

NOW LEASING

# ESSEX HOUSE

GROUND FLOOR RETAIL



## LOCATION

225 SW Columbia Street, Portland, Oregon

## AVAILABLE SPACE

537 SF | 1,151 SF endcap

## ASKING RATE

\$23.00/SF/YR, NNN (\$8.40/SF)



## HIGHLIGHTS

- Located in the heart of the downtown central business district on the ground floor of Essex House, a 156-unit Class A apartment building.
- Surrounded by many performing art venues, including Keller Auditorium, and retail projects in the immediate area.
- Neighborhood comprised of several residential and office tenants that generate substantial downtown activity.
- Area retailers include Portland Kettle Co., Bridge City Cafe, Mizu Sushi, The House of Ramen, Morton's Steakhouse, Potbelly Sandwich Shop, 24 Hour Fitness, Marriott, and more.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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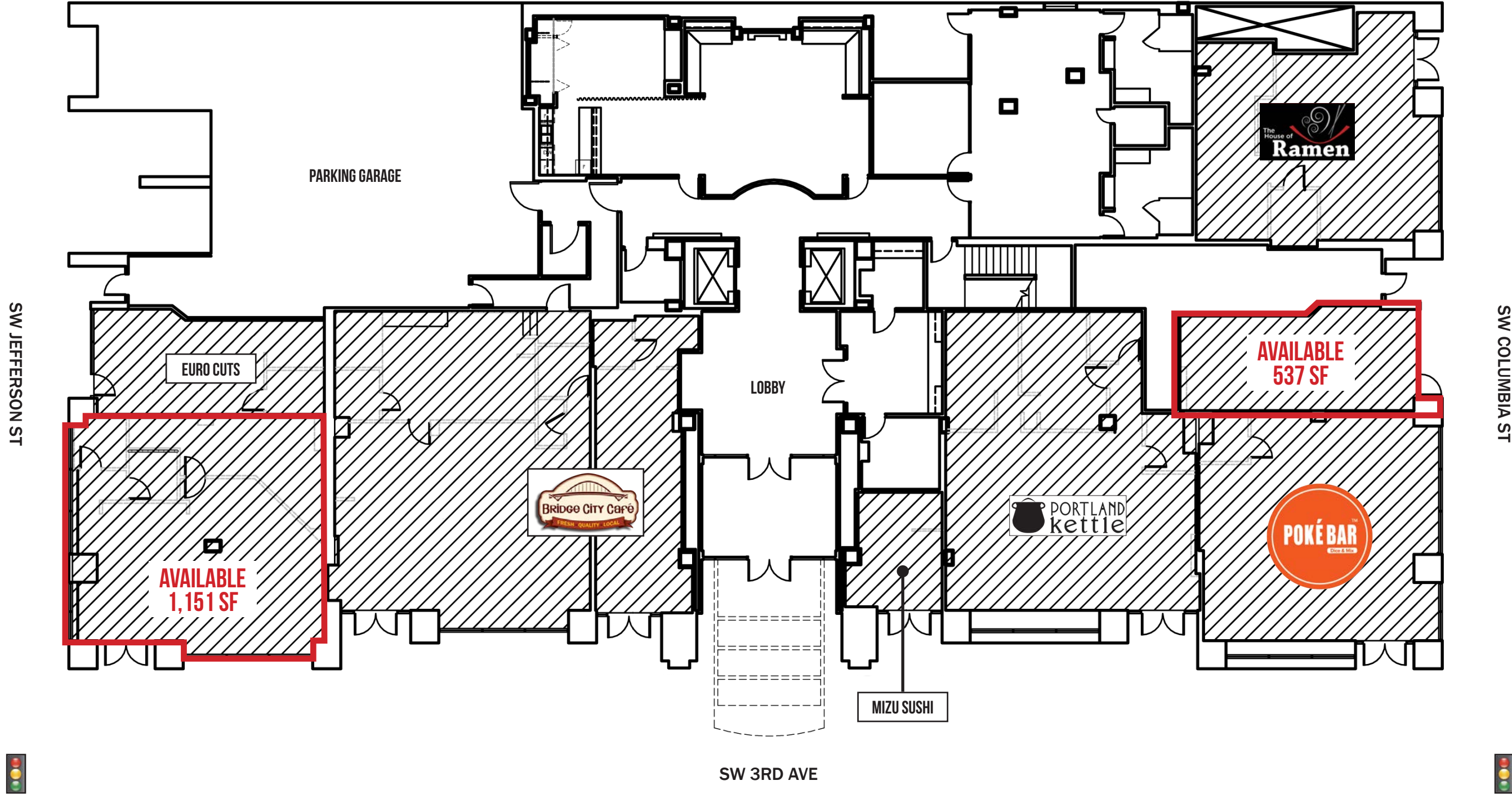
**ESSEX HOUSE**  
PORTLAND, OR



