



GRAND & MORRISON

FOR LEASE > REVERE BUILDING

LOCATION

511 SE Morrison Street, Portland, OR 97214

AVAILABLE SPACE

1,413 RSF plus additional lower level storage space directly accessible from the ground floor

RENTAL RATE

\$22.00 PSF/YR, NNN

TRAFFIC COUNTS

SE Grand Avenue – 26,091 ADT ('22)

SE Morrison Street – 23,986 ADT ('22)

HIGHLIGHTS

- Rare, second generation, character-rich space in the heart of the Central Eastside neighborhood.
- Full office/service space ready to go!
- Excellent access to the Morrison Bridge, I-5 and downtown Portland.
- Adjacent building tenants include Lollipop Shoppe, Obon Shokudo, Lulu and located nearby to River City Bikes, Voicebox, Loyal Legion Pub, Robo Taco, Star Bar and more.

Walk Score

86

Bike Score

100

Transit Score

73

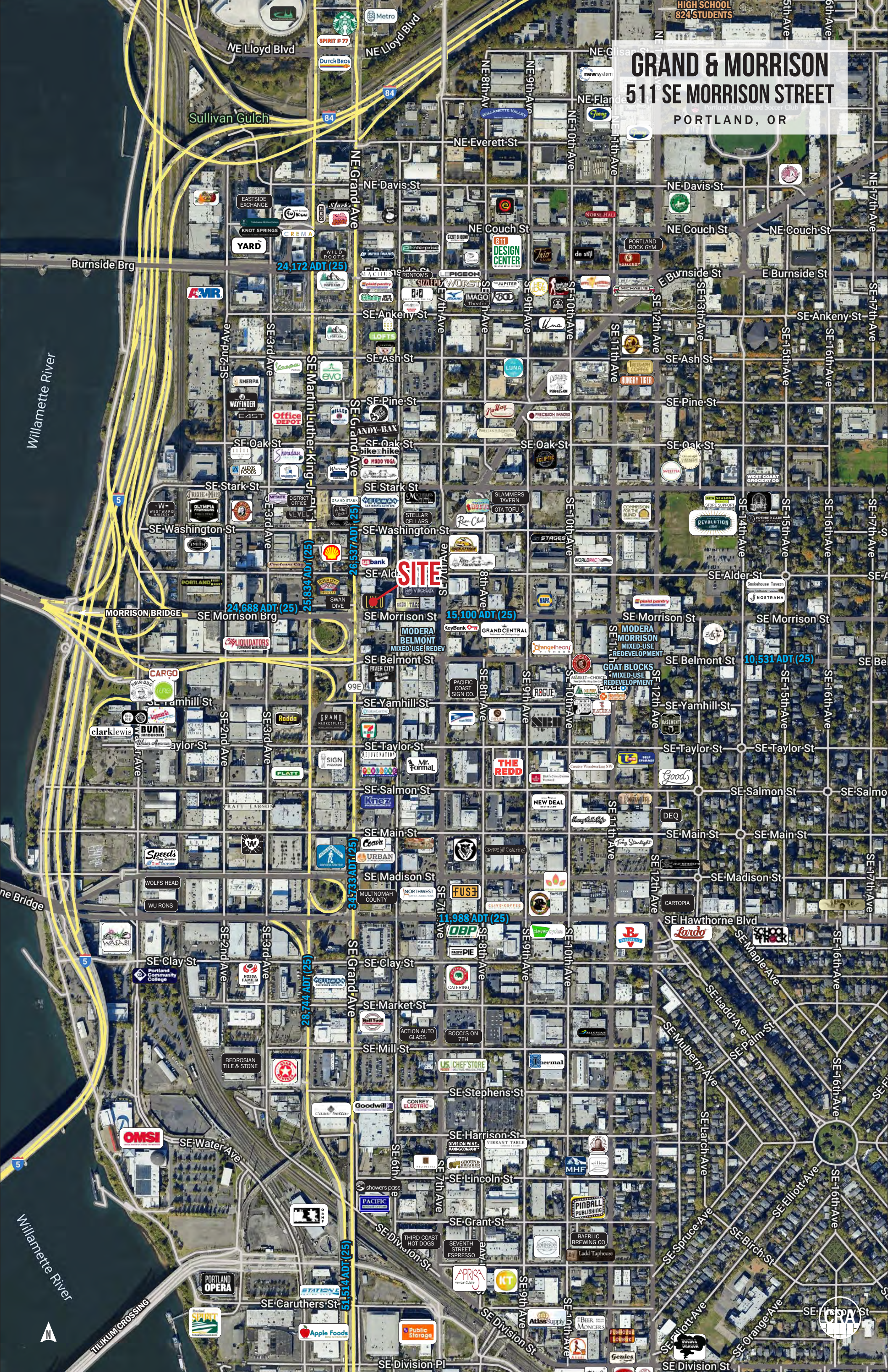


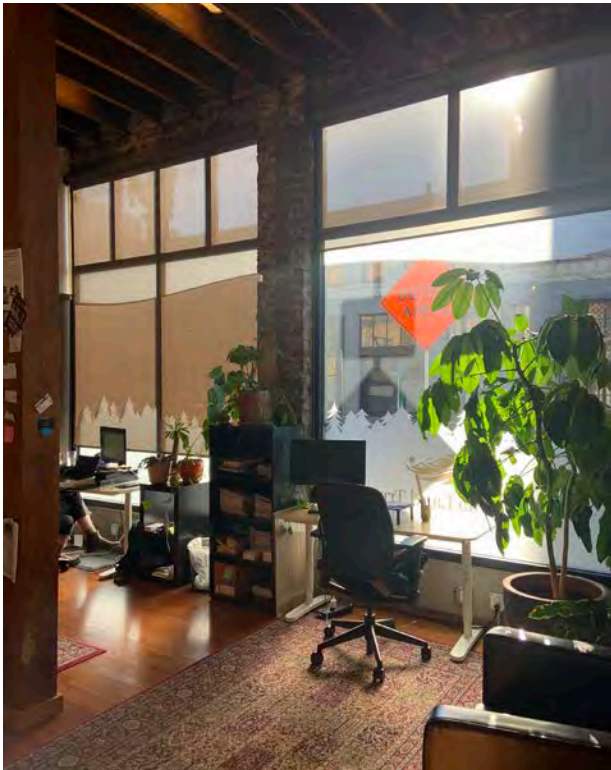
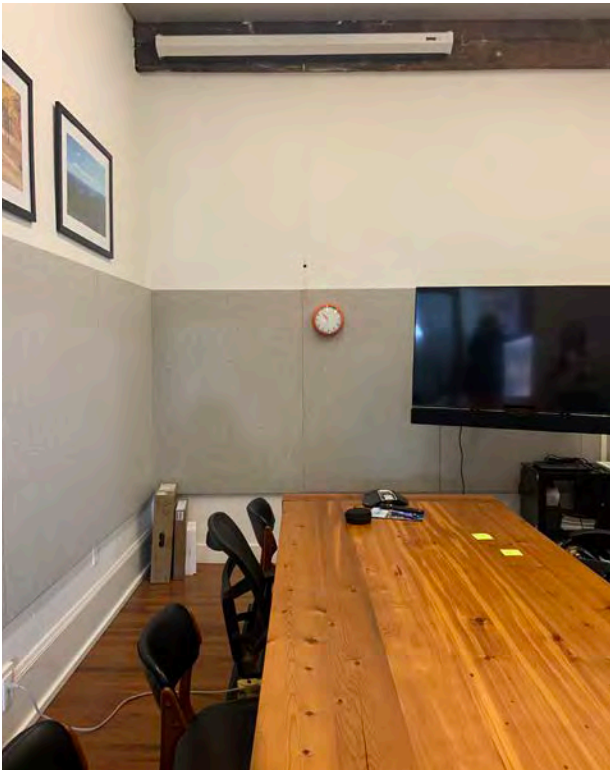
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511 SE MORRISON STREET
PORTLAND, OR

