

— FOR LEASE —

# FIFTH AVENUE COURT

## SECOND GENERATION OFFICE/SERVICE SPACE

### ADDRESS

221 NW 5th Ave | Portland, OR 97209

### AVAILABLE

- **SECOND GENERATION OFFICE/SERVICE SPACE**
  - 3,495 SF | NW 5th and Davis
- **SECOND GENERATION OFFICE SPACE**
  - 2,658 SF | NW 5th Ave

### INTRO RENTAL RATE

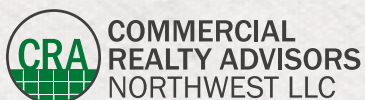
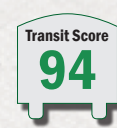
- \$10 PSF/YR/NNN

### TRAFFIC COUNTS

W Burnside St & NW 5th – 28,763 ADT ('25)  
NW 5th Ave – 5,696 ADT ('25)

### HIGHLIGHTS

- Current ground floor building tenants include Cal Skate, TriMet and Como La Flor Tattoo.
- Fifth Avenue Court offers affordable centrally located second - generation space easily accessible to transit, downtown and I-5/405 loop.
- Nearby Tenants include Ground Kontrol, Pendleton Home Store, Gold & Arrow Salon and more.
- Monthly off-street parking is available for tenants.
- Available now!



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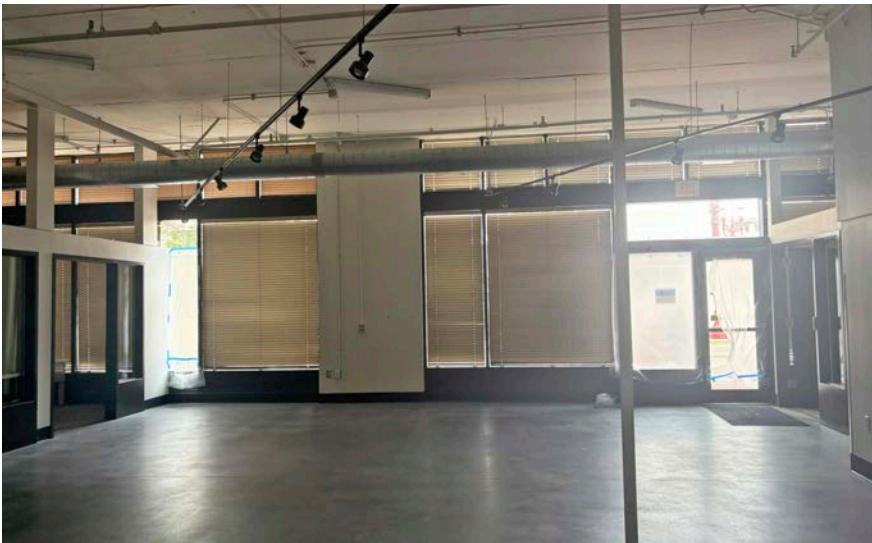
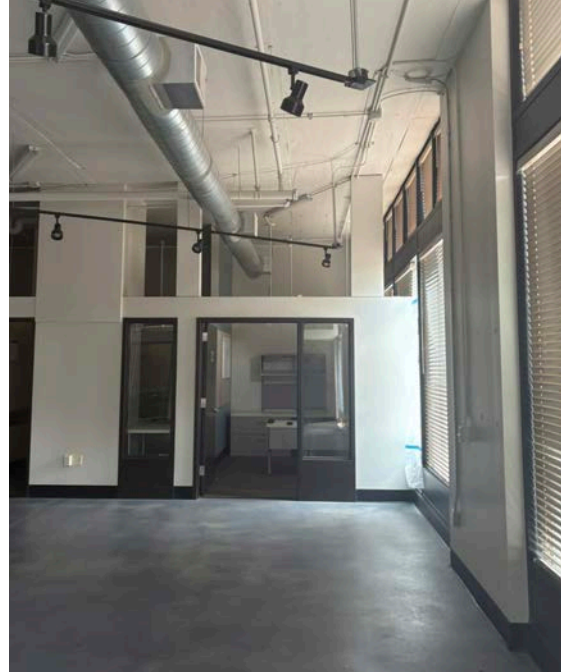
**503.274.0211**  
**www.cra-nw.com**

