

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 & 3– RETAIL SPACE:

- 1,542 SF retail space (can be divided into two micro retail spaces – 747 SF and 795 SF)
- 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!

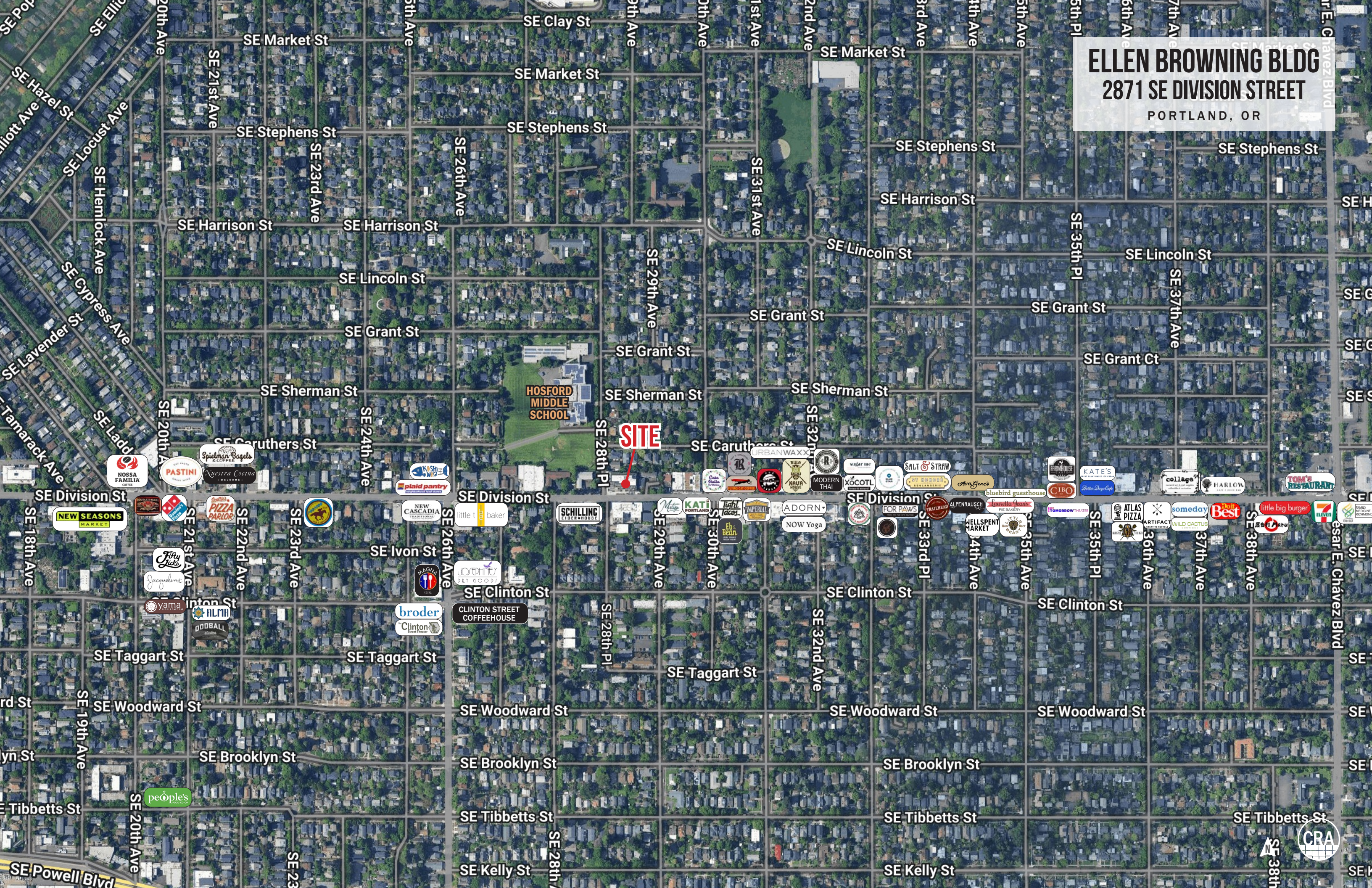
TRAFFIC COUNTS

SE Division Street – 11,995 ADT ('25)



