



ECOTRUST

REDD WEST HUB

1140 SE 7TH AVENUE | PORTLAND, OR

FOR LEASE



SECOND GENERATION, FULLY BUILT-OUT “PLUG AND PLAY” COMMISSARY SPACE

ADDRESS

1140 SE 7th Ave, Portland, Oregon 97214

AVAILABLE SPACE

- Suite 160: 1,473 RSF

RENTAL RATE

- \$33.00/PSF/YR, plus NNN

TRAFFIC COUNTS

SE 7th Ave - 12,433 ADT (25)

SE Grand Ave - 34,733 ADT (25)



ABOUT THE REDD

The Redd is a working food hub and event space located on a two-block campus in the heart of Portland's Central Eastside district. The Redd campus houses a mix of food businesses, and other organizations who are collectively working towards an equitable, regional food system. The Redd is managed by the Redd Manager, a wholly owned subsidiary of Ecotrust.

HIGHLIGHTS

- Commercial kitchen suite includes 2 floor sinks, prep sink, pre-rinse sink, hand sink, floor drain and grease traps, type 1 exhaust hood, walk-in cooler, overhead electrical, roll up door, dishwasher (rented separately).
- Access to warehousing, logistics, and delivery services (available through B-Line), additional kitchen production hours available for rent next door, shared office, conference rooms, and communal space available 24/7.
- Available November 1, 2025.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

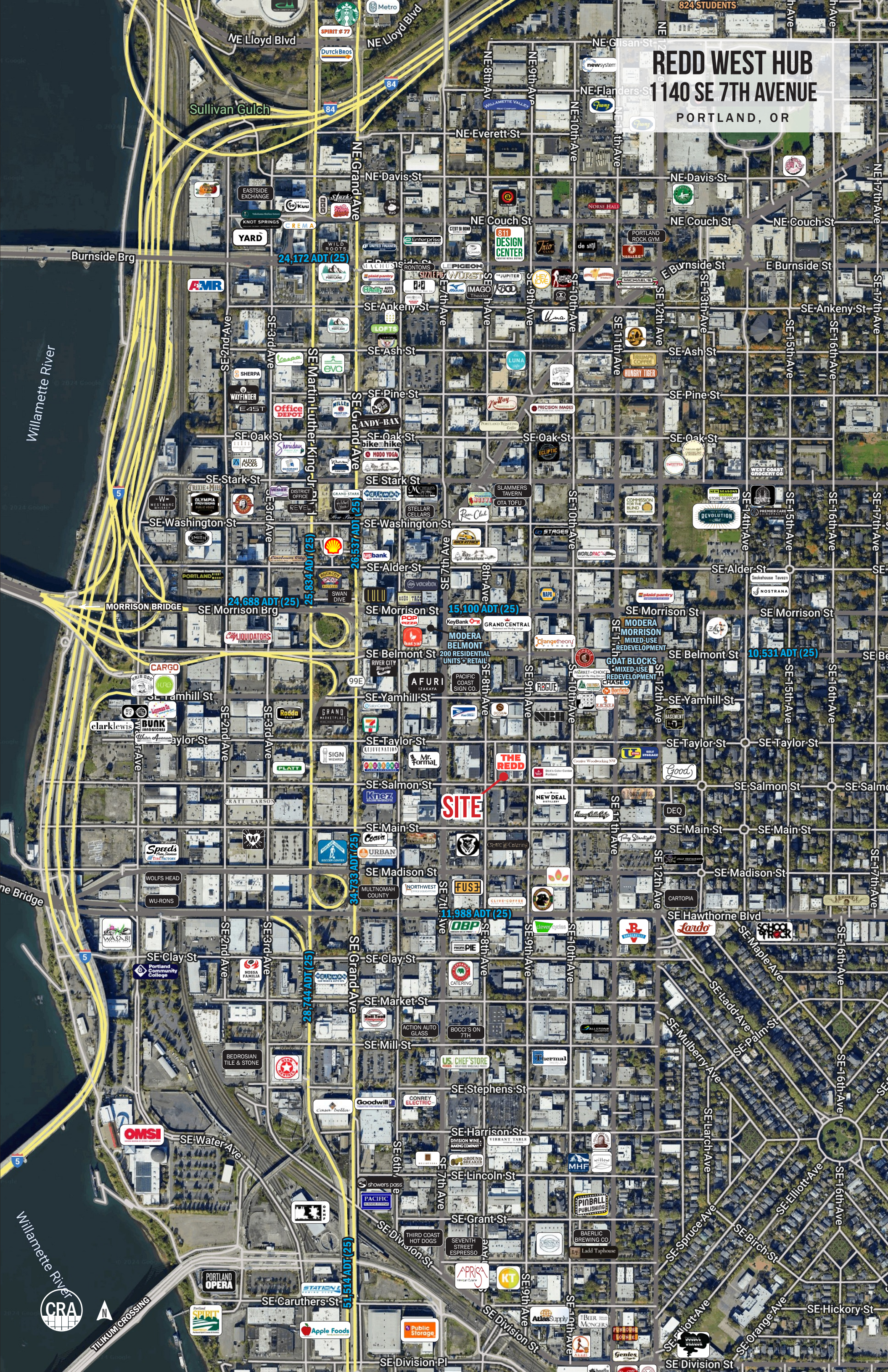
503.274.0211
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REDD WEST HUB
1140 SE 7TH AVENUE
PORTLAND, OR