# FIFTH AVENUE COURT

221 NW 5TH AVENUE

PORTLAND, OR

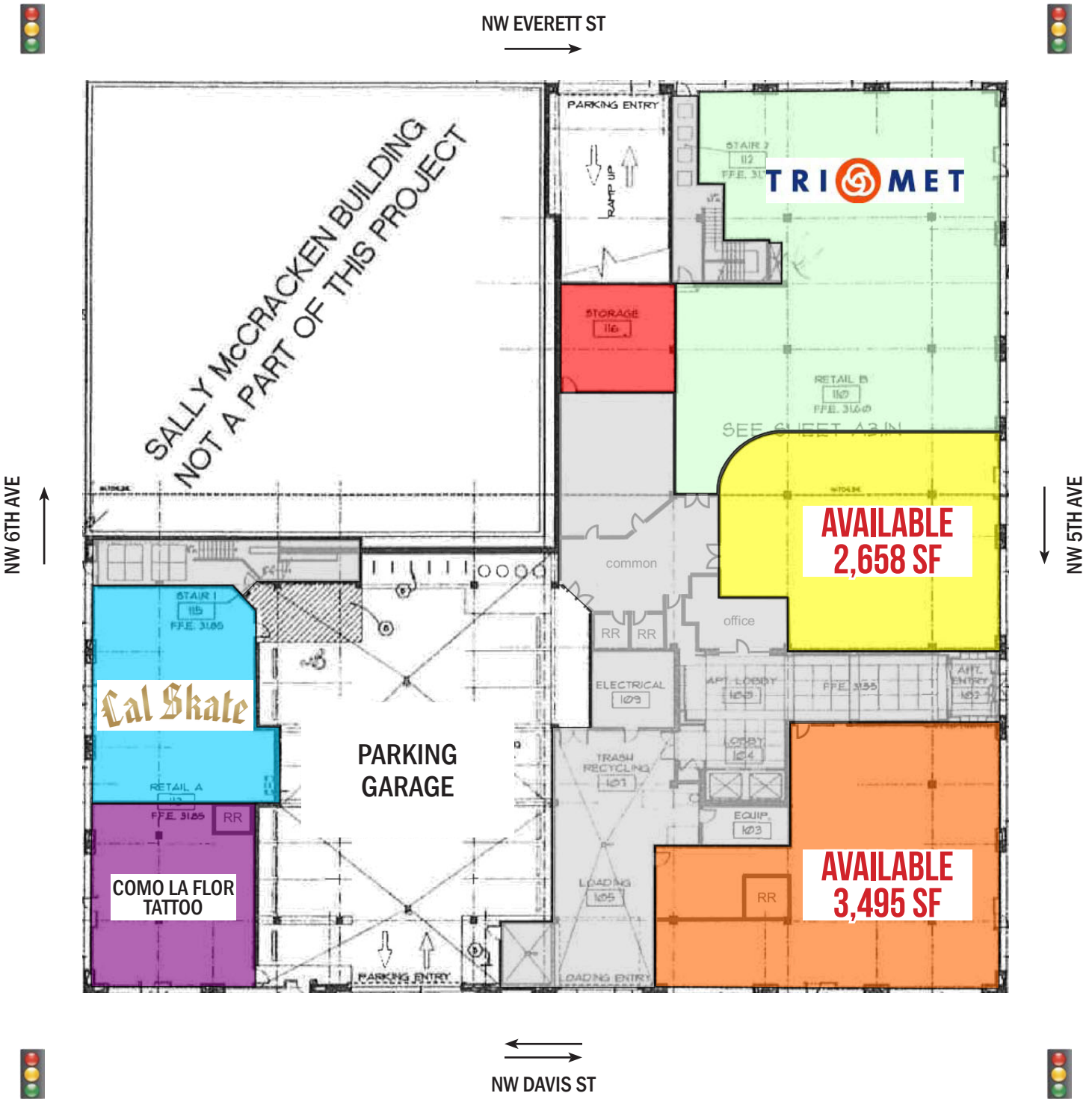
## SECOND GENERATION PHOTOS: OFFICE/SERVICE SPACE



# FIFTH AVENUE COURT 221 NW 5TH AVENUE

## SITE PLAN

PORTLAND, OR



SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY





# FIFTH AVENUE COURT 221 NW 5TH AVENUE

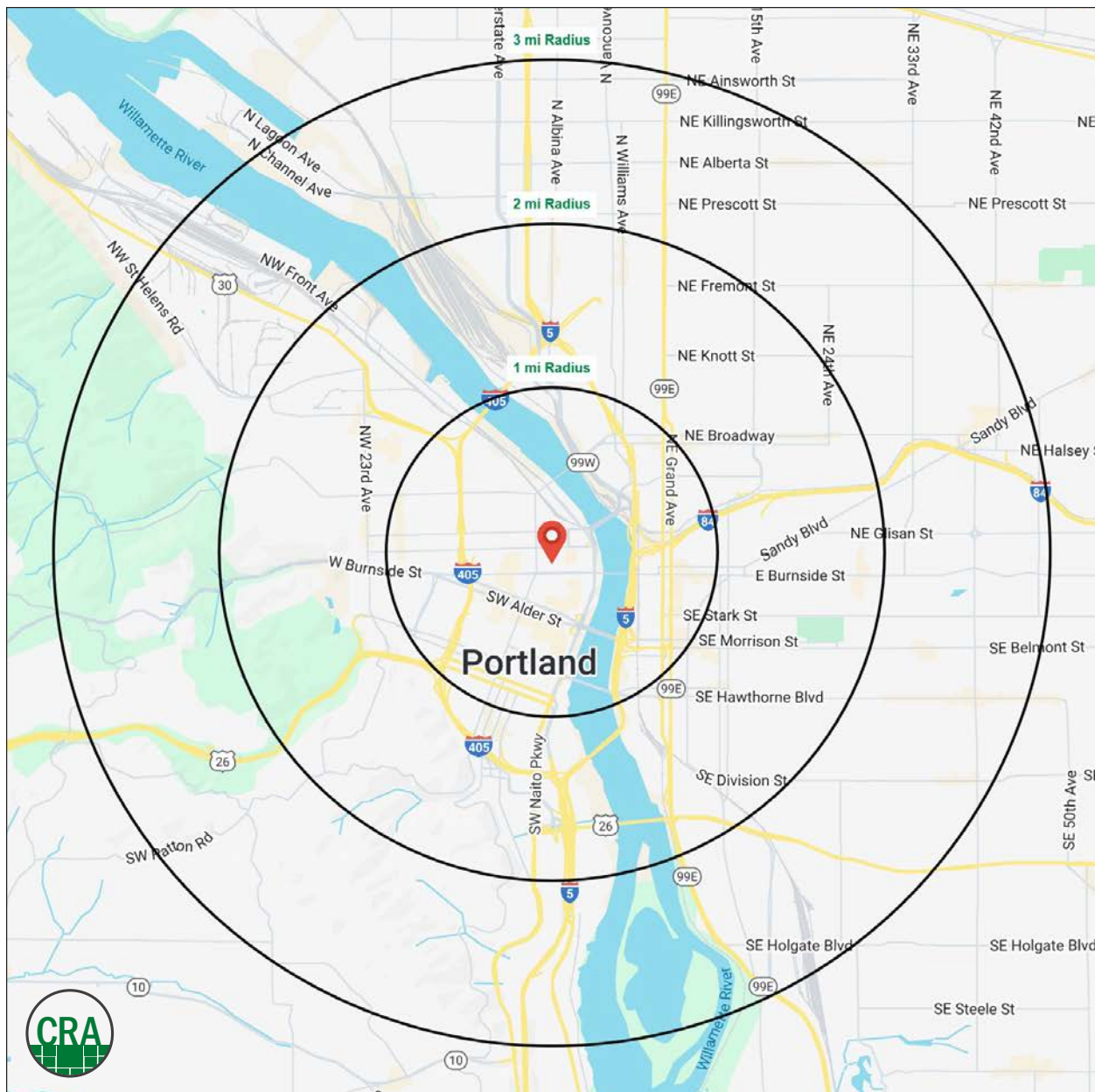
PORTLAND, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	54,742	126,901	212,917
Estimated Households	29,203	68,724	109,139
Average HH Income	\$109,936	\$125,774	\$140,500
Median Home Value	\$583,121	\$731,121	\$735,009
Daytime Demographics 16+	127,827	216,699	282,279
Some College or Higher	81.3%	85.0%	86.3%

