

36TH AVE & SE DIVISION STREET



ADDRESS

3584-3588 SE Division Street | Portland, OR

AVAILABLE SPACE & RENTAL RATE

3588 SE Division: 774 SF ground floor plus approx 2,301 SF lower level office/storage space
\$32.00 PSF/YR plus NNN and utilities

3584 SE Division: 2,296 SF
\$28.00 PSF/YR plus NNN

TRAFFIC COUNTS

SE Division St @ 37th Ave - 13,298 ADT ('22)



HIGHLIGHTS

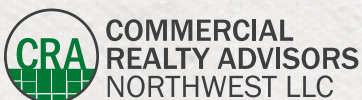
3588 SE Division: SECOND GENERATION BAR LOUNGE

- Outdoor sidewalk seating area.
- FF&E can be purchased separately.
- A character-rich SE Division corner space.

3584 SE Division: CHARACTER-RICH RETAIL/FLEX/MAKER SPACE

- This inline space includes rich timber frames, exposed brick walls, new roll-up operable overhead glass door, new windows and open floor plan with access to (2) shared restrooms. Rear loading area and access.

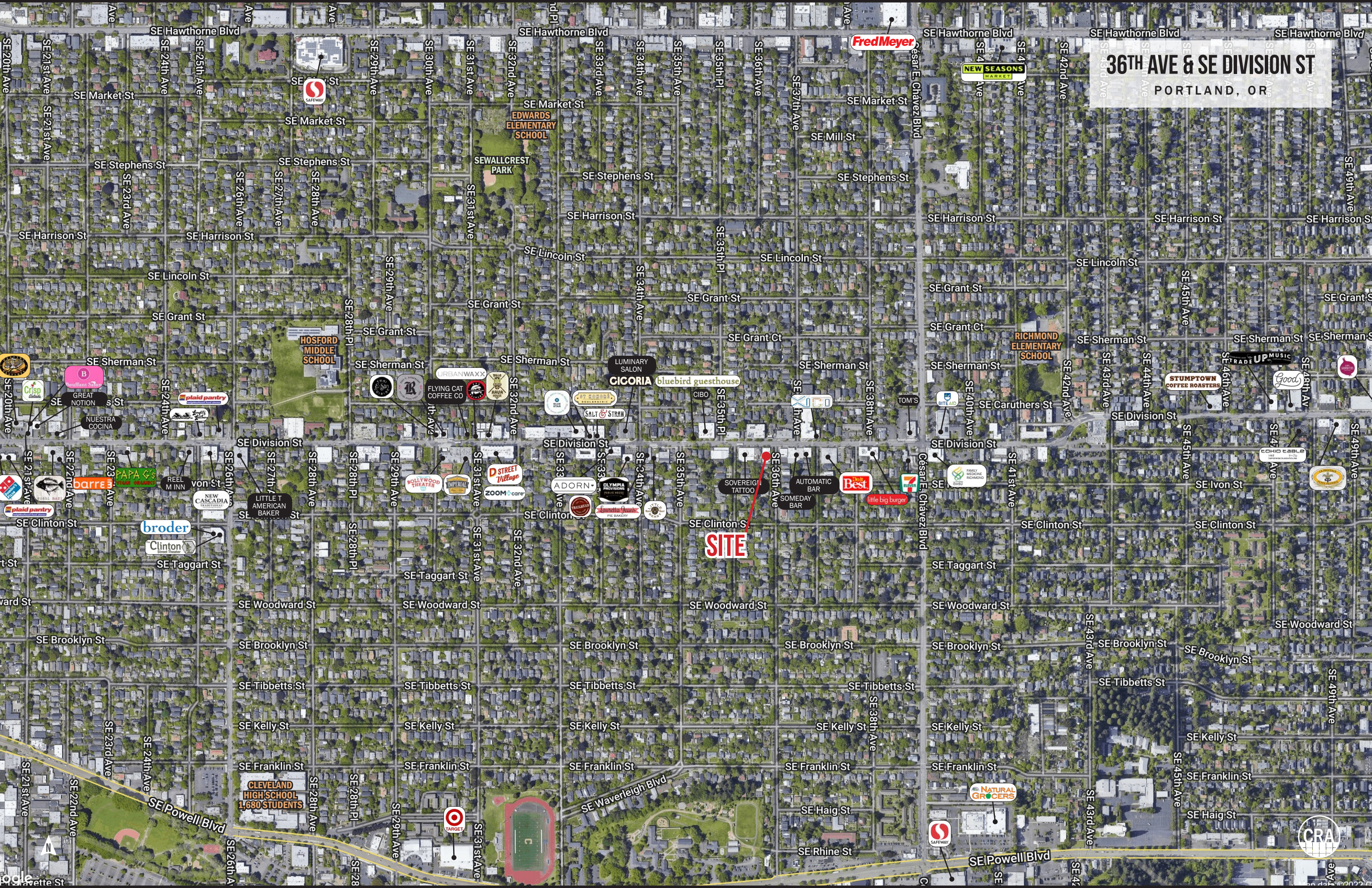
- Located in the historic Richmond District of Portland.
- Nearby retailers in the immediate area include Salt & Straw Ice Cream, Little Big Burger, St. Honore Bakery, Blue Star Donuts, D Street Village, Adorn, Tea & Tea (coming soon) and now XOCOTL (coming soon)!
- Available now! Please call to schedule a tour.



