

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

Low Introductory rate of \$1,800.00/month modified gross plus utilities.

* AS-IS Condition at possession, with all systems in good working order.

TRAFFIC COUNTS

SE Grand Avenue – 19,612 ADT ('26)

SE Morrison Street – 22,280 ADT ('26)

HIGHLIGHTS

- Rare, second generation, character-rich space in the heart of the Central Eastside neighborhood.
- Full office space with conference room/service space ready to go!
- Excellent access to the Morrison Bridge, I-5 and downtown Portland.
- Adjacent building tenants include Eldorado, Obon Shokudo, Lulu and located nearby to River City Bikes, Voicebox, Loyal Legion Pub, Star Bar, Literary Arts, Mother Foucault's Bookshop and more.

Walk Score

86

Bike Score

100

Transit Score

73



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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PORTLAND, OR

Burnside Brg

20,856 ADT (26)

Willamette River

23,014 ADT (26)
SE Morrison Brq

SE Morrison Brg

SITE

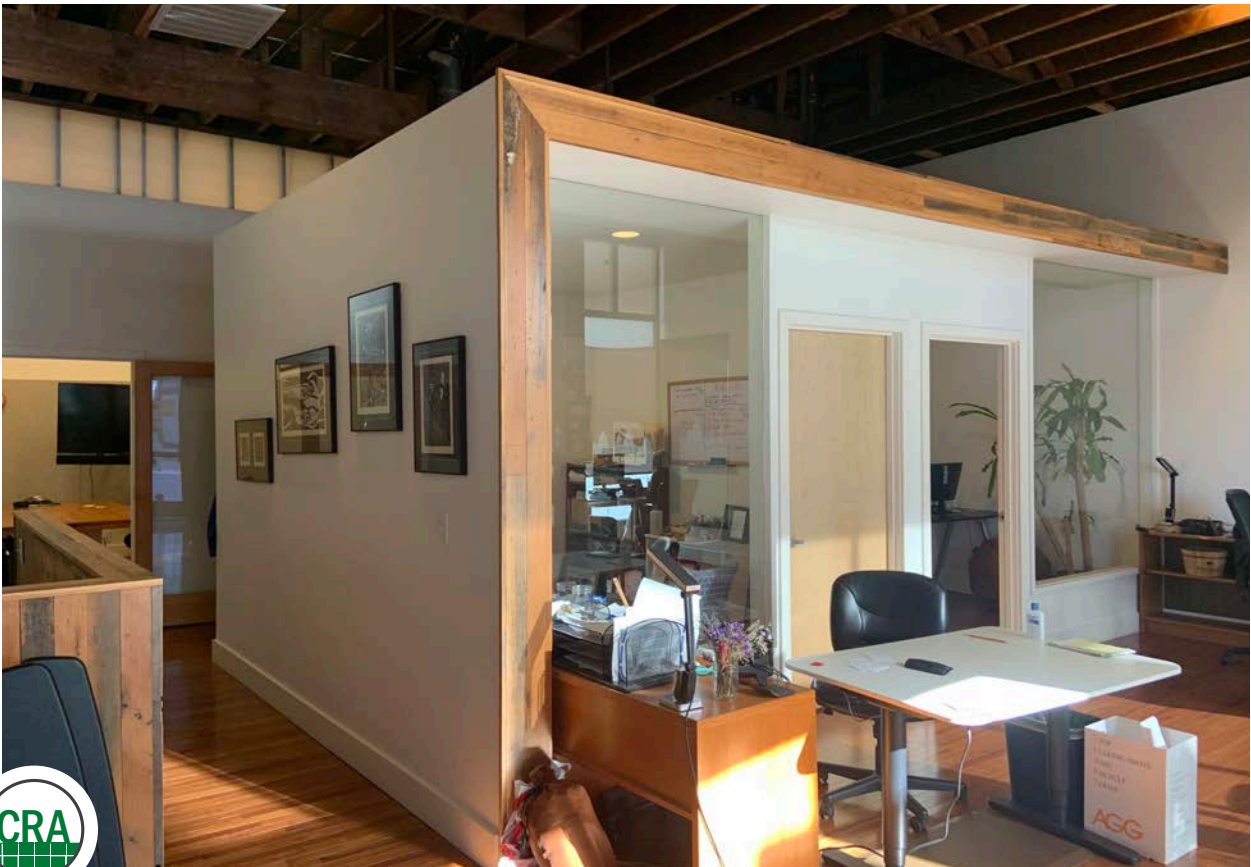
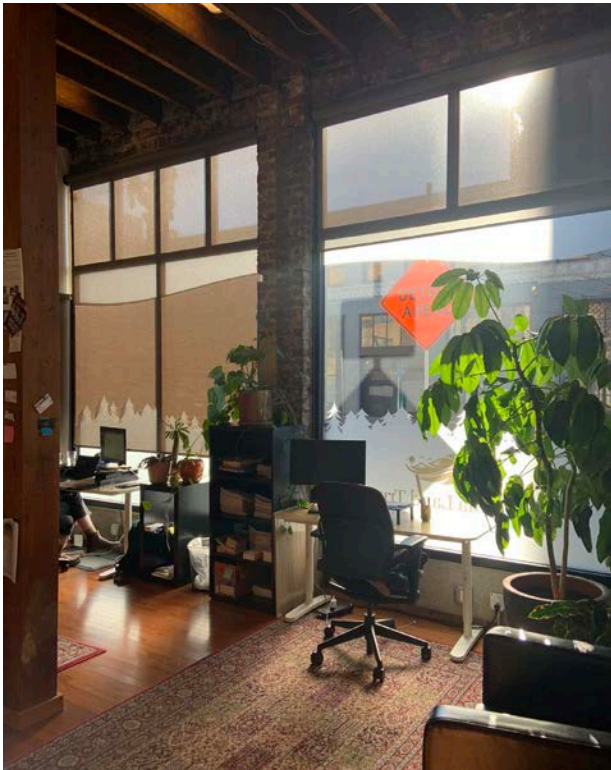
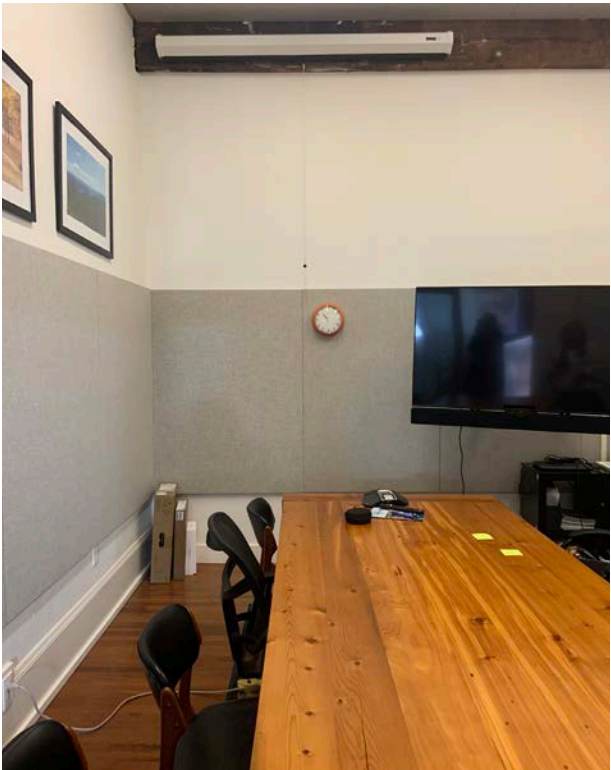
22,280 ADT (26)