**\$140,500**  
Average Household Income  
3 MILE RADIUS

**38.5**  
Median Age  
3 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5247/-122.6756

<b>Fifth Avenue Court Portland, OR 97209</b>	<b>1 mi radius</b>	<b>2 mi radius</b>	<b>3 mi radius</b>
<b>Population</b>			
2025 Estimated Population	54,742	126,901	212,917
2030 Projected Population	55,072	127,513	213,198
2020 Census Population	39,460	109,986	198,747
2010 Census Population	29,430	85,291	162,596
Projected Annual Growth 2025 to 2030	0.1%	-	-
Historical Annual Growth 2010 to 2025	5.7%	3.3%	2.1%
2025 Median Age	39.0	38.0	38.5
<b>Households</b>			
2025 Estimated Households	29,203	68,724	109,139
2030 Projected Households	30,351	70,547	111,094
2020 Census Households	26,359	63,569	102,973
2010 Census Households	18,579	47,984	82,043
Projected Annual Growth 2025 to 2030	0.8%	0.5%	0.4%
Historical Annual Growth 2010 to 2025	3.8%	2.9%	2.2%
<b>Race and Ethnicity</b>			
2025 Estimated White	71.4%	73.7%	75.1%
2025 Estimated Black or African American	6.6%	5.9%	5.8%
2025 Estimated Asian or Pacific Islander	8.7%	7.6%	6.8%
2025 Estimated American Indian or Native Alaskan	1.2%	0.9%	0.8%
2025 Estimated Other Races	12.1%	11.9%	11.5%
2025 Estimated Hispanic	11.4%	10.8%	10.1%
<b>Income</b>			
2025 Estimated Average Household Income	\$109,936	\$125,774	\$140,500
2025 Estimated Median Household Income	\$75,142	\$88,602	\$102,815
2025 Estimated Per Capita Income	\$59,373	\$68,635	\$72,376
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.6%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.6%	2.7%	2.4%
2025 Estimated High School Graduate	13.0%	10.8%	9.9%
2025 Estimated Some College	18.5%	16.3%	15.6%
2025 Estimated Associates Degree Only	5.6%	5.2%	5.2%
2025 Estimated Bachelors Degree Only	31.6%	36.1%	37.8%
2025 Estimated Graduate Degree	25.6%	27.3%	27.8%
<b>Business</b>			
2025 Estimated Total Businesses	9,114	17,173	24,139
2025 Estimated Total Employees	108,396	178,655	222,991
2025 Estimated Employee Population per Business	11.9	10.4	9.2
2025 Estimated Residential Population per Business	6.0	7.4	8.8

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*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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