

# INNER EASTSIDE RETAIL/OFFICE OPPORTUNITY

614-636 SE Grand Ave.  
Portland, OR

## For Lease



### PROPERTY AND LOCATION FEATURES

- FIRST FLOOR: 9,900 SF WITH 8,000 SF OF PARKING (APPROX 14 STALLS)
- SECOND FLOOR: 15,580 SF
- BASEMENT: 18,000 SF
- PRIME LOCATION IN A RAPIDLY CHANGING NEIGHBORHOOD WITH DENSE RESIDENTIAL POPULATION
- VIBRANT AND HIP; WITH AN EXCELLENT EMPLOYMENT POPULATION
- CLOSE PROXIMITY TO OUTSTANDING RESTAURANTS

### SURROUNDING RETAILERS

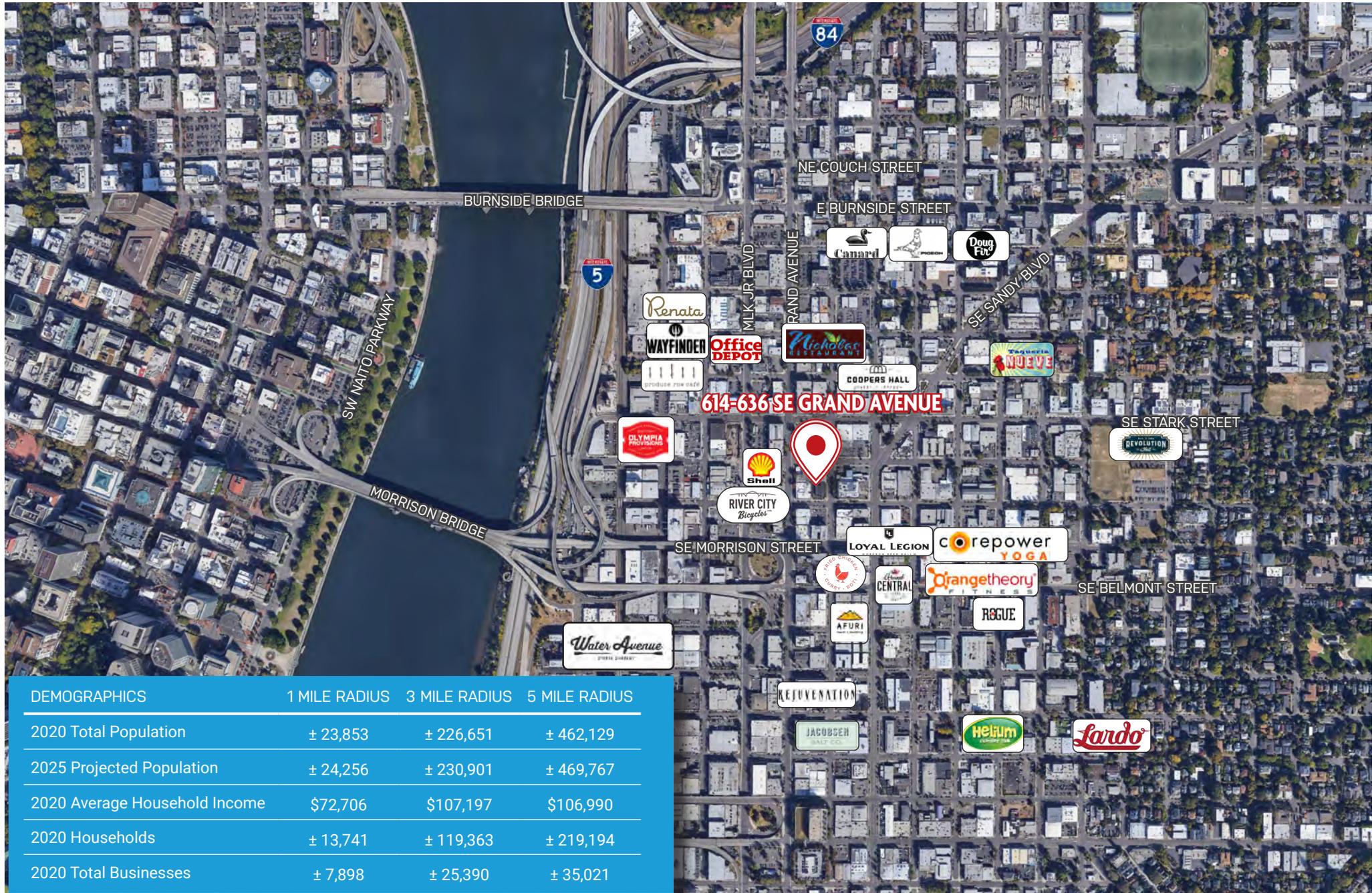


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# CLOSE-IN EAST SIDE LOCATION



DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2020 Total Population	± 23,853	± 226,651	± 462,129
2025 Projected Population	± 24,256	± 230,901	± 469,767
2020 Average Household Income	\$72,706	\$107,197	\$106,990
2020 Households	± 13,741	± 119,363	± 219,194
2020 Total Businesses	± 7,898	± 25,390	± 35,021

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.

# FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5182/-122.6605

RF1

**636 SE Grand Ave**

**Portland, OR 97214**

**1 mi radius    3 mi radius    5 mi radius**

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	23,853	226,651	462,129
	2025 Projected Population	24,256	230,901	469,767
	2010 Census Population	17,363	184,491	399,999
	2000 Census Population	14,798	166,430	373,983
	Projected Annual Growth 2020 to 2025	0.3%	0.4%	0.3%
	Historical Annual Growth 2000 to 2020	3.1%	1.8%	1.2%
<b>HOUSEHOLDS</b>	2020 Estimated Households	13,741	119,363	219,194
	2025 Projected Households	14,429	125,792	231,293
	2010 Census Households	9,375	92,455	182,120
	2000 Census Households	7,672	82,374	166,188