PHOTOS



PORTLAND, OR



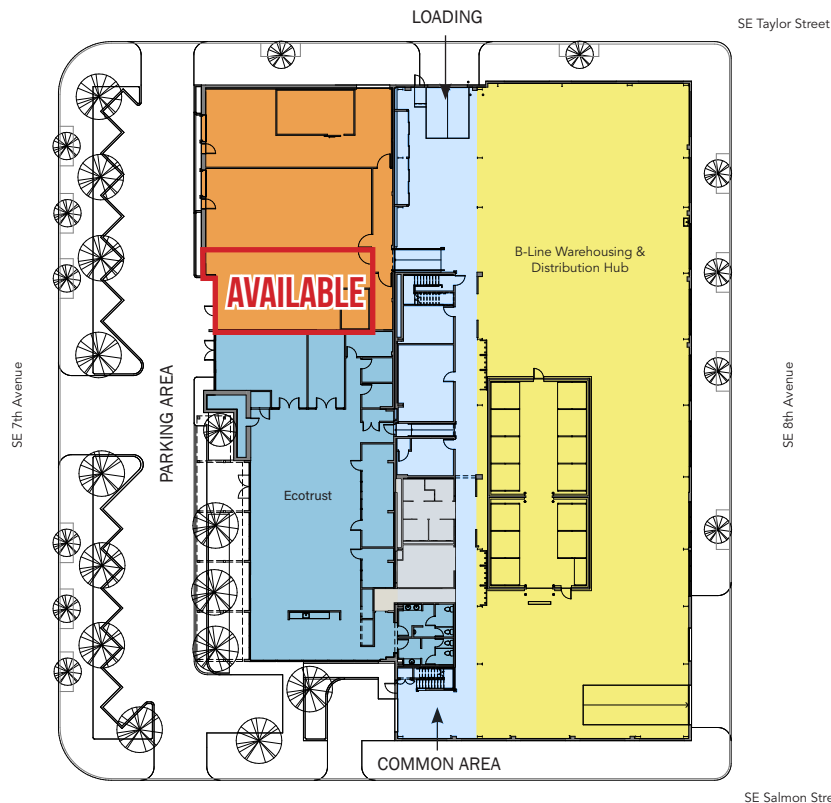
SITE PLAN

REDD WEST HUB 1140 SE 7TH AVENUE PORTLAND, OR

The Redd on Salmon Street Campus

Redd West Key Features

- 200+ pallet position cold storage unit with an energy recovery system to heat the building's hot water and spaces
- 18,500 sq. ft. warehouse and distribution / logistics center managed by B-Line Urban Delivery
- 3 commercial kitchens
- 6,000 sq. ft. Ecotrust space
- 115 kW photovoltaic solar array provides renewable energy