**SITE**







DEMOGRAPHIC SUMMARY

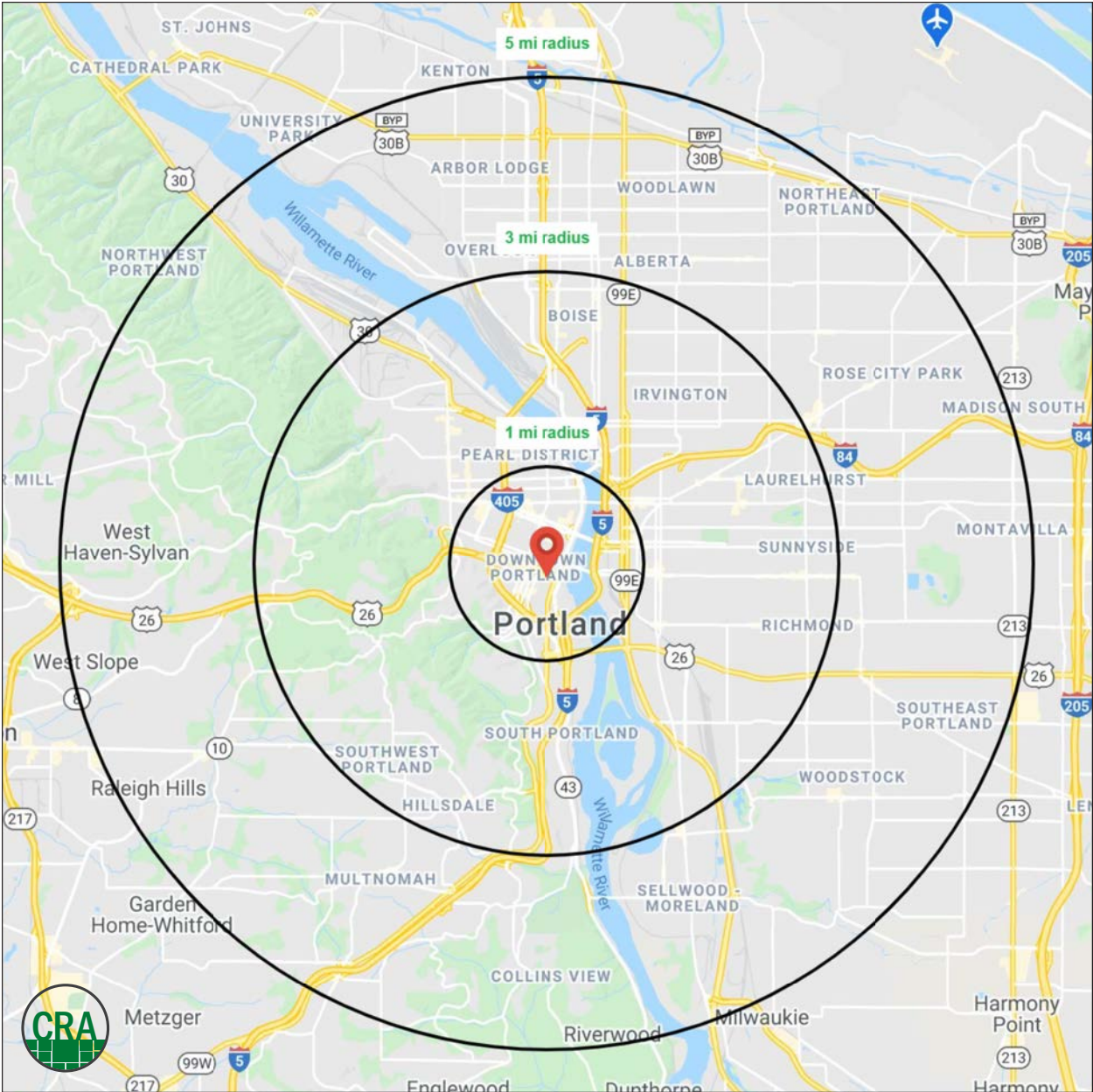
Source: Regis – SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	41,380	200,977	466,560
Projected Population 2029	41,565	198,687	437,457
Average HH Income	\$104,234	\$142,262	\$147,290
Median Age	39.3	38.6	39.2
Total Businesses	8,114	23,045	37,831
Daytime Demographics 16+	114,088	272,411	429,171