UD+P

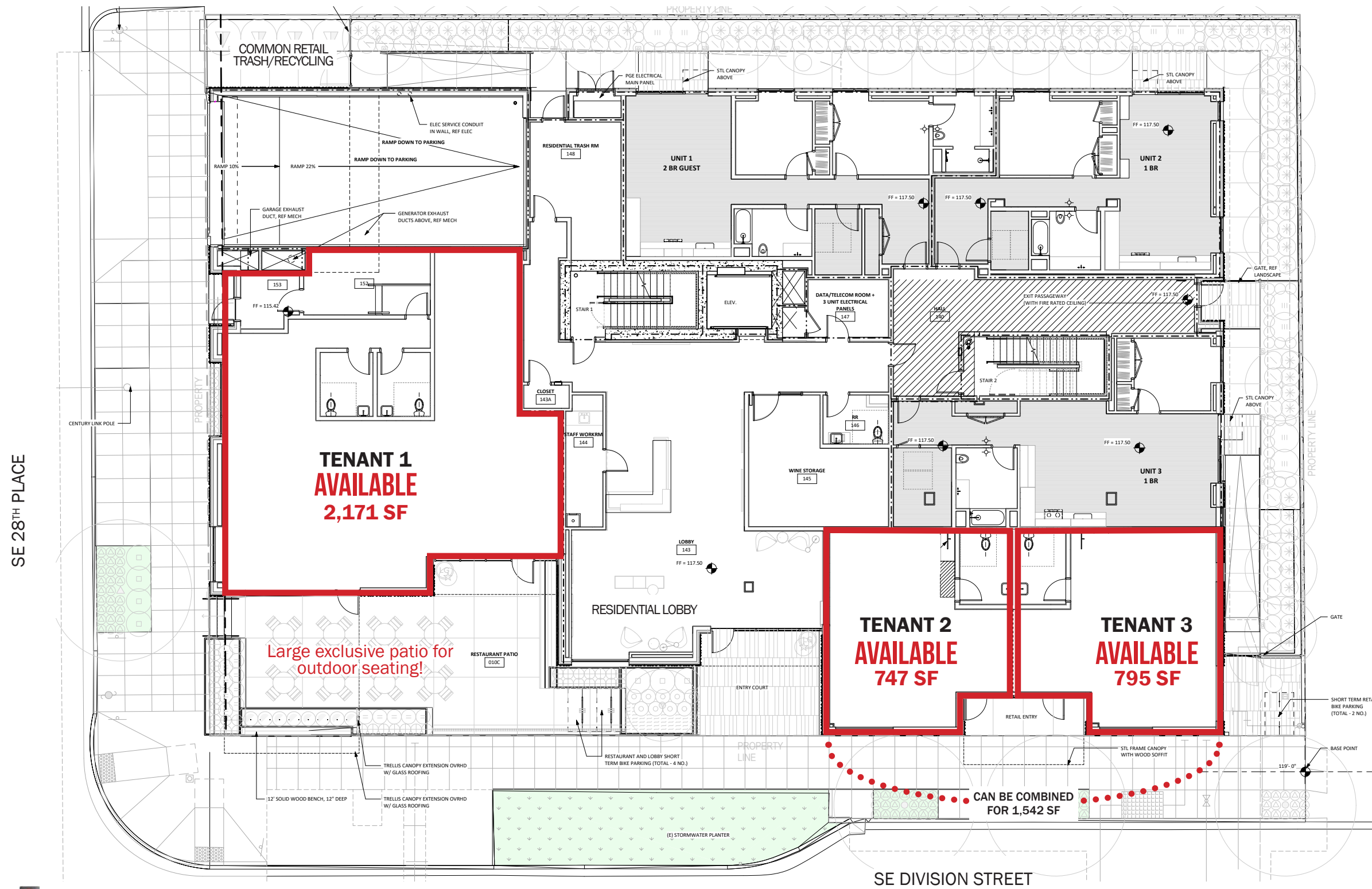
ELLEN BROWNING BLDG
2871 SE DIVISION STREET
PORTLAND, OR



SITE

**HOSFORD
MIDDLE
SCHOOL**

CRA



**TENANT 1
AVAILABLE
2,171 SF**

Large exclusive patio for outdoor seating!

