



ECOTRUST

REDD WEST HUB

1140 SE 7TH AVENUE | PORTLAND, OR

FOR LEASE



SECOND GENERATION COMMISSARY SPACE

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.

ADDRESS

1140 SE 7th Ave, Portland, Oregon 97214

AVAILABLE SPACE

- Suite 180: 1,633 RSF

RENTAL RATE

- \$24.00/PSF/YR + NNN

TRAFFIC COUNTS

SE 7th Ave - 12,579 ADT (26)

SE Grand Ave - 29,959 ADT (26)



HIGHLIGHTS

- Type I hood (10 ft.)
- Multiple sinks, (utility sink, hand sink)
- Two walk-in coolers, (14 X 22 with dedicated sink and 9 X 12)
- 400 amp power service available
- Grease interceptor
- Exterior signage and street-front "retail entry"
- Roll-up operable garage door and traditional entrance door
- Common hallway direct rear access from premises
- Access to common building restrooms, shower, conference room.
- High ceilings and open floor plan.
- One off-street parking space.
- Available Now!



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

PHOTOS



PORTLAND, OR

PORTLAND, OR



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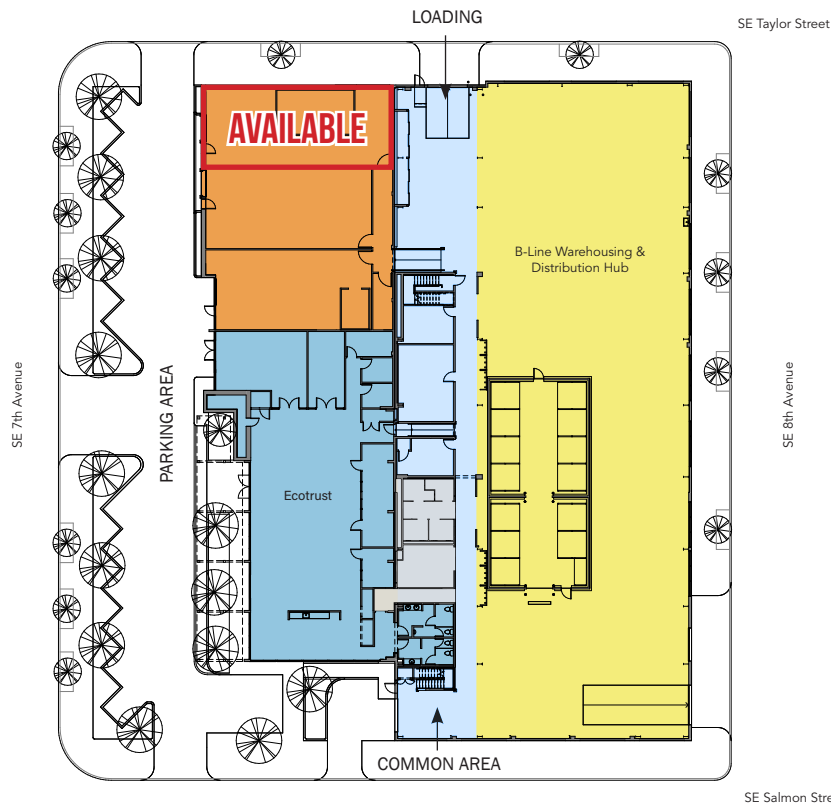
SITE PLAN

