DENIZEN

RETAIL SPACE FOR LEASE » PORTLAND, OREGON

LOCATION

518 NE 20th Avenue between Hoyt and Glisan in Portland, Oregon

AVAILABLE SPACE

Retail 1 & 2:	2,038 SF
Retail 3:	3,696 SF plus outdoor patio
Retail 4:	1,612 SF plus outdoor patio

RENTAL RATE

Call for details

COMMENTS

- New construction, mixed-use project located in the vibrant intersection of Portland's eastside industrial district with the lush, historic Laurelhurst neighborhood (212 market rate apartments above ground floor retail).
- Modern architectural design with clean lines, large glass storefront systems and high ceilings.
- Retail 3 & 4 offer Type 1 venting and outdoor patio seating opportunity.
- Strong daytime population and residential base.
- Available now!

TRAFFIC COUNTS

NE Sandy Blvd @ 22nd – 21,561 ADT ('20)
NE 20th @ Irving St – 17,538 ADT ('18)

Walk Score 93

Bike Score 100

Transit Score 71

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Portland, Oregon 97224
www.cra-nw.com
Licensed brokers in Oregon & Washington

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing.
View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/real-estate-agency-pamphlet/. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL

DENIZEN

PORTLAND, OREGON

SITE

173,229 ADT (20)

17,538 ADT (18)

16,795 ADT (20)

42,934 ADT (18)

20,109 ADT (20)

23,393 ADT (18)

17,010 ADT (20)

