

AVAILABLE

1517 NE BROADWAY

RETAIL SPACE FOR LEASE

AVAILABLE NOW

OPEN

FORMER SPA IN PRIME LLOYD CENTER SHOPPING DISTRICT

ADDRESS

1517 NE Broadway | Portland, Oregon 97232

AVAILABLE SPACE

2,532 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

NE Broadway – 10,601 ADT ('22)

NE 15th Ave – 8,218 ADT ('22)

HIGHLIGHTS

- Located just blocks from Portland's retail shopping center, Lloyd Center Mall. NE Broadway benefits from both busy residential neighborhoods and also active commercial businesses.
- Co-tenants include Aztec Willie's Taqueria and Great Wine Buys.
- Highly visible in excellent shopping area.

Walk Score

96

Bike Score

100

Transit Score

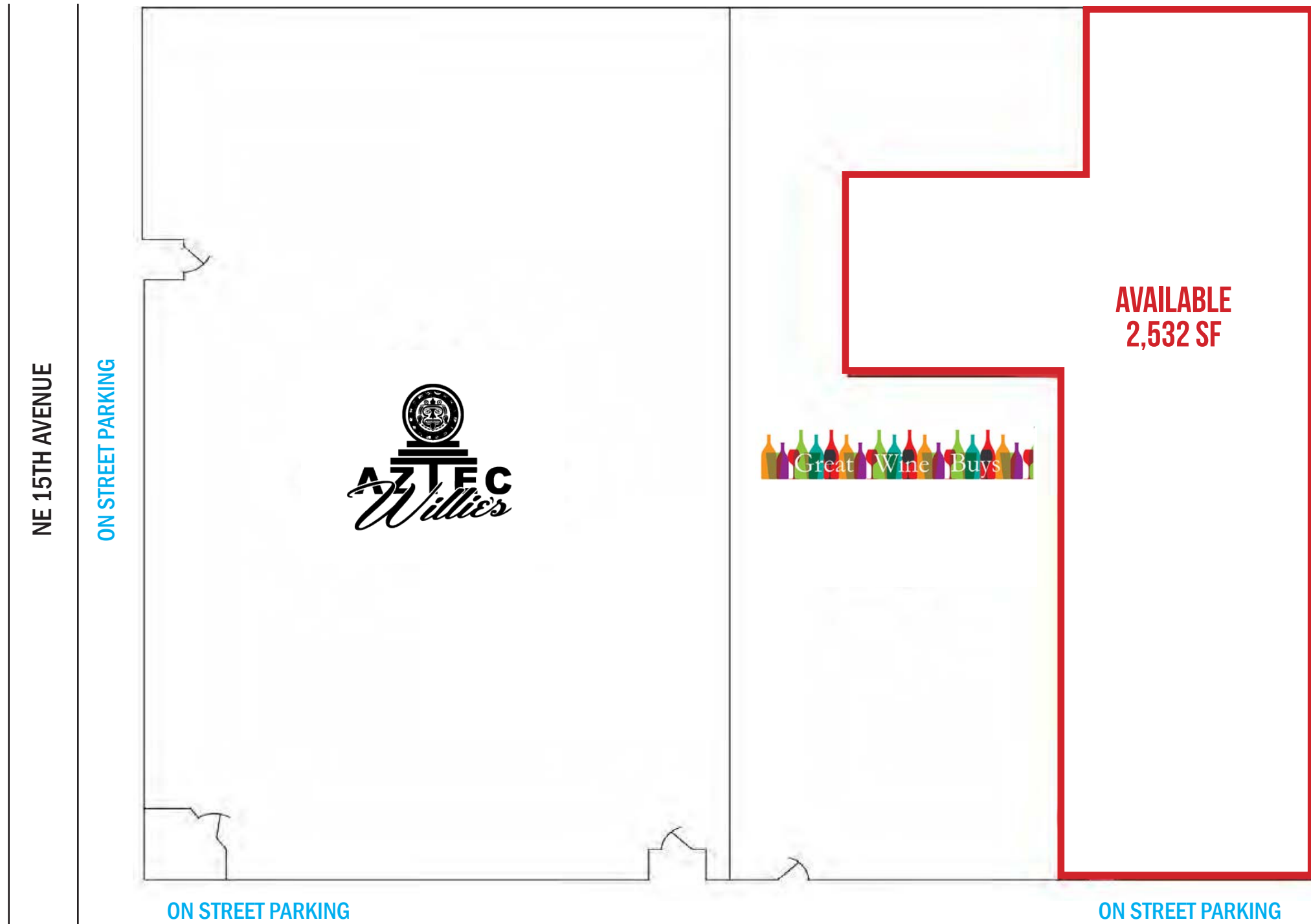
70



COMMERCIAL
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 10,601 ADT (2022)

