415	326,081
Estimated Households	7,695	58,898	124,756
Average HH Income	\$96,616	\$99,140	\$109,748
Median Home Value	\$429,803	\$460,931	\$500,141
Daytime Demographics 16+	10,306	88,318	208,828

\$109,748

Average HH Income
5 MILE RADIUS

37

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: 45.5058/-122.4954

Division Crossing Portland, OR 97236	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	21,920	158,415	326,081
2031 Projected Population	20,631	154,259	319,983
2020 Census Population	23,786	166,456	338,268
2010 Census Population	22,751	156,372	314,169
Projected Annual Growth 2026 to 2031	-1.2%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2026	-0.2%	-	0.2%
2026 Median Age	37.0	37.7	38.2
Households			
2026 Estimated Households	7,695	58,898	124,756
2031 Projected Households	7,201	57,097	121,708
2020 Census Households	8,055	59,077	123,500
2010 Census Households	7,733	56,150	115,870
Projected Annual Growth 2026 to 2031	-1.3%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2026	-	0.3%	0.5%
Race and Ethnicity			
2026 Estimated White	58.8%	59.3%	62.2%
2026 Estimated Black or African American	7.5%	8.9%	7.5%
2026 Estimated Asian or Pacific Islander	14.2%	13.1%	12.5%
2026 Estimated American Indian or Native Alaskan	1.3%	1.2%	1.2%
2026 Estimated Other Races	18.1%	17.5%	16.7%
2026 Estimated Hispanic	19.2%	18.6%	17.3%
Income			
2026 Estimated Average Household Income	\$96,616	\$99,140	\$109,748
2026 Estimated Median Household Income	\$77,233	\$79,910	\$87,655
2026 Estimated Per Capita Income	\$34,128	\$37,192	\$42,306
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	10.2%	7.0%	5.9%
2026 Estimated Some High School (Grade Level 9 to 11)	8.6%	6.9%	6.1%
2026 Estimated High School Graduate	30.9%	27.3%	24.6%
2026 Estimated Some College	21.1%	24.1%	22.6%
2026 Estimated Associates Degree Only	7.1%	9.1%	9.3%
2026 Estimated Bachelors Degree Only	14.4%	16.9%	20.5%
2026 Estimated Graduate Degree	7.7%	8.6%	11.1%
Business			
2026 Estimated Total Businesses	662	5,597	14,348
2026 Estimated Total Employees	3,386	38,282	110,023
2026 Estimated Employee Population per Business	5.1	6.8	7.7
2026 Estimated Residential Population per Business	33.1	28.3	22.7

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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.

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EXPERIENCE



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