NE Multnomah St

NE Hassalo St

NE Irving St

NE Lloyd Blvd

NE Glisan St

NE Flanders St

NE Everett St

NE Davis St

NE Couch St

NE Oregon St

NE Holloday St

NE Sandy Blvd

NE Hoyt St

NE Buxton St

NE Pacific Street

NE Martin Luther King Jr Blvd

NE 6th Ave

NE 7th Ave

NE 9th Ave

NE 11th Ave

NE 12th Ave

NE 13th Ave

NE 15th Ave

NE 16th Ave

NE 18th Ave

NE 20th Ave

NE 22nd Ave

NE 24th Ave

NE 25th Ave

NE 26th Ave

NE 27th Ave

NE 28th Ave

NE 29th Ave

SE 3rd Ave

SE 8th Ave

SE 9th Ave

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SE 17th Ave

SE 18th Ave

SE 20th Ave

SE 21st Ave

SE 22nd Ave

SE 24th Ave

SE 26th Ave

SE 27th Ave

SE 28th Ave

SE 29th Ave

SE 30th Ave

SE Ankeny St

SE Ash St

SE Pine St

SE Oak St

SE Stark St

E Burnside St

OREGON CONVENTION CENTER

CONCORDE CAREER COLLEGE - PORTLAND

MULTNOMAH COUNTY LIBRARY ADMIN

BENSON POLYTECHNIC HIGH SCHOOL

BUCKMAN FIELD PARK

PORTLAND TENNIS CENTER

SANDY HUT

PORTLAND ROCK GYM