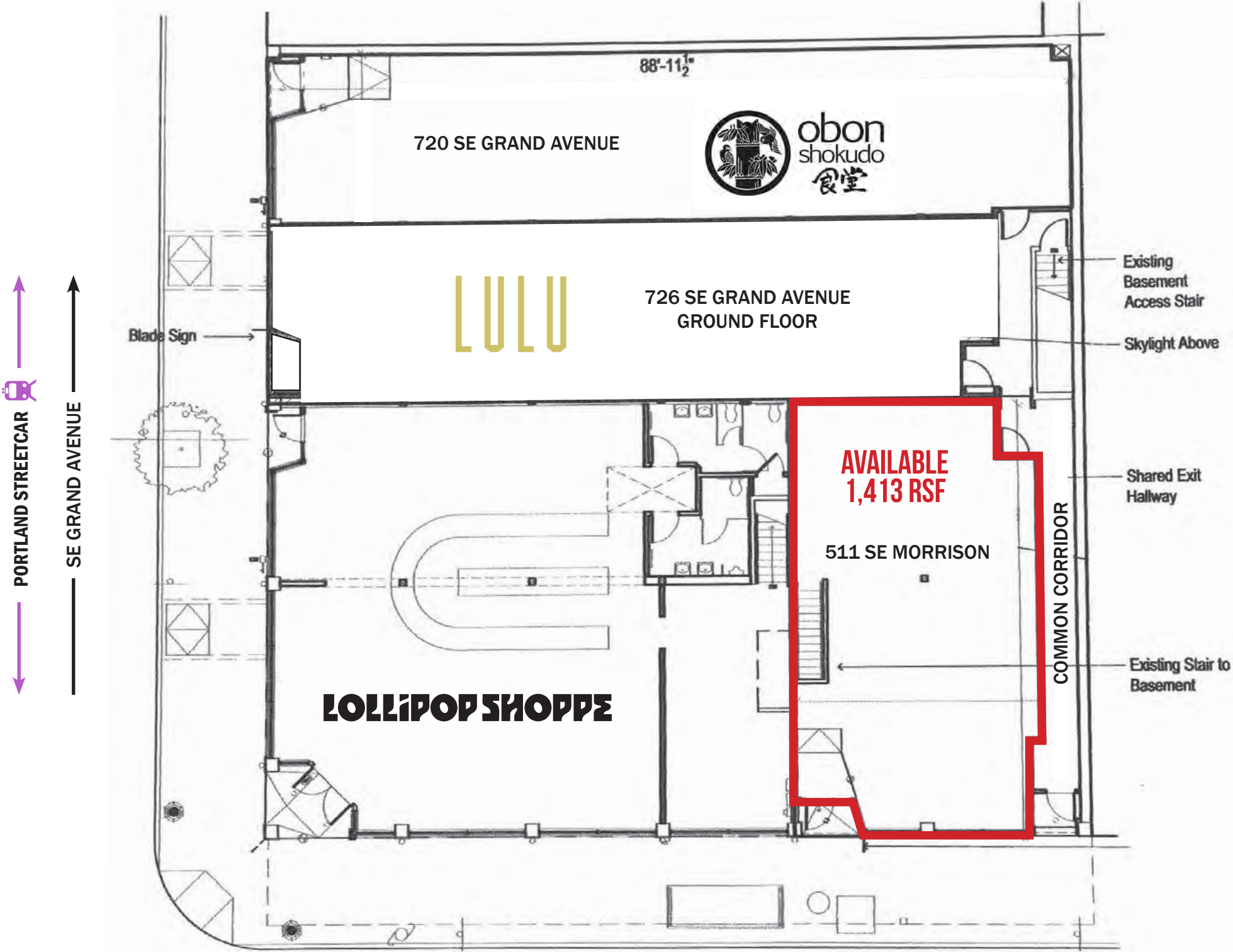




GROUND FLOOR SITE PLAN

GRAND & MORRISON
511 SE MORRISON STREET
PORTLAND, OR

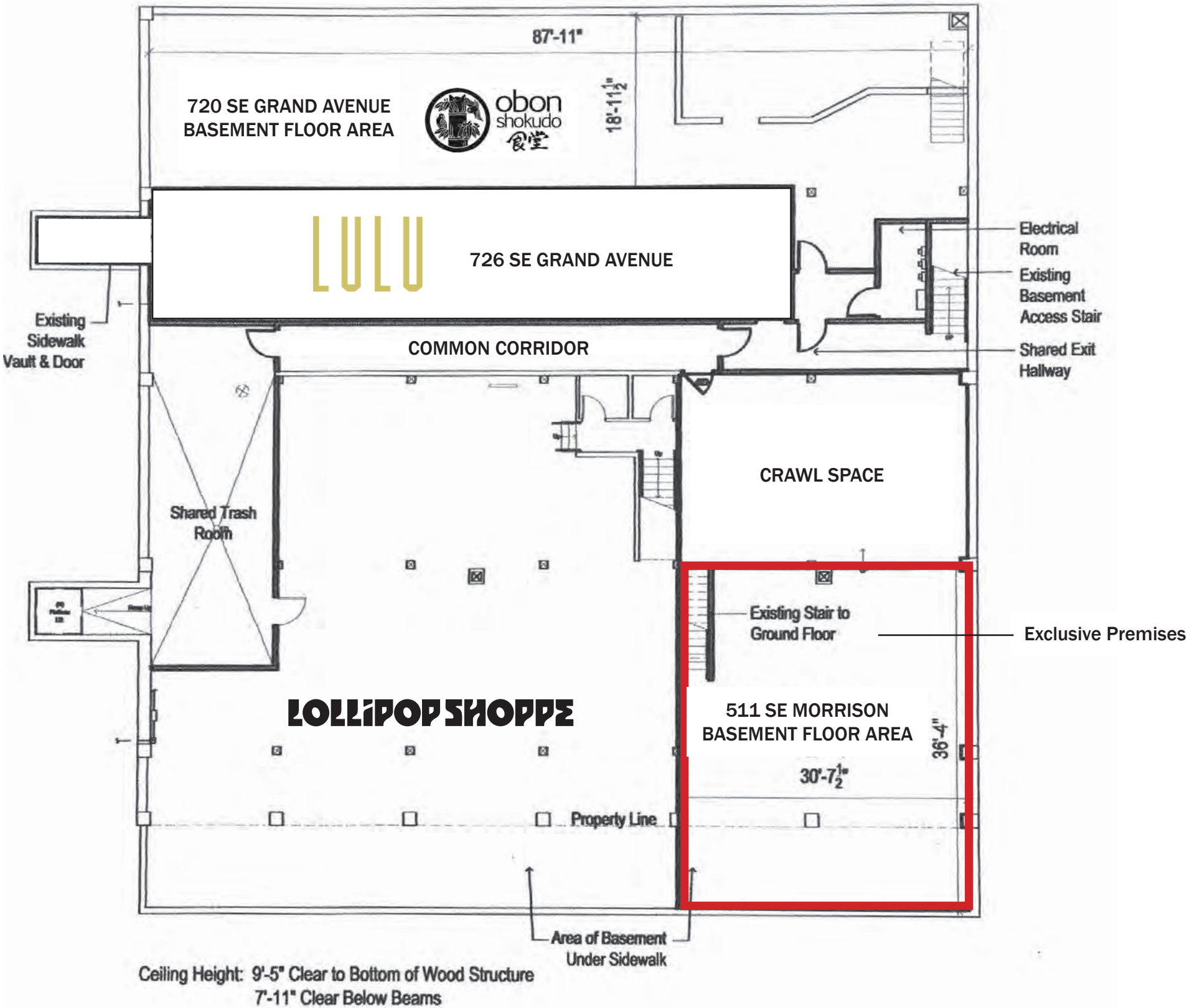
***PLAN DOES NOT REPRESENT
AS BUILT CONDITIONS



BASEMENT SITE PLAN

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AS BUILT CONDITIONS



GRAND & MORRISON

511 SE MORRISON STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	27,889	231,815	459,296
Projected Population 2029	27,616	228,702	449,988
Average HH Income	\$100,910	\$141,345	\$141,043
Median Home Value	\$677,003	\$700,758	\$640,604
Daytime Demographics 16+	90,601	285,155	444,544
Some College or Higher	78.9%	85.7%	83.6%