Redd East Key Features

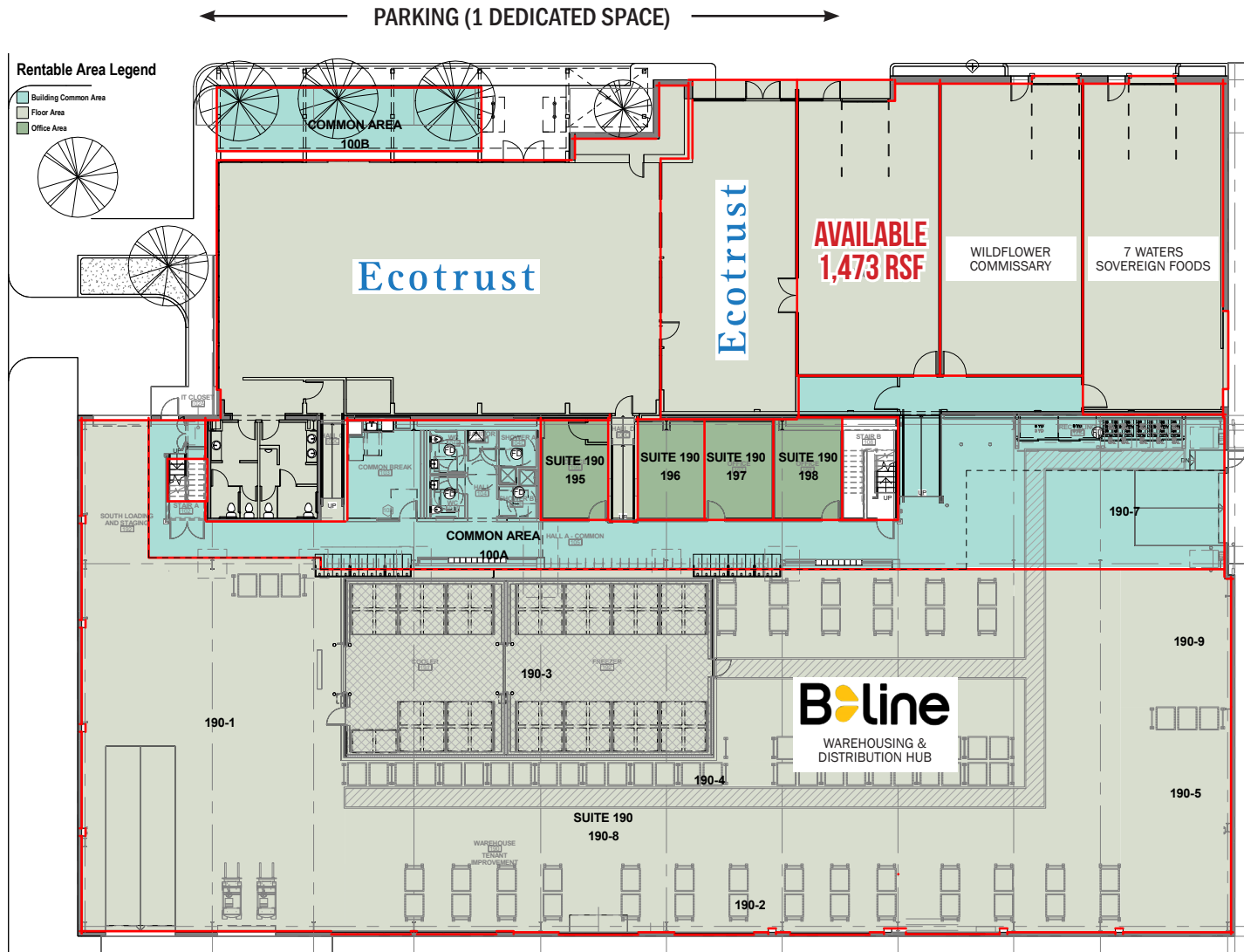
- Full 40,000 sq. ft. city block, with existing 16,000 sq. ft. historic warehouse and 24,000 sq. ft. plaza for production and events
- Adaptive mixed-use development designed to enable the community to convene and address food system challenges
- State-of-the-art community kitchen + classroom
- High-performance mechanical system with passive cooling
- Restored windows admit generous daylight
- Durable cedar rainscreen facade