1517 NE BROADWAY

PORTLAND, OR

DEMOGRAPHIC SUMMARY

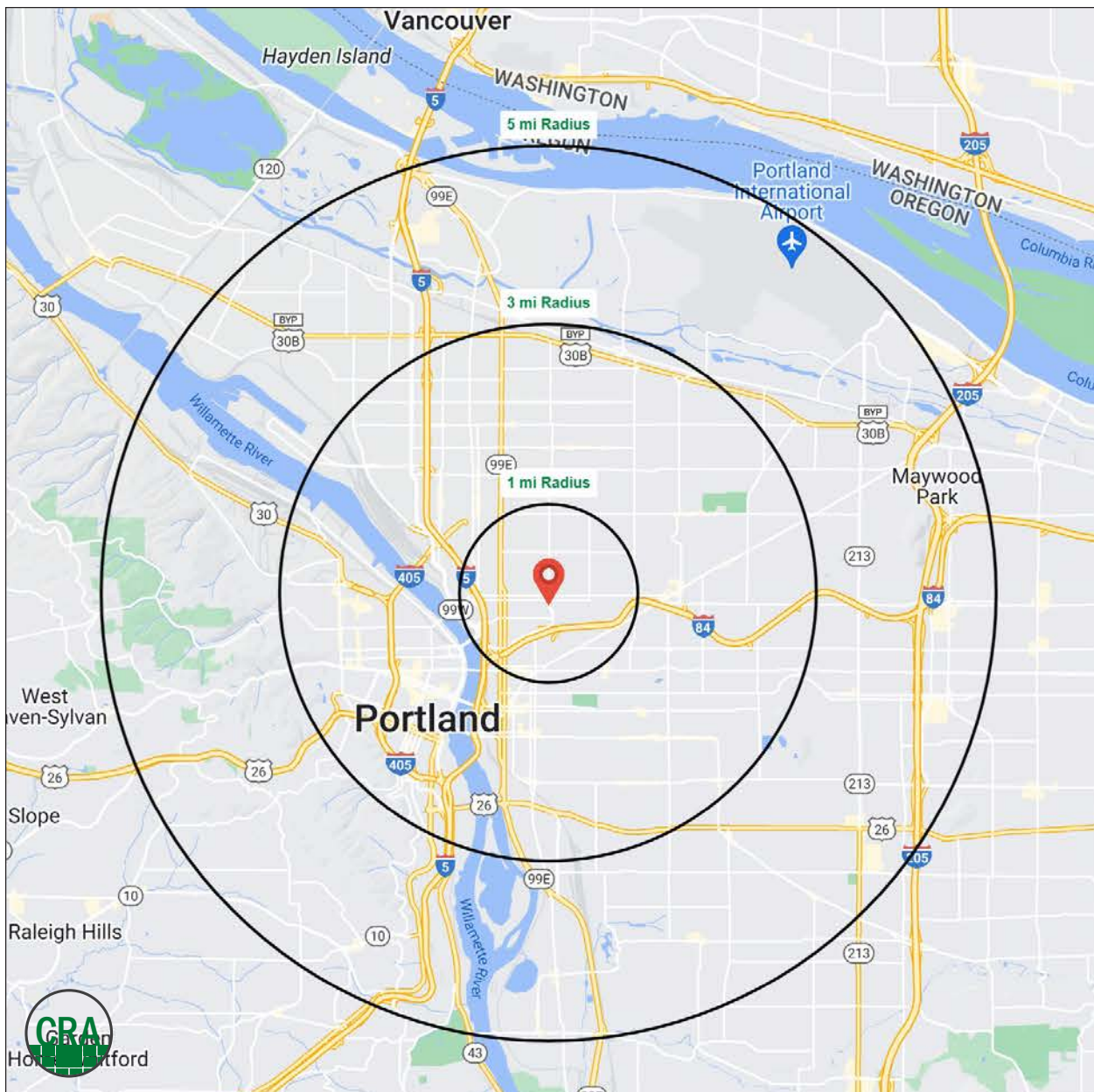
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	30,687	248,016	431,446
Projected Population 2028	31,646	258,489	445,052
Average HH Income	\$129,157	\$134,637	\$135,400
Median Home Value	\$686,809	\$609,777	\$572,130
Daytime Demographics 16+	39,756	286,080	439,659
Some College or Higher	87.8%	86.7%	83.4%

37.9

Median Age
1 MILE RADIUS

\$686,809

Median Home Value
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5353/-122.65

1517 NE Broadway	1 mi	3 mi	5 mi
Portland, OR 97232	radius	radius	radius
Population			
2023 Estimated Population	30,687	248,016	431,446
2028 Projected Population	31,646	258,489	445,052
2020 Census Population	30,634	248,549	433,700
2010 Census Population	23,214	208,145	377,940
Projected Annual Growth 2023 to 2028	0.6%	0.8%	0.6%
Historical Annual Growth 2010 to 2023	2.5%	1.5%	1.1%
2023 Median Age	37.9	37.5	37.9
Households			
2023 Estimated Households	15,962	124,651	201,785
2028 Projected Households	16,717	131,149	210,515
2020 Census Households	15,752	123,460	200,293
2010 Census Households	11,458	100,707	171,342
Projected Annual Growth 2023 to 2028	0.9%	1.0%	0.9%
Historical Annual Growth 2010 to 2023	3.0%	1.8%	1.4%
Race and Ethnicity			
2023 Estimated White	76.4%	75.4%	73.5%
2023 Estimated Black or African American	6.2%	6.1%	5.8%
2023 Estimated Asian or Pacific Islander	5.4%	6.4%	8.2%
2023 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
2023 Estimated Other Races	11.3%	11.3%	11.7%
2023 Estimated Hispanic	11.2%	10.3%	10.7%
Income			
2023 Estimated Average Household Income	\$129,157	\$134,637	\$135,400
2023 Estimated Median Household Income	\$98,007	\$99,344	\$99,468
2023 Estimated Per Capita Income	\$67,618	\$68,073	\$63,731
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.4%	2.3%
2023 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.0%	2.5%
2023 Estimated High School Graduate	9.7%	9.8%	11.7%
2023 Estimated Some College	15.6%	16.8%	17.7%
2023 Estimated Associates Degree Only	4.7%	5.2%	5.9%
2023 Estimated Bachelors Degree Only	40.7%	38.4%	35.5%
2023 Estimated Graduate Degree	26.8%	26.4%	24.4%
Business			
2023 Estimated Total Businesses	3,250	25,325	37,371
2023 Estimated Total Employees	32,464	223,039	323,702
2023 Estimated Employee Population per Business	10.0	8.8	8.7
2023 Estimated Residential Population per Business	9.4	9.8	11.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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