

ICONIC WEST END BUILDING

PORTLAND, OR

SECOND GENERATION RETAIL FOR LEASE

ADDRESS

410-414 SW 13th Avenue
Portland, OR 97205

AVAILABLE RETAIL SPACE

- SUITE 410 – 925 SF
- SUITE 414 – 1,312 SF

RENTAL RATE

Please call for details

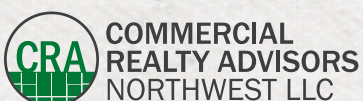
TRAFFIC COUNTS

W Burnside St – 23,037 ADT ('22)

SW 13th Ave – 1,985 ADT ('22)

HIGHLIGHTS

- Centrally located space just off W Burnside in downtown's West End.
- Nearby businesses include Vans, McMenamins, Jake's Famous Crawfish, Nong's Khao Man Gai, Bamboo Sushi, Powell's City Of Books, Brewery Blocks, Aesop, Whole Foods, Cheryl's on 12th and many more.
- Rare opportunity to lease character-rich, second generation spaces ready for tenant finishes.
- 414 SW 13th Ave space is 2nd generation cafe space with sinks/mop sink (no grease interceptor or hood/venting).
- Available now!



Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
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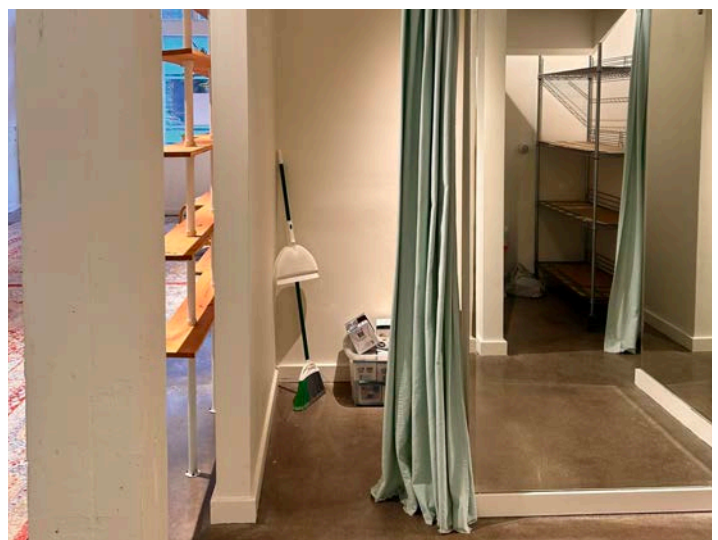
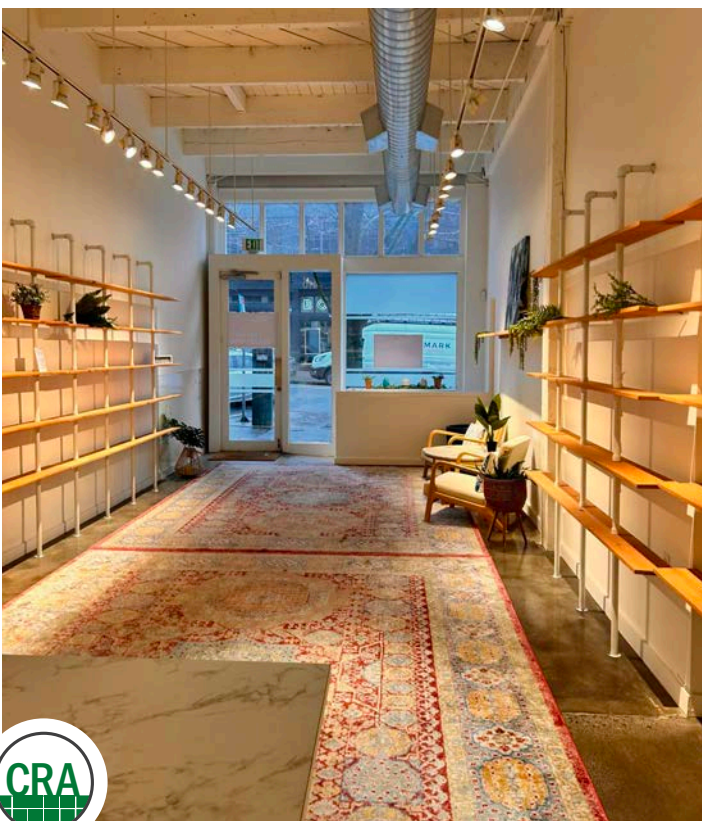
503.274.0211
www.cra-nw.com

