

HISTORIC HASELTINE BUILDING RETAIL/ CREATIVE OFFICE SPACE FOR LEASE!

SW 2ND & PINE, LOCATED IN DOWNTOWN PORTLAND

ADDRESS

SW 2nd Avenue & Pine St, Portland, OR

AVAILABLE SPACES

Suites 101, 102 & 103:

Three second generation retail/creative office suites available (can be combined) with high ceilings, great natural light, and access through storefront or secure lobby entrance.

Suite 101: 1,072 RSF | \$1,965/Month + internet

Suite 102: 1,152 RSF | \$2,100/Month + internet

Suite 103: 1,500 RSF | \$2,750/Month + internet

TRAFFIC COUNTS

W Burnside St – 29,118 ADT ('26)

SW 2nd Ave – 5,430 ADT ('26)

SW Pine St – 2,350 ADT ('26)



HIGHLIGHTS

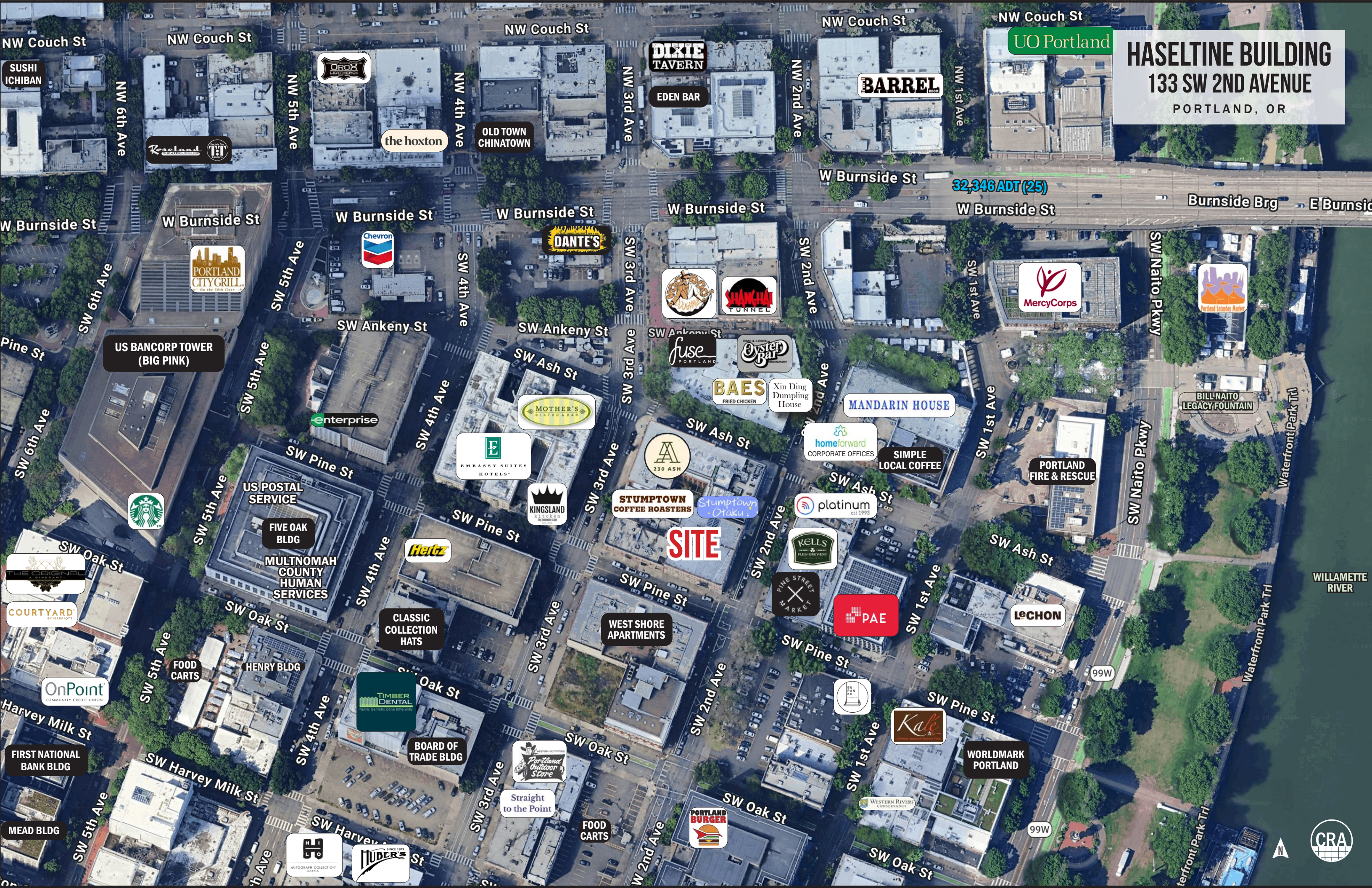
- Originally built in 1893 for JE Haseltine & Co who utilized the building for their hardware, equipment and sporting goods company. Later, the building was converted to upper level office and ground floor retail.
- Historic, character rich building featuring high full fir ceilings, large wood beams, stone exterior and dramatic arched storefronts/windows.
- Building has undergone major renovations, including new storefront glass, and interior renovations.
- Basement storage space available.
- Immediate area tenants include Stumptown Otaku, Kell's Irish Pub, Bae's Fried Chicken, Voodoo Donuts, Stumptown Coffee, Mother's Bistro, Xin Ding Dumpling House and more!



