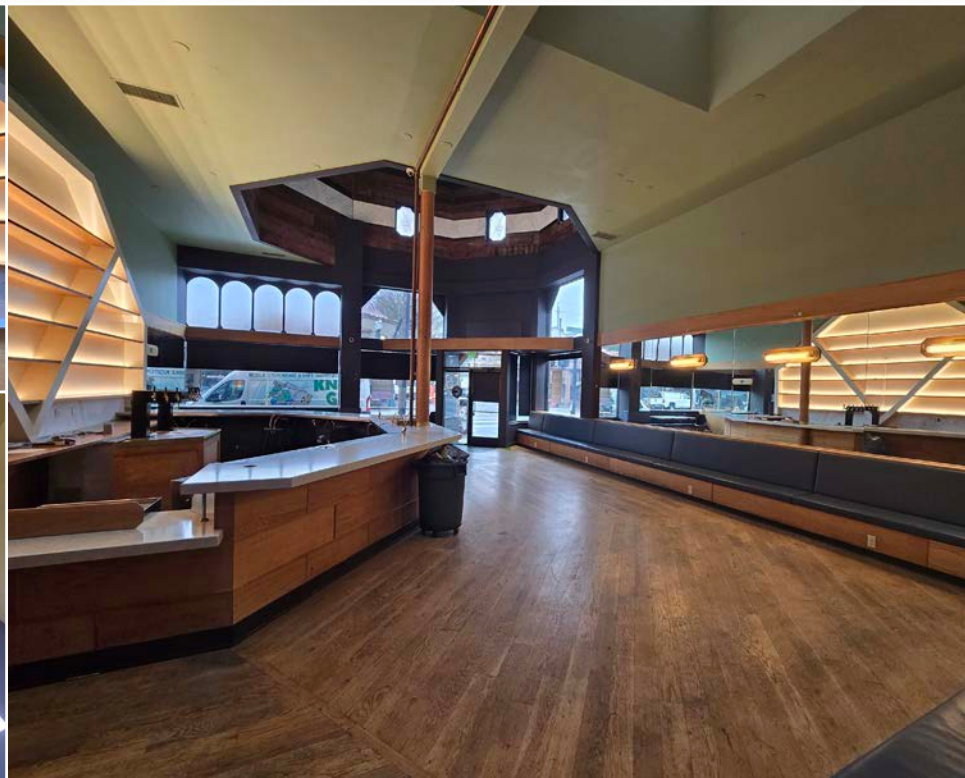
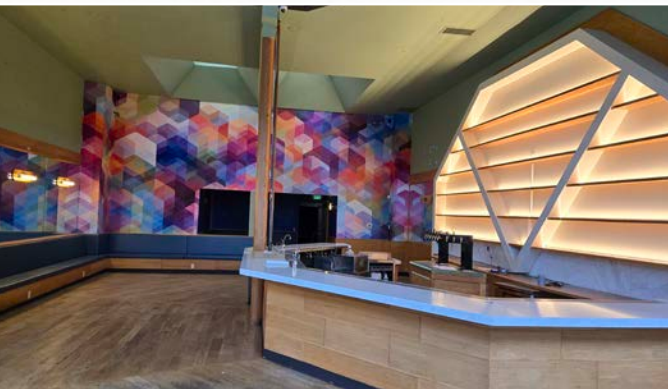


FLAGSHIP NE BROADWAY SPACE

➤ 2ND GENERATION BAR/RETAIL SPACE FOR LEASE ◀



1440 & 1428 NE BROADWAY PORTLAND, OR



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
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FLAGSHIP NE BROADWAY SPACE

LOCATION

1440 & 1428 NE Broadway | Portland, OR 97232

AVAILABLE SPACE

- **1440 NE Broadway (main/upper level)**
2nd generation bar: 6,097 SF
(3,675 SF ground & 2nd level + 1,680 SF basement/
storage + 742 SF patio)
- **1428 NE Broadway (2nd generation retail space) - 885 SF**

Potential demising scenario for flagship corner space:

- Ground floor corner: 1,595 SF
- 15th Ave inline space + 2nd level: 2,075 SF
- 1,680 SF basement/storage
- 742 SF patio

RENTAL RATE

- 1428 NE Broadway: \$30/SF NNN
- 1440 NE Broadway: \$10,000/Month
(introductory rate for initial 1-year)
- Demised scenario for 1440 NE Broadway: Call for details.

TRAFFIC COUNTS

NE Broadway – 16,707 ADT ('22)

NE 15th Ave – 8,218 ADT ('22)



HIGHLIGHTS

- Join Pastini and Sushi Ohana in the historic Albers Broadway Building!
- Prime corner and inline retail spaces in the heart of the NE Broadway commercial corridor.
- Retail spaces with high ceilings and prominent, character-rich storefronts and architectural detail.
- Great visibility from NE Broadway and NE 15th Ave.
- Existing infrastructure in place including bar, plumbing, electrical, lighting, and more.
- Common area restrooms accessible via internal common corridor.
- A full basement is available with food production and storage potential, including walk in cooler.
- Local ownership
- Transportation improvements coming soon to NE Broadway to increase pedestrian safety and create a “civic main street” feel
- Nearby tenants include McMenamins, Kitchen Kaboodle, Aztec Willie's, Great Wine Buys, Peet's Coffee, Charm Thai, Taste Tickler, Five Star Cleaners, Elmer's Flag and Banner, Bluefin Tuna, Milo's City Café, and many more!



