

FOR LEASE > CLOSE-IN SE!

SECOND GENERATION RETAIL OPPORTUNITY

AVAILABLE SPACE

636 SE Morrison Street
Suite B1: 870 SF
(2nd generation salon)

RENTAL RATE

\$25/SF NNN (\$2,428.75/Month)

TRAFFIC COUNTS

SE Belmont St – 12,938 ADT ('22)
SE 7th Ave – 12,390 ADT ('22)
SE Morrison St – 15,094 ADT ('22)

HIGHLIGHTS

- Second generation retail/salon space (suite B1) fronting SE Morrison Street.
- The Modera community features 200 apartment homes above 11,362 square feet of ground floor retail.
- Nearby Tenants include Hat Yai, Pop Pizza, The Portland Girl, Hit the Spot, Skin Suite Medical Aesthetics, Robo Taco, Voicebox, Loyal Legion, River City Bicycles, Afuri, Berlu and more!
- Available now!



**GROUND FLOOR
COMMERCIAL SPACE
IN MIXED-USE BUILDING**

636 SE Morrison Street



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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PORTLAND, OR

**MODERA
MORRISON
247 RESIDENTIAL
UNITS + RETAIL**

**MODERA
BELMONT
200 RESIDENTIAL
UNITS + RETAIL**

SITE

12,535 ADT (22)

32.648 ADT (22)

28,261 ADT (22)

26.091 ADI (22)

25,386 ADT (22)