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36th Ave & SE Division St PORTLAND, OR



SITE

Fred Meyer

NEW SEASONS MARKET

EDWARDS ELEMENTARY SCHOOL

SAFeway

HOSFORD MIDDLE SCHOOL

RICHMOND ELEMENTARY SCHOOL

CLEVELAND HIGH SCHOOL
1,680 STUDENTS

TARGET

CICORIA

bluebird guesthouse

Best

broder

CRA

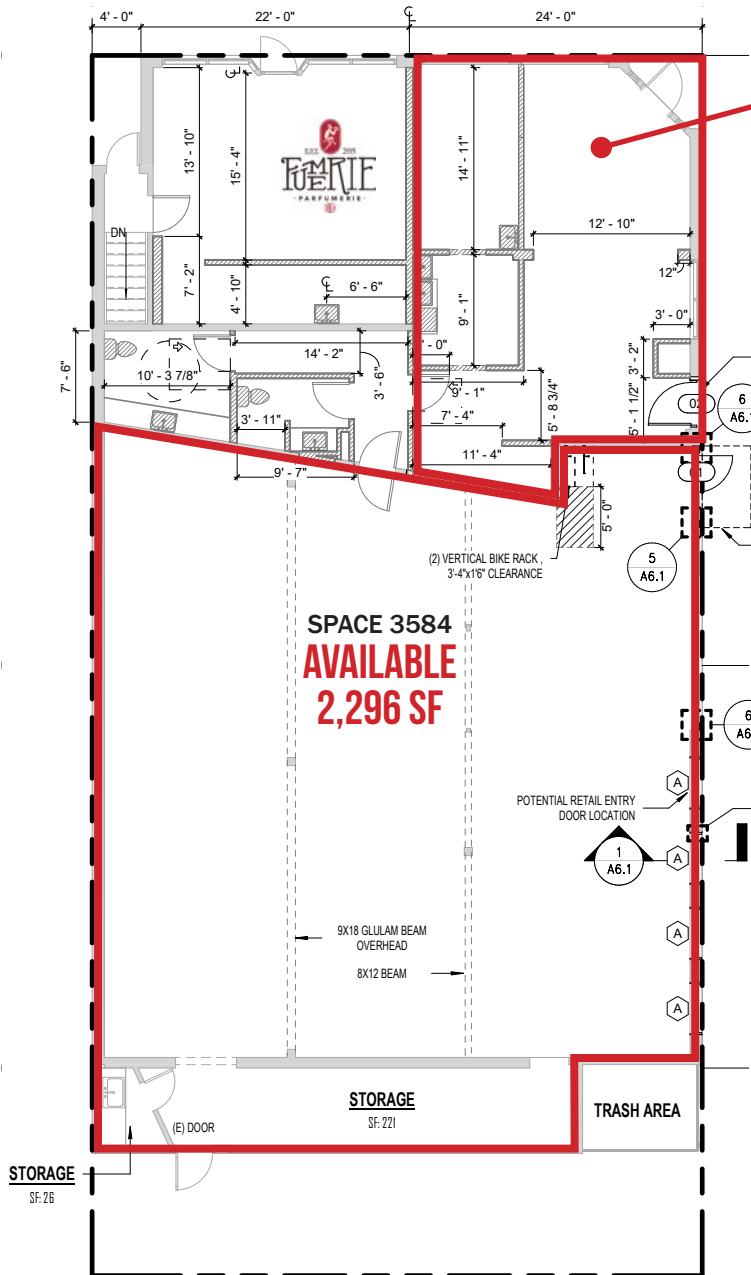
**3584-3588 SE DIVISION ST:
SITE PLAN | LEVEL 1**

