

RETAIL/SERVICE OPPORTUNITIES!

HISTORIC MORGAN BUILDING LOCATED AT SW BROADWAY & WASHINGTON



LOCATION

SW Broadway & Washington | Portland, OR

AVAILABLE SPACE

Suite 150: Call for details

Suite 103: \$1,500/Mo (all-in, including utilities)

Suite 104: \$1,200/Mo (all-in, including utilities)

Suite 109: \$300/Mo (all-in, including utilities)

TRAFFIC COUNTS

SW Broadway – 11,037 ADT ('22)

SW Washington St – 7,545 ADT ('22)

HIGHLIGHTS

- Last available ground level spaces!
- Located in the CBD, just one block from the Ritz Carlton, Flock Food Hall, and within one block, five additional hotels.
- Join St. Honore Boulangerie, Oregon Wines on Broadway, Stand Up Comedy, The Shutterbug, Urbantopia, Derek's Shoe Repair, Akizawa Japanese Bistro, Bentley Fleurs, Poubelle, Marshall & Bond and Midnight Sunlight
- Landlord open to short term leases/flexible terms.
- Available now!

Walk Score
100

Bike Score
98

Transit Score
95



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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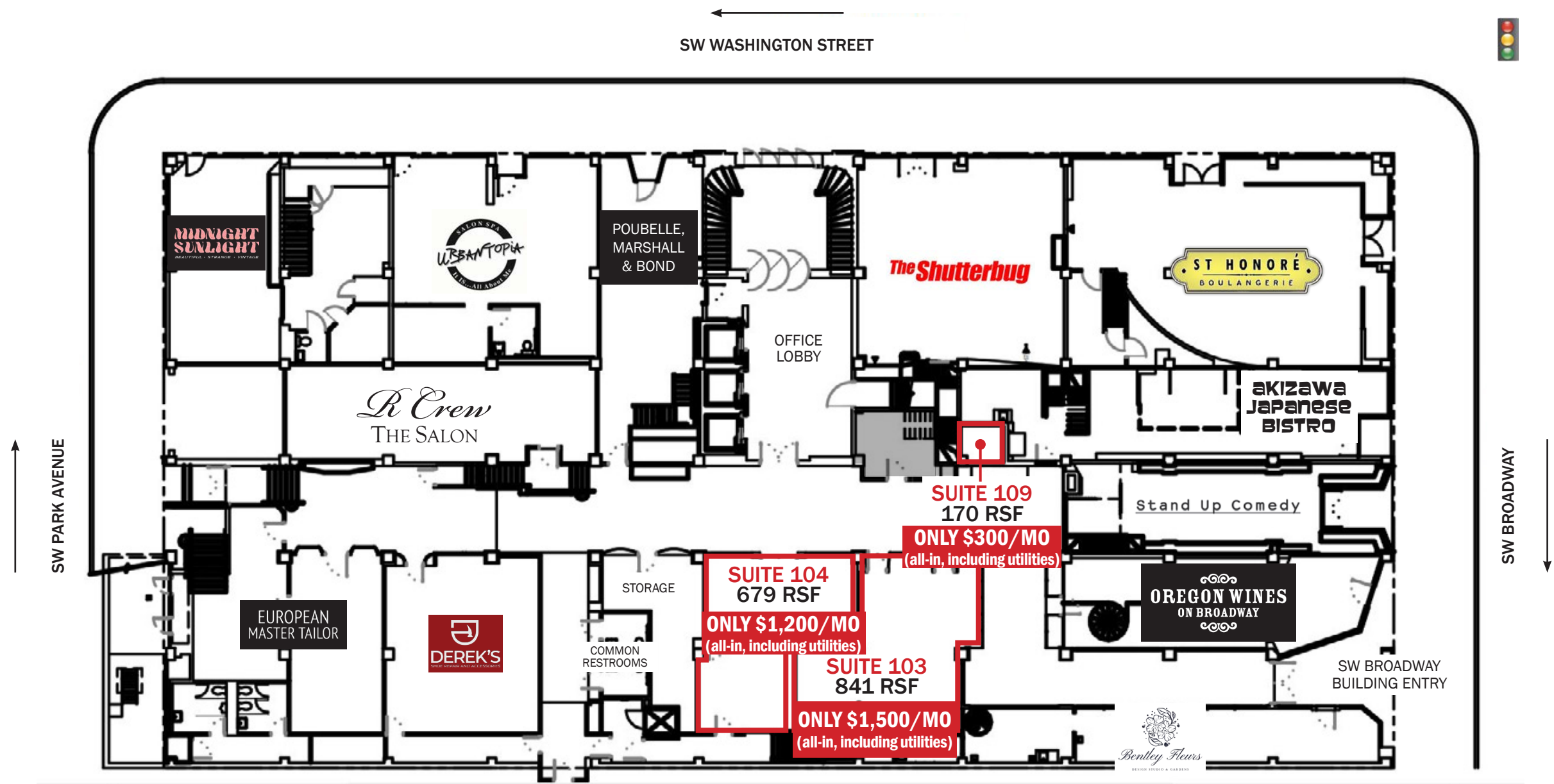
503.274.0211
www.cra-nw.com

