

# ELLEN BROWNING BUILDING



## PRIME DIVISION RETAIL & RESTAURANT SPACE!

### ADDRESS

2871 SE Division Street, Portland, OR 97202

### AVAILABLE SPACE

#### TENANT 1 – RESTAURANT SPACE:

- 2,171 SF 1st generation corner restaurant space featuring large exclusive outdoor patio space (approx 855 SF).
- New owner willing to build the spaces out (turnkey minus FF&E) for the right restaurant tenant!

#### TENANT 2 – RETAIL SPACE:

- 795 SF retail space.
- Space will be delivered in move-in ready condition for retail use (including restroom, HVAC, outlets, general lighting, polished concrete floor, etc), in progress.

### RENTAL RATE

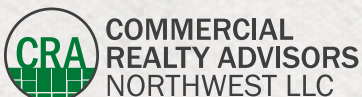
Please call for details.

### HIGHLIGHTS

- Located at the signalized intersection of Division & 28th (NE corner) in the heart of the Division retail corridor. The Ellen Browning Building offers tenants beautifully designed and positioned restaurant and retail opportunities.
- Mixed-use project with luxury residential units above ground floor commercial space.
- Spaces feature high ceilings, expansive floor to ceiling glass storefronts, and setback from SE Division Street. Corner restaurant space features rare exclusive patio area.
- Available now!

### TRAFFIC COUNTS

SE Division Street – 11,995 ADT ('25)