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PHOTOS OF 1440 NE BROADWAY (2ND GENERATION BAR)

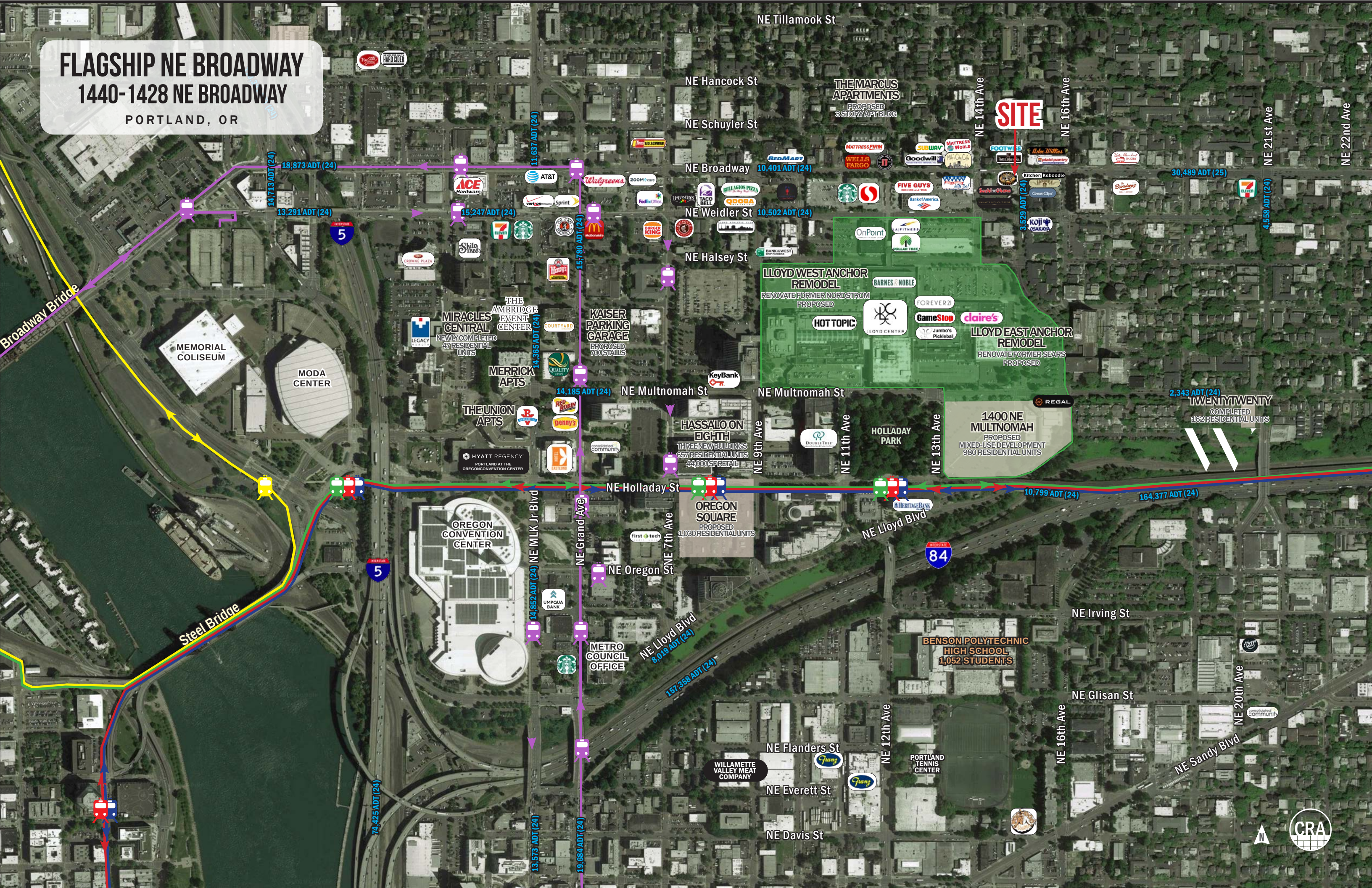
FLAGSHIP NE BROADWAY
1440-1428 NE BROADWAY
PORTLAND, OR



FLAGSHIP NE BROADWAY

1440-1428 NE BROADWAY

PORTLAND, OR



FLAGSHIP NE BROADWAY
1440-1428 NE BROADWAY
PORTLAND, OR

MATTRESS
WORLD
northwest.com

Milo's City Cafe

TASTE
TICKLER

CLARM
CLARM

EB & Bean
LOCAL ORGANIC
FROZEN YOGURT

BROADWAY
PIZZA SHOPPE

FOOTWISE

Peet's Coffee & Tea

ATTEC
Willies

Great Wine Buys

plaid pantry
Neighborhood Food Store

NE Broadway

16,707 ADT ('22) NE Broadway

SITE

NE 14th Avenue

NE 15th Avenue 8,218 ADT ('22)

