

NE 15TH & BROADWAY

FLAGSHIP RETAIL/CREATIVE SPACE FOR LEASE



LOW 1ST YEAR INTRODUCTORY RATE: \$6,500/MONTH + UTILITIES



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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FLAGSHIP NE BROADWAY SPACE

LOCATION

1440 NE Broadway | Portland, OR 97232

AVAILABLE SPACE

- 3,680 SF (2,230 SF ground level + 1,450 SF 2nd/upper level)
- Plus 1,680 SF basement/storage
- Optional 742 SF exclusive patio

RENTAL RATE

Introductory rate for initial 1-year, as-is condition:

\$6,500/Month + Utilities

(Includes ground floor, 2nd level and basement)

TRAFFIC COUNTS

NE Broadway – 10,240 ADT ('26)

NE 15th Ave – 8,290 ADT ('26)



HIGHLIGHTS

- Join Pastini and Sushi Ohana in the historic Albers Broadway Building!
- Prime corner space in the heart of the NE Broadway commercial corridor.
- High ceilings and prominent, character-rich storefronts and architectural detail.
- 2nd/upper level ideal for office or creative use.
- 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, and exclusive restroom located on 2nd level.
- Convenient on-site basement storage
- Local ownership
- 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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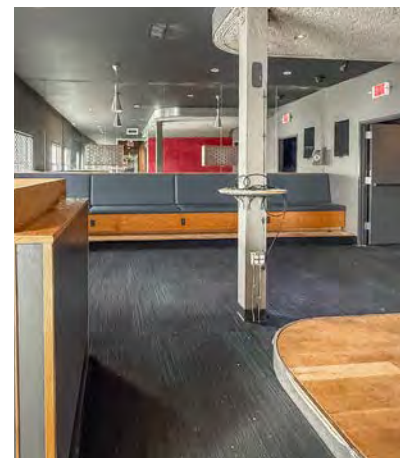
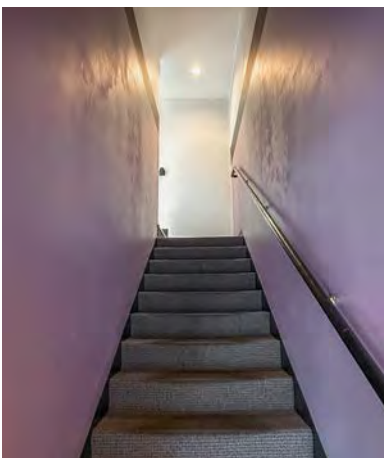
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FLAGSHIP NE BROADWAY

1440 NE BROADWAY

PHOTOS OF 1440 NE BROADWAY

PORTLAND, OR



FLAGSHIP NE BROADWAY
1440 NE BROADWAY
PORTLAND, OR



FLAGSHIP NE BROADWAY
1440 NE BROADWAY
PORTLAND, OR

MATTRESS
WORLD
northwest.com

Milo's City Cafe

TASTE
TICKLER

CHARM
RESTAURANT

EB
& Bean
LOCAL ORGANIC
FROZEN YOGURT

FOOTWISE

Peets Coffee & Tea

BROADWAY
PIZZA SHOPPE

ATTEC
Willies

Great Wine Buys

plaid pantry
neighborhood food store

NE Broadway

10,420 ADT ('26) NE Broadway

NE 14th Avenue

NE 15th Avenue 8,290 ADT ('26)

