

Former Restaurant/Bar For Lease

Downtown Portland

723 SW Salmon St.



FORMER RESTAURANT (4,398 SF) AND FORMER BAR (2,428 SF) AVAILABLE

ACROSS THE STREET FROM ARLENE SCHNITZER CONCERT HALL

DENSE SURROUNDING POPULATION AND EMPLOYMENT

4,923 HOTEL ROOMS WITHIN 10 BLOCKS

CLOSE PROXIMITY TO PORTLAND ART MUSEUM

Demographics

Population



- 1 MILE – 38,595
- 3 MILE – 183,342
- 5 MILE – 441,488

Employees



- 1 MILE – 112,921
- 3 MILE – 231,830
- 5 MILE – 331,949

HH Income



- 1 MILE – \$82,992
- 3 MILE – \$110,168
- 5 MILE – \$115,800

BROCK SWITZER

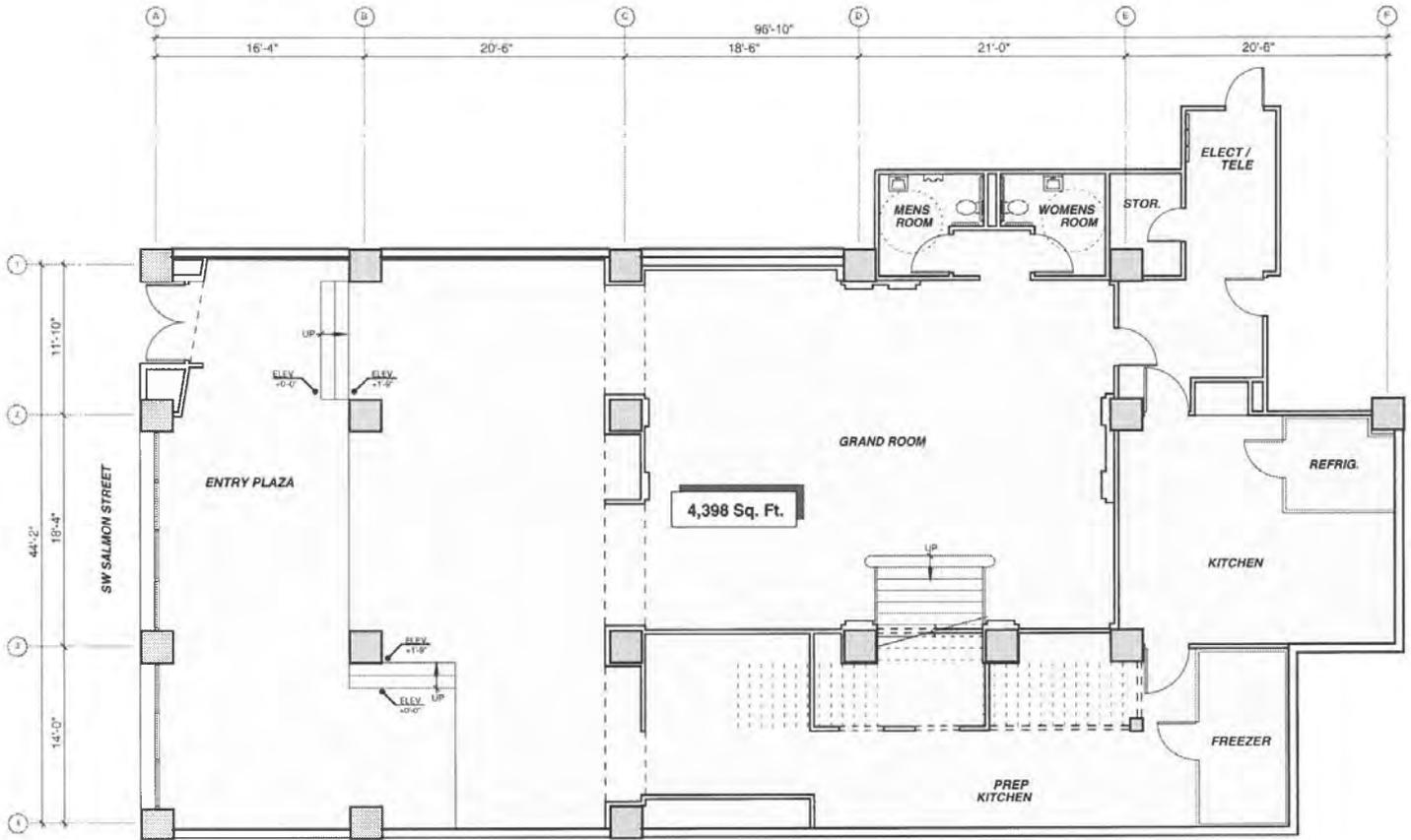
brock@hsm Pacific.com
(503) 245-1400

