



INDIGO

PRIME WEST END RETAIL OPPORTUNITY!

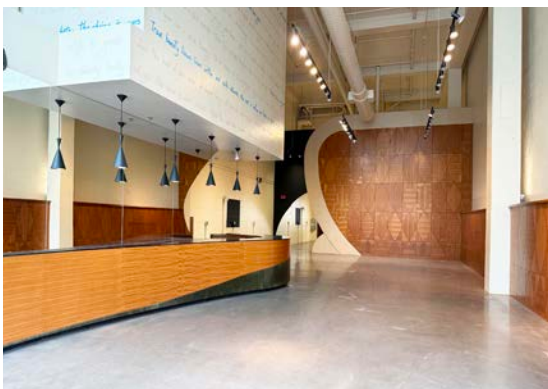
1224 SW HARVEY MILK ST

LOCATION: 1224 SW Harvey Milk St. Portland, OR

AVAILABLE SPACE: 2,366 SF

RENTAL RATE: Rent: \$18.00/SF NNN

EXCELLENT LOCATION IN PORTLAND'S VIBRANT WEST END DISTRICT!



TRAFFIC COUNTS

Burnside & SW 13th Ave – 23,516 ADT ('25)

I-405 – 112,255 ADT ('24)



HIGHLIGHTS

- Located in Indigo, a mixed-use building with 273 apartment units, over 80,000 SF of office (and ZGF's HQ office) and ground floor retail. The building has a multi-level parking garage with public parking (hourly and monthly unreserved).