ICONIC WEST END BUILDING

410 SW 13TH AVENUE

PORTLAND, OR

SUITE 410 IMAGES



ICONIC WEST END BUILDING

414 SW 13TH AVENUE

PORTLAND, OR

SUITE 414 IMAGES



ICONIC WEST END BUILDING

410-414 SW 13TH AVENUE

PORTLAND, OR

SITE

Wieden Kennedy
PROFILE THEATRE
RUDY'S
ZOOM+care
CALDERA ARTS
WILLIAMS SONOMA
frame CENTRAL
LOUISA
lululemon
west elm
Screen Door
RACHELLE M
free people
bluemercury
Reformation
Splendid
ATHLETA
Madswell
Good's
CB2
Crate&Barrel
WHOLE FOODS MARKET
CALIFORNIA CLOSETS
GBD ARCHITECTS
icebreaker

11W
New Mixed-Use Development
Office/Residential/Class A

10W
Redevelopment
mixed use office/retail
COMING SOON

patagonia
Shake Shack
Danner
Self Edge
SIZZLE PIE
at&t
VANS
mosu
BECK
MA & PA MARKET
FINK'S LUGGAGE
DOLLY OLIVE
NEVER
Ania
Kissing Booth
MACHUS
rochebobois
ACE HOTEL
WILDFANG
Thunderpants
woonwinkel
O'BRYANT SQUARE

DocuMart
Pincham
moxy HOTELS
HALO
DOMAINE SERENO
Jake's GRILL
Fortune
TARGET
THE RITZ-CARLTON RESIDENCES
underU4men
WOODLARK
MERCANTILE

EVERETT
WORLD FOODS
URBANSTUDIO
JEEVANI
TACTICS
dogtopia
THE NOW
HANA SUSHI
&Real
FULLER'S COFFEE SHOP
ELEN'S PHARMACY
SMG COLLECTIVE
FARMHOUSE KITCHEN
AMARA APARTMENTS
BIG Sagnowski

at&t
VILLA ANGEL TAQUERIA
The Benson
El Gaucho
COURTYARD BY MARRIOTT
usbank
OnPoint COMMUNITY CREDIT UNION
HOTEL lucia
HOTEL VINTAGE
il Solito "the usual"

ST HONORE BOULANGERIE
The Shutterbug
FORTE
CRA
HOTEL VINTAGE
HOTEL lucia
HOTEL VINTAGE
il Solito "the usual"

MACDONALD WEST APTS
MACDONALD RESIDENCE
SUSHI ICHIBAN
HELEN'S MARKET
STAR MARKET
AUGEN GALLERY
dollar GENERAL

JR'S ON BROADWAY
VILLA ANGEL TAQUERIA
The Benson
El Gaucho
COURTYARD BY MARRIOTT
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ICONIC WEST END BUILDING 410-414 SW 13TH AVENUE

FIRST FLOOR PLAN

PORTLAND, OR

Aēsop.