SITE

ELMER'S
FLEX & STRETCH
kites too!
An American Flag Store

Sushi Ohana

EAT PASTA
PASTINI
DRINK WINE

NAMASTE
Fine Indian Cuisine

HaKu Sushi

xfinity

pure barre

Great Clips

Kitchen Kaboodle

McMenamins
BROADWAY PUB

15,906 ADT ('26) NE Weidler Street

KOJI
OSAKAYA

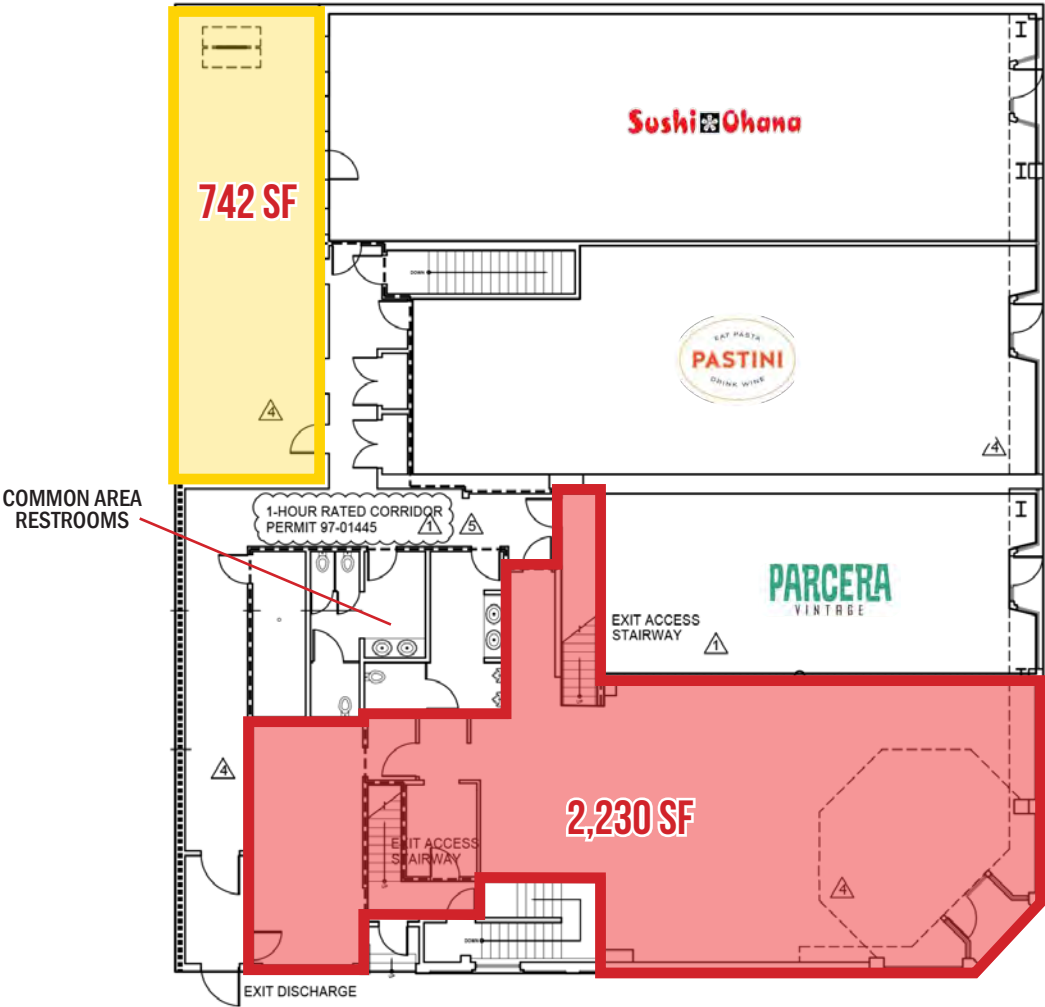
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FLOOR PLAN