**TENANT 2
AVAILABLE
747 SF**

**TENANT 3
AVAILABLE
795 SF**

CAN BE COMBINED FOR 1,542 SF



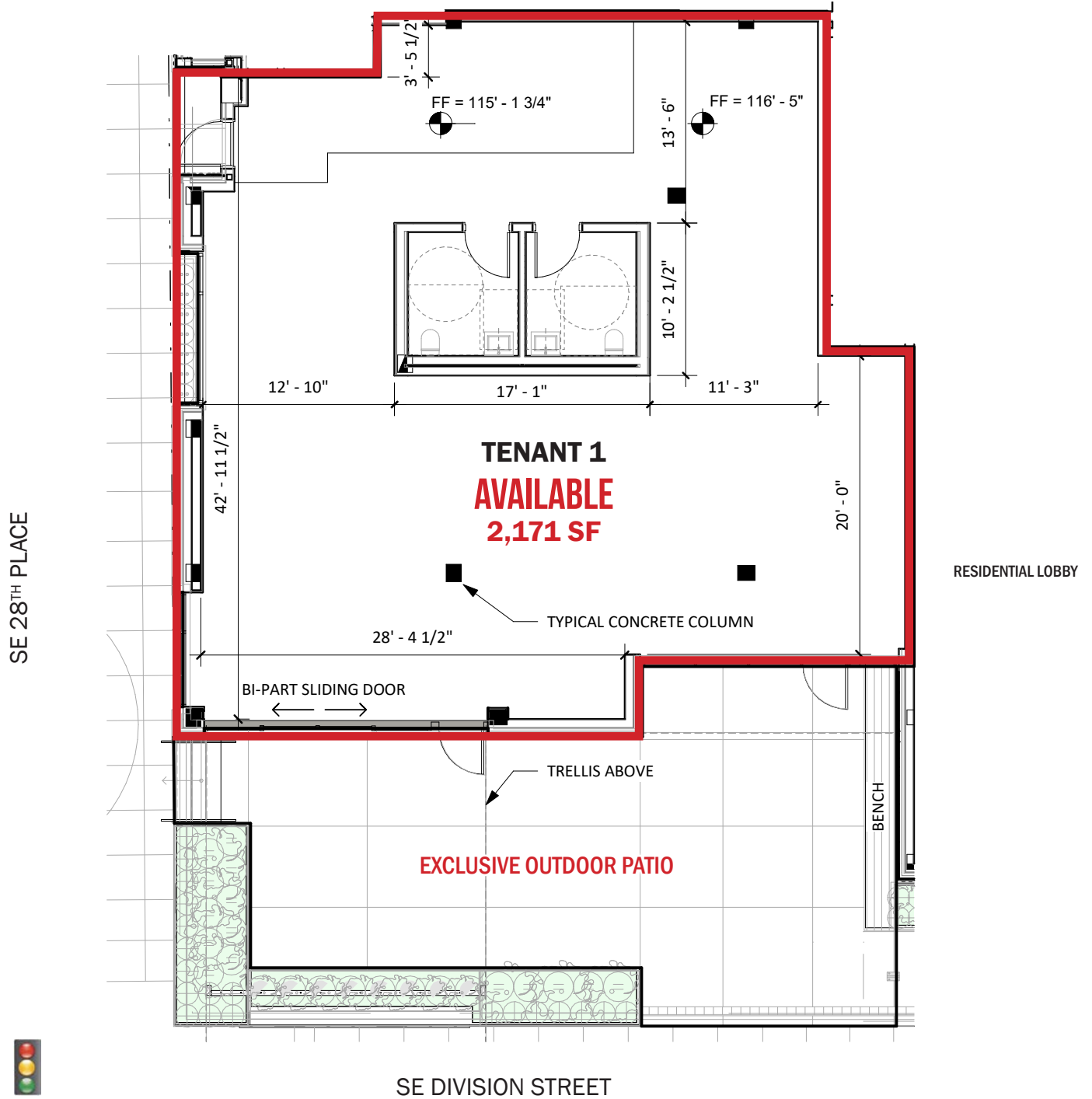
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ELLEN BROWNING BLDG