CHAINLINKS
RETAIL ADVISORS

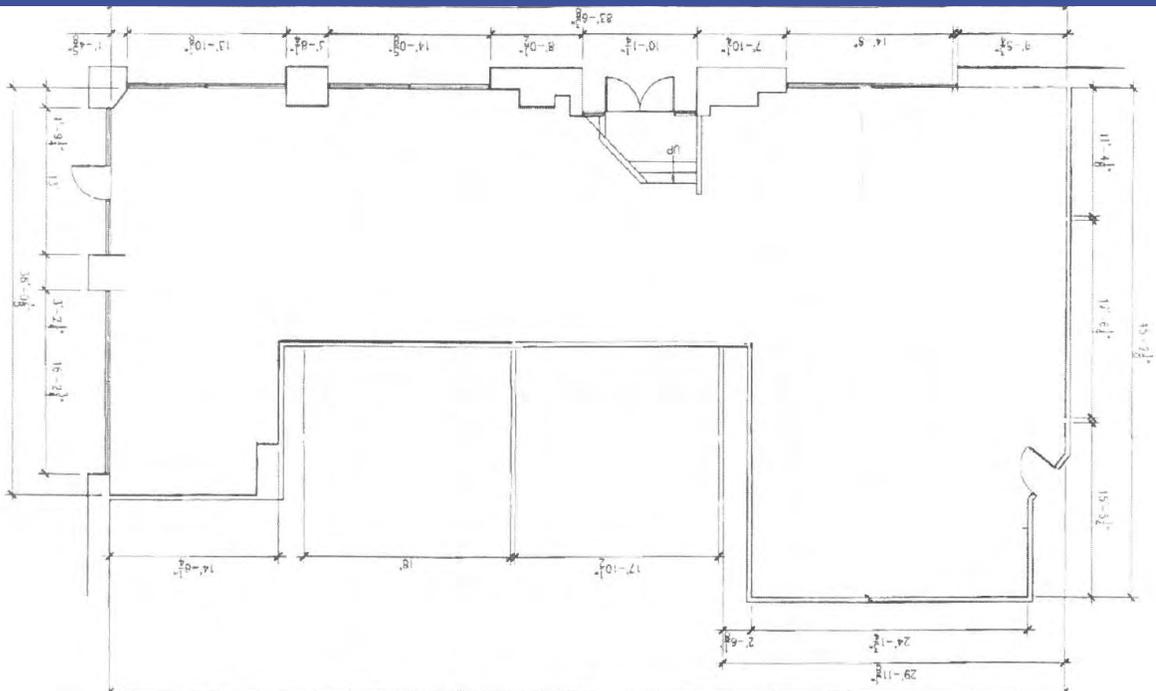


4260 Galewood St. Suite B, Lake Oswego, OR 97035

Former Restaurant: 4,398 SF



Former Bar: 2,428 SF



BROCK SWITZER

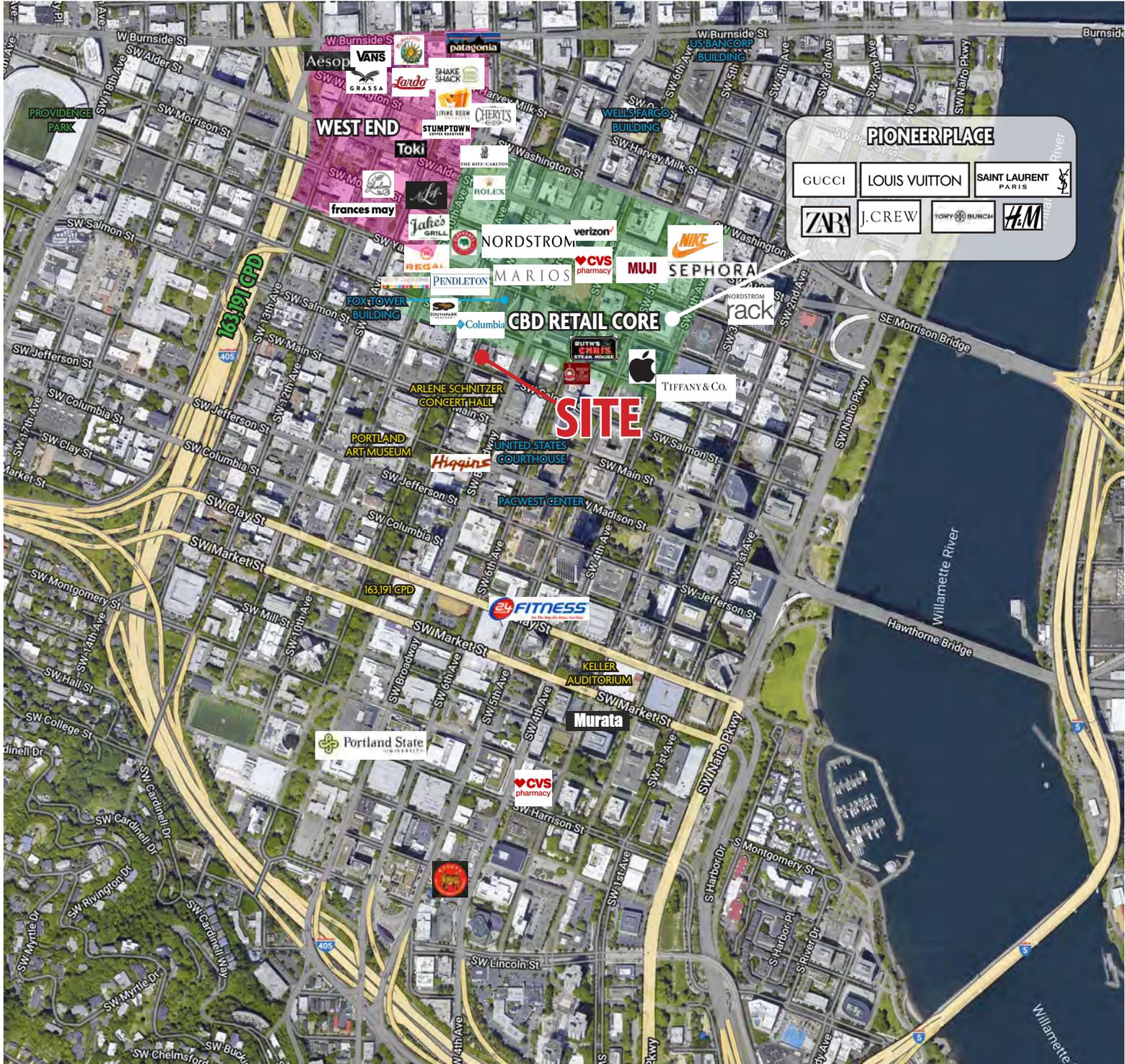
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CHAINLINKS
RETAIL ADVISORS