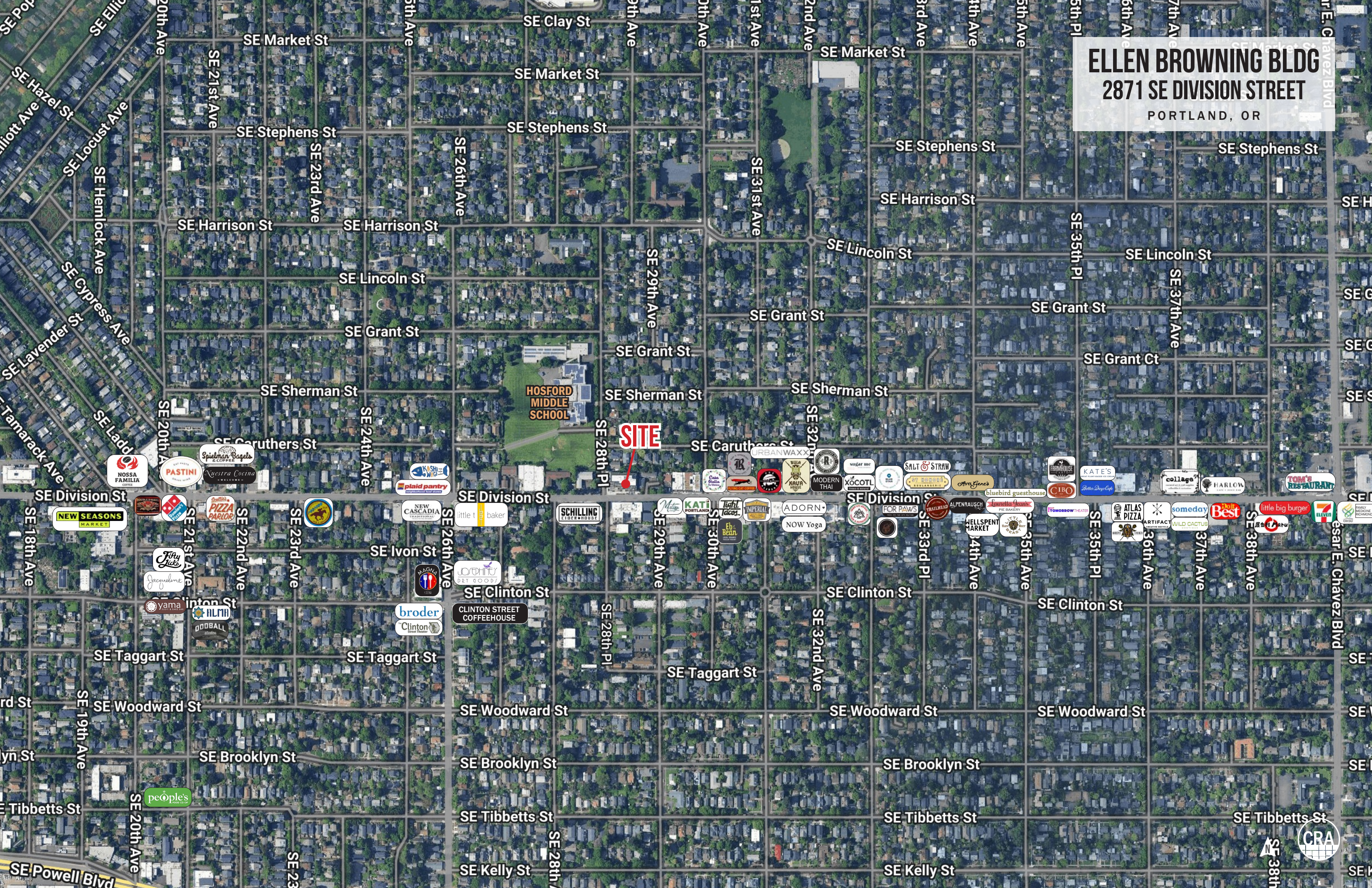


**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)  
**Ashley Heichelbech** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)