2871 SE DIVISION STREET

PORTLAND, OR

RESTAURANT FLOOR PLAN



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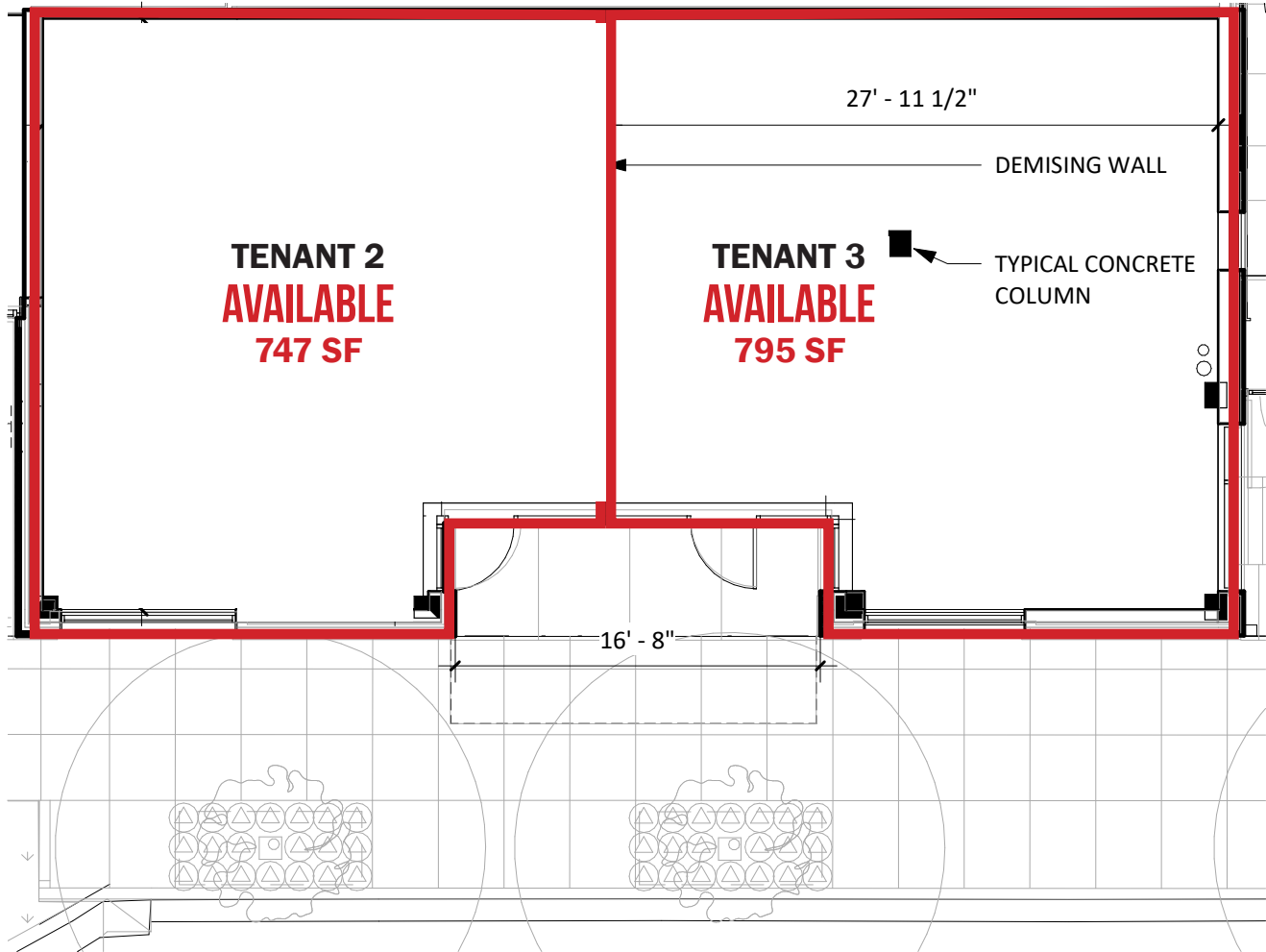
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2871 SE DIVISION STREET