ELMER'S
Flags & Banners
Kites too!
An American Flag Store

pure barre

Great Clips

Kitchen Kaboodle

McMenamins
BROADWAY PUB

Sushi Ohana

PASTINI
EAT PASTA
DRINK WINE

NAMASTE
Fine Indian Cuisine

HaKu Sushi

xfinity

15,686 ADT ('22) NE Weidler Street

KOJI
OSAKAYA



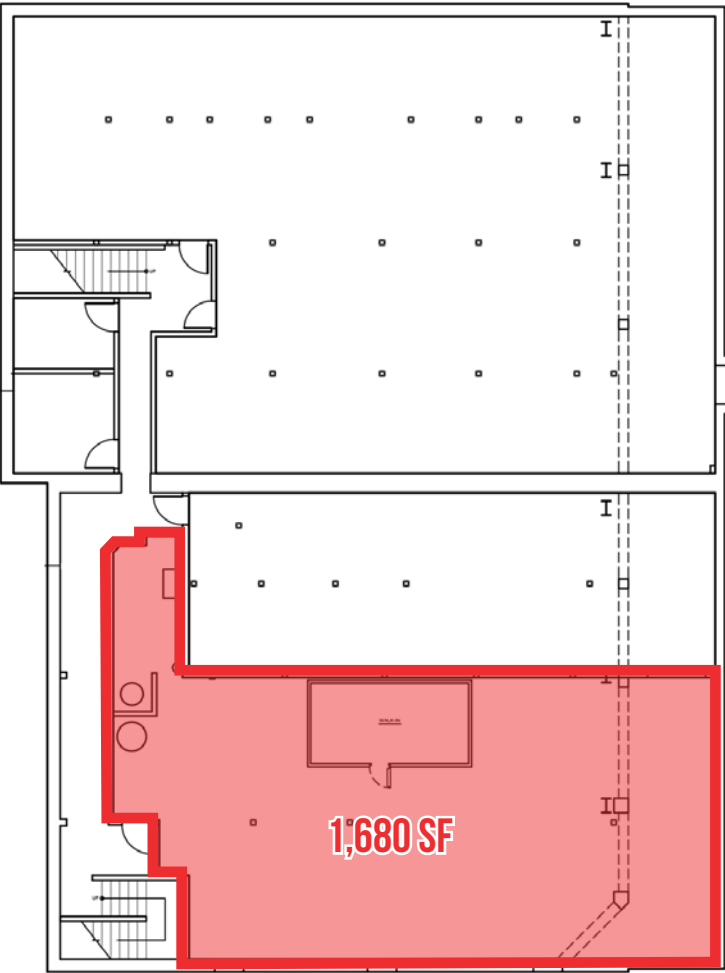
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EXISTING FLOOR PLANS

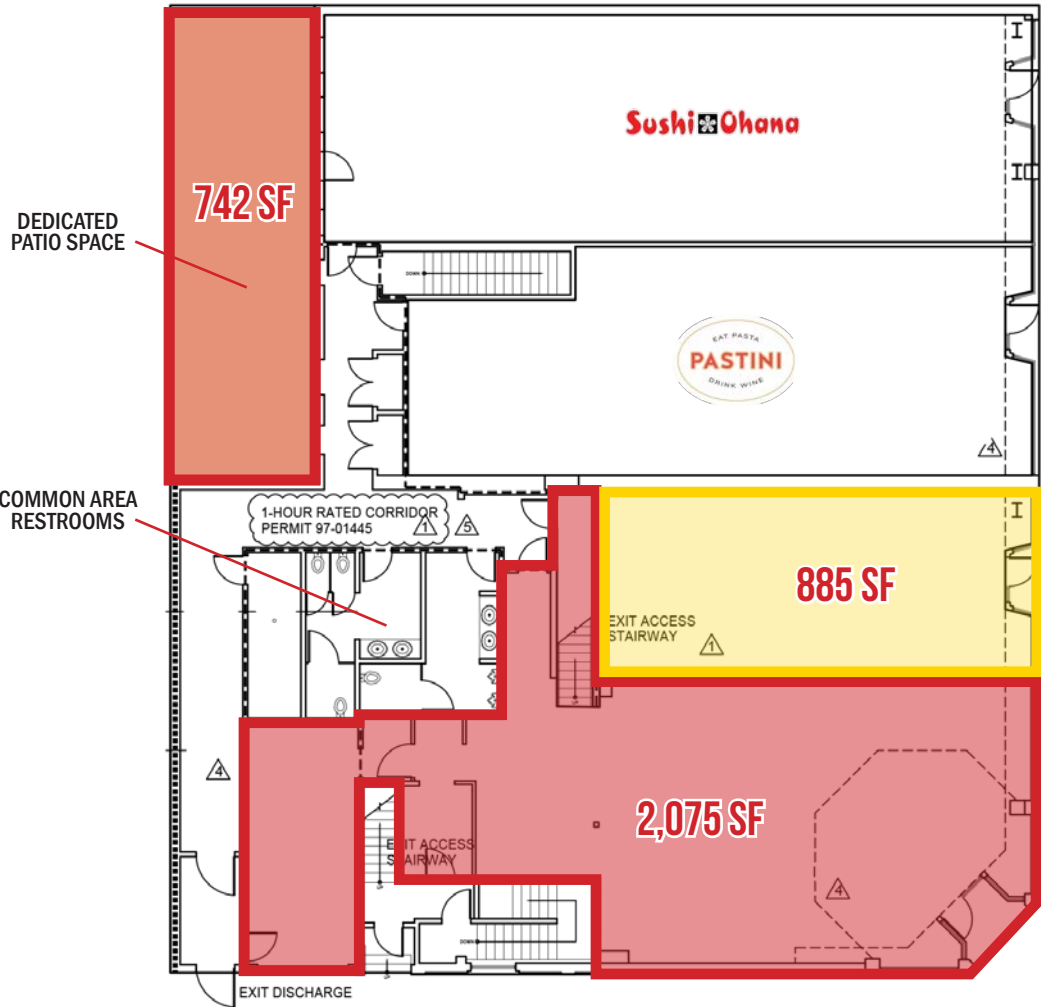
FLAGSHIP NE BROADWAY
1440-1428 NE BROADWAY
PORTLAND, OR