DA VINCI MIDDLE SCHOOL

FONDA ROSA

HENRY HIGGINS BOILED BAGELS

THE HANNA

THE CIRCUIT BOULDERING GYM

EVERYDAY MUSIC

PHO GIA

WENTWORTH AUTOS

SUBARU SERVICE

HOLMAN'S BAR & GRILL

Nova Coffee

KATU 2

Jasmine Pearl

Consolidated Community

Willoughby Hearing

PCC

Heritage Bakery & Cafe

Davenport

Luce

Slide Inn

Le Pigeon

Sizzle Pie

Machus

Bossanova Ballroom

Enterprise

O'Reilly Auto Parts

ReRack

Linden

Michael's

Noble Rot

Sasquatch

Evo

Whole Foods Market

Pizzicato

Paadee

Crema

The Goose

Zoom Care

Tusk

Ate-Oh-Ate

Coca-Cola

Plaid Pantry

Pendleton

Edible Arrangements

Screen Door

Dix

Hexx

Similar to UV

Mystic

Matador

Alma

City + State

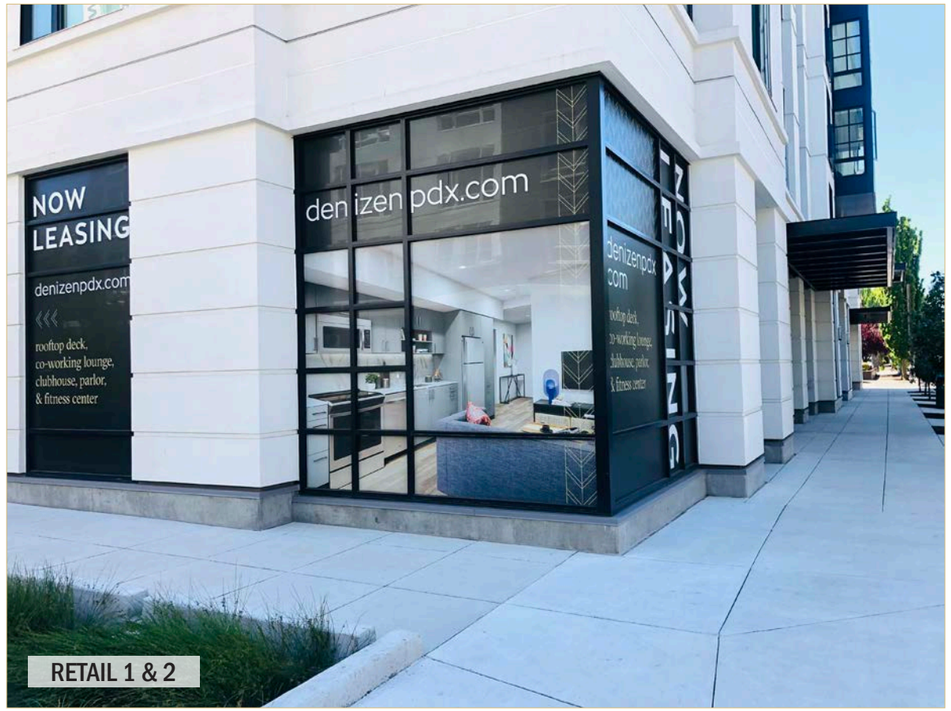
Cuero

Ace

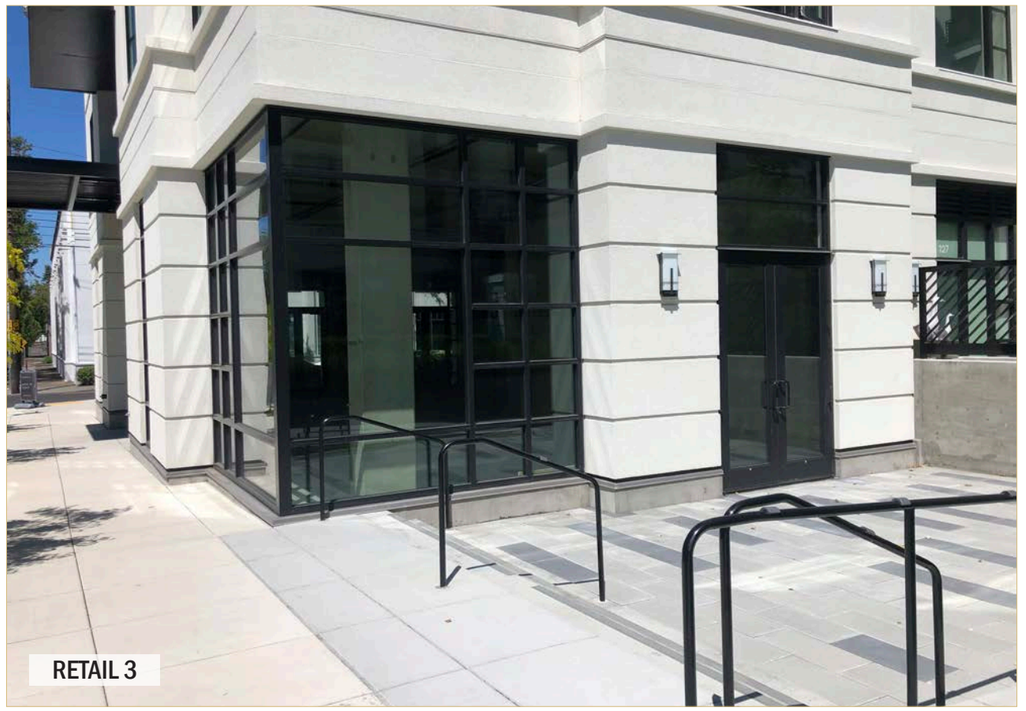
Sandy

Gulch

DENIZEN | SITE IMAGES



RETAIL 1 & 2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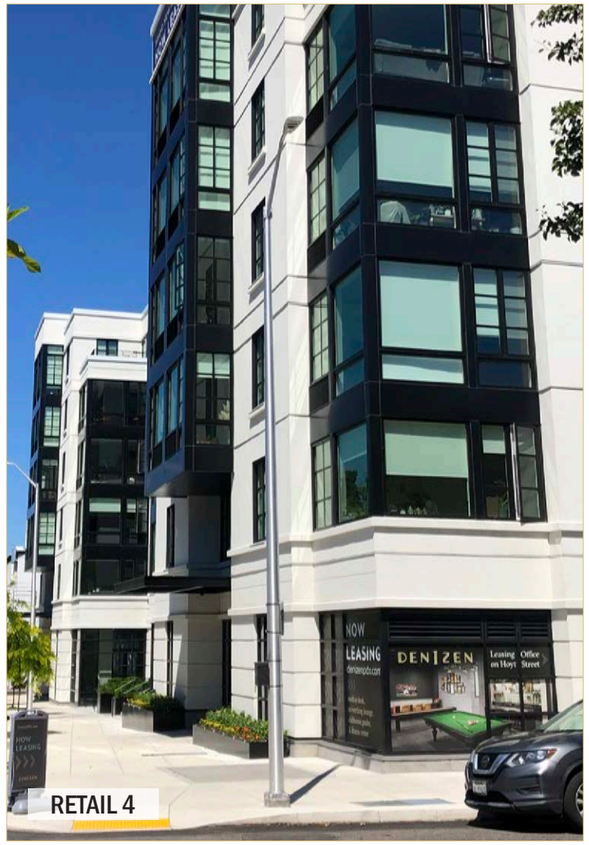
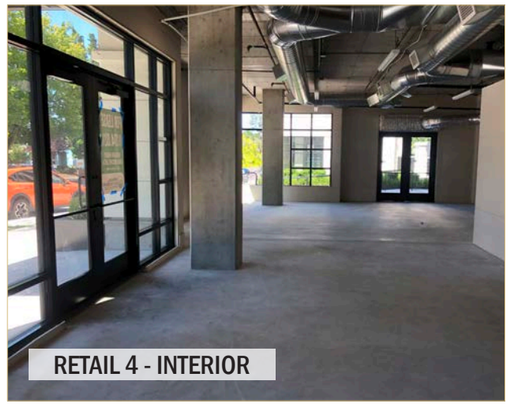
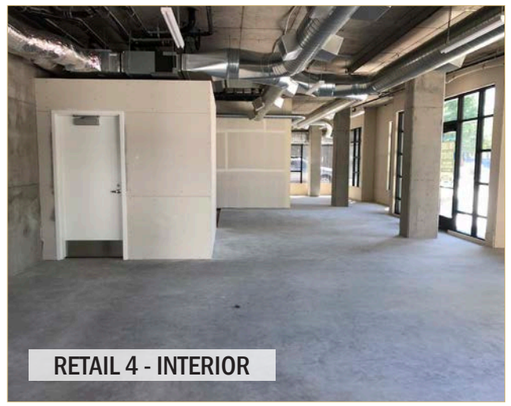