	Projected Annual Growth 2020 to 2025	1.0%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	4.0%	2.2%	1.6%
<b>AGE</b>	2020 Est. Population Under 10 Years	9.0%	9.1%	9.6%
	2020 Est. Population 10 to 19 Years	8.1%	7.8%	8.5%
	2020 Est. Population 20 to 29 Years	20.2%	17.4%	15.2%
	2020 Est. Population 30 to 44 Years	30.1%	29.6%	28.8%
	2020 Est. Population 45 to 59 Years	18.9%	17.8%	18.7%
	2020 Est. Population 60 to 74 Years	11.0%	14.0%	14.3%
	2020 Est. Population 75 Years or Over	2.6%	4.3%	5.0%
	2020 Est. Median Age	34.6	36.7	37.5
<b>MARITAL STATUS &amp; GENDER</b>	2020 Est. Male Population	54.5%	50.4%	49.8%
	2020 Est. Female Population	45.5%	49.6%	50.2%
	2020 Est. Never Married	54.8%	46.7%	42.2%
	2020 Est. Now Married	21.5%	35.5%	38.9%
	2020 Est. Separated or Divorced	20.8%	14.9%	15.5%
	2020 Est. Widowed	3.0%	2.9%	3.4%
<b>INCOME</b>	2020 Est. HH Income \$200,000 or More	6.8%	12.5%	11.4%
	2020 Est. HH Income \$150,000 to \$199,999	5.0%	8.4%	8.5%
	2020 Est. HH Income \$100,000 to \$149,999	12.9%	16.4%	17.4%
	2020 Est. HH Income \$75,000 to \$99,999	10.9%	11.5%	12.5%
	2020 Est. HH Income \$50,000 to \$74,999	16.4%	15.2%	16.2%
	2020 Est. HH Income \$35,000 to \$49,999	13.3%	10.4%	10.6%
	2020 Est. HH Income \$25,000 to \$34,999	8.2%	6.7%	6.3%
	2020 Est. HH Income \$15,000 to \$24,999	10.2%	7.3%	7.1%
	2020 Est. HH Income Under \$15,000	16.3%	11.6%	9.9%
	2020 Est. Average Household Income	\$72,706	\$107,197	\$106,990
	2020 Est. Median Household Income	\$56,251	\$79,284	\$80,780
	2020 Est. Per Capita Income	\$43,398	\$56,863	\$51,060
2020 Est. Total Businesses	7,898	25,390	35,021	
2020 Est. Total Employees	90,057	283,302	373,158	