- 1440 NE Broadway
- 1428 NE Broadway

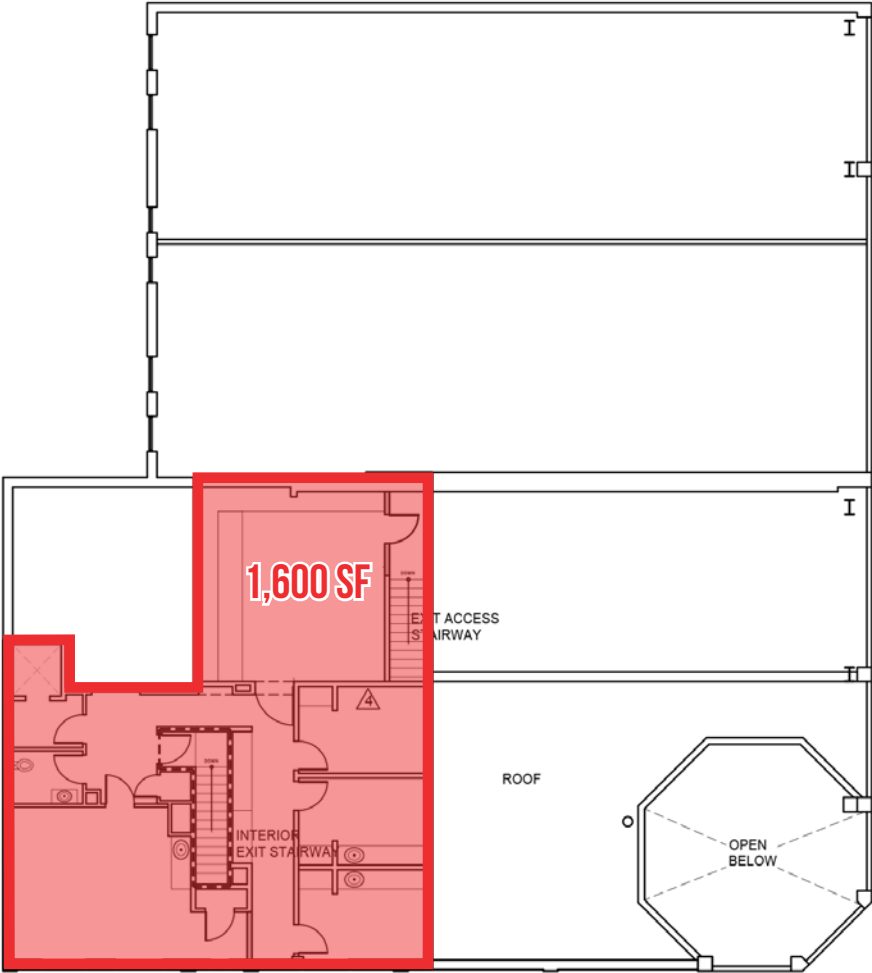
BASEMENT



GROUND FLOOR



SECOND FLOOR