**36TH AVE & SE DIVISION ST
PORTLAND, OR**

SE DIVISION STREET



**2ND GENERATION BAR
SPACE 3588
AVAILABLE
774 SF**



SE 36TH AVENUE

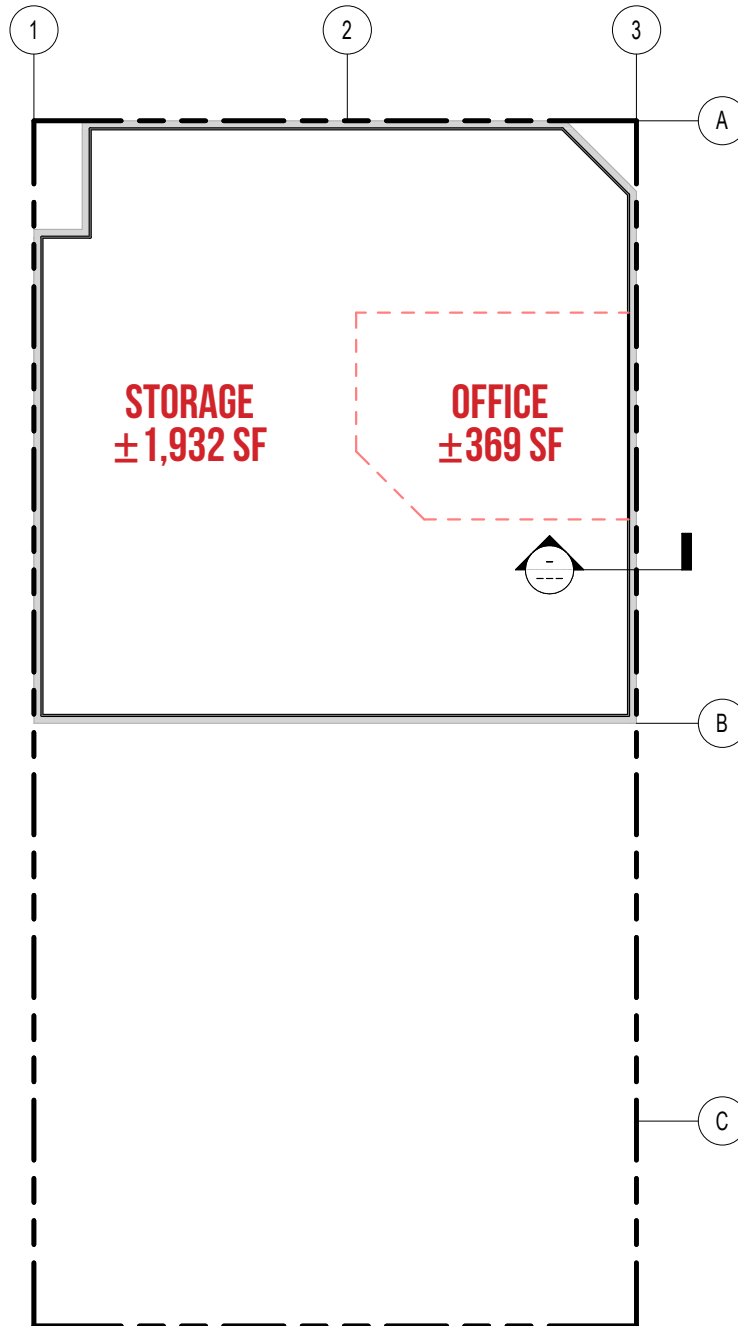
The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