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<b>RACE</b>			
2020 Est. White	75.9%	79.1%	76.4%
2020 Est. Black	7.7%	6.1%	6.6%
2020 Est. Asian or Pacific Islander	4.7%	5.9%	7.7%
2020 Est. American Indian or Alaska Native	1.9%	0.9%	0.9%
2020 Est. Other Races	9.9%	8.0%	8.4%
<b>HISPANIC</b>			
2020 Est. Hispanic Population	3,505	21,222	41,676
2020 Est. Hispanic Population	14.7%	9.4%	9.0%
2025 Proj. Hispanic Population	15.3%	9.8%	9.4%
2010 Hispanic Population	6.1%	5.4%	6.9%
<b>EDUCATION (Adults 25 or Older)</b>			
2020 Est. Adult Population (25 Years or Over)	17,925	173,634	351,753
2020 Est. Elementary (Grade Level 0 to 8)	2.0%	1.4%	2.2%
2020 Est. Some High School (Grade Level 9 to 11)	3.1%	2.1%	2.8%
2020 Est. High School Graduate	12.0%	9.0%	11.6%
2020 Est. Some College	21.8%	17.4%	19.0%
2020 Est. Associate Degree Only	5.6%	5.8%	6.6%
2020 Est. Bachelor Degree Only	35.8%	37.1%	34.0%
2020 Est. Graduate Degree	19.8%	27.3%	23.9%
<b>HOUSING</b>			
2020 Est. Total Housing Units	14,244	123,121	225,381
2020 Est. Owner-Occupied	14.8%	34.7%	46.2%
2020 Est. Renter-Occupied	81.6%	62.2%	51.1%
2020 Est. Vacant Housing	3.5%	3.1%	2.7%
<b>HOMES BUILT BY YEAR</b>			
2020 Homes Built 2010 or later	13.6%	10.6%	7.8%
2020 Homes Built 2000 to 2009	9.5%	9.9%	8.7%
2020 Homes Built 1990 to 1999	9.8%	7.5%	7.5%
2020 Homes Built 1980 to 1989	6.9%	5.6%	6.1%
2020 Homes Built 1970 to 1979	8.8%	7.8%	8.9%
2020 Homes Built 1960 to 1969	5.6%	7.7%	8.5%
2020 Homes Built 1950 to 1959	5.1%	6.9%	10.3%
2020 Homes Built Before 1949	37.2%	40.9%	39.5%
<b>HOME VALUES</b>			
2020 Home Value \$1,000,000 or More	4.7%	5.0%	3.2%
2020 Home Value \$500,000 to \$999,999	49.9%	53.4%	40.9%
2020 Home Value \$400,000 to \$499,999	20.3%	19.6%	21.5%
2020 Home Value \$300,000 to \$399,999	18.5%	14.9%	22.0%
2020 Home Value \$200,000 to \$299,999	3.7%	3.9%	8.0%
2020 Home Value \$150,000 to \$199,999	0.5%	0.4%	1.2%
2020 Home Value \$100,000 to \$149,999	0.1%	0.2%	0.4%
2020 Home Value \$50,000 to \$99,999	0.8%	0.3%	0.5%
2020 Home Value \$25,000 to \$49,999	0.2%	0.3%	0.5%
2020 Home Value Under \$25,000	0.3%	0.4%	0.6%
2020 Median Home Value	\$535,794	\$577,110	\$503,195
2020 Median Rent	\$1,142	\$1,231	\$1,216