- 2nd generation retail space with operable storefront windows, soaring ceilings w/floor to ceiling windows, and excellent signage opportunities (including massive window panel signage above storefront).
- Located on Pride Plaza, adjacent to Vans and Jake's Famous Crawfish and across from McMenamins Crystal Hotel, Hal's Cafe and Ringer's Annex. Located within 1-block of McMenamins Crystal Ballroom, Aesop, Le Labo, Bonobos, Nong's Kao Man Gai, Masu Sushi, Bamboo Sushi, Cheryl's on 12th, Camp (opening soon!) and more! Across Burnside from The Brewery Blocks.
- Located with the West End Private Security District.
- Available now!

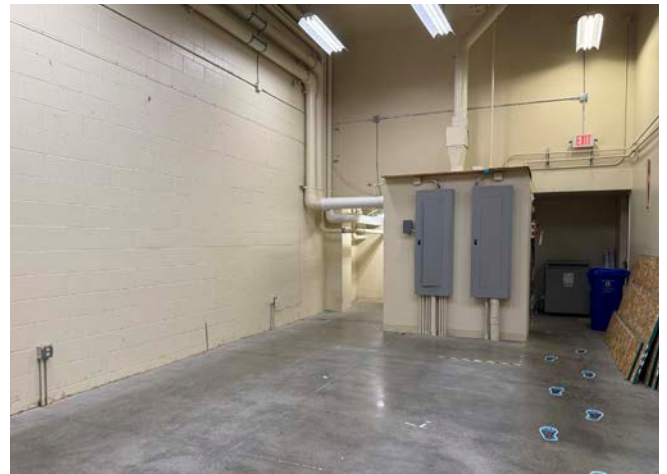
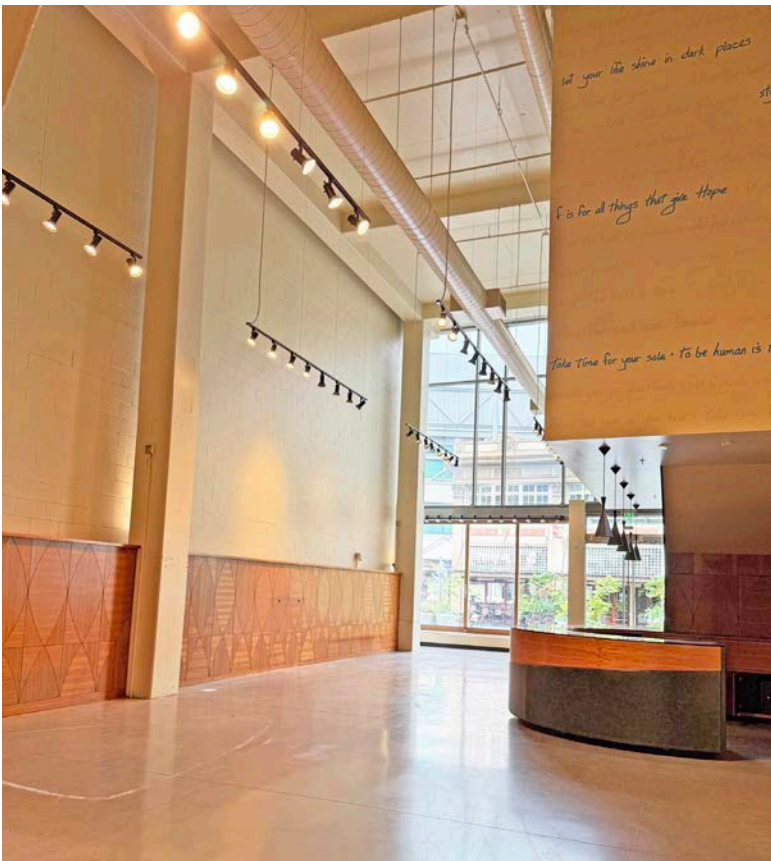
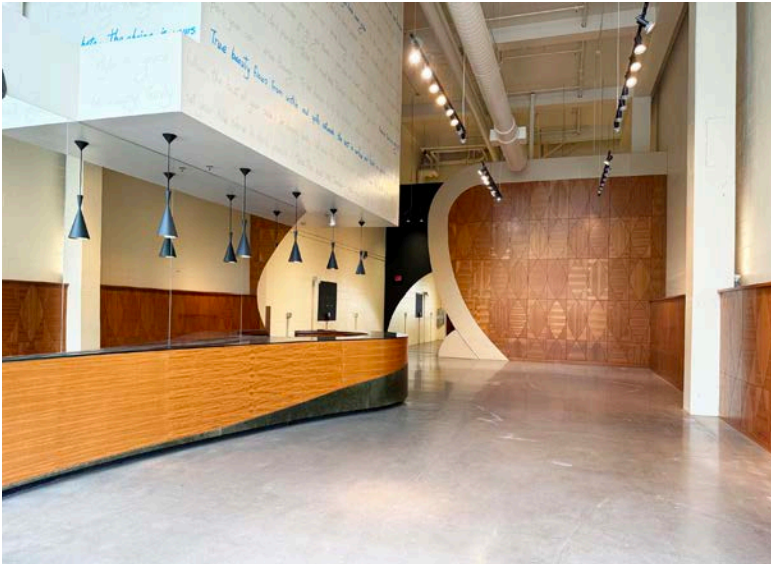