MORGAN BUILDING
720 SW WASHINGTON ST
PORTLAND, OR



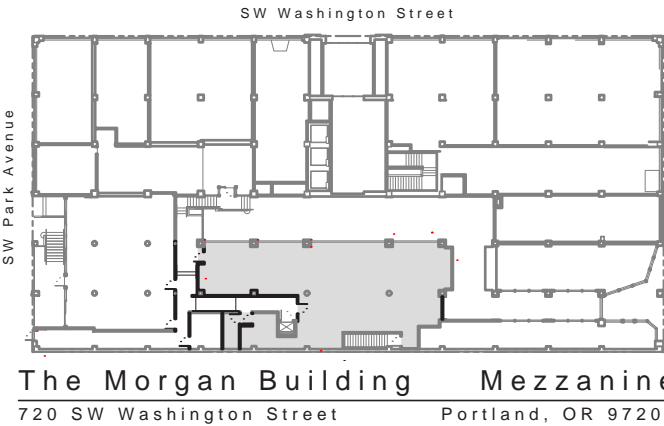
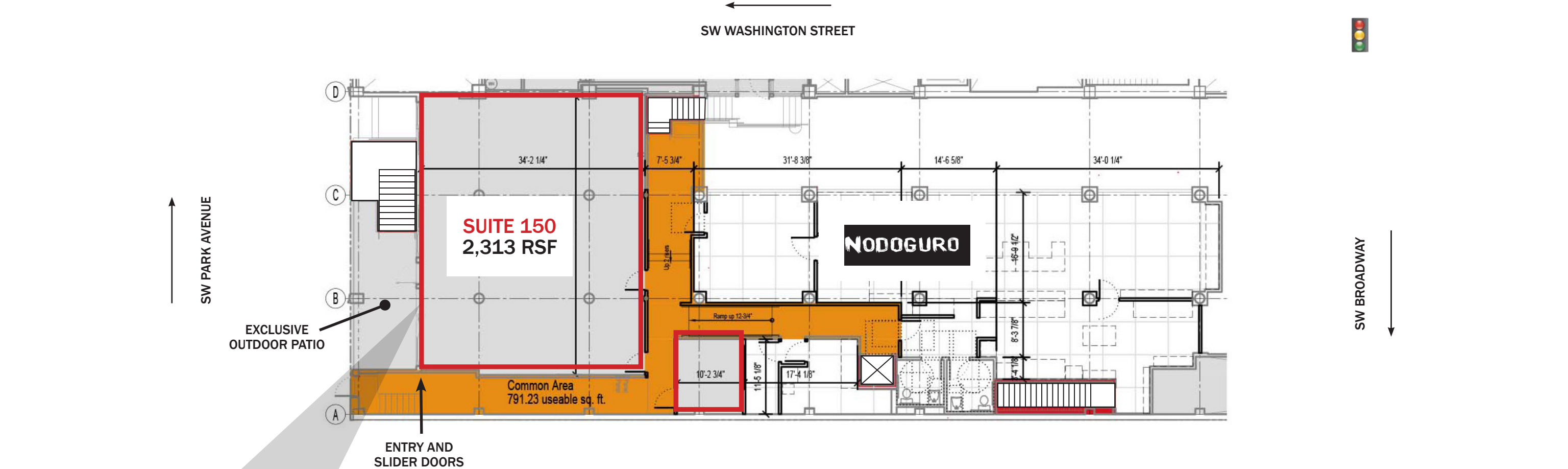
GROUND FLOOR SITE PLAN