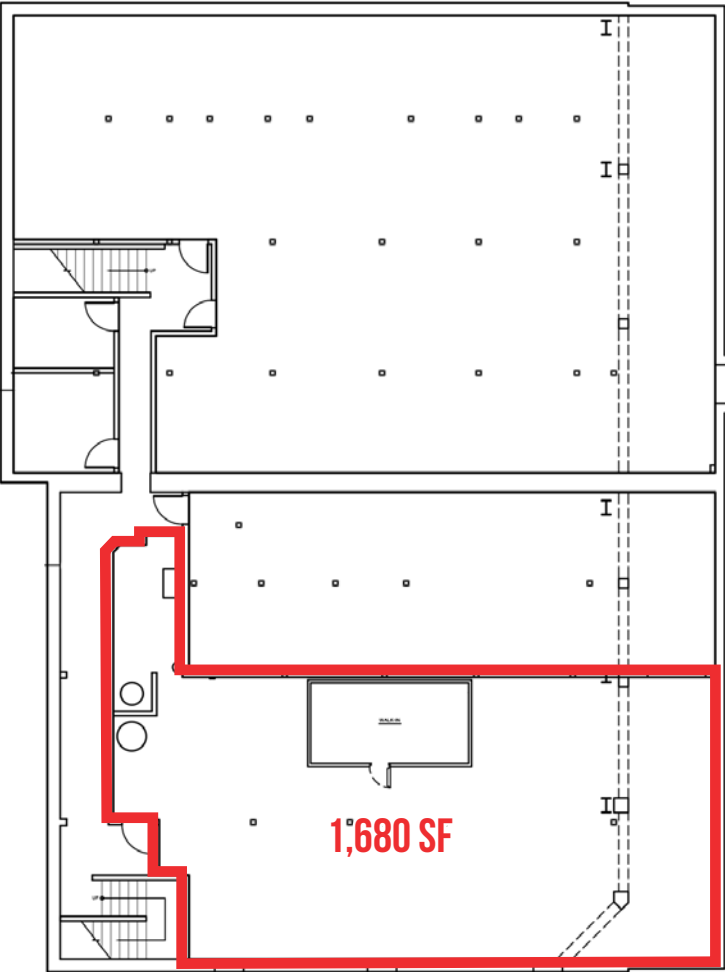
NE 15th Avenue

NE Broadway

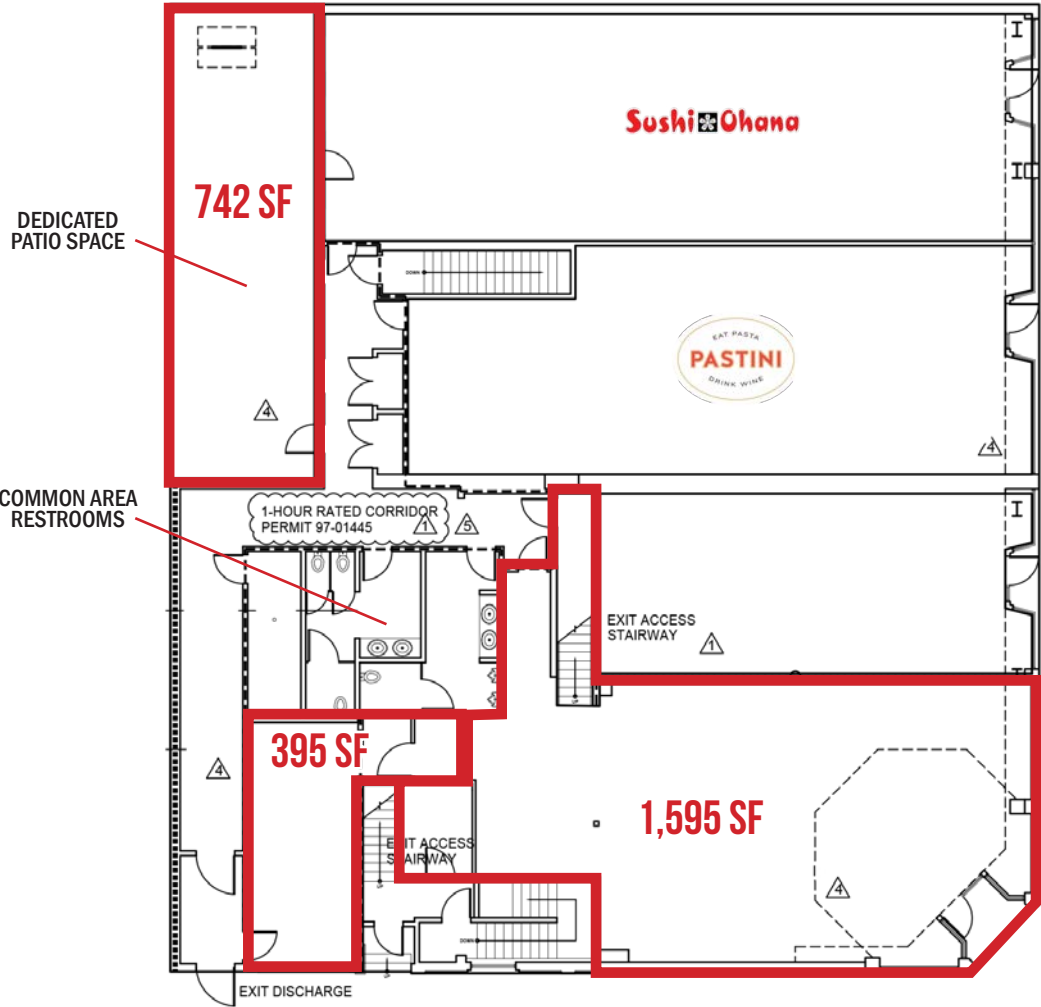
POTENTIAL DEMISING SCENARIO FOR 1440 NE BROADWAY