COMMERCIAL
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HASELTINE BUILDING
133 SW 2ND AVENUE
PORTLAND, OR

SITE

32,346 ADT (25)



HASELTINE BUILDING
133 SW 2ND AVENUE

PORTLAND, OR

GROUND LEVEL SITE PLAN



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



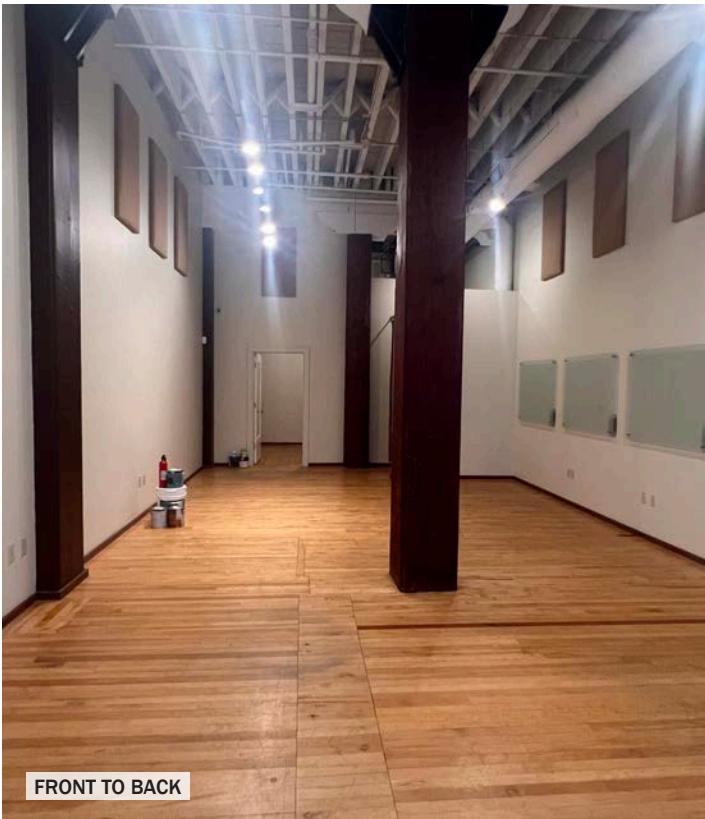
HASELTINE BUILDING
133 SW 2ND AVENUE
PORTLAND, OR