**ELLEN BROWNING BLDG**  
**2871 SE DIVISION STREET**  
PORTLAND, OR



**SITE**

**HOSFORD  
MIDDLE  
SCHOOL**



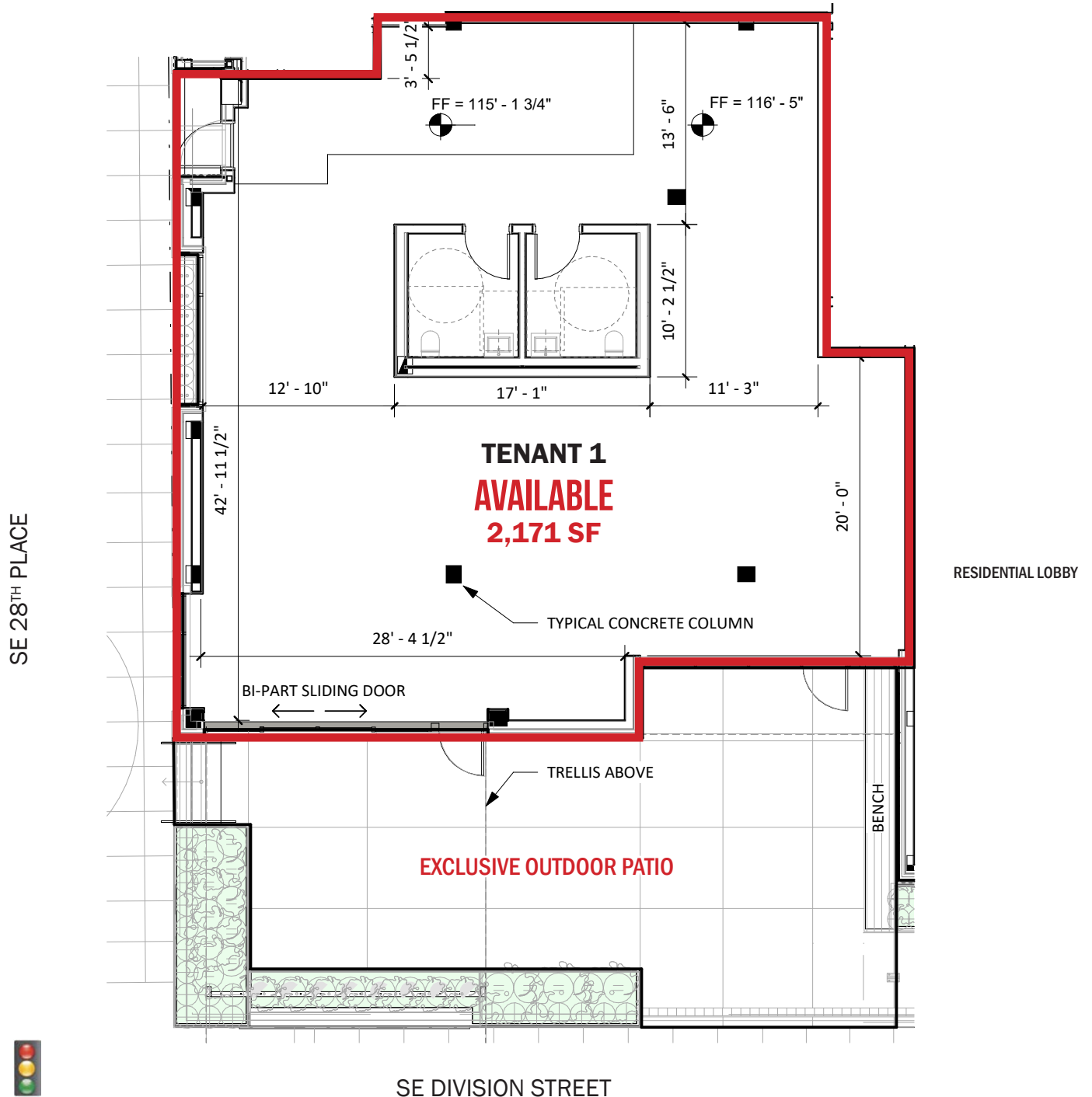


**ELLEN BROWNING BLDG**  
**2871 SE DIVISION STREET**  
**PORTLAND, OR**



**ELLEN BROWNING BLDG**  
**2871 SE DIVISION STREET**  
PORTLAND, OR

**RESTAURANT FLOOR PLAN**

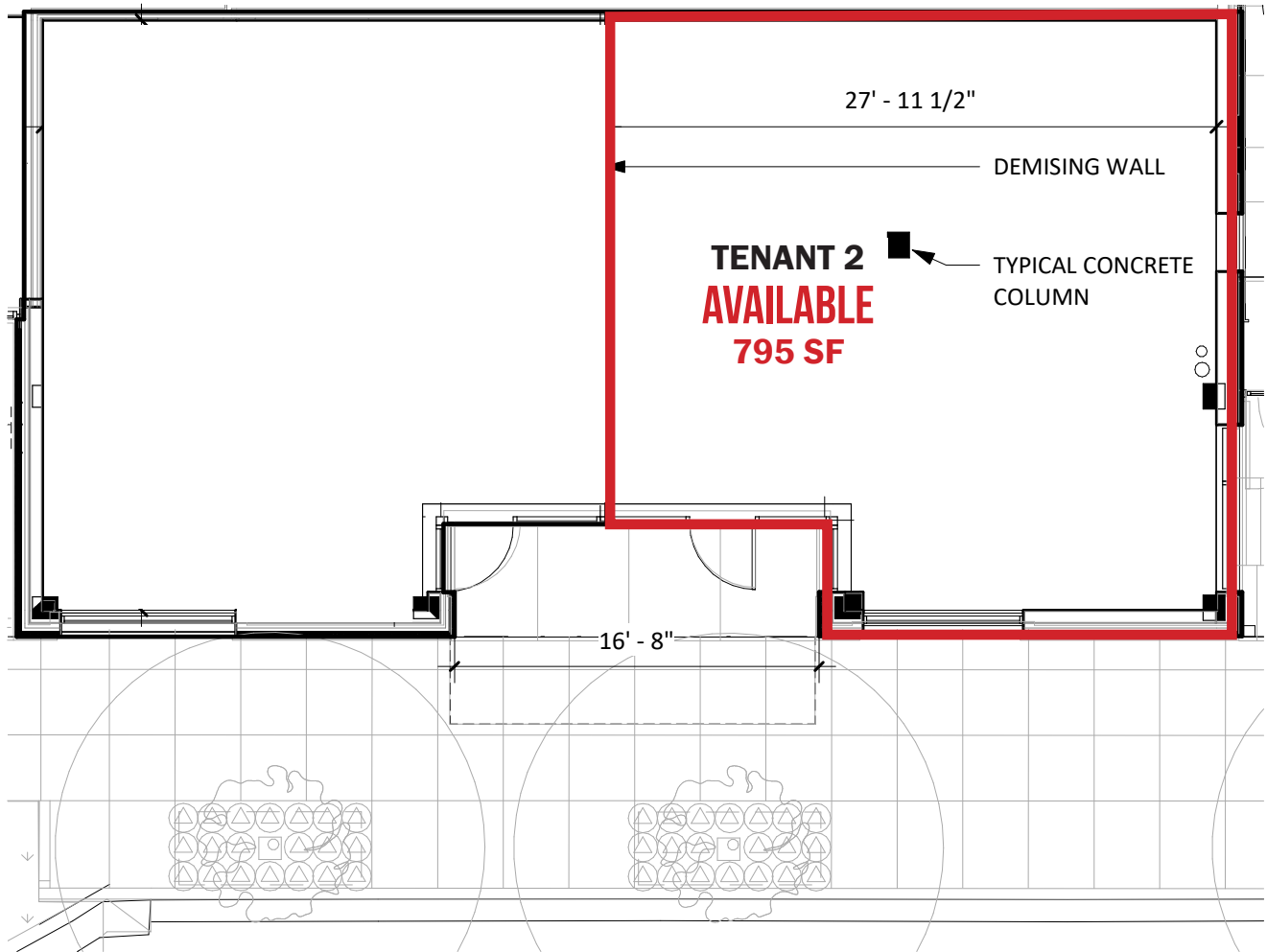


The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

**HACKER**

**ELLEN BROWNING BLDG**  
**2871 SE DIVISION STREET**  
PORTLAND, OR

**RETAIL FLOOR PLAN**



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

**HACKER**



# ELLEN BROWNING BLDG

## 2871 SE DIVISION STREET

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

| Source: Regis - SitesUSA (2025) | 1 MILE    | 2 MILE    | 3 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2025       | 31,048    | 98,615    | 237,152   |
| Estimated Households 2030       | 15,193    | 49,756    | 115,750   |
| Average HH Income               | \$139,389 | \$134,546 | \$135,849 |
| Median Home Value               | \$685,735 | \$679,947 | \$660,965 |
| Daytime Demographics 16+        | 20,795    | 88,081    | 267,611   |
| Some College or Higher          | 87.8%     | 87.7%     | 84.9%     |

