

NE BROADWAY BOUTIQUE



➤ RETAIL SPACE FOR LEASE ◀

LOCATION

1428 NE Broadway
Portland, OR 97232

AVAILABLE SPACE

885 SF

RENTAL RATE

\$30/SF/YR, NNN

TRAFFIC COUNTS

NE Broadway – 16,707 ADT ('22)

NE 15th Ave – 8,218 ADT ('22)

HIGHLIGHTS

- Join Capitol Bar & Lounge, Pastini, and Sushi Ohana in the historic Albers Broadway Building!
- Cozy retail opportunity in the heart of the Broadway commercial corridor
- Beautiful space with high ceilings and prominent storefront
- Great visibility from NE Broadway and NE 15th Ave
- Track lighting and small back room with plumbing
- Common area bathrooms
- Local ownership
- Nearby tenants include McMenamins, Kitchen Kaboodle, Aztec Willie's, Great Wine Buys, Peet's Coffee, Charm Thai, Taste Tickler, Five Star Cleaners, Elmer's Flag and Banner, Bluefin Tuna, Milo's City Café, and many more!



PHOTOS

NE BROADWAY BOUTIQUE
1428 NE BROADWAY
PORTLAND, OR



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16,707 ADT ('22) NE Broadway

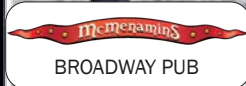
AVAILABLE
885 SF



NE 14th Avenue



NE 15th Avenue 8,218 ADT ('22)



15,686 ADT ('22) NE Weidler Street



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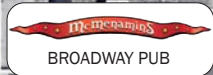
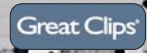
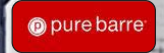
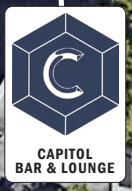
16,707 ADT ('22) NE Broadway

15,686 ADT ('22) NE Weidler Street

NE 15th Avenue 8,218 ADT ('22)

NE 14th Avenue

NE Broadway



BROADWAY PUB



NE BROADWAY BOUTIQUE

1428 NE BROADWAY

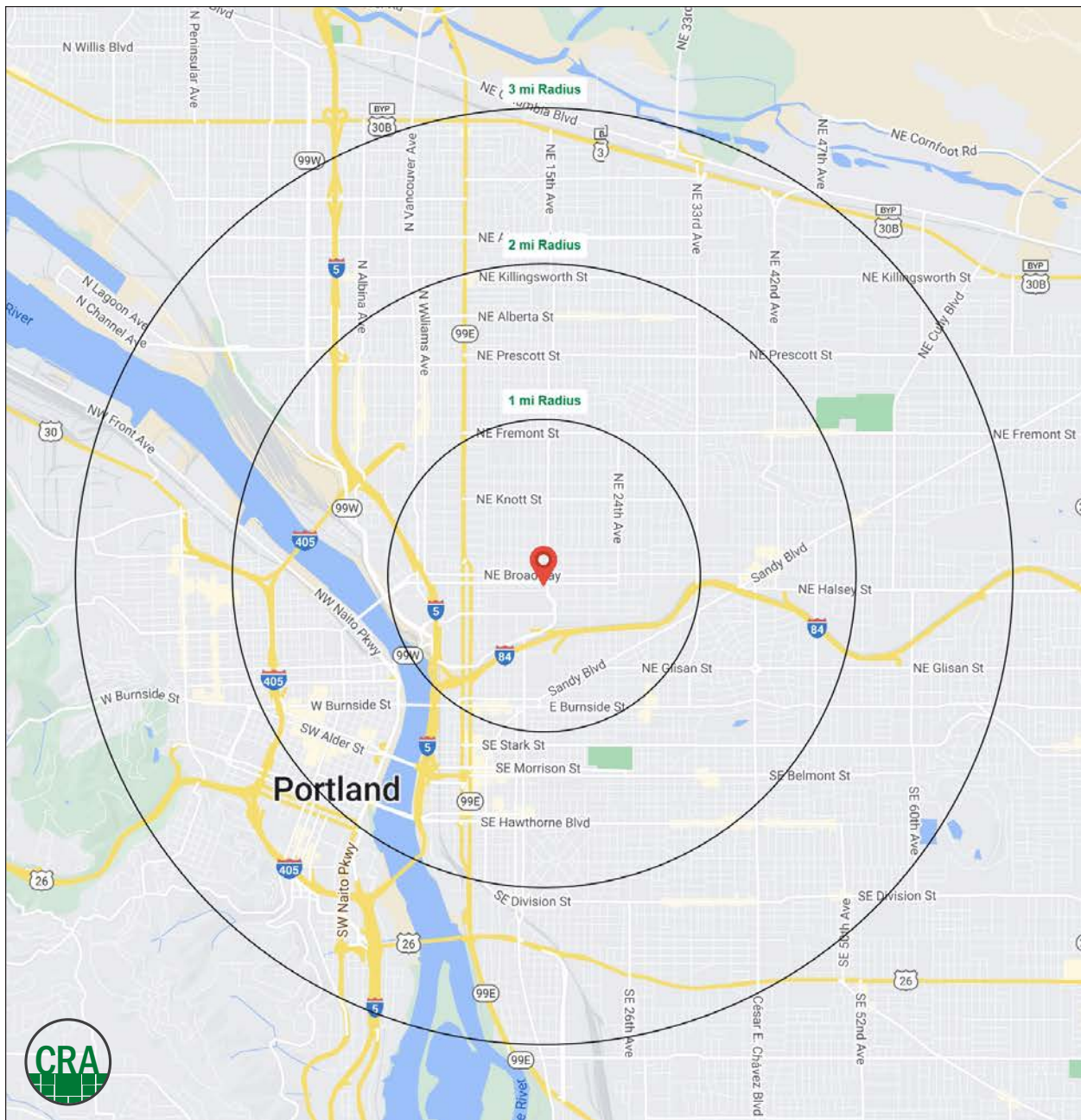
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	30,622	120,740	248,233
Estimated Households	16,215	63,891	128,506
Average HH Income	\$127,146	\$140,214	\$134,840
Median Home Value	\$639,164	\$620,084	\$595,866
Daytime Demographics 16+	40,140	181,933	285,336