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.

SITE PLAN

REDD WEST HUB
1140 SE 7TH AVENUE
 PORTLAND, OR



1 01 FIRST FLOOR - AREA ANALYSIS

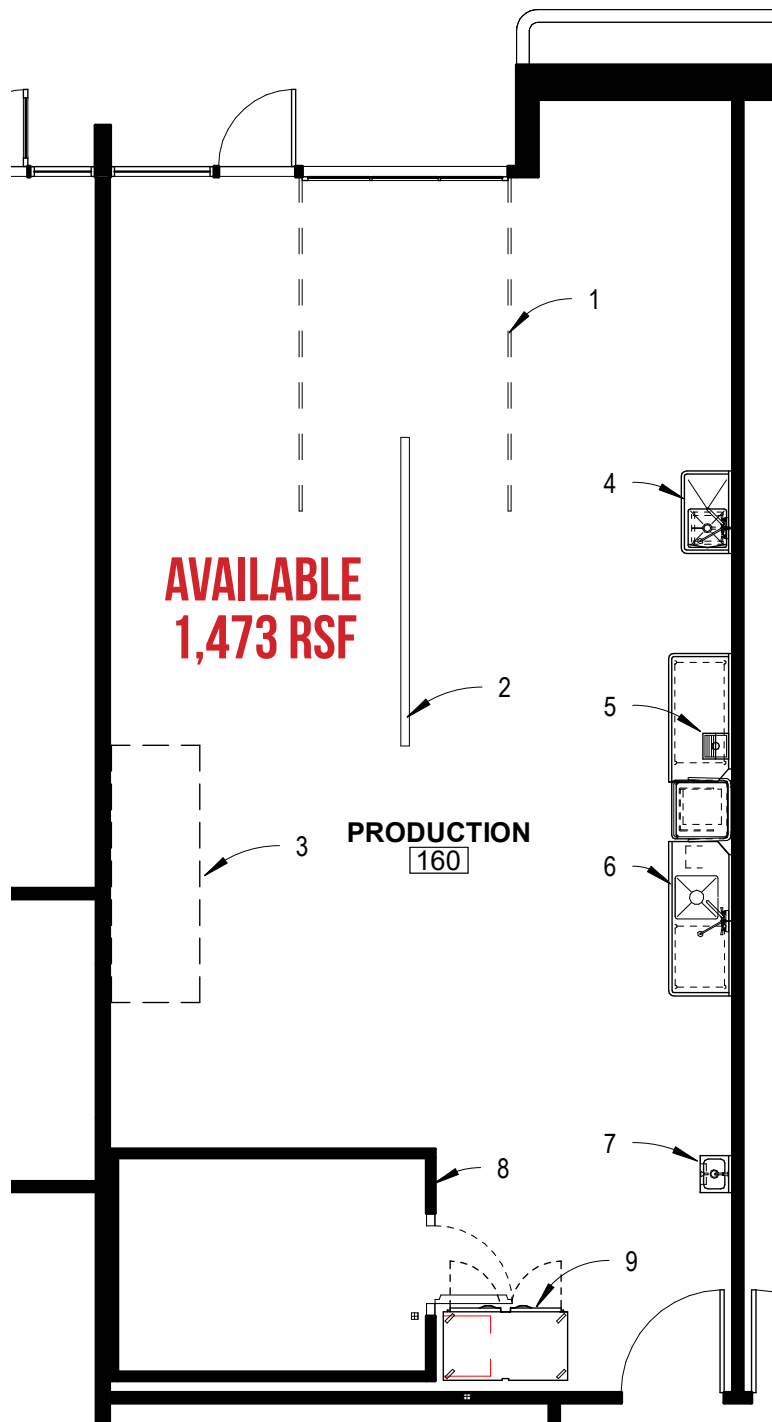
1/16" = 1'-0"