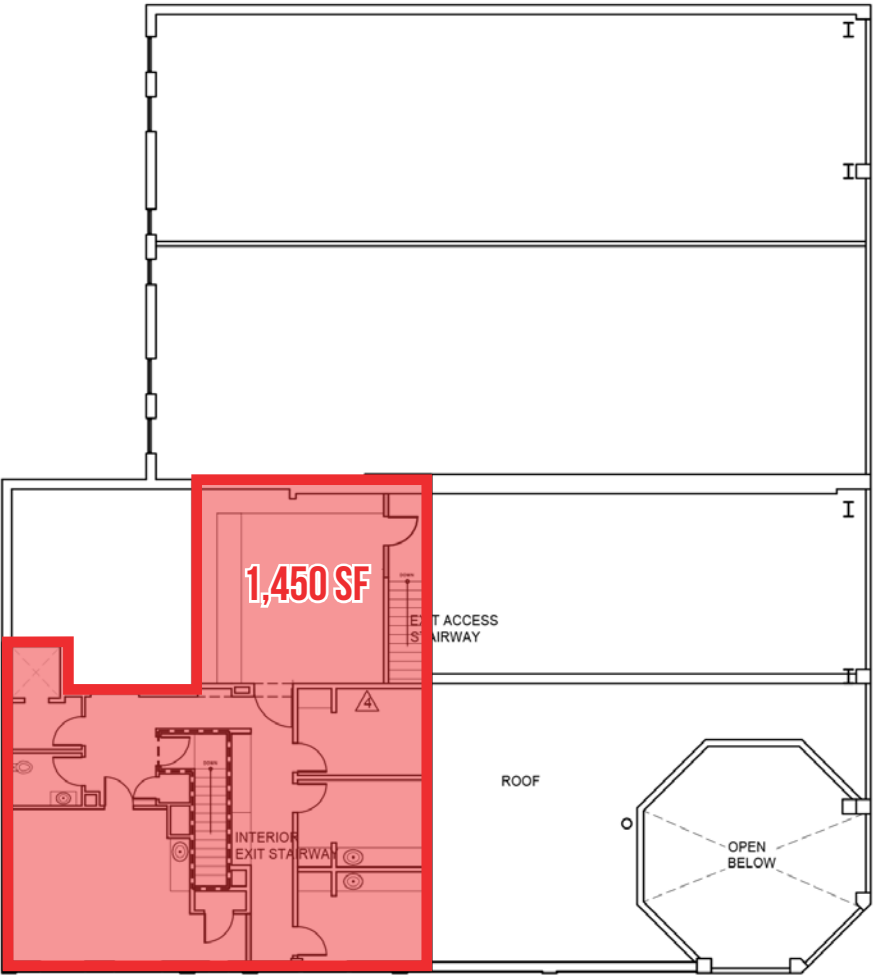
FLAGSHIP NE BROADWAY
1440 NE BROADWAY
PORTLAND, OR