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INTERIOR PHOTOS

INDIGO
1224 SW HARVEY MILK ST
PORTLAND, OR



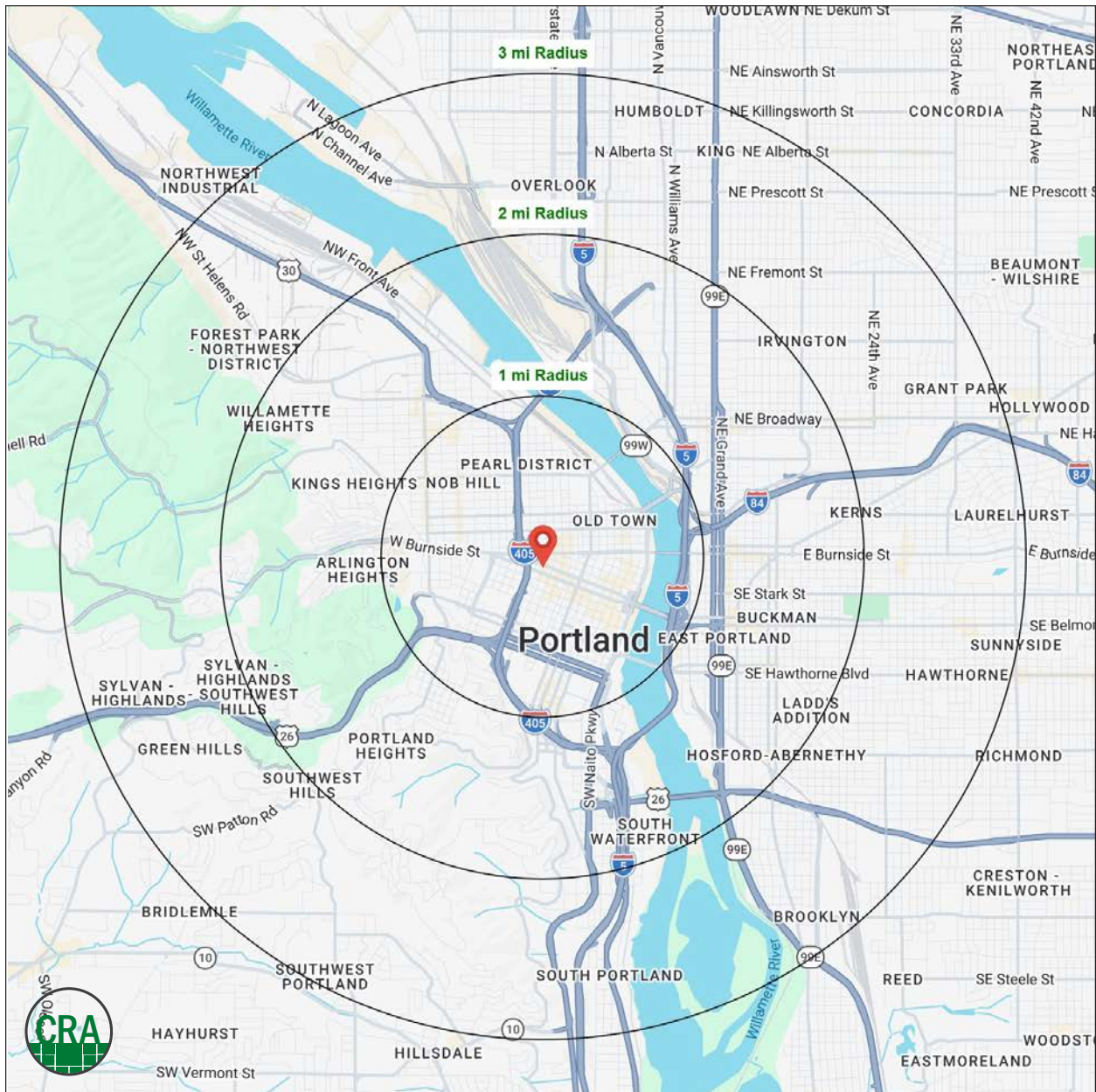
DEMOGRAPHIC SUMMARY

INDIGO 1224 SW HARVEY MILK ST PORTLAND, OR

Source: Regis - SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	61,158	114,063	195,369
Projected Population 2030	61,196	115,378	196,481
Average HH Income	\$117,056	\$127,345	\$141,492
Median Home Value	\$653,125	\$736,429	\$744,346
Daytime Demographics 16+	121,045	205,425	268,481
Some College or Higher	82.1%	85.1%	86.3%

\$117,056
Average Household Income
1 MILE RADIUS

38.8
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5226/-122.6837

Indigo Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	61,158	114,063	195,369
2030 Projected Population	61,196	115,378	196,481
2020 Census Population	45,231	95,311	178,800
2010 Census Population	37,235	72,792	145,039
Projected Annual Growth 2025 to 2030	-	0.2%	0.1%
Historical Annual Growth 2010 to 2025	4.3%	3.8%	2.3%
2025 Median Age	38.8	38.5	38.7
Households			
2025 Estimated Households	33,281	63,435	101,968
2030 Projected Households	34,496	65,908	104,648
2020 Census Households	29,731	56,539	94,354
2010 Census Households	22,982	41,931	74,516
Projected Annual Growth 2025 to 2030	0.7%	0.8%	0.5%
Historical Annual Growth 2010 to 2025	3.0%	3.4%	2.5%
Race and Ethnicity			
2025 Estimated White	71.5%	72.4%	74.0%
2025 Estimated Black or African American	6.2%	5.9%	5.9%
2025 Estimated Asian or Pacific Islander	8.9%	8.3%	7.2%
2025 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.8%
2025 Estimated Other Races	12.3%	12.4%	12.0%
2025 Estimated Hispanic	11.7%	11.6%	10.9%
Income			
2025 Estimated Average Household Income	\$117,056	\$127,345	\$141,492
2025 Estimated Median Household Income	\$80,767	\$89,590	\$102,459
2025 Estimated Per Capita Income	\$64,314	\$71,390	\$74,238
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.6%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.4%	2.3%
2025 Estimated High School Graduate	12.3%	10.8%	10.0%
2025 Estimated Some College	17.1%	16.1%	15.5%
2025 Estimated Associates Degree Only	5.4%	5.3%	5.1%
2025 Estimated Bachelors Degree Only	32.5%	35.4%	37.5%
2025 Estimated Graduate Degree	27.1%	28.4%	28.2%
Business			
2025 Estimated Total Businesses	8,963	15,812	22,638
2025 Estimated Total Employees	100,912	170,905	215,264
2025 Estimated Employee Population per Business	11.3	10.8	9.5
2025 Estimated Residential Population per Business	6.8	7.2	8.6

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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