PORTLAND, OR

RETAIL FLOOR PLAN



SE DIVISION STREET



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ELLEN BROWNING BLDG

2871 SE DIVISION STREET

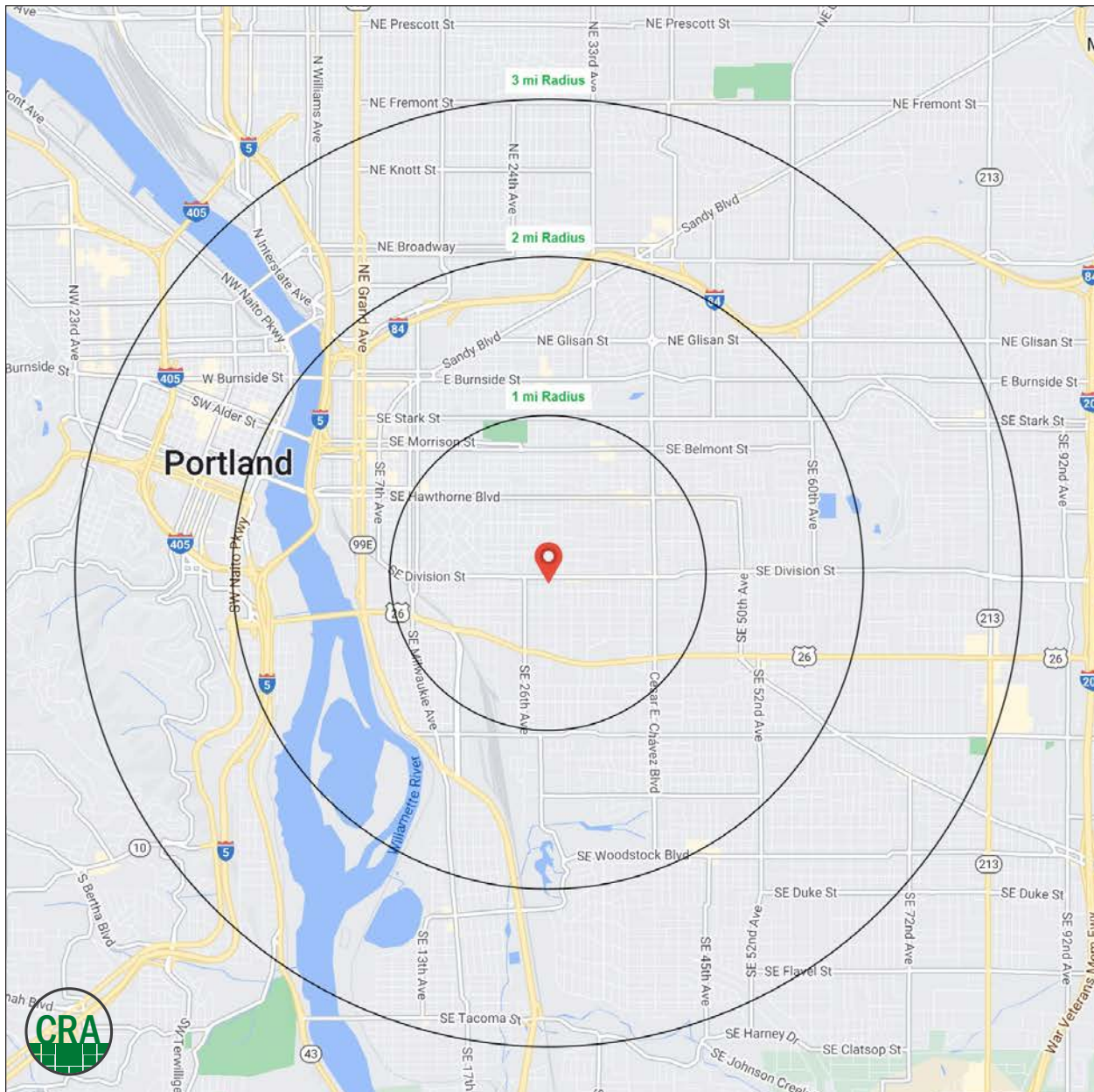
PORTLAND, OR

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 Portland, OR 97202	1 mi radius	2 mi radius	3 mi radius
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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

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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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