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

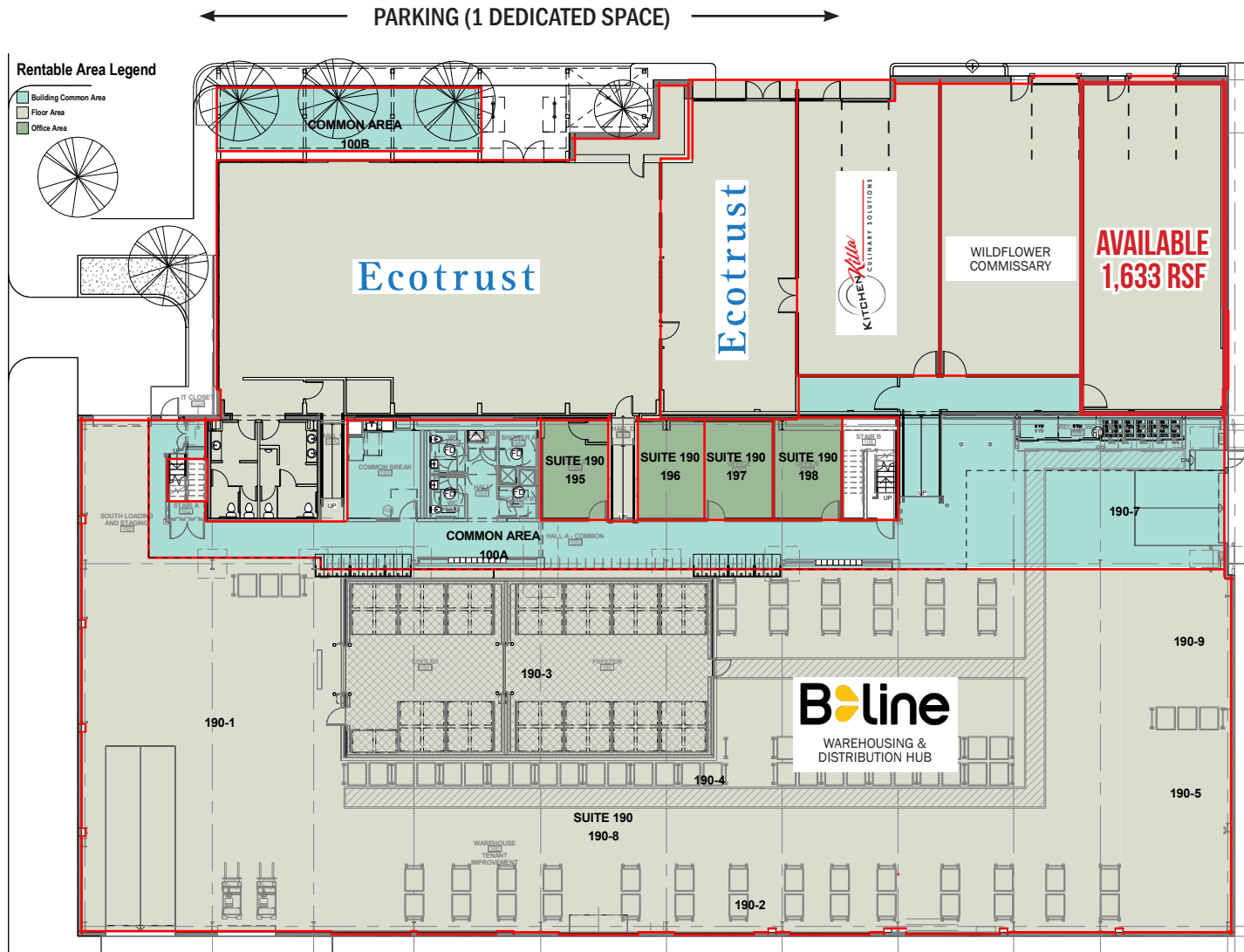
- Full 40,000 sq. ft. city block, with existing 16,000 sq. ft. historic warehouse and 24,000 sq. ft. plaza for production and events
- Adaptive mixed-use development designed to enable the community to convene and address food system challenges
- State-of-the-art community kitchen + classroom
- High-performance 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