SUITE 101 IMAGES



HASELTINE BUILDING
133 SW 2ND AVENUE
PORTLAND, OR

SUITE 102 IMAGES

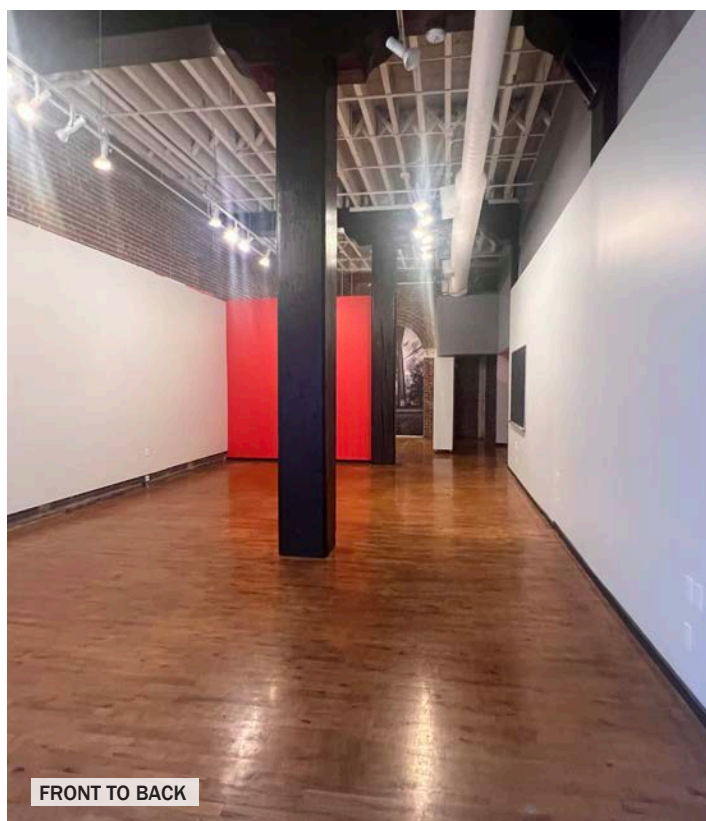


SUITE 103 IMAGES

HASELTINE BUILDING

133 SW 2ND AVENUE

PORTLAND, OR



HASELTINE BUILDING

133 SW 2ND AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2026	51,833	131,715	216,026
Projected Population 2031	52,410	133,753	217,217
Average HH Income	\$101,664	\$122,411	\$139,364
Median Home Value	\$572,981	\$757,781	\$760,078
Daytime Demographics 16+	130,478	221,501	293,329
Some College or Higher	80.5%	85.5%	86.4%

\$757,781

Median Home Value

2 MILE RADIUS

39.1

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: 45.5216/-122.6728

133 SW 2nd Ave Portland, OR 97204	1 mi radius	2 mi radius	3 mi radius
Population			
2026 Estimated Population	51,833	131,715	216,026
2031 Projected Population	52,410	133,753	217,217
2020 Census Population	37,703	114,652	202,524
2010 Census Population	28,403	89,416	165,980
Projected Annual Growth 2026 to 2031	0.2%	0.3%	0.1%
Historical Annual Growth 2010 to 2026	5.2%	3.0%	1.9%
2026 Median Age	39.1	38.1	38.6
Households			
2026 Estimated Households	28,267	74,123	113,511
2031 Projected Households	29,240	75,840	114,707
2020 Census Households	24,654	66,445	105,129
2010 Census Households	17,274	50,370	83,965
Projected Annual Growth 2026 to 2031	0.7%	0.5%	0.2%
Historical Annual Growth 2010 to 2026	4.0%	2.9%	2.2%
Race and Ethnicity			
2026 Estimated White	69.9%	73.1%	74.5%
2026 Estimated Black or African American	6.7%	5.7%	5.7%
2026 Estimated Asian or Pacific Islander	8.9%	7.9%	7.1%
2026 Estimated American Indian or Native Alaskan	1.3%	1.0%	0.8%
2026 Estimated Other Races	13.2%	12.3%	11.9%
2026 Estimated Hispanic	12.4%	11.3%	10.7%
Income			
2026 Estimated Average Household Income	\$101,664	\$122,411	\$139,364
2026 Estimated Median Household Income	\$72,511	\$88,294	\$102,849
2026 Estimated Per Capita Income	\$56,367	\$69,475	\$73,648
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.3%	1.2%
2026 Estimated Some High School (Grade Level 9 to 11)	3.1%	2.1%	2.1%
2026 Estimated High School Graduate	14.4%	11.1%	10.3%
2026 Estimated Some College	18.7%	16.2%	15.5%
2026 Estimated Associates Degree Only	6.1%	5.7%	5.4%
2026 Estimated Bachelors Degree Only	30.7%	34.8%	36.2%
2026 Estimated Graduate Degree	25.0%	28.7%	29.4%
Business			
2026 Estimated Total Businesses	9,144	17,008	24,292
2026 Estimated Total Employees	112,066	182,812	234,012
2026 Estimated Employee Population per Business	12.3	10.7	9.6
2026 Estimated Residential Population per Business	5.7	7.7	8.9

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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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