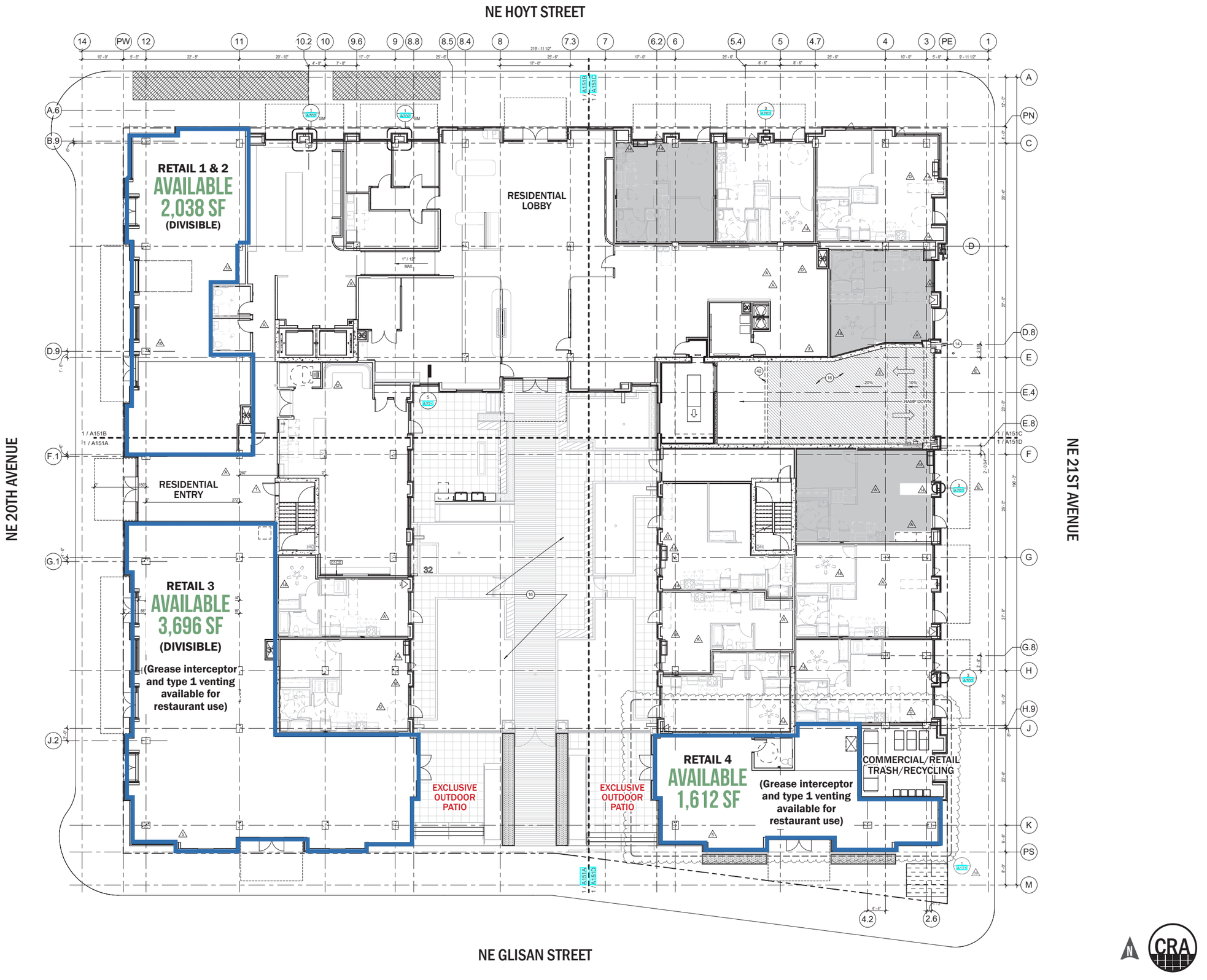
RETAIL 4


RETAIL 4 - INTERIOR


RETAIL 4 - INTERIOR

RETAIL 4 - EXCLUSIVE PATIO

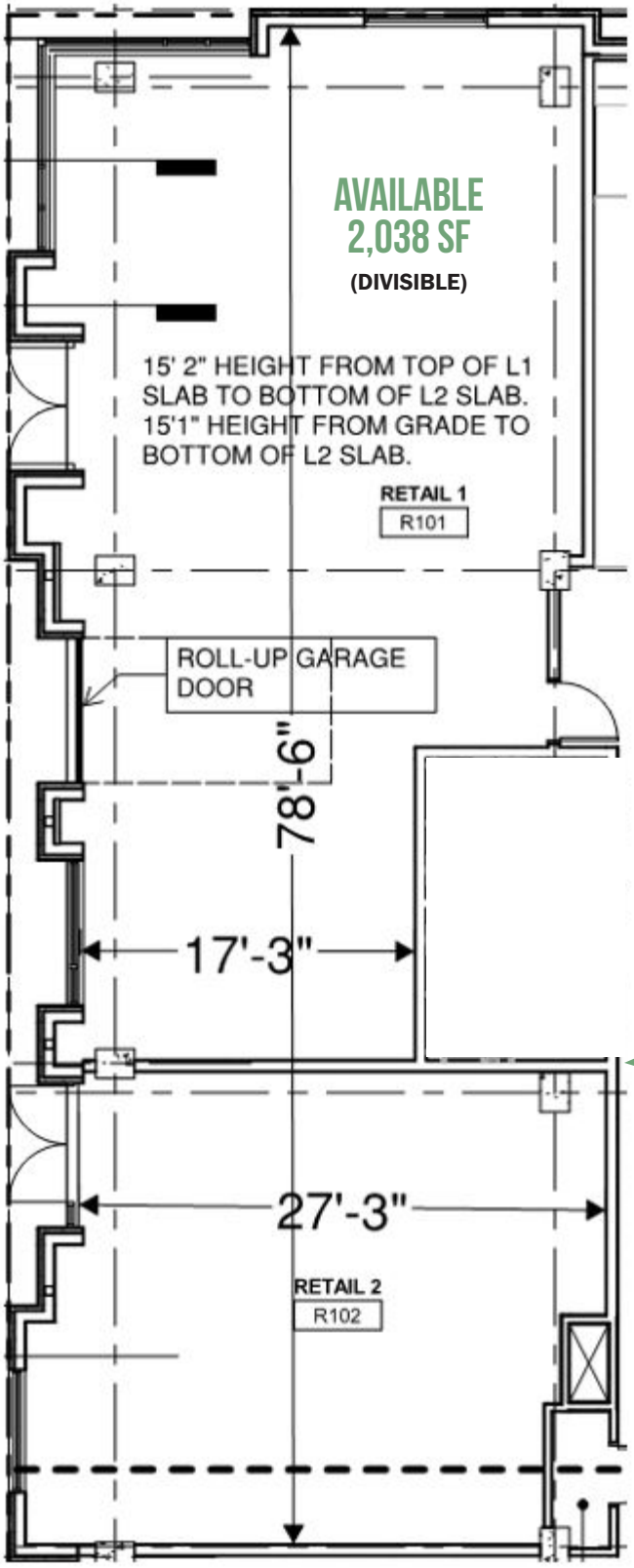