DEVELOPMENT



FURNITURE

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tin

SITE PLAN

MODERA BELMONT

PORTLAND, OR

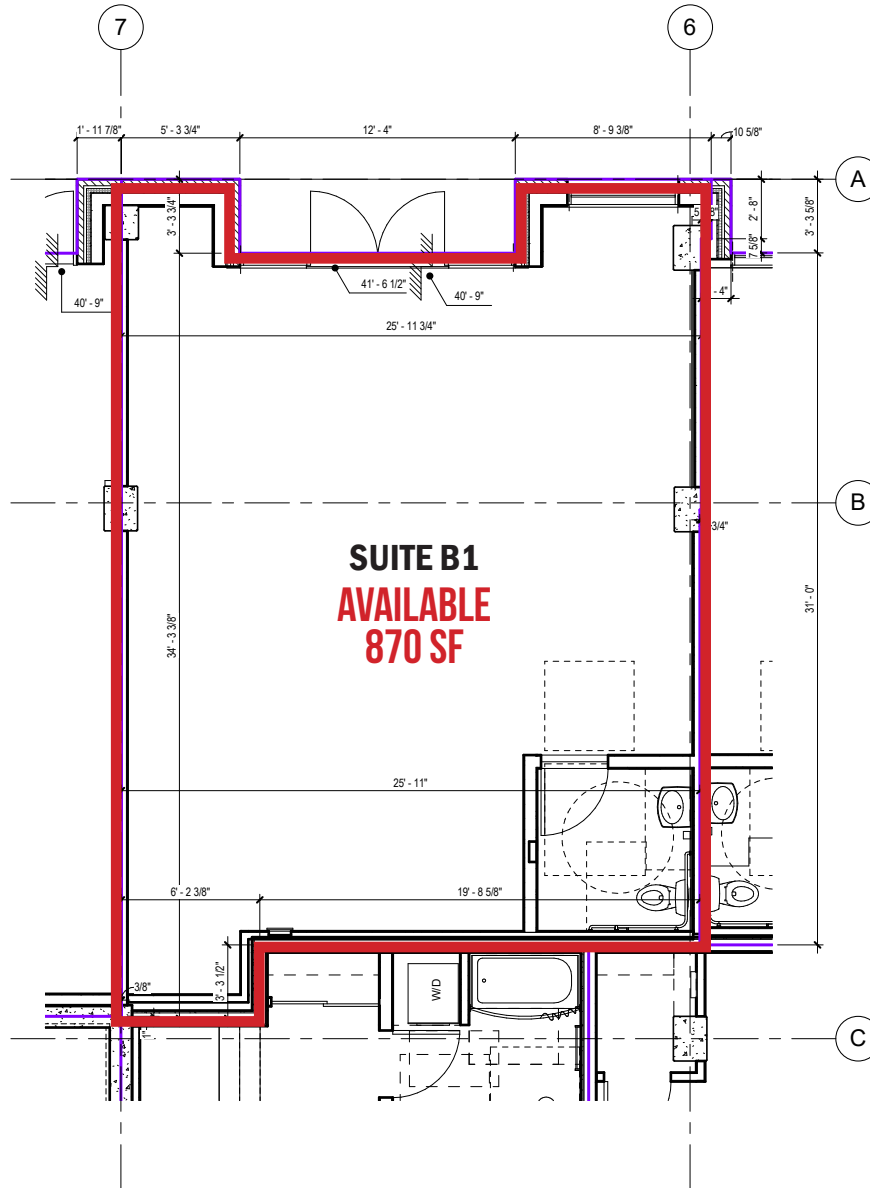


The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information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