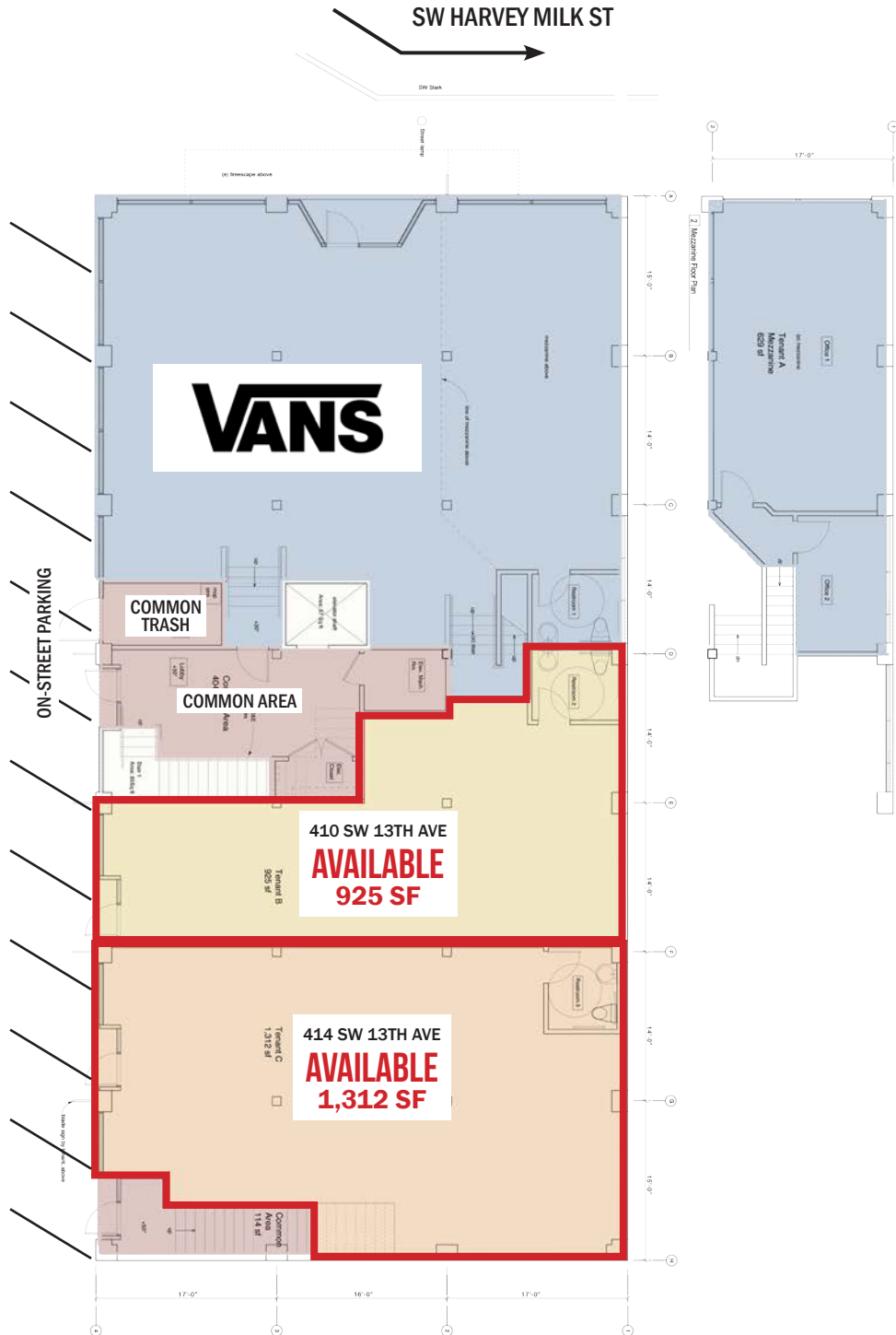
BONOBOS



NONG'S KHAO MAN GAI



SW 13TH AVENUE



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



ICONIC WEST END BUILDING

410-414 SW 13TH AVENUE

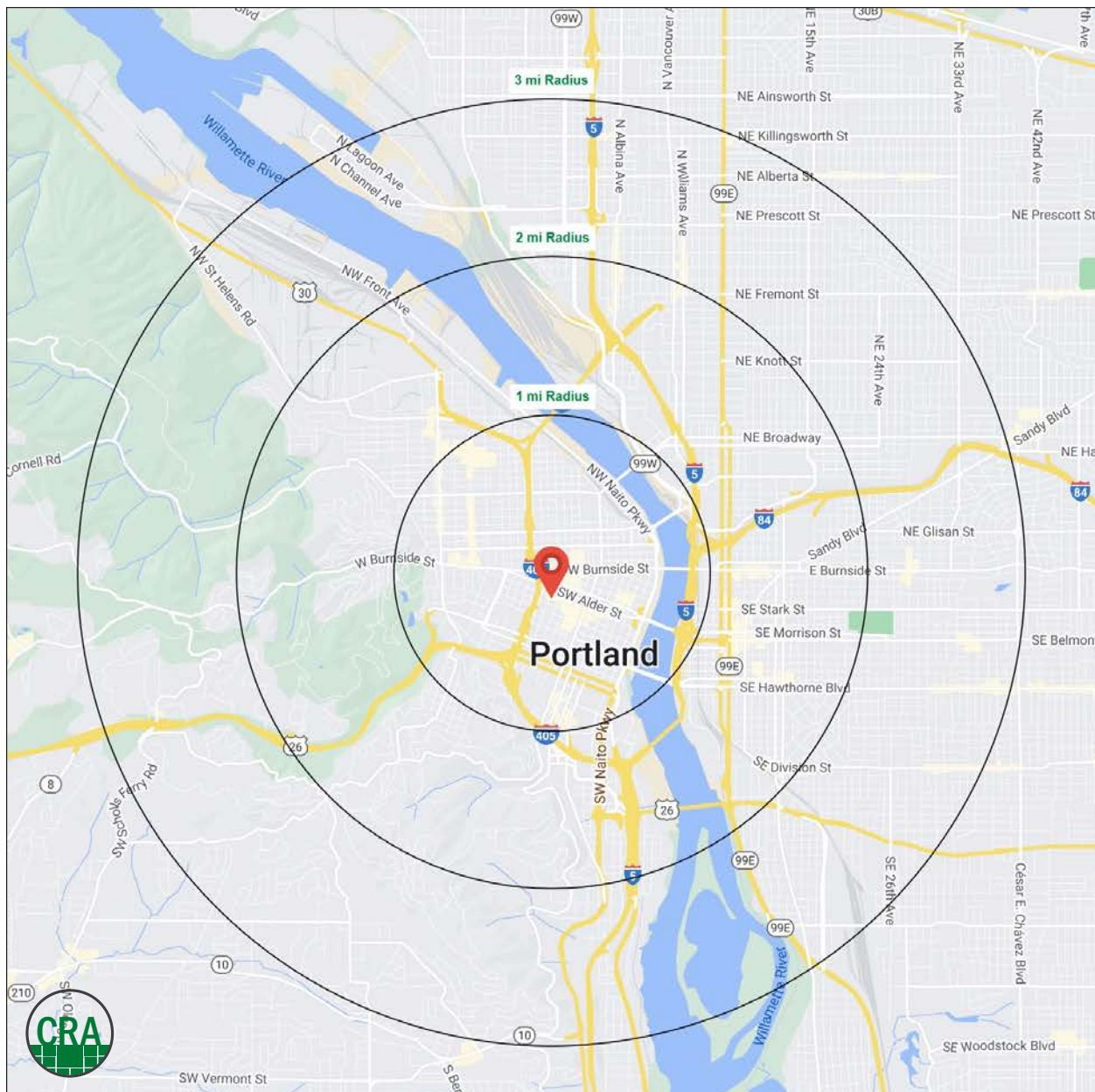
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	48,649	99,825	181,311
Estimated Households	33,011	62,183	100,051
Average HH Income	\$102,801	\$116,469	\$136,714
Median Home Value	\$566,091	\$610,079	\$620,800
Daytime Demographics 16+	116,570	200,486	262,422
Some College or Higher	84.8%	87.3%	88.0%

48,649
Estimated Population 2023
1 MILE RADIUS

37.9
Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5226/-122.6839

410 SW 13th Ave Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	48,649	99,825	181,311
2028 Projected Population	48,857	99,620	178,586
2020 Census Population	45,205	95,079	178,048
2010 Census Population	37,223	72,592	144,397
Projected Annual Growth 2023 to 2028	-	-	-0.3%
Historical Annual Growth 2010 to 2023	2.4%	2.9%	2.0%
2023 Median Age	37.9	38.1	38.3
Households			
2023 Estimated Households	33,011	62,183	100,051
2028 Projected Households	34,520	64,674	102,819
2020 Census Households	29,719	56,445	94,026
2010 Census Households	22,976	41,848	74,238
Projected Annual Growth 2023 to 2028	0.9%	0.8%	0.6%
Historical Annual Growth 2010 to 2023	3.4%	3.7%	2.7%
Race and Ethnicity			