Optional space

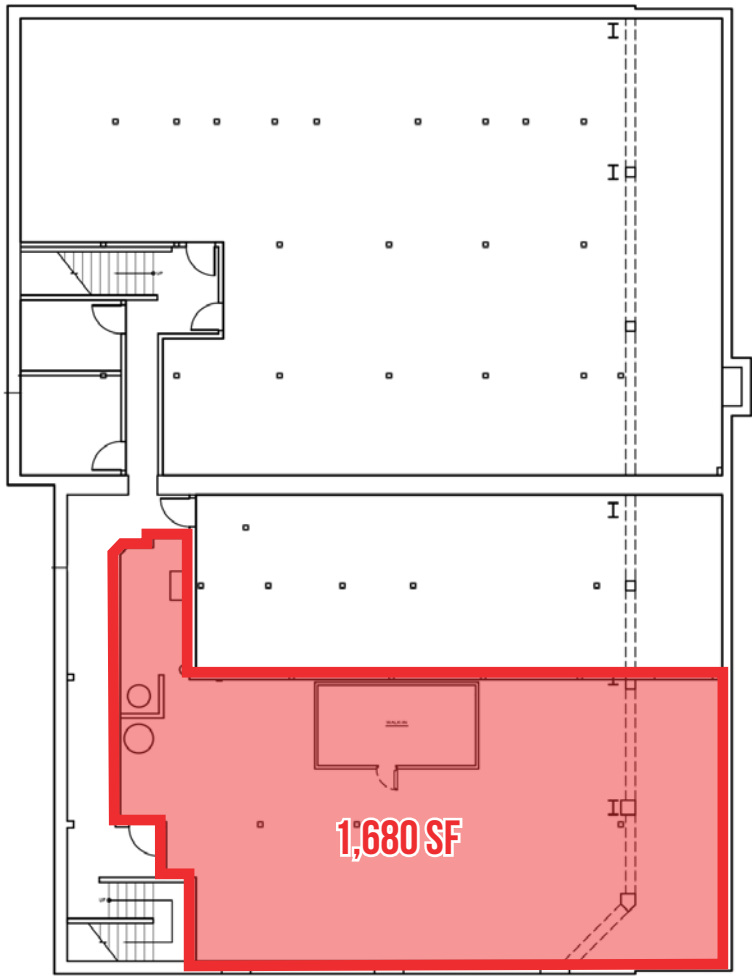
GROUND FLOOR



SECOND FLOOR



BASEMENT



NE 15th Avenue



FLAGSHIP NE BROADWAY

1440 NE BROADWAY

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)

	1 MILE	2 MILE	3 MILE
Estimated Population 2026	29,500	128,490	259,183
Estimated Households	16,403	65,598	132,086
Average HH Income	\$130,771	\$140,128	\$137,762
Median Home Value	\$806,692	\$733,110	\$707,521
Daytime Demographics 16+	42,045	191,931	302,317