FLOOR PLAN | SUITE B1
636 SE MORRISON STREET

MODERA BELMONT
PORTLAND, OR



*FOR ILLUSTRATIVE MARKETING PURPOSES ONLY

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CO-TENANTS

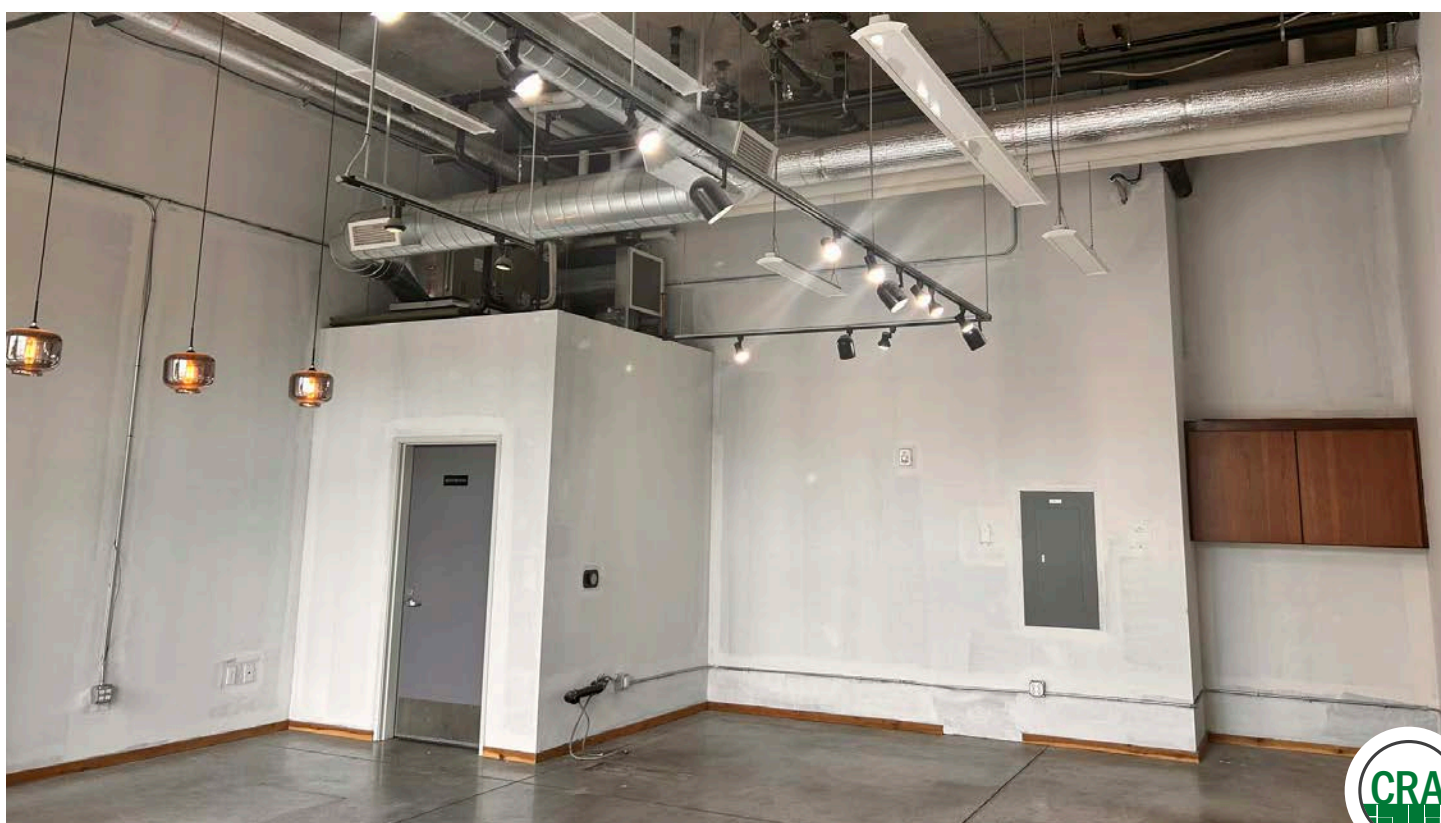
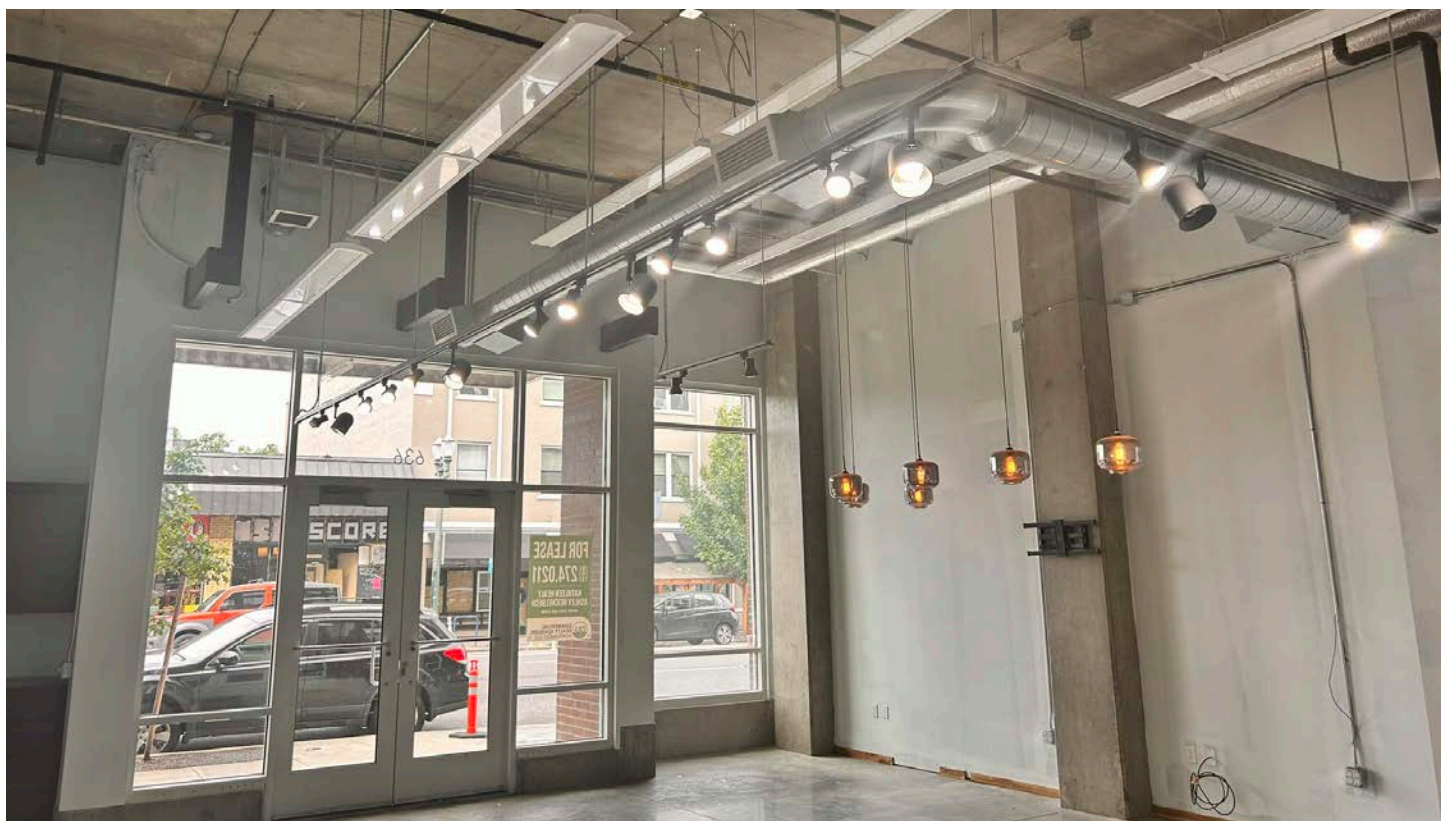
MODERA BELMONT