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 PORTLAND, OR



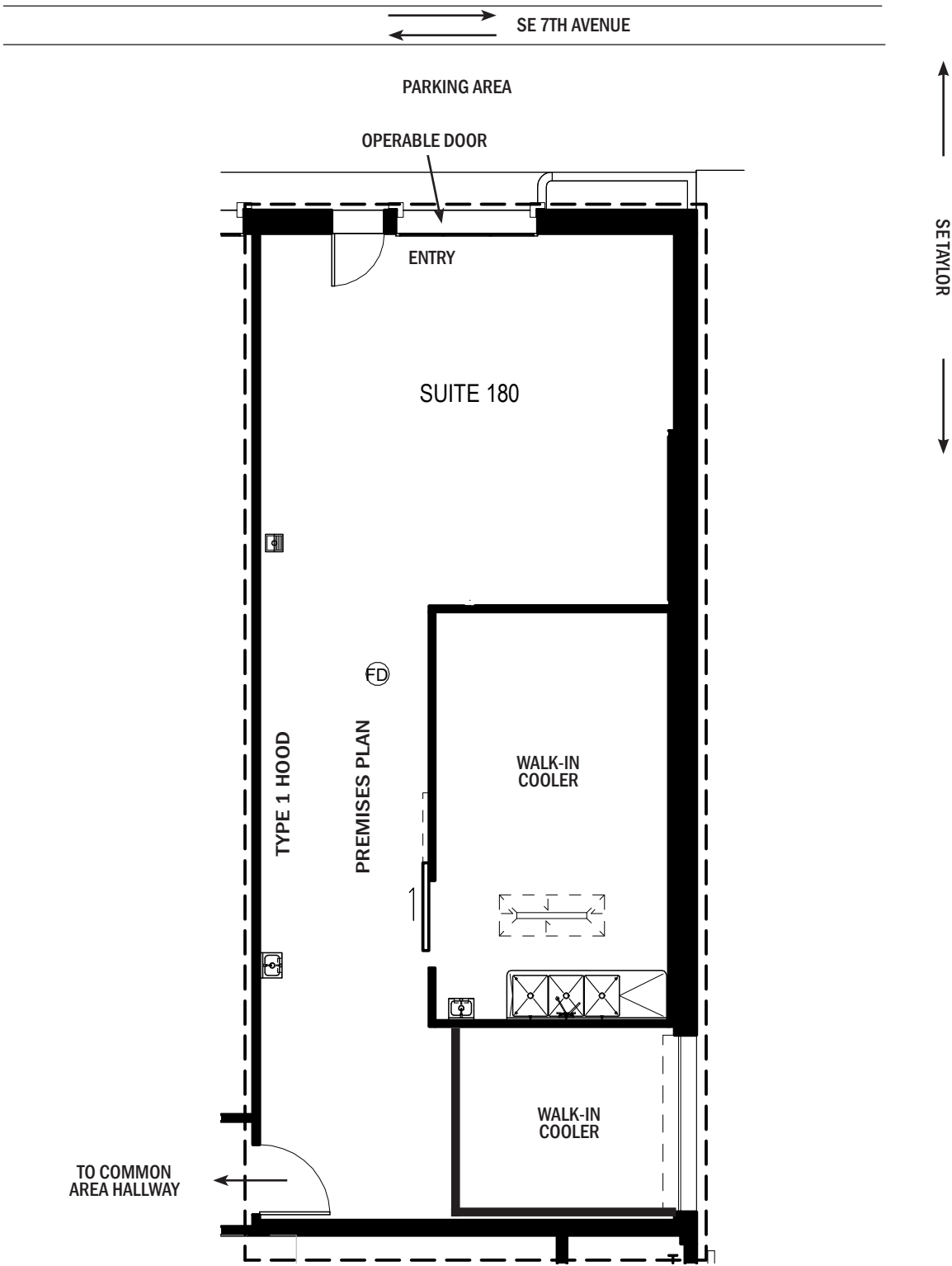
1 01 FIRST FLOOR - AREA ANALYSIS
 1/16" = 1'-0"