HSM
PACIFIC
retail solutions

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Downtown Portland, OR



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CHAINLINKS
RETAIL ADVISORS



4260 Galewood St. Suite B, Lake Oswego, OR 97035

TOTAL HOTEL ROOMS WITHIN 10 BLOCKS: 4,923



HOTEL ROOMS

- | | |
|---------------------------------------|---|
| 1. Embassy Suites (276 Rooms) | 13. The Paramount Hotel (154 Rooms) |
| 2. Courtyard by Marriott (253 Rooms) | 14. The Moxy Hotel (197 Rooms) |
| 3. Royal Sonesta (221 Rooms) | 15. Mark Spencer Hotel (150 Rooms) |
| 4. Hi-Lo Hotel (120 Rooms) | 16. McMenamins Crystal Hotel (51 Rooms) |
| 5. The Hoxton (119 Rooms) | 17. Ace Hotel Portland (78 Rooms) |
| 6. Woodlark Hotel (150 Rooms) | 18. Sentinal Hotel (100 Rooms) |
| 7. The Nines Hotel (331 Rooms) | 19. Bidwell Marriott Portland (258 Rooms) |
| 8. Hyatt Centric Hotel (220 Rooms) | 20. The Heathman Hotel (150 Rooms) |
| 9. Hotel Luica (127 Rooms) | |
| 10. The Benson Hotel (287 Rooms) | |
| 11. Kimpton Hotel Vintage (117 Rooms) | |
| 12. The Duniway Portland (327 Rooms) | |

Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5173/-122.6808

1020 SW Broadway		1 mi radius	3 mi radius	5 mi radius
Portland, OR 97205				
Population				
2021 Estimated Population		39,595	183,342	441,488
2026 Projected Population		43,450	198,522	459,985
2020 Census Population		41,757	182,875	439,916
2010 Census Population		34,837	147,941	382,025
Projected Annual Growth 2021 to 2026		1.9%	1.7%	0.8%
Historical Annual Growth 2010 to 2021		1.2%	2.2%	1.4%
Households				
2021 Estimated Households		25,812	97,349	206,690
2026 Projected Households		29,030	108,538	222,854
2020 Census Households		27,054	96,560	205,398
2010 Census Households		21,257	76,297	175,849
Projected Annual Growth 2021 to 2026		2.5%	2.3%	1.6%
Historical Annual Growth 2010 to 2021		-0.4%	-	-
Age				
2021 Est. Population Under 10 Years		2.9%	6.7%	8.5%
2021 Est. Population 10 to 19 Years		4.3%	6.0%	7.9%
2021 Est. Population 20 to 29 Years		24.6%	19.0%	15.4%
2021 Est. Population 30 to 44 Years		28.2%	30.5%	29.2%
2021 Est. Population 45 to 59 Years		18.2%	17.9%	18.7%
2021 Est. Population 60 to 74 Years		16.7%	14.9%	14.9%
2021 Est. Population 75 Years or Over		5.1%	5.0%	5.4%
2021 Est. Median Age		37.9	37.8	38.2
Marital Status & Gender				
2021 Est. Male Population		55.7%	50.9%	49.6%
2021 Est. Female Population		44.3%	49.1%	50.4%
2021 Est. Never Married		56.0%	48.3%	42.9%
2021 Est. Now Married		21.2%	33.5%	38.6%
2021 Est. Separated or Divorced		20.1%	15.3%	15.2%
2021 Est. Widowed		2.7%	2.9%	3.3%
Income				
2021 Est. HH Income \$200,000 or More		9.7%	14.8%	14.9%
2021 Est. HH Income \$150,000 to \$199,999		6.1%	8.4%	9.5%
2021 Est. HH Income \$100,000 to \$149,999		14.5%	17.3%	18.4%
2021 Est. HH Income \$75,000 to \$99,999		9.8%	12.0%	13.5%
2021 Est. HH Income \$50,000 to \$74,999		12.2%	14.2%	14.8%
2021 Est. HH Income \$35,000 to \$49,999		8.1%	8.4%	8.4%
2021 Est. HH Income \$25,000 to \$34,999		8.8%	6.5%	5.8%
2021 Est. HH Income \$15,000 to \$24,999		7.6%	5.5%	4.8%
2021 Est. HH Income Under \$15,000		23.1%	12.8%	9.8%
2021 Est. Average Household Income		\$82,992	\$110,168	\$115,800
2021 Est. Median Household Income		\$60,037	\$87,039	\$92,296
2021 Est. Per Capita Income		\$55,277	\$58,983	\$54,562
2021 Est. Total Businesses		8,799	22,280	36,695
2021 Est. Total Employees		112,921	231,830	331,949