41,380

Estimated 2024 Population  
1 MILE RADIUS

114,088

Adjusted Daytime Demographics 16+  
1 MILE RADIUS





Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5138/-122.6776

1330 SW 3rd Ave Portland, OR 97201	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	41,380	200,977	446,560
2029 Projected Population	41,565	198,687	437,547
2020 Census Population	29,164	189,708	444,183
2010 Census Population	25,760	155,699	388,861
Projected Annual Growth 2024 to 2029	-	-0.2%	-0.4%
Historical Annual Growth 2010 to 2024	4.3%	2.1%	1.1%
2024 Median Age	39.3	38.6	39.2
Households			
2024 Estimated Households	20,943	105,040	212,533
2029 Projected Households	21,726	105,034	209,737
2020 Census Households	18,611	100,118	207,628
2010 Census Households	15,067	80,098	178,798
Projected Annual Growth 2024 to 2029	0.7%	-	-0.3%
Historical Annual Growth 2010 to 2024	2.8%	2.2%	1.3%
Race and Ethnicity			
2024 Estimated White	71.1%	75.6%	75.9%
2024 Estimated Black or African American	6.3%	5.0%	5.1%
2024 Estimated Asian or Pacific Islander	9.1%	7.1%	7.0%
2024 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.7%
2024 Estimated Other Races	12.4%	11.5%	11.3%
2024 Estimated Hispanic	11.4%	10.2%	9.9%
Income			
2024 Estimated Average Household Income	\$104,234	\$142,262	\$147,290
2024 Estimated Median Household Income	\$72,374	\$102,304	\$109,633
2024 Estimated Per Capita Income	\$53,525	\$74,774	\$70,426
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.2%	1.6%	1.7%
2024 Estimated Some High School (Grade Level 9 to 11)	3.8%	2.3%	2.3%
2024 Estimated High School Graduate	14.2%	10.5%	10.8%
2024 Estimated Some College	19.7%	15.3%	16.2%
2024 Estimated Associates Degree Only	6.3%	5.4%	5.9%
2024 Estimated Bachelors Degree Only	28.0%	37.1%	37.1%
2024 Estimated Graduate Degree	24.9%	27.8%	26.0%
Business			
2024 Estimated Total Businesses	8,114	23,045	37,831
2024 Estimated Total Employees	97,339	217,052	310,272
2024 Estimated Employee Population per Business	12.0	9.4	8.2
2024 Estimated Residential Population per Business	5.1	8.7	11.8

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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