*SPACE PLAN IS FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



**3588 SE DIVISION ST:
SITE PLAN | LOWER LEVEL**

**36TH AVE & SE DIVISION ST
PORTLAND, OR**



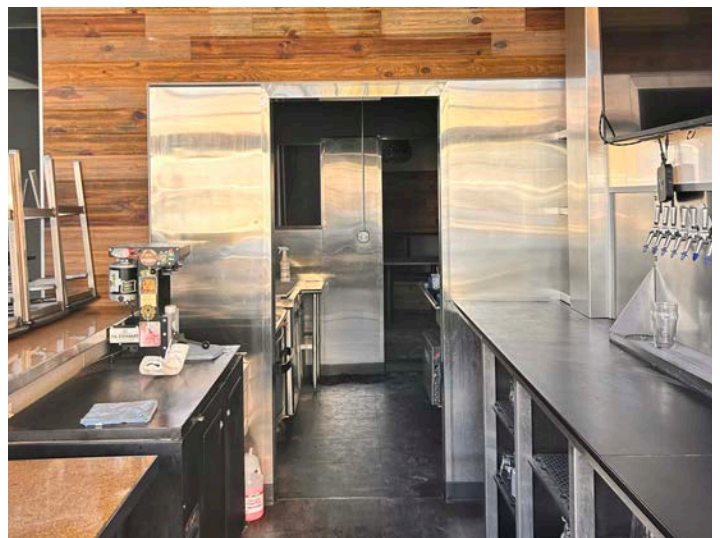
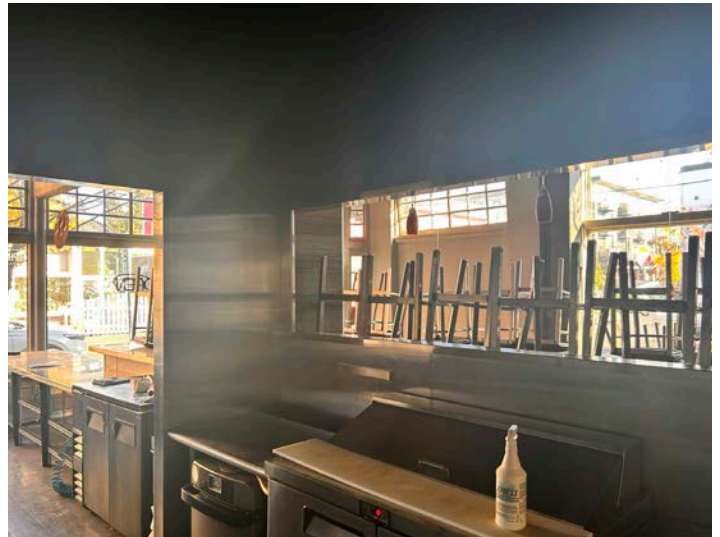
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IMAGES
3588 SE DIVISION ST

36TH AVE & SE DIVISION ST
PORTLAND, OR



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3588 SE DIVISION STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

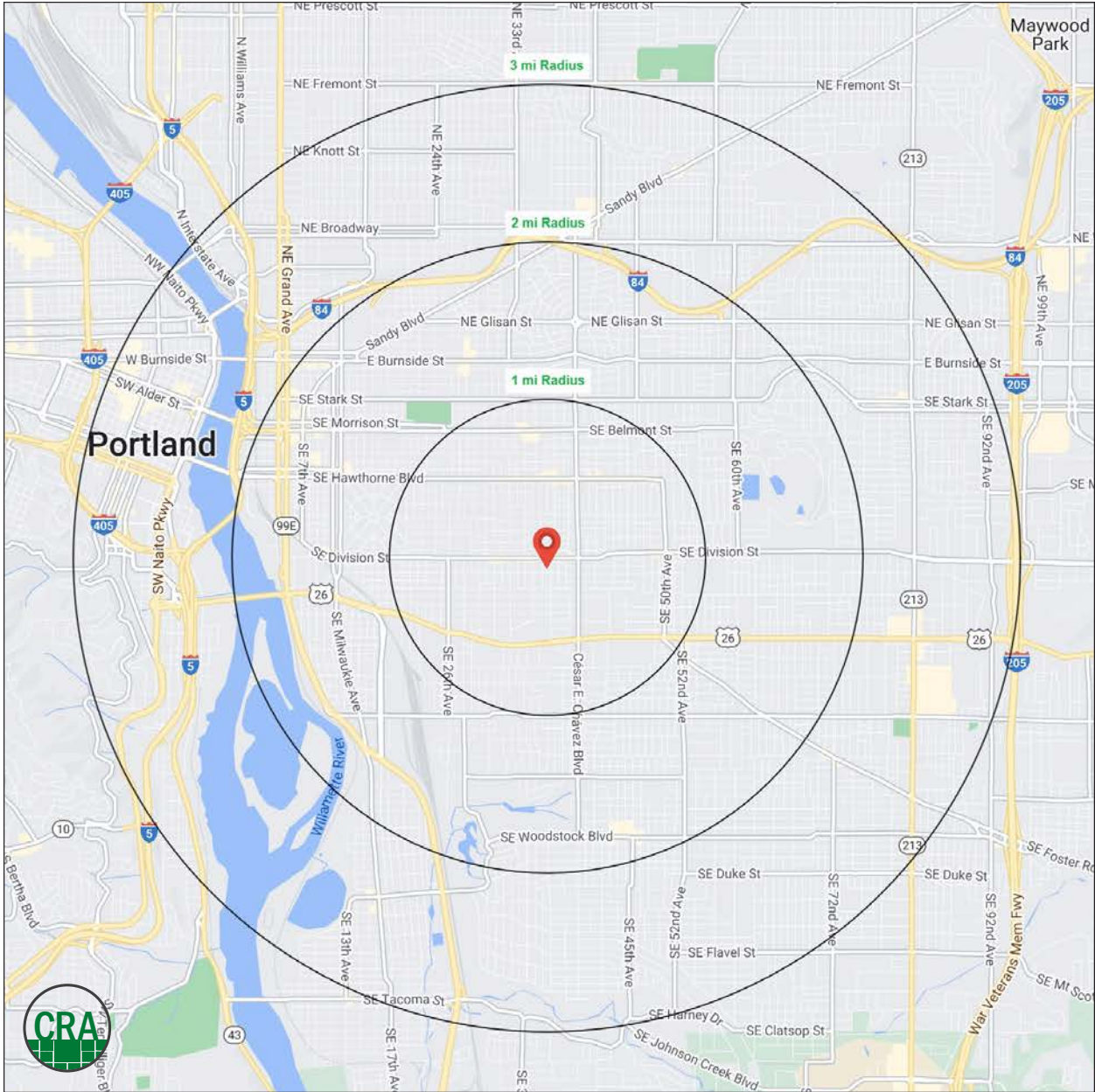
Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	35,110	104,125	222,533
Estimated Households 2023	16,352	49,588	105,988
Average HH Income	\$133,738	\$126,313	\$127,863
Median Home Value	\$578,232	\$582,471	\$570,552
Daytime Demographics 16+	18,792	76,511	237,537
Some College or Higher	87.7%	85.6%	83.5%