2023 Estimated White	72.5%	74.5%	75.7%
2023 Estimated Black or African American	5.1%	5.3%	6.0%
2023 Estimated Asian or Pacific Islander	10.1%	8.7%	7.1%
2023 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.7%
2023 Estimated Other Races	11.4%	10.7%	10.4%
2023 Estimated Hispanic	12.5%	11.4%	10.2%
Income			
2023 Estimated Average Household Income	\$102,801	\$116,469	\$136,714
2023 Estimated Median Household Income	\$82,725	\$91,702	\$101,636
2023 Estimated Per Capita Income	\$70,753	\$73,326	\$75,933
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.3%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	2.5%	1.9%	1.7%
2023 Estimated High School Graduate	10.9%	9.5%	9.1%
2023 Estimated Some College	16.6%	16.2%	15.4%
2023 Estimated Associates Degree Only	4.9%	4.5%	4.6%
2023 Estimated Bachelors Degree Only	35.4%	37.8%	39.1%
2023 Estimated Graduate Degree	27.8%	28.7%	28.9%
Business			
2023 Estimated Total Businesses	8,742	15,613	22,302
2023 Estimated Total Employees	99,884	170,455	213,999
2023 Estimated Employee Population per Business	11.4	10.9	9.6
2023 Estimated Residential Population per Business	5.6	6.4	8.1

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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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 www.cra-nw.com

 **503.274.0211**

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