140,128

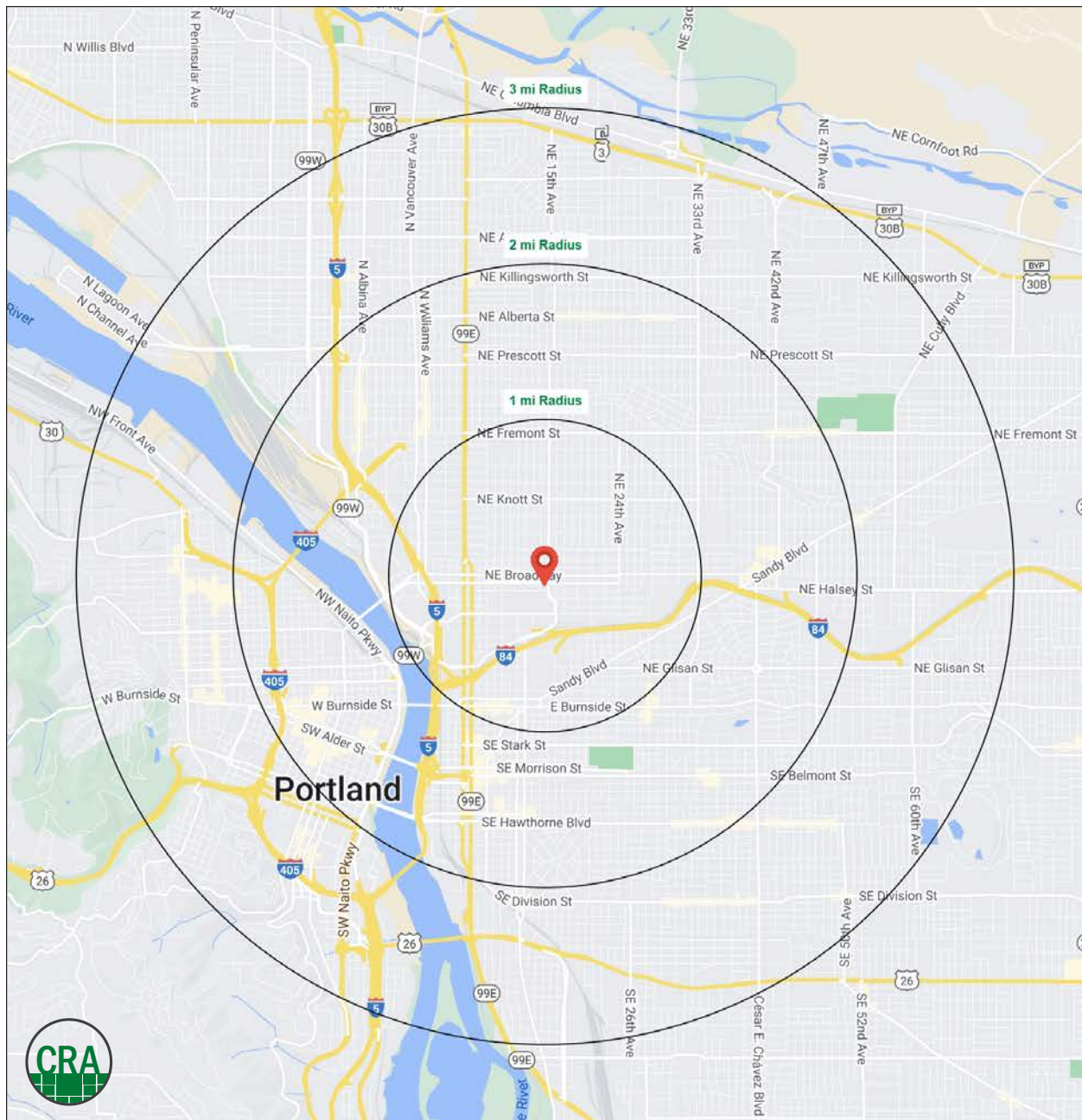
Average HH Income

2 MILE RADIUS

38.1

Median Age

2 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5349/-122.6507

1440 NE Broadway Portland, OR 97232	1 mi radius	2 mi radius	3 mi radius
Population			
2026 Estimated Population	29,500	128,490	259,183
2031 Projected Population	29,890	129,394	259,557
2020 Census Population	30,342	121,122	248,327
2010 Census Population	22,833	96,154	207,826
Projected Annual Growth 2026 to 2031	0.3%	0.1%	-
Historical Annual Growth 2010 to 2026	1.8%	2.1%	1.5%
2026 Median Age	38.1	38.8	38.6
Households			
2026 Estimated Households	16,403	65,598	132,086
2031 Projected Households	16,664	66,465	132,850
2020 Census Households	15,665	61,154	123,449
2010 Census Households	11,325	46,817	100,632
Projected Annual Growth 2026 to 2031	0.3%	0.3%	0.1%
Historical Annual Growth 2010 to 2026	2.8%	2.5%	2.0%
Race and Ethnicity			
2026 Estimated White	74.1%	74.4%	73.9%
2026 Estimated Black or African American	6.8%	6.5%	6.6%
2026 Estimated Asian or Pacific Islander	5.9%	6.1%	6.7%
2026 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2026 Estimated Other Races	12.5%	12.1%	11.9%
2026 Estimated Hispanic	11.3%	10.8%	10.8%
Income			
2026 Estimated Average Household Income	\$130,771	\$140,128	\$137,762
2026 Estimated Median Household Income	\$93,206	\$103,187	\$102,928
2026 Estimated Per Capita Income	\$73,182	\$72,010	\$70,584
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.0%	1.2%
2026 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.6%	2.2%
2026 Estimated High School Graduate	11.4%	11.6%	11.0%
2026 Estimated Some College	16.2%	15.7%	15.8%
2026 Estimated Associates Degree Only	5.3%	5.3%	5.7%
2026 Estimated Bachelors Degree Only	36.7%	35.9%	36.4%
2026 Estimated Graduate Degree	27.9%	27.8%	27.6%
Business			
2026 Estimated Total Businesses	3,314	16,117	25,442
2026 Estimated Total Employees	34,533	156,611	232,911
2026 Estimated Employee Population per Business	10.4	9.7	9.2
2026 Estimated Residential Population per Business	8.9	8.0	10.2

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, 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:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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