22,280 ADT (26)

274,986 ADT (26)

274,986 ADT (26)

Thorne Bridge

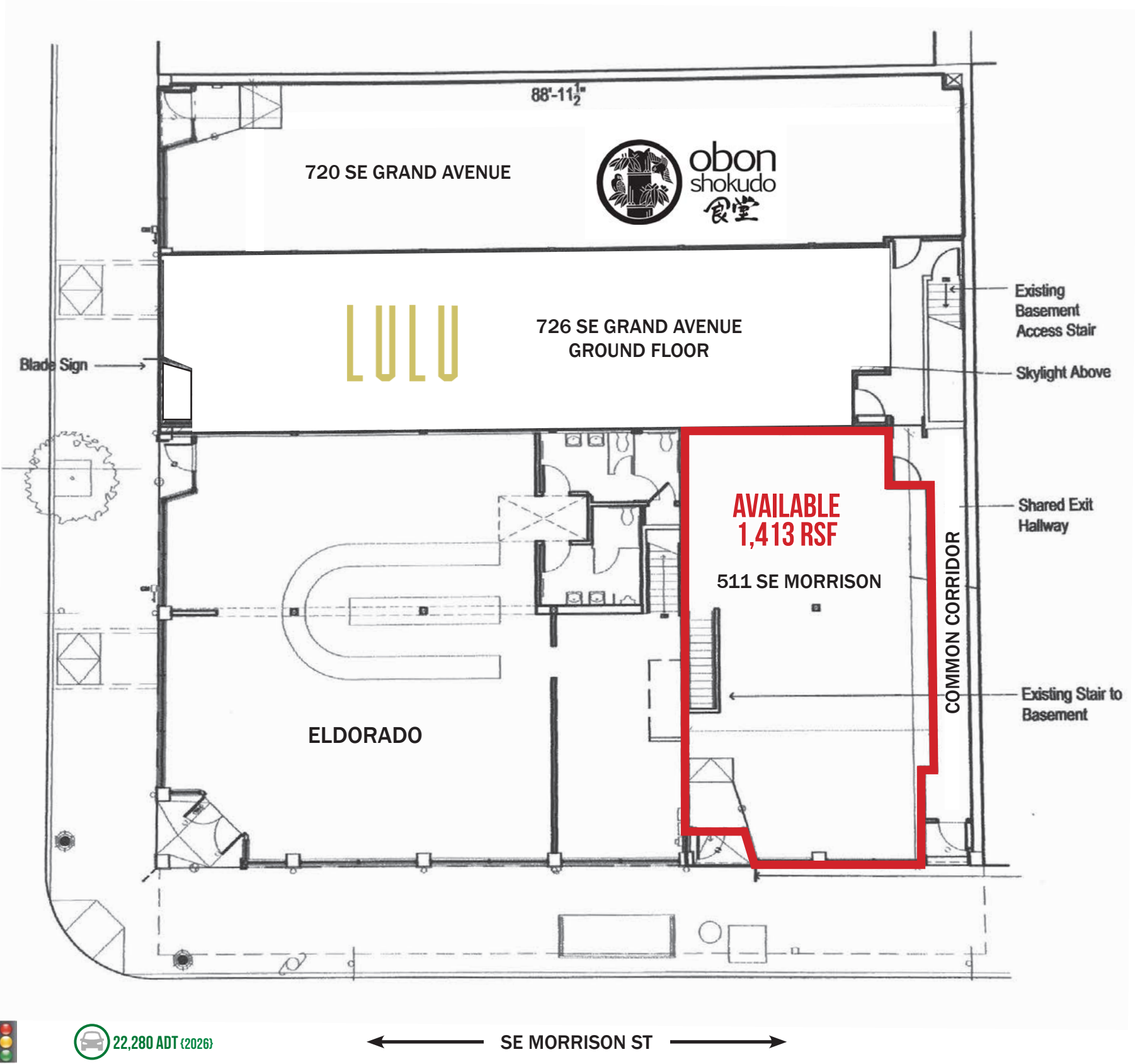


GROUND FLOOR SITE PLAN

GRAND & MORRISON
511 SE MORRISON STREET
PORTLAND, OR

***PLAN DOES NOT REPRESENT
AS BUILT CONDITIONS

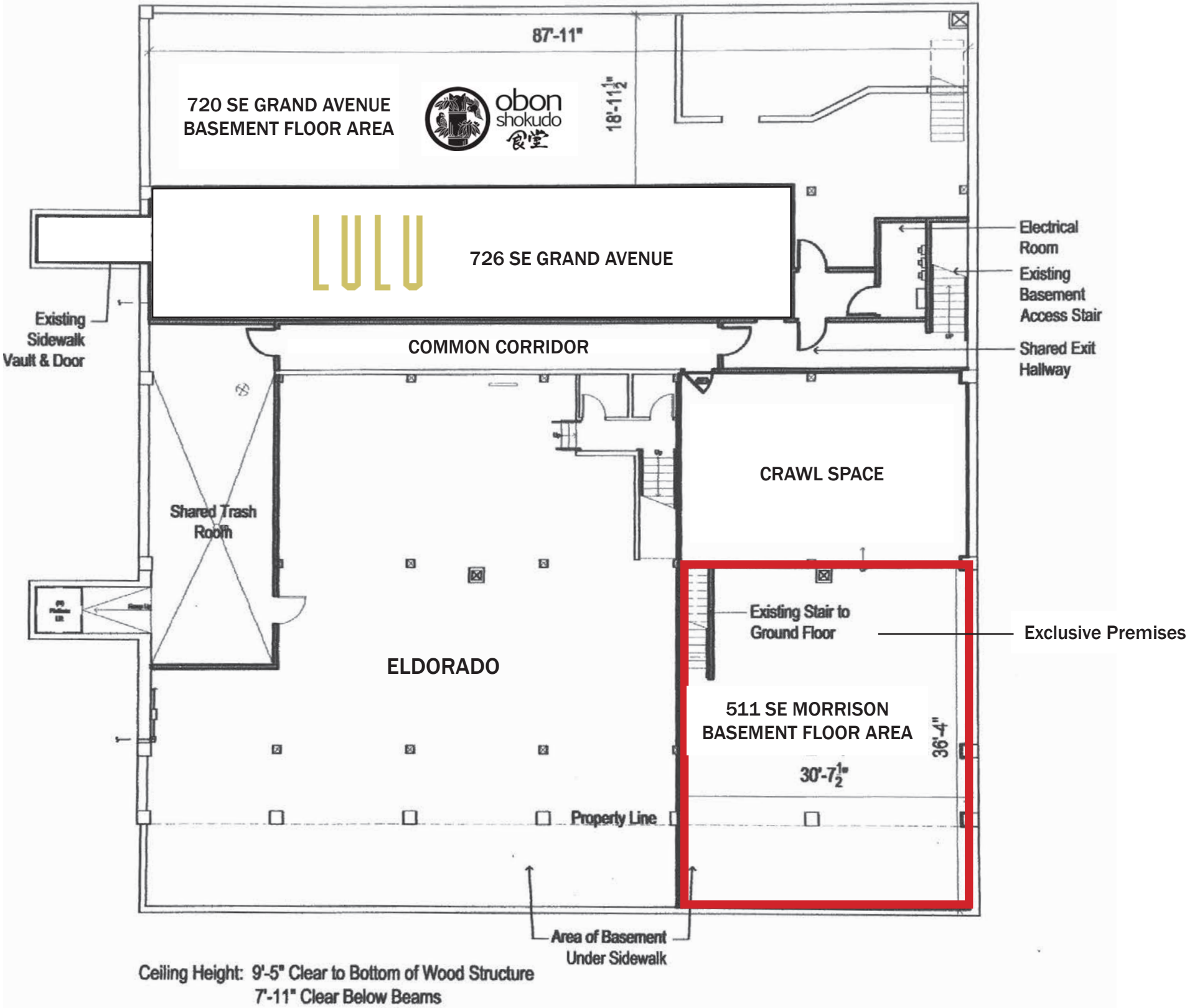
PORTLAND STREETCAR
SE GRAND AVENUE



BASEMENT SITE PLAN

GRAND & MORRISON
511 SE MORRISON STREET
PORTLAND, OR

***PLAN DOES NOT REPRESENT
AS BUILT CONDITIONS



GRAND & MORRISON

511 SE MORRISON STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	27,490	234,078	463,038
Estimated Households 2026	14,539	121,731	221,153
Average HH Income	\$95,814	\$138,978	\$144,111
Median Home Value	\$675,217	\$745,076	\$675,038
Daytime Demographics 16+	93,880	298,309	465,664
Some College or Higher	81.7%	86.4%	84.4%