**\$139,389**

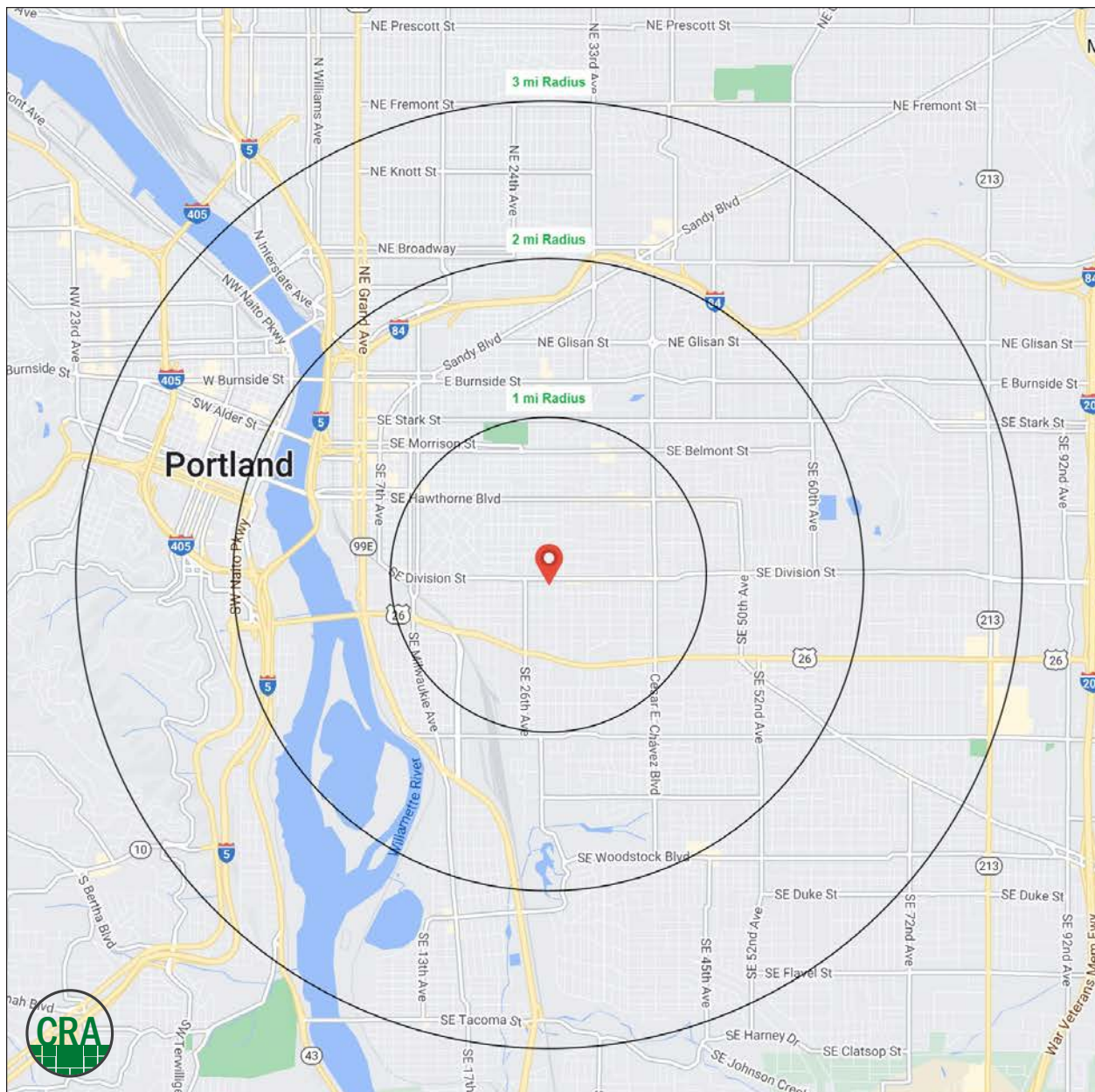
Average Household Income

1 MILE RADIUS

**36.9**

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: 45.505/-122.6363

| Ellen Browning Building<br>Portland, OR 97202         | 1 mi<br>radius | 2 mi<br>radius | 3 mi<br>radius |
|---|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2025 Estimated Population                             | 31,048         | 98,615         | 237,152        |
| 2030 Projected Population                             | 30,415         | 98,105         | 233,849        |
| 2020 Census Population                                | 33,043         | 100,155        | 227,964        |
| 2010 Census Population                                | 29,314         | 84,632         | 197,258        |
| Projected Annual Growth 2025 to 2030                  | -0.4%          | -0.1%          | -0.3%          |
| Historical Annual Growth 2010 to 2025                 | 0.4%           | 1.1%           | 1.3%           |
| 2025 Median Age                                       | 36.9           | 37.9           | 39.3           |
| <b>Households</b>                                     |                |                |                |
| 2025 Estimated Households                             | 15,193         | 49,756         | 115,750        |
| 2030 Projected Households                             | 14,937         | 50,112         | 116,115        |
| 2020 Census Households                                | 15,548         | 48,460         | 112,173        |
| 2010 Census Households                                | 13,822         | 40,227         | 94,732         |
| Projected Annual Growth 2025 to 2030                  | -0.3%          | 0.1%           | -              |
| Historical Annual Growth 2010 to 2025                 | 0.7%           | 1.6%           | 1.5%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2025 Estimated White                                  | 79.8%          | 78.1%          | 76.3%          |
| 2025 Estimated Black or African American              | 2.6%           | 3.0%           | 4.0%           |
| 2025 Estimated Asian or Pacific Islander              | 6.4%           | 6.8%           | 7.6%           |
| 2025 Estimated American Indian or Native Alaskan      | 0.4%           | 0.7%           | 0.7%           |
| 2025 Estimated Other Races                            | 10.8%          | 11.4%          | 11.3%          |
| 2025 Estimated Hispanic                               | 9.3%           | 9.7%           | 9.9%           |
| <b>Income</b>   |                |                |                |
| 2025 Estimated Average Household Income               | \$139,389      | \$134,546      | \$135,849      |
| 2025 Estimated Median Household Income                | \$108,481      | \$103,187      | \$101,706      |
| 2025 Estimated Per Capita Income                      | \$68,412       | \$68,221       | \$66,666       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2025 Estimated Elementary (Grade Level 0 to 8)        | 1.2%           | 1.1%           | 1.6%           |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 1.8%           | 2.0%           | 2.7%           |
| 2025 Estimated High School Graduate                   | 9.2%           | 9.3%           | 10.9%          |
| 2025 Estimated Some College                           | 16.5%          | 16.7%          | 16.5%          |
| 2025 Estimated Associates Degree Only                 | 5.8%           | 6.1%           | 5.9%           |
| 2025 Estimated Bachelors Degree Only                  | 39.8%          | 38.6%          | 36.4%          |
| 2025 Estimated Graduate Degree                        | 25.8%          | 26.3%          | 26.1%          |
| <b>Business</b>                                       |                |                |                |
| 2025 Estimated Total Businesses                       | 2,372          | 9,146          | 23,204         |
| 2025 Estimated Total Employees                        | 13,711         | 62,806         | 199,136        |
| 2025 Estimated Employee Population per Business       | 5.8            | 6.9            | 8.6            |
| 2025 Estimated Residential Population per Business    | 13.1           | 10.8           | 10.2           |

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, 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:*

**ASHLEY HEICHELBECH** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**KATHLEEN HEALY** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@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](http://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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.