38.1

Median Age
2 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5349/-122.6508

1428 NE Broadway Portland, OR 97232	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	30,622	120,740	248,233
2028 Projected Population	29,825	117,816	240,807
2020 Census Population	30,557	121,144	248,230
2010 Census Population	22,891	96,170	207,757
Projected Annual Growth 2023 to 2028	-0.5%	-0.5%	-0.6%
Historical Annual Growth 2010 to 2023	2.6%	2.0%	1.5%
2023 Median Age	38.3	38.1	37.8
Households			
2023 Estimated Households	16,215	63,891	128,506
2028 Projected Households	16,596	65,304	130,221
2020 Census Households	15,815	61,180	123,413
2010 Census Households	11,375	46,831	100,610
Projected Annual Growth 2023 to 2028	0.5%	0.4%	0.3%
Historical Annual Growth 2010 to 2023	3.3%	2.8%	2.1%
Race and Ethnicity			
2023 Estimated White	76.8%	75.8%	74.6%
2023 Estimated Black or African American	7.0%	7.2%	7.2%
2023 Estimated Asian or Pacific Islander	5.1%	5.6%	6.8%
2023 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
2023 Estimated Other Races	10.4%	10.6%	10.7%
2023 Estimated Hispanic	10.5%	10.5%	10.1%
Income			
2023 Estimated Average Household Income	\$127,146	\$140,214	\$134,840
2023 Estimated Median Household Income	\$95,560	\$102,363	\$99,940
2023 Estimated Per Capita Income	\$67,759	\$74,724	\$70,205
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.8%	0.9%	1.4%
2023 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.0%	1.9%
2023 Estimated High School Graduate	9.7%	10.0%	9.7%
2023 Estimated Some College	15.5%	15.6%	16.4%
2023 Estimated Associates Degree Only	4.8%	4.8%	5.2%
2023 Estimated Bachelors Degree Only	41.1%	39.2%	38.7%
2023 Estimated Graduate Degree	26.5%	27.5%	26.7%
Business			
2023 Estimated Total Businesses	3,310	16,064	25,305
2023 Estimated Total Employees	33,024	151,705	222,727
2023 Estimated Employee Population per Business	10.0	9.4	8.8
2023 Estimated Residential Population per Business	9.3	7.5	9.8

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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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