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
- Suite 1204 - 1,500 SF
- Suite 1208 - 1,250 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SE Division St – 33,159 ADT ('26)

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.



COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Jeff Olson 503.957.1452 | jeff@cra-nw.com
Kelli Maks 503.680.3765 | kelli@cra-nw.com
Alex MacLean IV 503.866.6425 | alex4@cra-nw.com
Alex MacLean 503.709.3563 | alex@cra-nw.com

503.274.0211
www.cra-nw.com

PHOTOS







DIVISION CROSSING
16353 SE DIVISION ST
PORTLAND, OR

SITE

Vietnam Veterans Memorial Hwy
NE Halsey St
NE Glisan St
E Burnside St
SE Stark St
SE Division St
NW Division St
NW Burnside Rd
NE 122nd Ave
NE 148th Ave
SE 148th Ave
SE 162nd Ave
SE 174th Ave
NE 181st Ave
SE 182nd Ave
NE 201st Ave
NE 202nd Ave
SE 202nd Ave
NE 223rd Ave
SE 223rd Ave
NW Birdsdale Ave
Fairview Pkwy
SW Eastman Pkwy
SE 112th Ave
SE 136th Ave
E Holgate Blvd
GLENDOVEER GOLF & TENNIS
DAVID DOUGLAS HIGH SCHOOL 2,783 STUDENTS
CENTENNIAL HIGH SCHOOL 1,690 STUDENTS
GRESHAM STATION
GRESHAM TOWN FAIR
Gresham
DISTRIBUTION CENTER
WinCo FOODS
DOLLAR TREE
BI-MART
Goodwill
HARBOR FREIGHT TOOLS
Walgreens
Auto Zone
FITNESS
TARGET
KOHLS
ReStore
Albertsons
BIG 5
ROSS
ACE Hardware
NAPA
Les Schwab
petco
GROCERY OUTLET
Grizzly AUTO PARTS
FredMeyer
Aarons
H&R BLOCK
Advance Auto Parts
LA FITNESS
NATURAL GROCERS
WINCO FOODS
ULTA
OLD NAVY
BEST BUY
Famous Footwear
chi
US CHEF'STORE
DICK'S
PETSMART
snap fitness
CRA
N
30
BYP
30B
26

DIVISION CROSSING
16353 SE DIVISION ST
PORTLAND, OR

AVAILABLE
4,004 SF

ROSS DRESS FOR LESS | ACE Hardware | DIVISION LIQUOR | AutoZone HUB COMING SOON!

SITE

AVAILABLE
2,100 SF

AVAILABLE
2,100 SF

AVAILABLE
27,000 SF PAD
6,128 SF BUILDING

NAILS

AVAILABLE
1,500 SF

AVAILABLE
1,250 SF

POSTAL ANNEX

ICHI

CAR WASH

FOUR SEASON GARDENING SUPPLY

SE Division St 33,159 ADT ('26) SE Division St

SE Lincoln St
SE Grant St
SE Sherman St
SE Caruthers St
SE Division St
SE Clinton St
SE Taggart St
SE Ivon St
SE Clinton Ct
Taggart St
D St
C St
B St
A St
Elm St
Pool St
Main St
SE 157th Ave
SE 158th Ave
SE 159th Ave
SE 160th Ave
SE 162nd Ave
SE 164th Ave
SE 165th Ave
SE 166th Pl
SE 166th Ave
SE 167th Ave
SE 168th Ave
SE 170th Ave