37.2

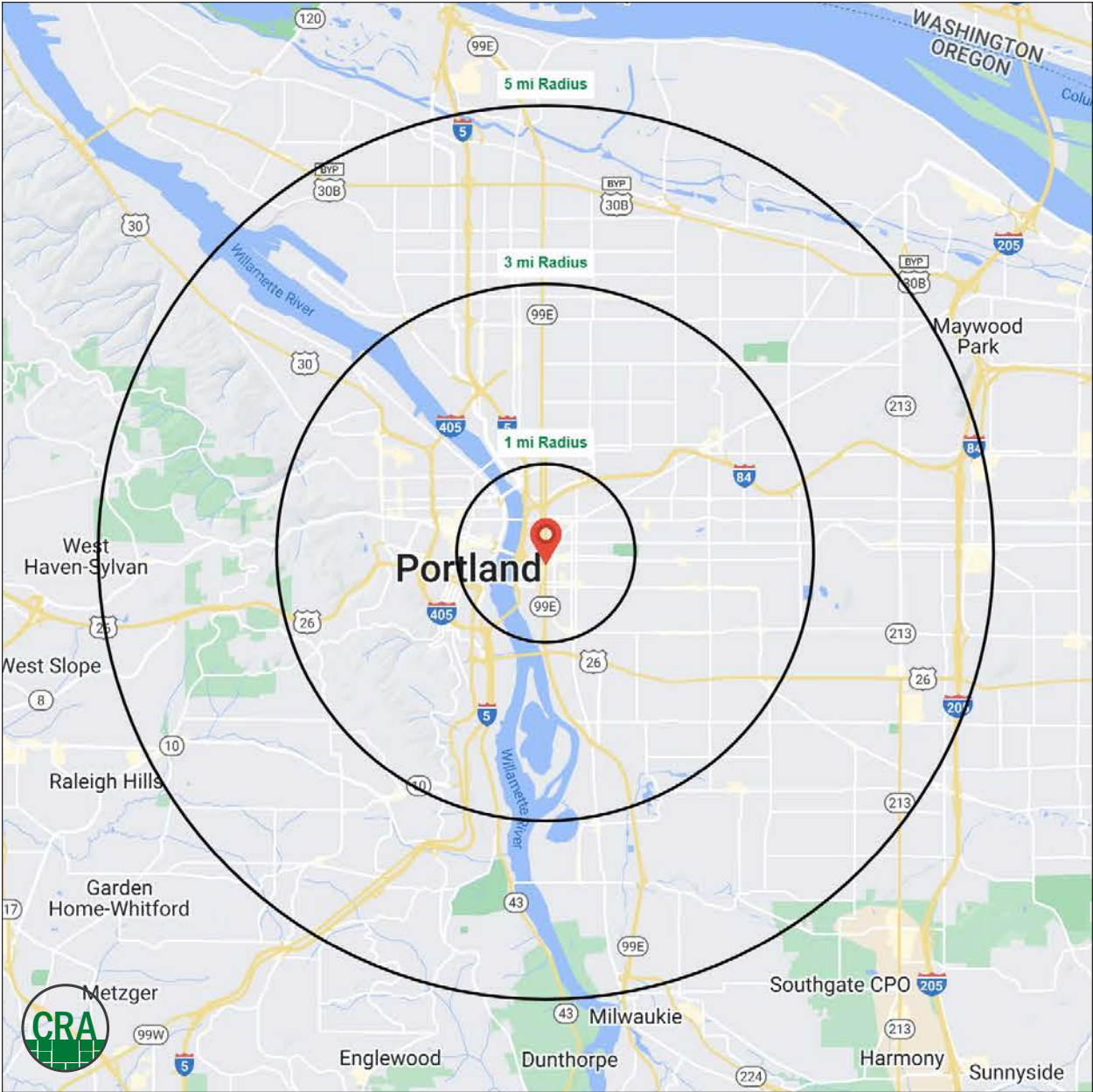
Median Age

1 MILE RADIUS

\$677,003

Median Home Value

1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5174/-122.6604

511 SE Morrison St Portland, OR 97214	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	27,889	231,815	459,296
2029 Projected Population	27,616	228,702	449,988
2020 Census Population	22,877	222,342	458,897
2010 Census Population	16,259	184,120	403,036
Projected Annual Growth 2024 to 2029	-0.2%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2024	5.1%	1.9%	1.0%
2024 Median Age	37.2	38.7	39.0
Households			
2024 Estimated Households	14,277	119,154	217,298
2029 Projected Households	14,707	118,793	214,386
2020 Census Households	13,419	114,216	212,370
2010 Census Households	8,800	92,270	183,292
Projected Annual Growth 2024 to 2029	0.6%	-	-0.3%
Historical Annual Growth 2010 to 2024	4.4%	2.1%	1.3%
Race and Ethnicity			
2024 Estimated White	73.8%	75.9%	74.6%
2024 Estimated Black or African American	5.8%	5.0%	5.4%
2024 Estimated Asian or Pacific Islander	6.4%	7.0%	7.5%
2024 Estimated American Indian or Native Alaskan	1.1%	0.7%	0.7%
2024 Estimated Other Races	13.0%	11.4%	11.6%
2024 Estimated Hispanic	12.1%	10.0%	10.4%
Income			
2024 Estimated Average Household Income	\$100,910	\$141,345	\$141,043
2024 Estimated Median Household Income	\$74,907	\$103,453	\$105,691
2024 Estimated Per Capita Income	\$52,540	\$73,050	\$67,064
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.5%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	4.4%	2.4%	2.6%
2024 Estimated High School Graduate	13.9%	10.5%	11.7%
2024 Estimated Some College	20.0%	15.5%	16.4%
2024 Estimated Associates Degree Only	4.6%	5.5%	6.2%
2024 Estimated Bachelors Degree Only	32.9%	37.1%	36.2%
2024 Estimated Graduate Degree	22.3%	27.5%	24.9%
Business			
2024 Estimated Total Businesses	7,109	24,626	38,444
2024 Estimated Total Employees	81,795	222,208	322,436
2024 Estimated Employee Population per Business	11.5	9.0	8.4
2024 Estimated Residential Population per Business	3.9	9.4	11.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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