FLAGSHIP NE BROADWAY
1440-1428 NE BROADWAY
PORTLAND, OR

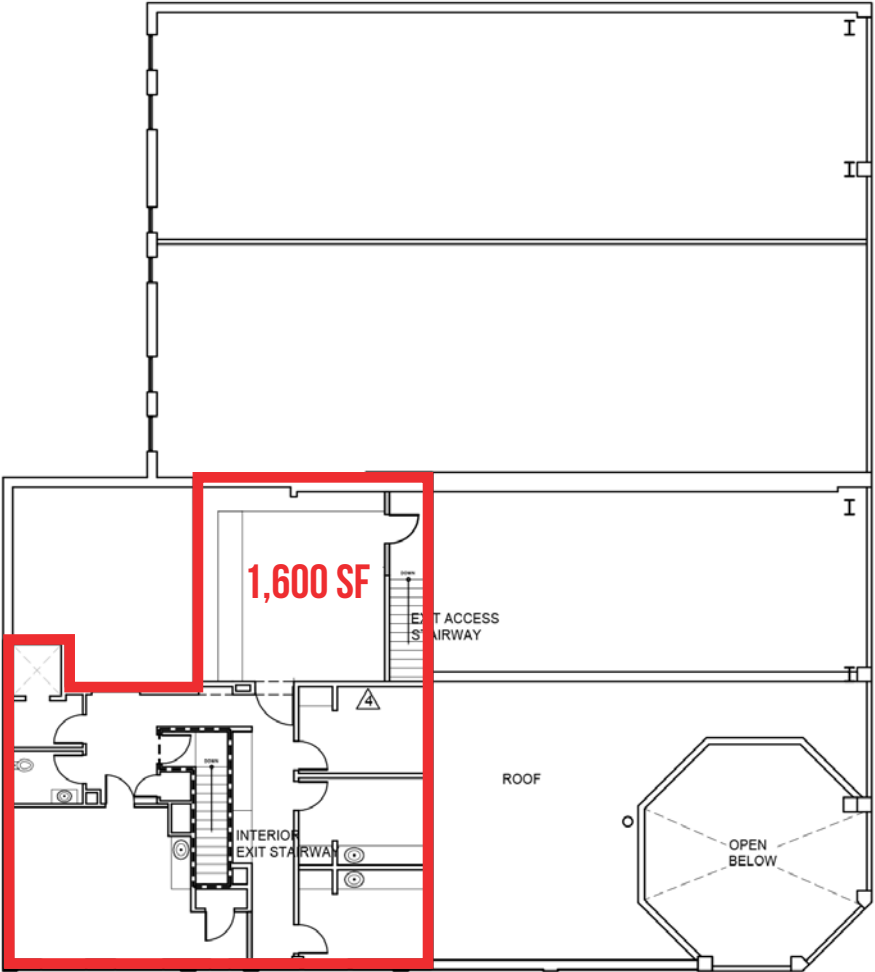
BASEMENT



GROUND FLOOR



SECOND FLOOR



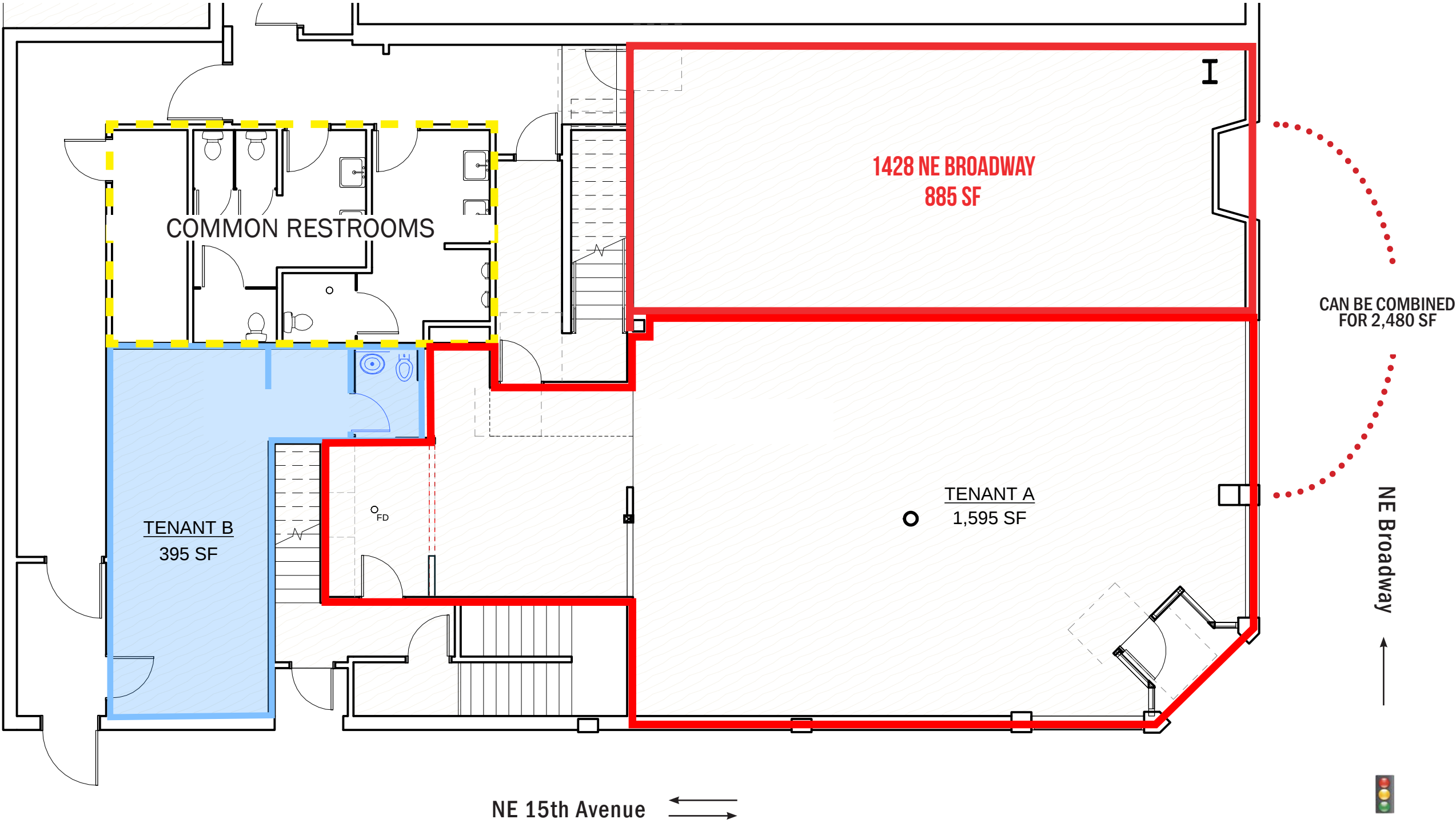
NE 15th Avenue

NE Broadway



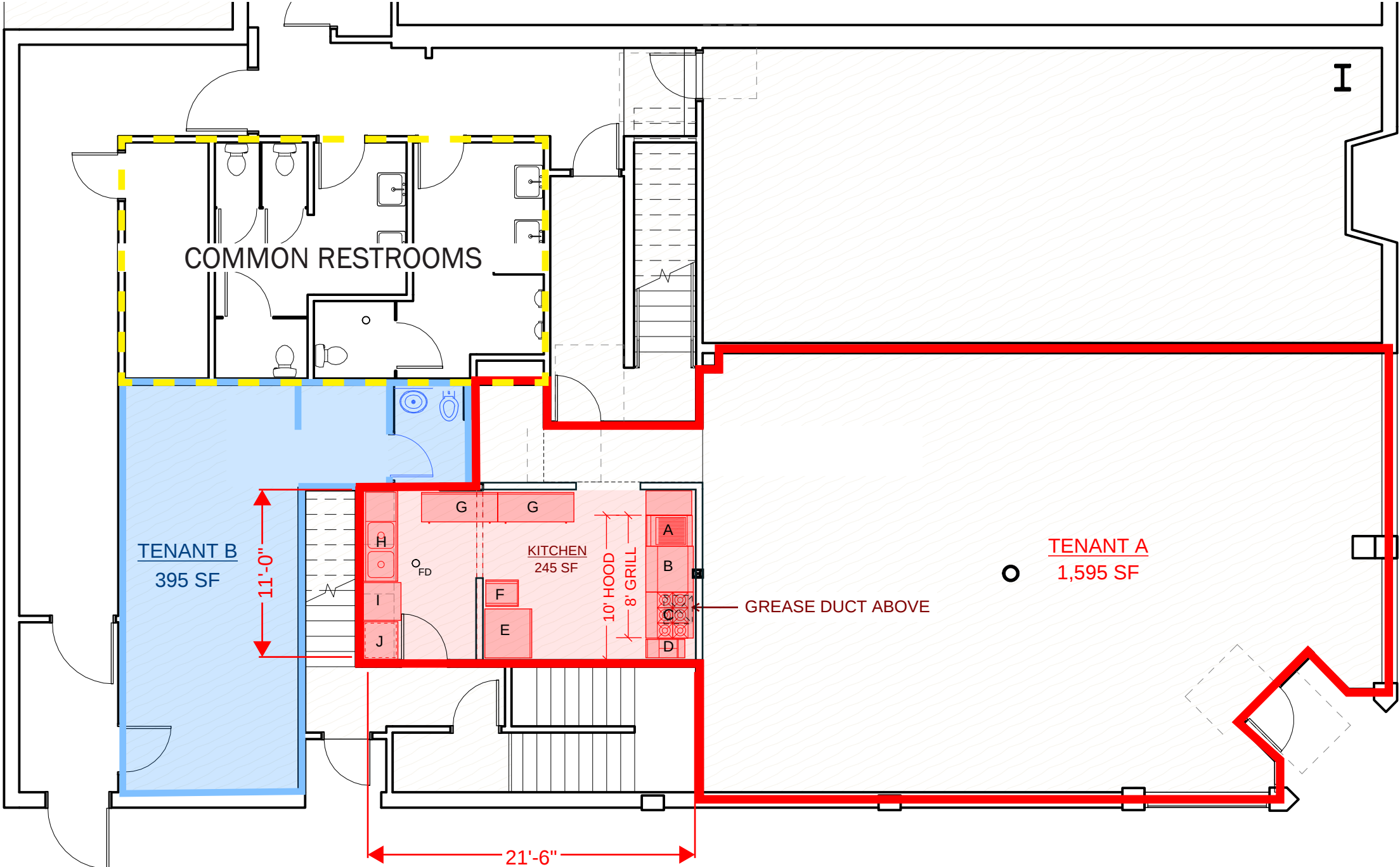
POTENTIAL DEMISING SCENARIO FOR 1440 NE BROADWAY

FLAGSHIP NE BROADWAY
1440-1428 NE BROADWAY
PORTLAND, OR



KITCHEN LAYOUT (DEMISING SCENARIO)

FLAGSHIP NE BROADWAY
1440-1428 NE BROADWAY
PORTLAND, OR



KITCHEN EQUIPMENT

SCHEMATIC - FOR ILLUSTRATION PURPOSES ONLY

- | | |
|------------------------|------------------------------------|
| A - 24" CHARBROILER | F - PAN RACK |
| B - 36" GRIDDLE | G - UNDERCOUNTER REFER. W/ WORKTOP |
| C - 36" 6 BURNER RANGE | H - SINKS |
| D - FRYER | I - DISHWASHER |
| E - OVEN | J - RACK |

NE Broadway



FLAGSHIP NE BROADWAY

1440-1428 NE BROADWAY

DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2025)

	1 MILE	2 MILE	3 MILE
Estimated Population 2024	29,070	127,854	256,267
Estimated Households	15,938	64,144	129,066
Average HH Income	\$134,343	\$145,687	\$138,259
Median Home Value	\$749,388	\$708,974	\$672,062
Daytime Demographics 16+	39,787	184,773	289,588