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FLOOR PLAN

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PORTLAND, OR



NOTES:

1. OVERHEAD DOOR
2. TRENCH DRAIN
3. TYPE 1 EXHAUST HOOD
4. PREP SINK
5. FLOOR SINK
6. PRE-RINSE SINK, DISHWASHER
CLEAN DISHTABLE
7. HAND SINK
8. WALK-IN REFRIGERATOR
9. UPRIGHT FREEZER



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REDD WEST HUB

1140 SE 7TH AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

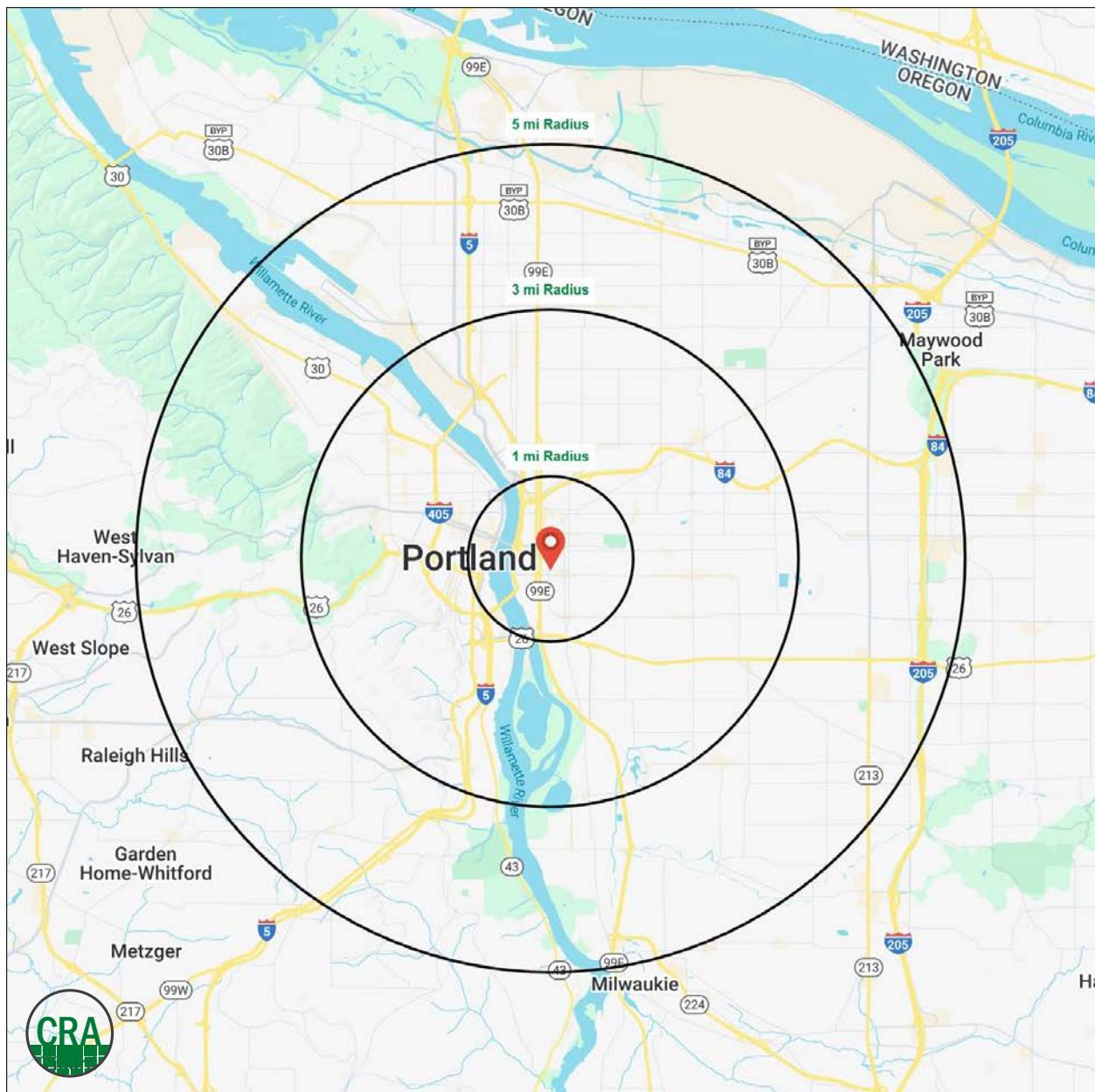
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	24,900	235,916	468,456
Average HH Income	\$105,238	\$139,433	\$140,841
Median Home Value	\$712,676	\$720,784	\$657,564
Daytime Demographics 16+	62,308	287,893	453,123
Total Businesses	5,549	24,818	39,048
Some College or Higher	83.1%	86.4%	84%