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<b>LABOR FORCE</b>	2020 Est. Labor Population Age 16 Years or Over	20,607	195,835	395,015
	2020 Est. Civilian Employed	67.7%	70.8%	70.2%
	2020 Est. Civilian Unemployed	2.6%	2.2%	2.2%
	2020 Est. in Armed Forces	0.2%	-	-
	2020 Est. not in Labor Force	29.5%	26.9%	27.6%
	2020 Labor Force Males	55.2%	50.4%	49.6%
	2020 Labor Force Females	44.8%	49.6%	50.4%
<b>OCCUPATION</b>	2020 Occupation: Population Age 16 Years or Over	13,961	138,671	277,163
	2020 Mgmt, Business, & Financial Operations	20.0%	22.1%	20.8%
	2020 Professional, Related	32.2%	36.0%	34.0%
	2020 Service	15.5%	13.5%	14.4%
	2020 Sales, Office	18.5%	17.4%	17.6%
	2020 Farming, Fishing, Forestry	0.5%	0.2%	0.2%
	2020 Construction, Extraction, Maintenance	4.6%	3.8%	4.8%
	2020 Production, Transport, Material Moving	8.8%	7.0%	8.2%
	2020 White Collar Workers	70.6%	75.6%	72.3%
	2020 Blue Collar Workers	29.4%	24.4%	27.7%
<b>TRANSPORTATION TO WORK</b>	2020 Drive to Work Alone	47.0%	51.3%	56.2%
	2020 Drive to Work in Carpool	4.8%	5.5%	6.9%
	2020 Travel to Work by Public Transportation	15.8%	14.5%	13.0%
	2020 Drive to Work on Motorcycle	-	0.1%	0.1%
	2020 Walk or Bicycle to Work	21.0%	17.0%	13.0%
	2020 Other Means	1.1%	0.6%	0.6%
	2020 Work at Home	10.4%	10.9%	10.2%
<b>TRAVEL TIME</b>	2020 Travel to Work in 14 Minutes or Less	27.0%	22.7%	20.4%
	2020 Travel to Work in 15 to 29 Minutes	42.4%	47.4%	46.7%
	2020 Travel to Work in 30 to 59 Minutes	25.0%	27.8%	31.2%
	2020 Travel to Work in 60 Minutes or More	4.9%	5.1%	5.5%
	2020 Average Travel Time to Work	20.1	21.5	22.8
<b>CONSUMER EXPENDITURE</b>	2020 Est. Total Household Expenditure	\$772.03 M	\$8.8 B	\$16.14 B
	2020 Est. Apparel	\$27.32 M	\$314.75 M	\$575.82 M
	2020 Est. Contributions, Gifts	\$43.79 M	\$527.24 M	\$959.89 M
	2020 Est. Education, Reading	\$25.33 M	\$308.71 M	\$556.49 M
	2020 Est. Entertainment	\$42.61 M	\$500.04 M	\$919.65 M
	2020 Est. Food, Beverages, Tobacco	\$119.43 M	\$1.34 B	\$2.45 B
	2020 Est. Furnishings, Equipment	\$26.49 M	\$310.08 M	\$570.59 M
	2020 Est. Health Care, Insurance	\$68.95 M	\$782.07 M	\$1.45 B
	2020 Est. Household Operations, Shelter, Utilities	\$256.27 M	\$2.86 B	\$5.23 B
	2020 Est. Miscellaneous Expenses	\$14.65 M	\$167.8 M	\$307.46 M
	2020 Est. Personal Care	\$10.37 M	\$118.22 M	\$216.93 M
	2020 Est. Transportation	\$136.81 M	\$1.57 B	\$2.9 B

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