MORGAN BUILDING
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MEZZANINE LEVEL SITE PLAN

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SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



MORGAN BUILDING 720 SW WASHINGTON ST

PORTLAND, OR

DEMOGRAPHIC SUMMARY

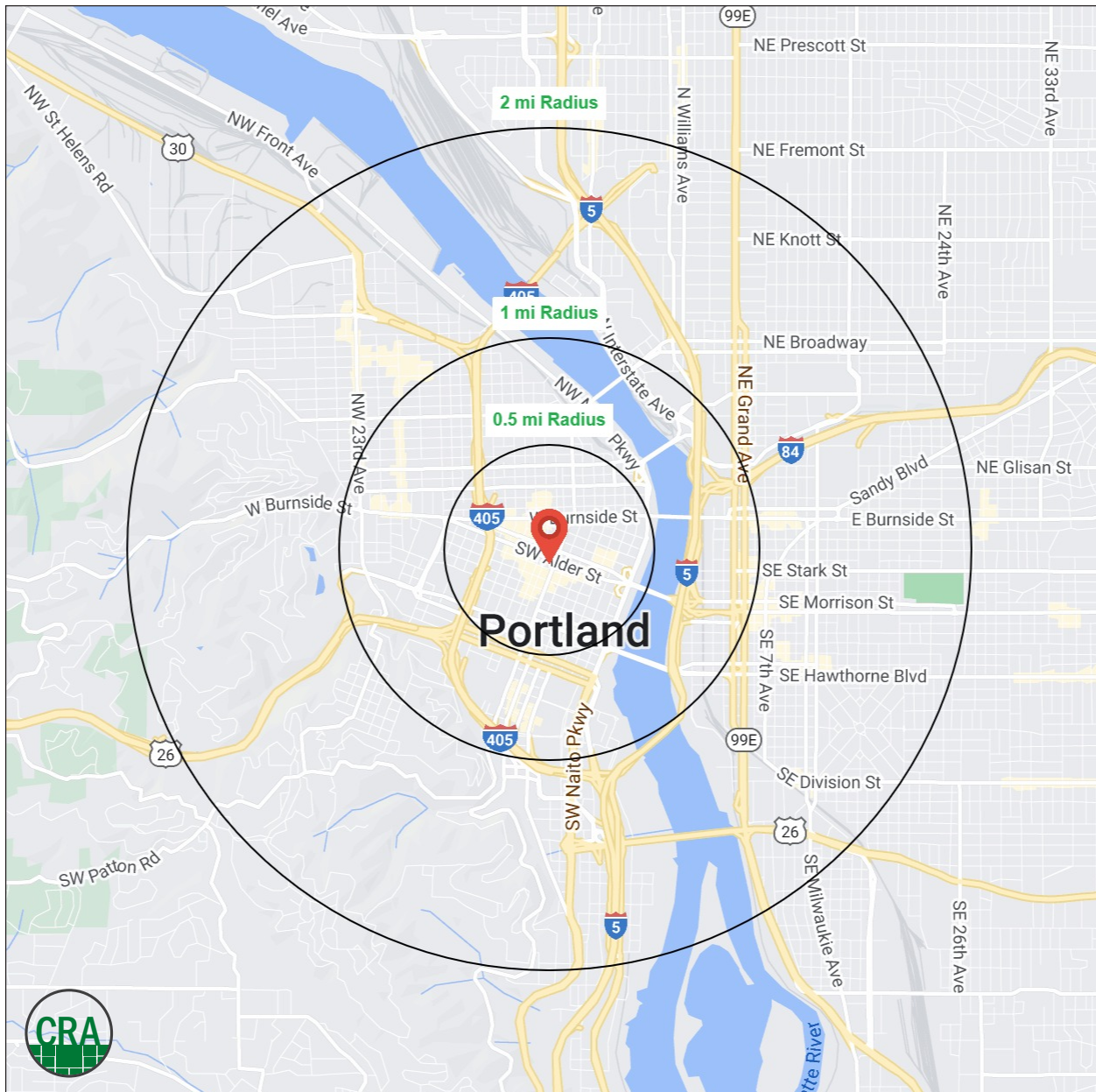
Source: Regis - SitesUSA (2024)	½ MILE	1 MILE	2 MILE
Estimated Population 2024	14,249	49,434	106,970
Estimated Households	9,644	32,381	64,964
Average HH Income	\$101,101	\$113,710	\$124,918
Median Home Value	\$546,904	\$630,868	\$714,696
Daytime Demographics 16+	72,586	120,443	206,055
Some College or Higher	74.7%%	82.1%	85.2%