37

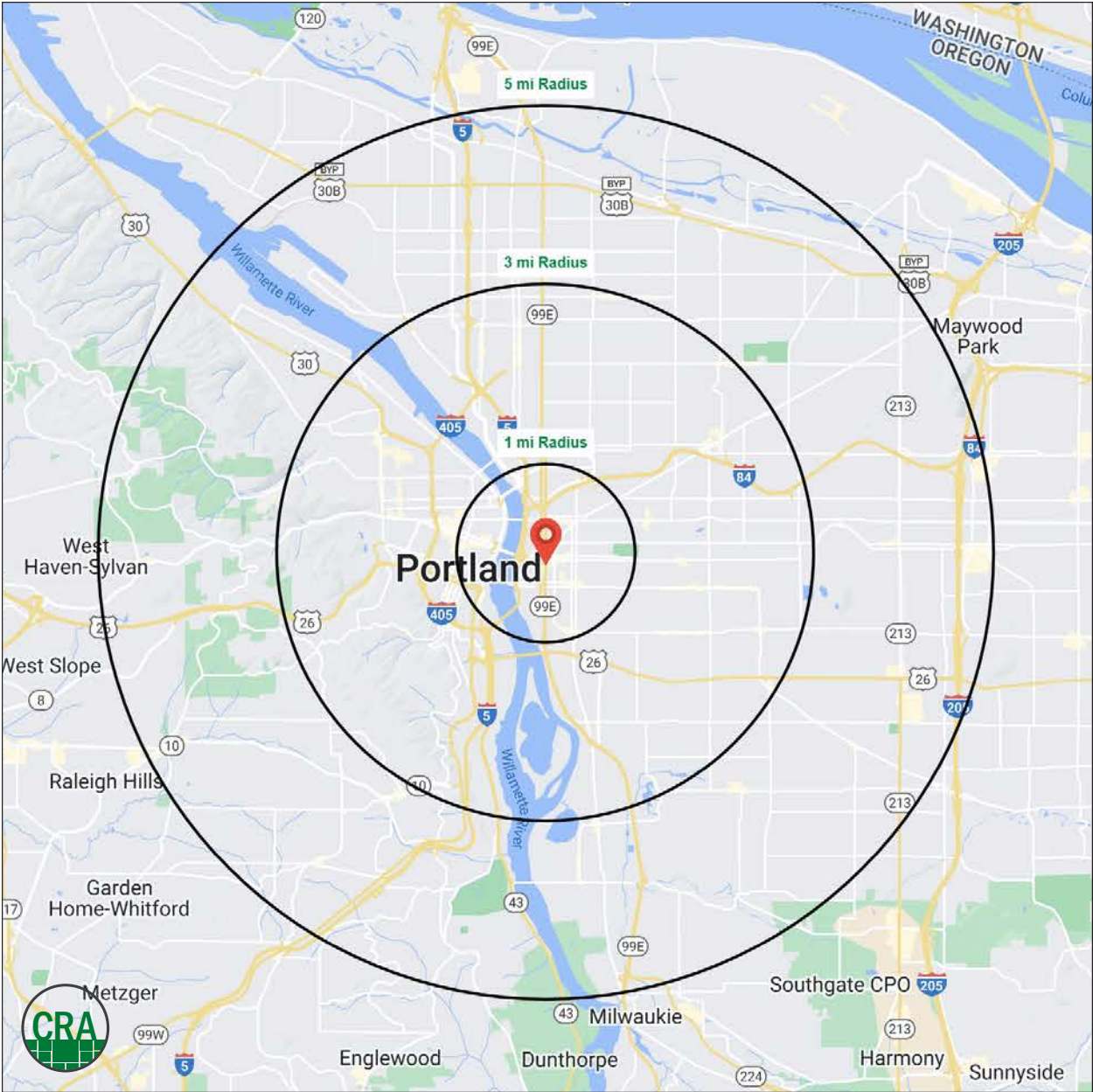
Median Age

1 MILE RADIUS

\$675,217

Median Home Value

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 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			
2026 Estimated Population	27,490	234,078	463,038
2031 Projected Population	27,599	233,838	458,672
2020 Census Population	22,765	222,265	458,821
2010 Census Population	16,177	184,050	402,962
Projected Annual Growth 2026 to 2031	-	-	-0.2%
Historical Annual Growth 2010 to 2026	4.4%	1.7%	0.9%
2026 Median Age	37.0	38.7	39.1
Households			
2026 Estimated Households	14,539	121,731	221,153
2031 Projected Households	14,994	122,208	219,571
2020 Census Households	13,347	114,181	212,349
2010 Census Households	8,751	92,236	183,268
Projected Annual Growth 2026 to 2031	0.6%	-	-0.1%
Historical Annual Growth 2010 to 2026	4.1%	2.0%	1.3%
Race and Ethnicity			
2026 Estimated White	72.4%	75.1%	73.9%
2026 Estimated Black or African American	5.7%	5.1%	5.5%
2026 Estimated Asian or Pacific Islander	6.5%	7.2%	7.8%
2026 Estimated American Indian or Native Alaskan	1.3%	0.8%	0.8%
2026 Estimated Other Races	14.1%	11.8%	12.0%
2026 Estimated Hispanic	13.3%	10.6%	10.9%
Income			
2026 Estimated Average Household Income	\$95,814	\$138,978	\$144,111
2026 Estimated Median Household Income	\$73,883	\$102,504	\$107,846
2026 Estimated Per Capita Income	\$51,631	\$72,701	\$69,189
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.2%	1.7%
2026 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.1%	2.4%
2026 Estimated High School Graduate	14.5%	10.3%	11.5%
2026 Estimated Some College	19.8%	15.6%	16.3%
2026 Estimated Associates Degree Only	5.8%	5.5%	6.2%
2026 Estimated Bachelors Degree Only	31.9%	36.1%	35.6%
2026 Estimated Graduate Degree	24.1%	29.2%	26.4%
Business			
2026 Estimated Total Businesses	7,151	24,880	38,809
2026 Estimated Total Employees	85,389	233,402	338,977
2026 Estimated Employee Population per Business	11.9	9.4	8.7
2026 Estimated Residential Population per Business	3.8	9.4	11.9

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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.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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