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1020 SW Broadway		1 mi radius	3 mi radius	5 mi radius
Portland, OR 97205				
Race				
2021 Est. White		71.8%	75.7%	73.7%
2021 Est. Black		4.1%	5.2%	5.5%
2021 Est. Asian or Pacific Islander		9.9%	6.1%	7.2%
2021 Est. American Indian or Alaska Native		1.1%	0.8%	0.8%
2021 Est. Other Races		13.2%	12.3%	12.9%
Hispanic				
2021 Est. Hispanic Population		4,409	16,097	38,415
2021 Est. Hispanic Population		11.1%	8.8%	8.7%
2026 Proj. Hispanic Population		11.1%	9.2%	9.2%
2020 Hispanic Population		10.9%	10.0%	9.4%
Education (Adults 25 & Older)				
2021 Est. Adult Population (25 Years or Over)		32,512	147,750	342,753
2021 Est. Elementary (Grade Level 0 to 8)		1.7%	1.1%	1.4%
2021 Est. Some High School (Grade Level 9 to 11)		2.6%	1.8%	2.1%
2021 Est. High School Graduate		11.1%	8.9%	10.4%
2021 Est. Some College		18.8%	16.1%	17.5%
2021 Est. Associate Degree Only		5.5%	5.2%	5.7%
2021 Est. Bachelor Degree Only		34.2%	37.4%	35.7%
2021 Est. Graduate Degree		26.1%	29.4%	27.2%
Housing				
2021 Est. Total Housing Units		29,448	106,644	221,200
2021 Est. Owner-Occupied		13.3%	29.3%	44.2%
2021 Est. Renter-Occupied		74.4%	62.0%	49.2%
2021 Est. Vacant Housing		12.3%	8.7%	6.6%
Homes Built by Year				
2021 Homes Built 2010 or later		7.6%	11.0%	7.8%
2021 Homes Built 2000 to 2009		15.1%	10.1%	8.5%
2021 Homes Built 1990 to 1999		11.1%	7.9%	7.4%
2021 Homes Built 1980 to 1989		8.5%	5.8%	6.3%
2021 Homes Built 1970 to 1979		8.1%	8.3%	9.5%
2021 Homes Built 1960 to 1969		6.5%	7.0%	8.0%
2021 Homes Built 1950 to 1959		5.9%	6.7%	9.4%
2021 Homes Built Before 1949		24.7%	34.5%	36.6%
Home Values				
2021 Home Value \$1,000,000 or More		12.9%	9.5%	5.0%
2021 Home Value \$500,000 to \$999,999		35.9%	54.9%	46.0%
2021 Home Value \$400,000 to \$499,999		19.8%	18.0%	23.8%
2021 Home Value \$300,000 to \$399,999		21.6%	12.4%	18.3%
2021 Home Value \$200,000 to \$299,999		7.7%	3.7%	5.0%
2021 Home Value \$150,000 to \$199,999		0.8%	0.4%	0.5%
2021 Home Value \$100,000 to \$149,999		0.3%	0.1%	0.2%
2021 Home Value \$50,000 to \$99,999		0.2%	0.3%	0.4%
2021 Home Value \$25,000 to \$49,999		-	0.2%	0.3%
2021 Home Value Under \$25,000		0.7%	0.4%	0.4%
2021 Median Home Value		\$563,342	\$612,799	\$538,808
2021 Median Rent		\$1,194	\$1,279	\$1,277