\$105,238

Average Household Income
1 MILE RADIUS

36.5

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: 45.5148/-122.6583

Redd West Hub Portland, OR 97214	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	24,900	235,916	468,456
2030 Projected Population	25,011	234,490	462,253
2020 Census Population	22,302	222,795	464,353
2010 Census Population	16,609	184,955	408,219
Projected Annual Growth 2025 to 2030	-	-0.1%	-0.3%
Historical Annual Growth 2010 to 2025	3.3%	1.8%	1.0%
2025 Median Age	36.5	38.7	39.0
Households			
2025 Estimated Households	13,295	119,872	220,057
2030 Projected Households	13,866	121,111	219,953
2020 Census Households	12,572	114,482	214,824
2010 Census Households	8,791	92,655	185,547
Projected Annual Growth 2025 to 2030	0.9%	0.2%	-
Historical Annual Growth 2010 to 2025	3.4%	2.0%	1.2%
Race and Ethnicity			
2025 Estimated White	75.3%	76.1%	74.6%
2025 Estimated Black or African American	4.7%	4.8%	5.4%
2025 Estimated Asian or Pacific Islander	6.2%	7.0%	7.6%
2025 Estimated American Indian or Native Alaskan	0.9%	0.7%	0.7%
2025 Estimated Other Races	12.8%	11.3%	11.6%
2025 Estimated Hispanic	11.8%	9.9%	10.4%
Income			
2025 Estimated Average Household Income	\$105,238	\$139,433	\$140,841
2025 Estimated Median Household Income	\$78,885	\$102,347	\$105,465
2025 Estimated Per Capita Income	\$56,801	\$71,221	\$66,460
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.3%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.4%	2.6%
2025 Estimated High School Graduate	13.0%	9.9%	11.4%
2025 Estimated Some College	20.5%	15.7%	16.4%
2025 Estimated Associates Degree Only	4.1%	5.4%	6.2%
2025 Estimated Bachelors Degree Only	35.2%	37.5%	36.7%
2025 Estimated Graduate Degree	23.3%	27.6%	24.7%
Business			
2025 Estimated Total Businesses	5,549	24,818	39,048
2025 Estimated Total Employees	55,337	221,373	323,628
2025 Estimated Employee Population per Business	10.0	8.9	8.3
2025 Estimated Residential Population per Business	4.5	9.5	12.0

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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