142,538

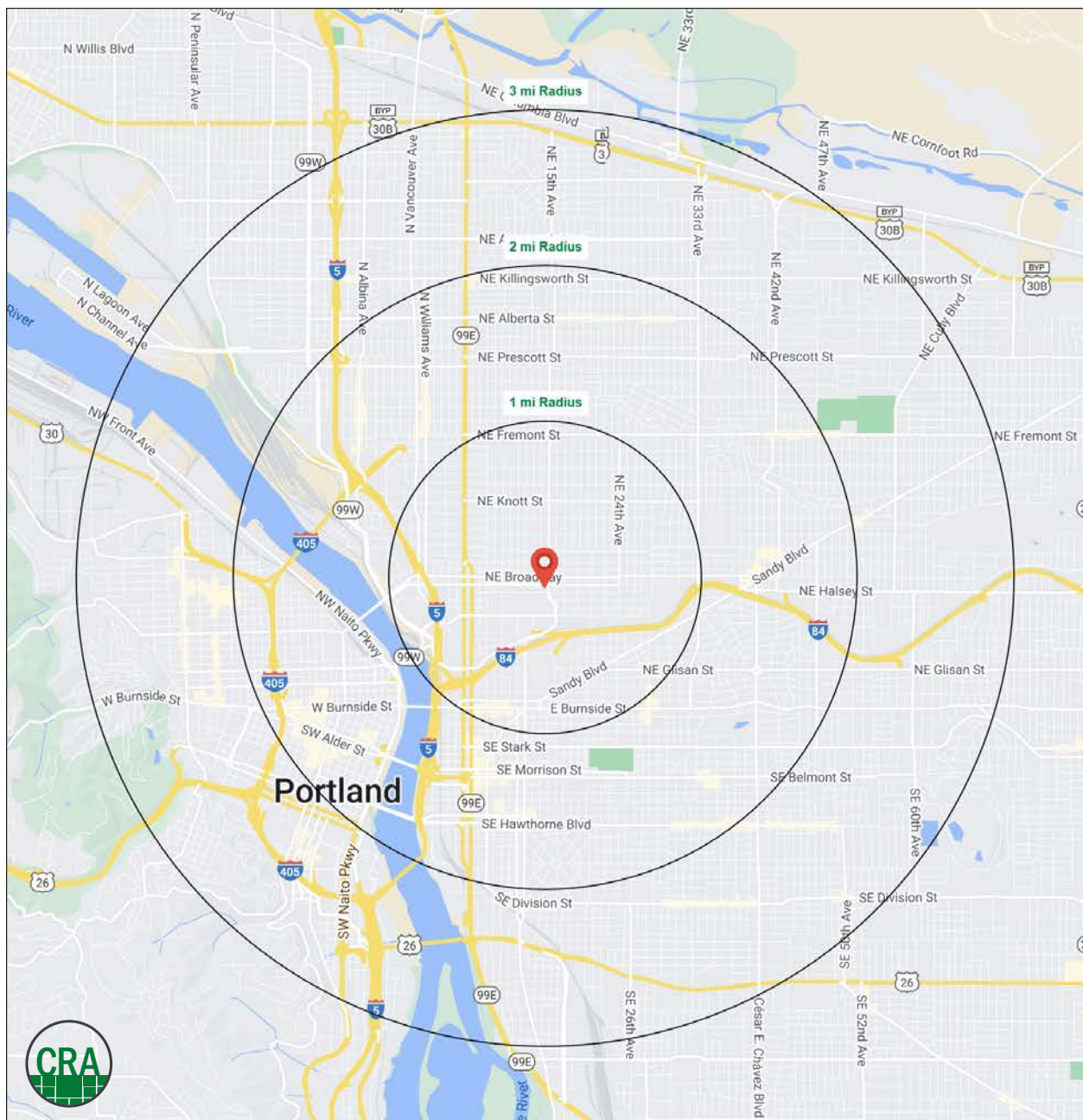
Average HH Income

2 MILE RADIUS

38.1

Median Age

2 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5349/-122.6507

1428 NE Broadway Portland, OR 97232	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	29,070	127,854	256,267
2029 Projected Population	28,519	127,053	253,520
2020 Census Population	30,300	121,126	248,280
2010 Census Population	22,814	96,153	207,807
Projected Annual Growth 2024 to 2029	-0.4%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2024	2.0%	2.4%	1.7%
2024 Median Age	38.1	38.9	38.5
Households			
2024 Estimated Households	15,938	64,144	129,066
2029 Projected Households	15,768	64,535	128,910
2020 Census Households	15,640	61,159	123,422
2010 Census Households	11,312	46,817	100,619
Projected Annual Growth 2024 to 2029	-0.2%	0.1%	-
Historical Annual Growth 2010 to 2024	2.9%	2.6%	2.0%
Race and Ethnicity			
2024 Estimated White	75.1%	75.2%	74.7%
2024 Estimated Black or African American	6.7%	6.4%	6.5%
2024 Estimated Asian or Pacific Islander	5.7%	6.0%	6.5%
2024 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
2024 Estimated Other Races	11.8%	11.6%	11.5%
2024 Estimated Hispanic	10.5%	10.2%	10.2%
Income			
2024 Estimated Average Household Income	\$134,343	\$145,687	\$138,259
2024 Estimated Median Household Income	\$100,064	\$105,731	\$102,792
2024 Estimated Per Capita Income	\$74,122	\$73,533	\$69,985
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.4%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.8%	2.4%
2024 Estimated High School Graduate	10.4%	11.7%	10.8%
2024 Estimated Some College	14.5%	15.3%	15.9%
2024 Estimated Associates Degree Only	5.8%	5.3%	5.7%
2024 Estimated Bachelors Degree Only	40.0%	37.4%	37.4%
2024 Estimated Graduate Degree	26.6%	26.2%	26.1%
Business			
2024 Estimated Total Businesses	3,269	16,036	25,319
2024 Estimated Total Employees	32,784	151,464	222,924
2024 Estimated Employee Population per Business	10.0	9.4	8.8
2024 Estimated Residential Population per Business	8.9	8.0	10.1

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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.

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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