



TILLER TERRACE

SW 17TH AVE & SW MORRISON ST | PDX



— NEW GOOSE HOLLOW RETAIL SPACES —

LOCATION

1670 SW Alder St | Portland, OR 97205

AVAILABLE SPACE

Retail 1: 2,200 SF

Retail 2: 1,020 SF

Can combine to 3,220 SF

RENTAL RATE

Call for details

TRAFFIC COUNTS

SW Alder St – 5,047 ADT ('25)

W Burnside St – 23,976 ADT ('25)



HIGHLIGHTS

- The retail spaces at Tiller Terrace sit below 214 newly constructed residential apartment units.
- Retail tenants of the property will have one to two off-street parking spaces available.
- Excellent access to Providence Park and nearby the Multnomah Athletic Club, Lincoln High School & more!
- Residential Apartment building is fully occupied!
- Available Now!



COMMERCIAL
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TILLER TERRACE
1670 SW ALDER STREET
PORTLAND, OR

PORTLAND, OR



SITE PLAN



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.

TILLER TERRACE

1670 SW ALDER STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

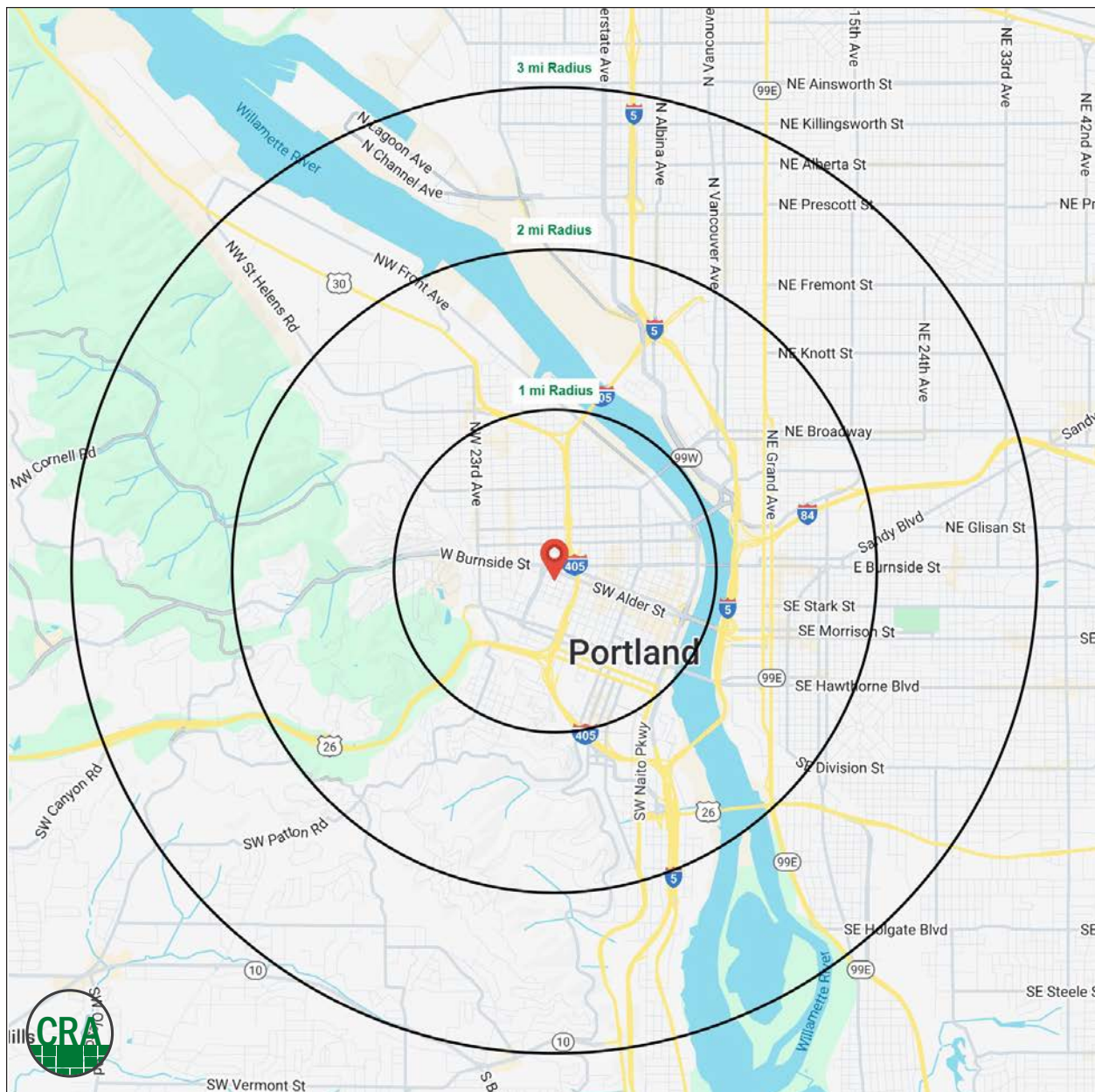
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	64,726	101,797	185,574
Projected Population 2030	64,996	103,086	186,444
Average HH Income	\$119,034	\$126,281	\$139,423
Median Home Value	\$690,781	\$742,383	\$744,376
Daytime Demographics 16+	122,584	197,735	266,309
Some College or Higher	82.8%	84.7%	86.1%

\$119,034

Average Household Income
1 MILE RADIUS

38.6

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: 45.5224/-122.6886

Tiller Terrace Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	64,726	101,797	185,574
2030 Projected Population	64,996	103,086	186,444
2020 Census Population	47,737	83,953	169,197
2010 Census Population	38,955	64,383	136,406
Projected Annual Growth 2025 to 2030	-	0.3%	-
Historical Annual Growth 2010 to 2025	4.4%	3.9%	2.4%
2025 Median Age	38.6	38.3	38.5
Households			
2025 Estimated Households	34,553	55,296	96,745
2030 Projected Households	35,649	57,315	98,878
2020 Census Households	31,009	50,297	90,368
2010 Census Households	23,883	37,345	70,979
Projected Annual Growth 2025 to 2030	0.6%	0.7%	0.4%
Historical Annual Growth 2010 to 2025	3.0%	3.2%	2.4%
Race and Ethnicity			
2025 Estimated White	72.6%	73.1%	74.7%
2025 Estimated Black or African American	5.8%	5.6%	5.9%
2025 Estimated Asian or Pacific Islander	8.8%	8.3%	7.1%
2025 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.8%
2025 Estimated Other Races	11.9%	11.9%	11.6%
2025 Estimated Hispanic	11.2%	11.0%	10.3%
Income			
2025 Estimated Average Household Income	\$119,034	\$126,281	\$139,423
2025 Estimated Median Household Income	\$81,467	\$87,123	\$99,966
2025 Estimated Per Capita Income	\$64,126	\$69,200	\$73,085
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.7%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.1%	2.6%	2.4%
2025 Estimated High School Graduate	11.9%	11.0%	10.1%
2025 Estimated Some College	16.5%	16.2%	15.5%
2025 Estimated Associates Degree Only	5.5%	5.2%	5.1%
2025 Estimated Bachelors Degree Only	33.3%	35.0%	37.4%
2025 Estimated Graduate Degree	27.5%	28.3%	28.0%
Business			
2025 Estimated Total Businesses	9,049	14,868	22,010
2025 Estimated Total Employees	100,984	165,634	213,324
2025 Estimated Employee Population per Business	11.2	11.1	9.7
2025 Estimated Residential Population per Business	7.2	6.8	8.4

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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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