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FLOOR PLAN

REDD WEST HUB
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PORTLAND, OR



PLAN FOR ILLUSTRATIVE PURPOSES ONLY

REDD WEST HUB

1140 SE 7TH AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

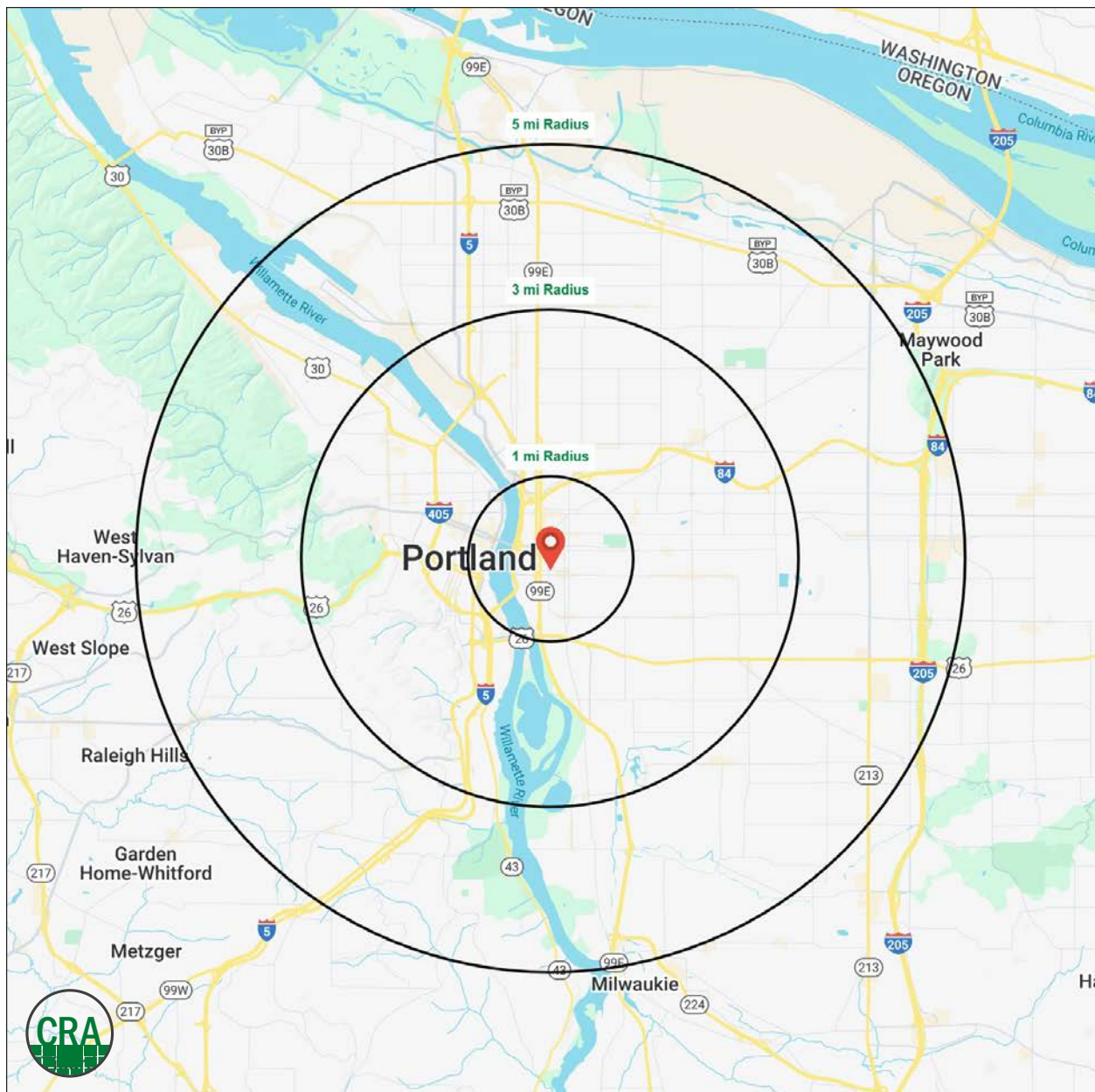
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	24,100	234,855	467,881
Average HH Income	\$104,913	\$139,433	\$143,565
Median Home Value	\$727,570	\$743,134	\$673,297
Daytime Demographics 16+	65,109	297,489	466,900
Total Businesses	5,503	24,776	38,976
Some College or Higher	83.8%	86.4%	84.1%

\$104,913

Average Household Income
1 MILE RADIUS

36.3

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 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			
2026 Estimated Population	24,100	234,855	467,881
2031 Projected Population	24,753	234,456	463,258
2020 Census Population	22,223	222,744	464,293
2010 Census Population	16,574	184,908	408,171
Projected Annual Growth 2026 to 2031	0.5%	-	-0.2%
Historical Annual Growth 2010 to 2026	2.8%	1.7%	0.9%
2026 Median Age	36.3	38.8	39.1
Households			
2026 Estimated Households	13,575	122,002	223,540
2031 Projected Households	14,034	122,401	221,842
2020 Census Households	12,524	114,473	214,802
2010 Census Households	8,773	92,644	185,524
Projected Annual Growth 2026 to 2031	0.7%	-	-0.2%
Historical Annual Growth 2010 to 2026	3.4%	2.0%	1.3%
Race and Ethnicity			
2026 Estimated White	73.9%	75.3%	73.8%
2026 Estimated Black or African American	4.7%	4.9%	5.5%
2026 Estimated Asian or Pacific Islander	6.3%	7.2%	7.9%
2026 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.8%
2026 Estimated Other Races	14.0%	11.8%	12.0%
2026 Estimated Hispanic	13.1%	10.5%	11.0%
Income			
2026 Estimated Average Household Income	\$104,913	\$139,433	\$143,565
2026 Estimated Median Household Income	\$80,605	\$102,661	\$107,589
2026 Estimated Per Capita Income	\$59,828	\$72,863	\$68,935
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.2%	1.8%
2026 Estimated Some High School (Grade Level 9 to 11)	1.6%	2.0%	2.4%
2026 Estimated High School Graduate	13.7%	10.3%	11.7%
2026 Estimated Some College	20.0%	15.6%	16.4%
2026 Estimated Associates Degree Only	4.4%	5.5%	6.2%
2026 Estimated Bachelors Degree Only	33.7%	36.1%	35.4%
2026 Estimated Graduate Degree	25.7%	29.3%	26.1%
Business			
2026 Estimated Total Businesses	5,503	24,776	38,976
2026 Estimated Total Employees	58,732	232,055	338,839
2026 Estimated Employee Population per Business	10.7	9.4	8.7
2026 Estimated Residential Population per Business	4.4	9.5	12.0

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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