\$714,696

Median Home Value
2 MILE RADIUS

120,443

Daytime Demographics
Age 16 Years or Over
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5207/-122.6797

Morgan Building Portland, OR 97205	0.5 mi radius	1 mi radius	2 mi radius
Population			
2024 Estimated Population	14,249	49,434	106,970
2029 Projected Population	14,960	50,434	107,795
2020 Census Population	13,093	44,451	101,877
2010 Census Population	11,507	36,519	78,696
Projected Annual Growth 2024 to 2029	1.0%	0.4%	0.2%
Historical Annual Growth 2010 to 2024	1.7%	2.5%	2.6%
2024 Median Age	41.1	37.5	37.7
Households			
2024 Estimated Households	9,644	32,381	64,964
2029 Projected Households	10,301	33,467	66,449
2020 Census Households	8,926	29,302	60,248
2010 Census Households	7,098	22,554	45,141
Projected Annual Growth 2024 to 2029	1.4%	0.7%	0.5%
Historical Annual Growth 2010 to 2024	2.6%	3.1%	3.1%
Race and Ethnicity			
2024 Estimated White	71.5%	72.7%	74.8%
2024 Estimated Black or African American	7.4%	5.8%	5.2%
2024 Estimated Asian or Pacific Islander	7.9%	9.1%	8.0%
2024 Estimated American Indian or Native Alaskan	1.2%	0.9%	0.8%
2024 Estimated Other Races	12.0%	11.5%	11.1%
2024 Estimated Hispanic	10.6%	10.4%	9.9%
Income			
2024 Estimated Average Household Income	\$101,101	\$113,710	\$124,918
2024 Estimated Median Household Income	\$64,525	\$75,046	\$87,454
2024 Estimated Per Capita Income	\$69,826	\$75,312	\$76,512
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.2%	2.5%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	4.6%	2.6%	2.0%
2024 Estimated High School Graduate	16.6%	12.9%	11.0%
2024 Estimated Some College	20.8%	16.9%	15.8%
2024 Estimated Associates Degree Only	5.0%	5.0%	5.0%
2024 Estimated Bachelors Degree Only	24.6%	32.2%	35.1%
2024 Estimated Graduate Degree	24.2%	28.1%	29.3%
Business			
2024 Estimated Total Businesses	5,324	8,993	16,205
2024 Estimated Total Employees	66,301	103,271	173,221
2024 Estimated Employee Population per Business	12.5	11.5	10.7
2024 Estimated Residential Population per Business	2.7	5.5	6.6

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.