PORTLAND, OR



INTERIOR IMAGES | SUITE B1
636 SE MORRISON STREET

MODERA BELMONT
PORTLAND, OR



DEMOGRAPHIC SUMMARY

MODERA BELMONT

PORTLAND, OR

Source: Regis - SitesUSA (2025)	½ MILE	1 MILE	1½ MILE
Estimated Population 2024	5,564	26,974	81,965
Projected Population 2029	6,214	26,871	82,279
Average HH Income	\$103,313	101,610	\$114,474
Median Home Value	\$715,009	\$690,907	\$636,655
Daytime Demographics 16+	13,585	83,064	163,220
Some College or Higher	84.6%	80.6%	81.6%

\$715,009

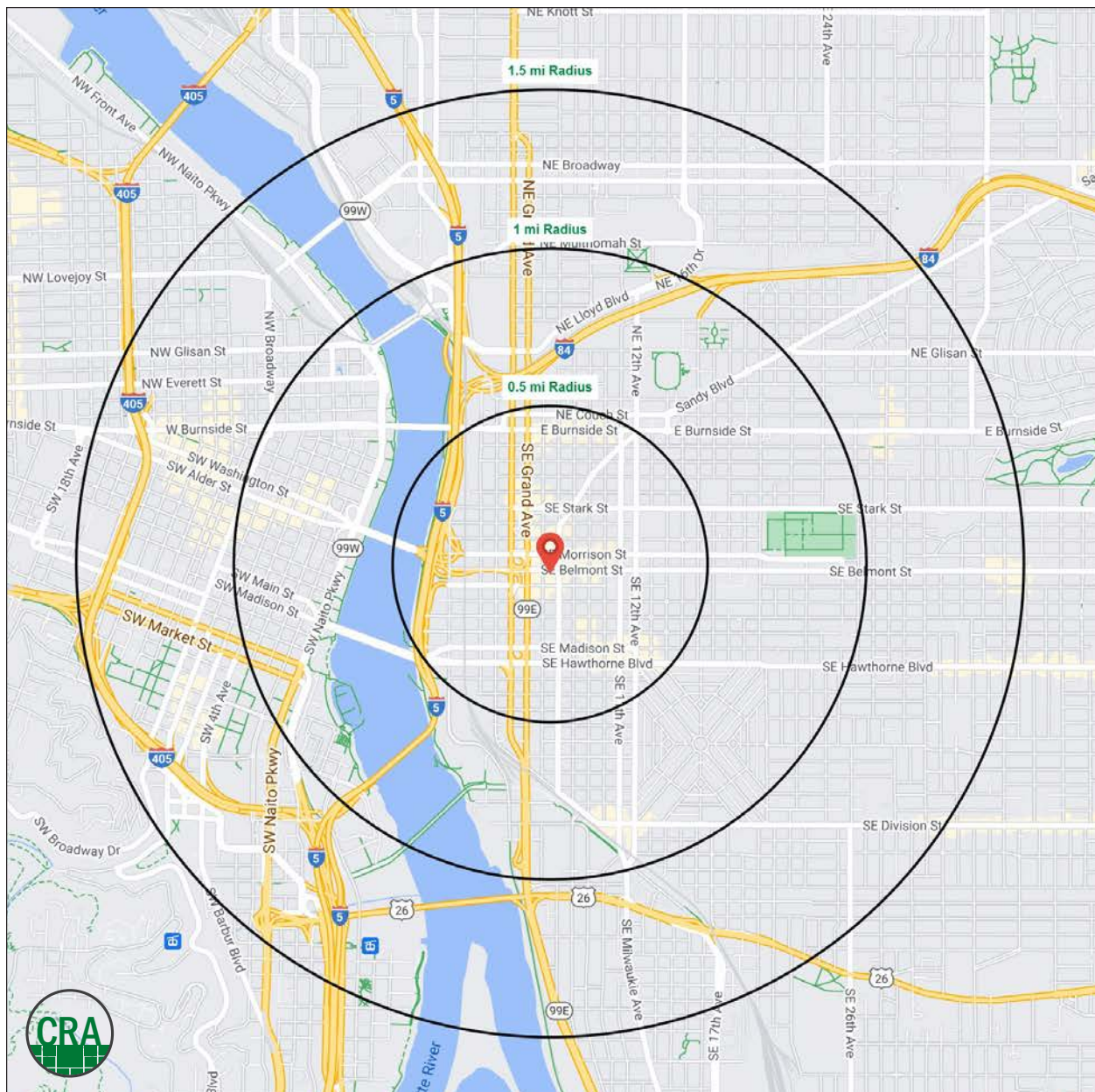
Median Home Value

½ MILE RADIUS

33.4

Median Age

½ MILE RADIUS



Summary Profile

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



Lat/Lon: 45.517/-122.6593

Modera Belmont Portland, OR 97214	0.5 mi radius	1 mi radius	1.5 mi radius
Population			
2024 Estimated Population	5,564	26,974	81,965
2029 Projected Population	6,214	26,871	82,279
2020 Census Population	5,411	22,885	69,487
2010 Census Population	2,885	16,206	56,464
Projected Annual Growth 2024 to 2029	2.3%	-	-
Historical Annual Growth 2010 to 2024	6.6%	4.7%	3.2%
2024 Median Age	33.4	36.9	38.4
Households			
2024 Estimated Households	3,584	14,086	43,196
2029 Projected Households	4,036	14,497	44,336
2020 Census Households	3,249	13,269	40,342
2010 Census Households	1,687	8,691	31,225
Projected Annual Growth 2024 to 2029	2.5%	0.6%	0.5%
Historical Annual Growth 2010 to 2024	8.0%	4.4%	2.7%
Race and Ethnicity			
2024 Estimated White	72.3%	74.1%	73.9%
2024 Estimated Black or African American	5.5%	5.6%	5.3%
2024 Estimated Asian or Pacific Islander	6.4%	6.2%	7.4%
2024 Estimated American Indian or Native Alaskan	1.1%	1.1%	1.0%
2024 Estimated Other Races	14.8%	13.0%	12.3%
2024 Estimated Hispanic	13.7%	12.1%	10.9%
Income			
2024 Estimated Average Household Income	\$103,313	\$101,610	\$114,474
2024 Estimated Median Household Income	\$72,183	\$75,778	\$80,823
2024 Estimated Per Capita Income	\$67,747	\$53,920	\$61,020
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.8%	2.3%
2024 Estimated Some High School (Grade Level 9 to 11)	1.5%	4.0%	3.1%
2024 Estimated High School Graduate	12.2%	13.7%	13.0%
2024 Estimated Some College	19.8%	19.9%	18.3%
2024 Estimated Associates Degree Only	4.3%	4.4%	5.3%
2024 Estimated Bachelors Degree Only	38.1%	34.0%	34.0%
2024 Estimated Graduate Degree	22.4%	22.3%	23.9%
Business			
2024 Estimated Total Businesses	1,628	6,676	12,486
2024 Estimated Total Employees	12,487	75,054	136,557
2024 Estimated Employee Population per Business	7.7	11.2	10.9
2024 Estimated Residential Population per Business	3.4	4.0	6.6

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, 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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