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1020 SW Broadway Portland, OR 97205	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2021 Est. Labor Population Age 16 Years or Over	37,967	164,791	383,837
2021 Est. Civilian Employed	58.1%	67.0%	67.1%
2021 Est. Civilian Unemployed	5.1%	5.1%	5.0%
2021 Est. in Armed Forces	-	-	-
2021 Est. not in Labor Force	36.8%	27.7%	27.9%
2021 Labor Force Males	55.9%	51.1%	49.4%
2021 Labor Force Females	44.1%	48.9%	50.6%
Occupation			
2021 Occupation: Population Age 16 Years or Over	22,053	110,450	257,460
2021 Mgmt, Business, & Financial Operations	22.3%	21.4%	21.0%
2021 Professional, Related	34.1%	37.5%	36.3%
2021 Service	14.5%	14.4%	14.9%
2021 Sales, Office	19.9%	17.7%	17.4%
2021 Farming, Fishing, Forestry	0.3%	0.4%	0.4%
2021 Construction, Extraction, Maintenance	2.9%	2.7%	3.4%
2021 Production, Transport, Material Moving	5.8%	5.8%	6.7%
2021 White Collar Workers	76.4%	76.7%	74.6%
2021 Blue Collar Workers	23.6%	23.3%	25.4%
Transportation to Work			
2021 Drive to Work Alone	38.2%	48.2%	54.4%
2021 Drive to Work in Carpool	3.3%	5.5%	7.0%
2021 Travel to Work by Public Transportation	20.3%	15.8%	13.7%
2021 Drive to Work on Motorcycle	-	0.2%	0.2%
2021 Walk or Bicycle to Work	26.9%	18.5%	13.3%
2021 Other Means	1.4%	1.2%	1.0%
2021 Work at Home	9.8%	10.6%	10.5%
Travel Time			
2021 Travel to Work in 14 Minutes or Less	29.1%	24.8%	21.0%
2021 Travel to Work in 15 to 29 Minutes	41.0%	42.7%	42.7%
2021 Travel to Work in 30 to 59 Minutes	25.6%	27.5%	31.0%
2021 Travel to Work in 60 Minutes or More	4.4%	5.0%	5.3%
2021 Average Travel Time to Work	20.2	21.6	23.2
Consumer Expenditure			
2021 Est. Total Household Expenditure	\$1.57 B	\$7.31 B	\$16.13 B
2021 Est. Apparel	\$56.16 M	\$262.8 M	\$579.07 M
2021 Est. Contributions, Gifts	\$93.03 M	\$447.75 M	\$983.42 M
2021 Est. Education, Reading	\$55.58 M	\$264.5 M	\$576.97 M
2021 Est. Entertainment	\$87.95 M	\$417.79 M	\$926.44 M
2021 Est. Food, Beverages, Tobacco	\$241.23 M	\$1.1 B	\$2.44 B
2021 Est. Furnishings, Equipment	\$54.65 M	\$258.96 M	\$574.27 M
2021 Est. Health Care, Insurance	\$139.63 M	\$645.82 M	\$1.43 B
2021 Est. Household Operations, Shelter, Utilities	\$521.08 M	\$2.37 B	\$5.2 B
2021 Est. Miscellaneous Expenses	\$30.11 M	\$139.58 M	\$307.57 M
2021 Est. Personal Care	\$21.21 M	\$98.28 M	\$216.8 M
2021 Est. Transportation	\$274.09 M	\$1.3 B	\$2.89 B

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