securespace SELF STORAGE

ARCO amp

wash world

Aaron's

A TO Z PETS | BARBERSHOP

plaid pantry

GYROHOUSE

DELI

H&R BLOCK

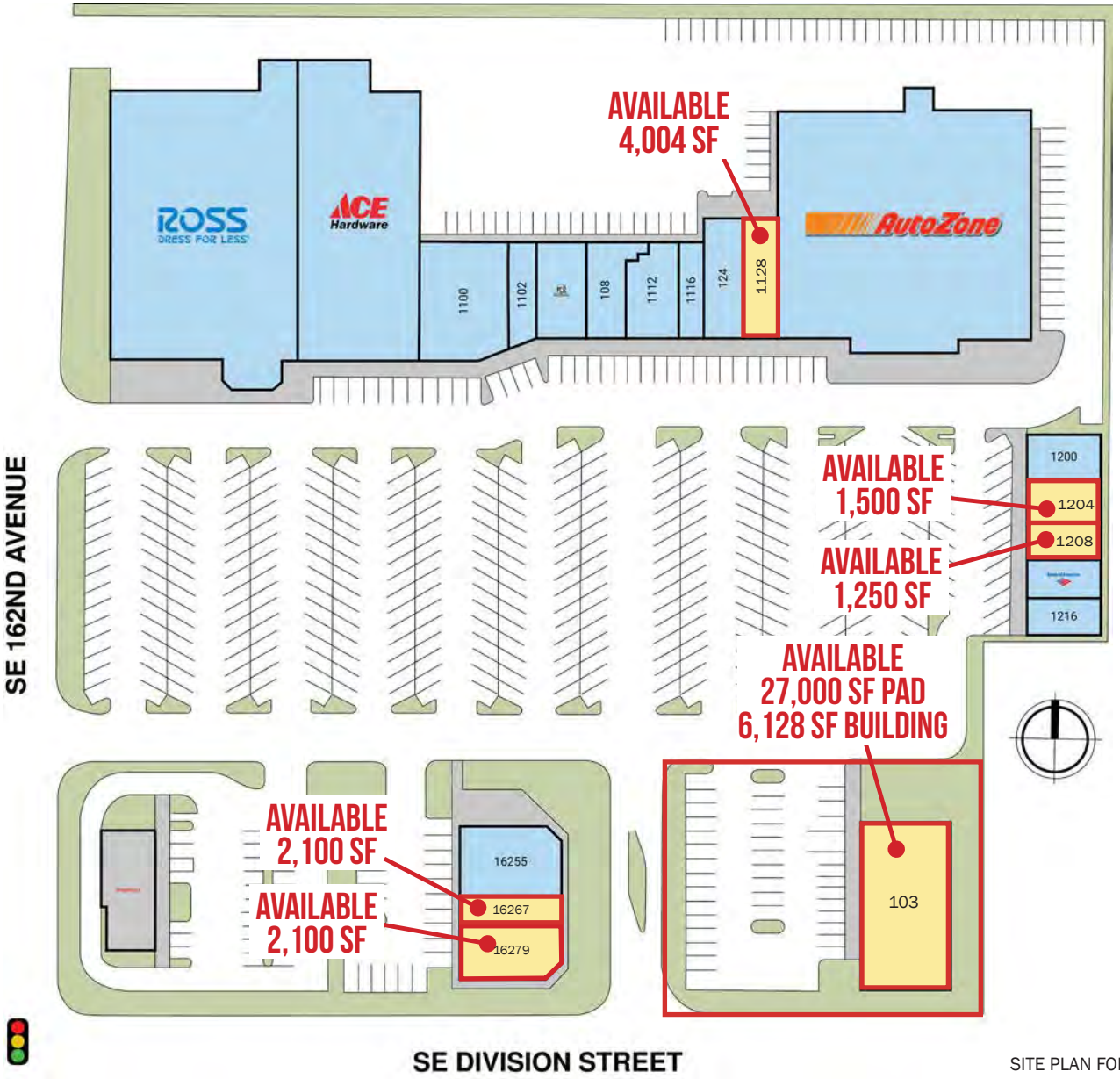
Tires LES SCHWAB

Advance Auto Parts

SUBWAY

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	**AVAILABLE**	**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	**AVAILABLE**	**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	**AVAILABLE**	**1,250**

SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

N

CRA

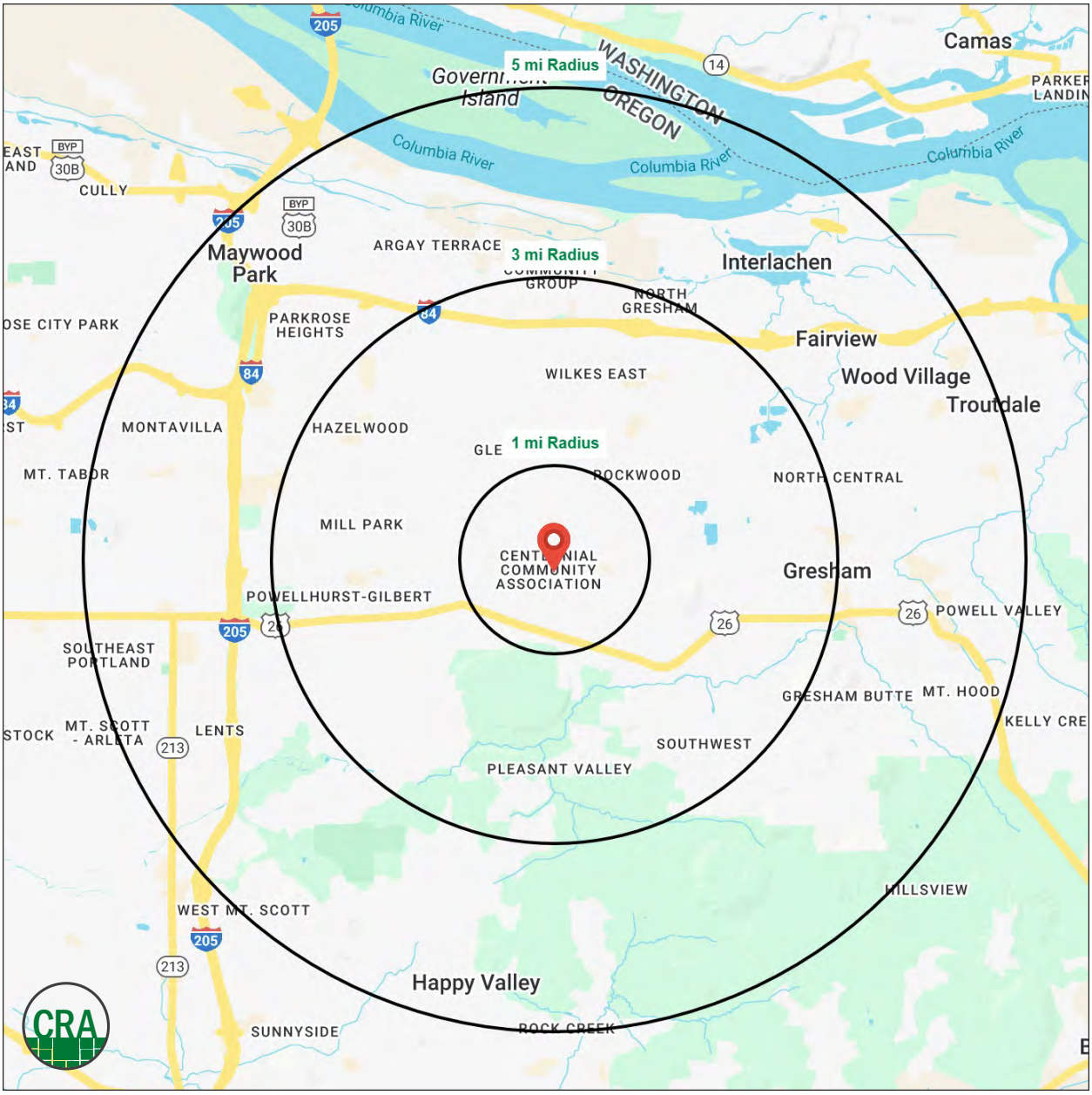
DIVISION CROSSING
16353 SE DIVISION ST
PORTLAND, OR

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

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1

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:

JEFF OLSON 503.957.1452 | jeff@cra-nw.com

KELLI MAKS 503.680.3765| kelli@cra-nw.com

ALEX MACLEAN IV 503.866.6425 | alex4@cra-nw.com

ALEX MACLEAN 503.7039-3563 | alex@cra-nw.com

KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Licensed brokers in Oregon & Washington

15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224

www.cra-nw.com **503.274.0211**

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, *www.cra-nw.com/home/agency-disclosure.html*. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.