\$578,232

Median Home Value
1 MILE RADIUS

237,537

Daytime Demographics
Age 16 Years or Over
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5047/-122.6264

3588 SE Division St Portland, OR 97202	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	35,110	104,125	222,533
2028 Projected Population	34,971	107,089	227,734
2020 Census Population	35,654	105,097	224,445
2010 Census Population	30,734	92,360	197,141
Projected Annual Growth 2023 to 2028	-	0.6%	0.5%
Historical Annual Growth 2010 to 2023	1.1%	1.0%	1.0%
2023 Median Age	36.2	37.0	38.1
Households			
2023 Estimated Households	16,352	49,588	105,988
2028 Projected Households	16,475	51,757	109,746
2020 Census Households	16,392	49,369	105,488
2010 Census Households	14,137	42,817	90,419
Projected Annual Growth 2023 to 2028	0.2%	0.9%	0.7%
Historical Annual Growth 2010 to 2023	1.2%	1.2%	1.3%
Race and Ethnicity			
2023 Estimated White	80.8%	79.4%	76.2%
2023 Estimated Black or African American	2.1%	2.4%	3.4%
2023 Estimated Asian or Pacific Islander	6.4%	7.2%	8.7%
2023 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.7%
2023 Estimated Other Races	10.3%	10.5%	11.1%
2023 Estimated Hispanic	8.5%	9.1%	10.0%
Income			
2023 Estimated Average Household Income	\$133,738	\$126,313	\$127,863
2023 Estimated Median Household Income	\$103,973	\$95,329	\$97,018
2023 Estimated Per Capita Income	\$62,458	\$60,477	\$61,319
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.7%	2.1%
2023 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.3%	2.9%
2023 Estimated High School Graduate	8.7%	10.4%	11.5%
2023 Estimated Some College	19.2%	19.2%	18.5%
2023 Estimated Associates Degree Only	5.9%	5.6%	5.5%
2023 Estimated Bachelors Degree Only	38.9%	36.9%	35.3%
2023 Estimated Graduate Degree	23.7%	23.9%	24.3%
Business			
2023 Estimated Total Businesses	2,168	8,264	21,116
2023 Estimated Total Employees	11,070	51,267	177,642
2023 Estimated Employee Population per Business	5.1	6.2	8.4
2023 Estimated Residential Population per Business	16.2	12.6	10.5

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

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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