DENIZEN | SITE PLAN



DENIZEN | RETAIL 1 & 2

NE HOYT STREET

NE 20TH AVENUE



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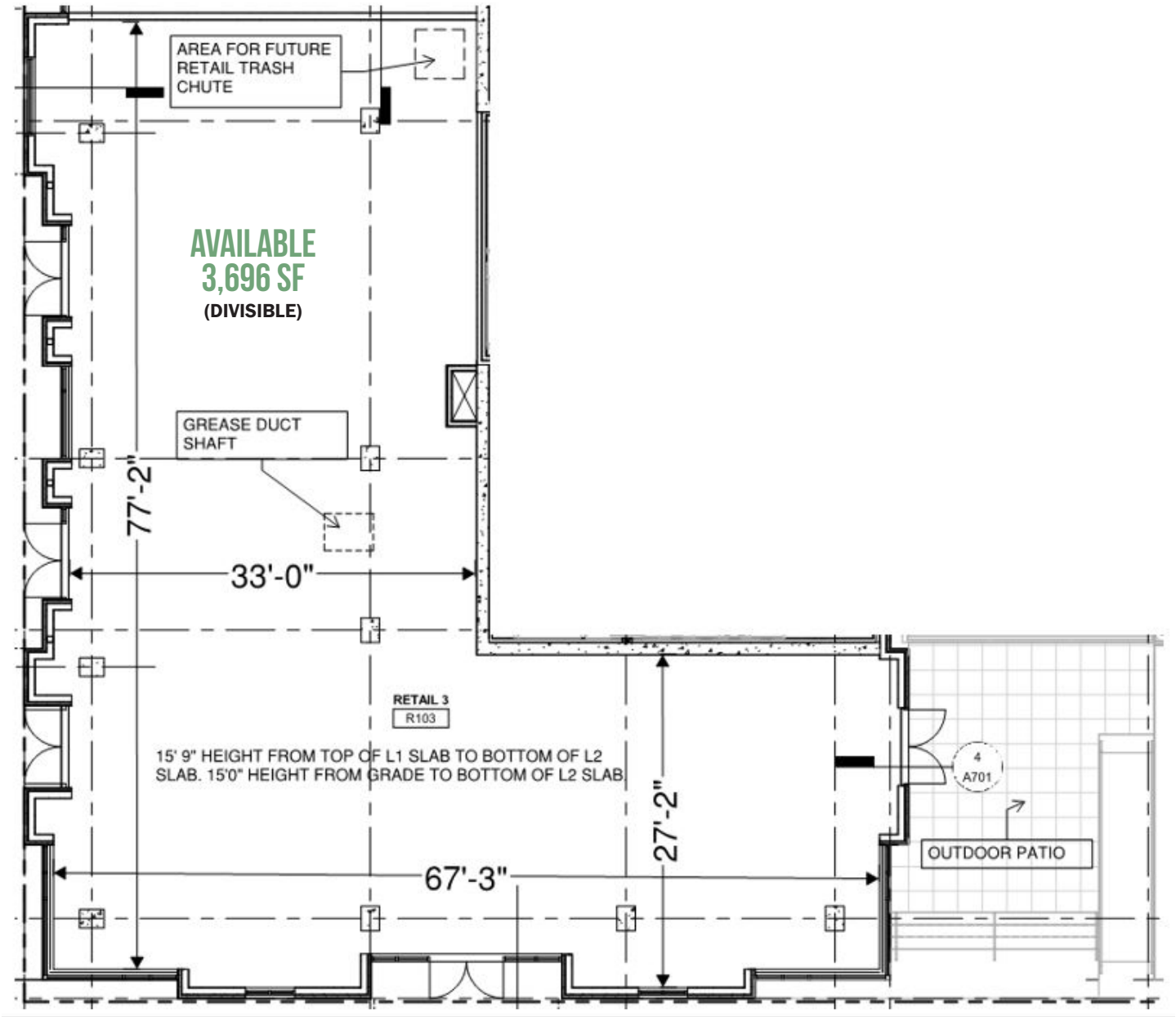
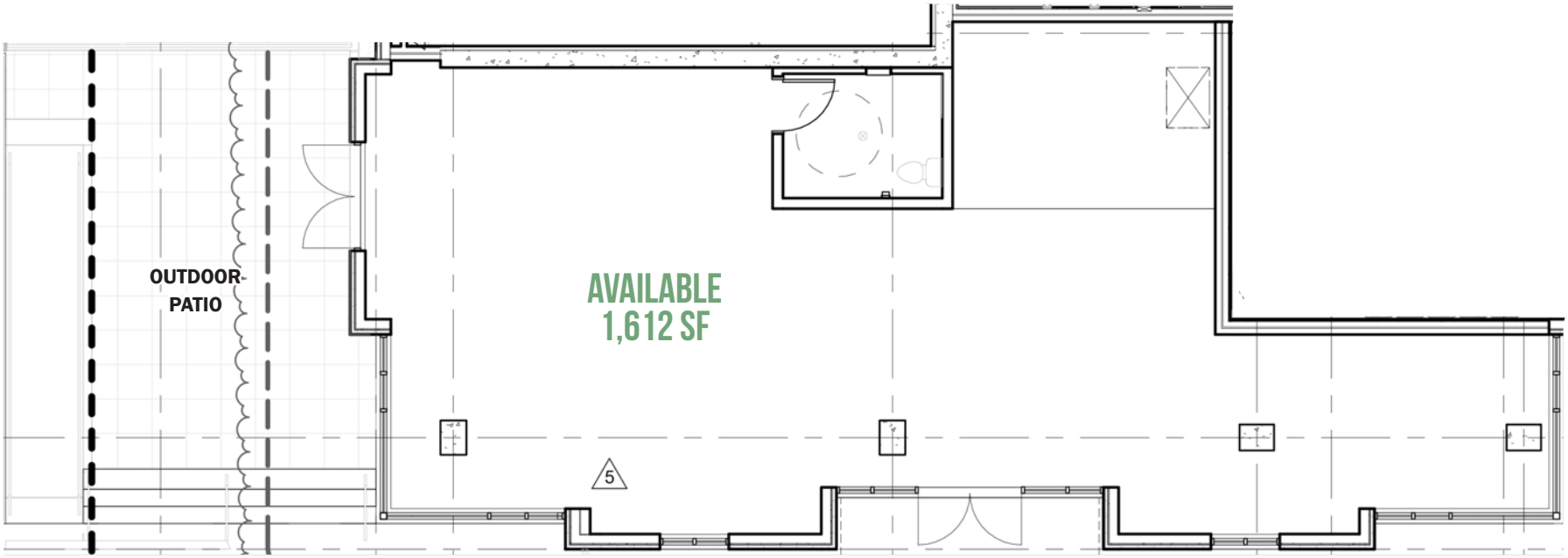
DENIZEN | RETAIL 3



DENIZEN | RETAIL 4



NE 21ST AVENUE

NE GLISAN STREET

N

CRA

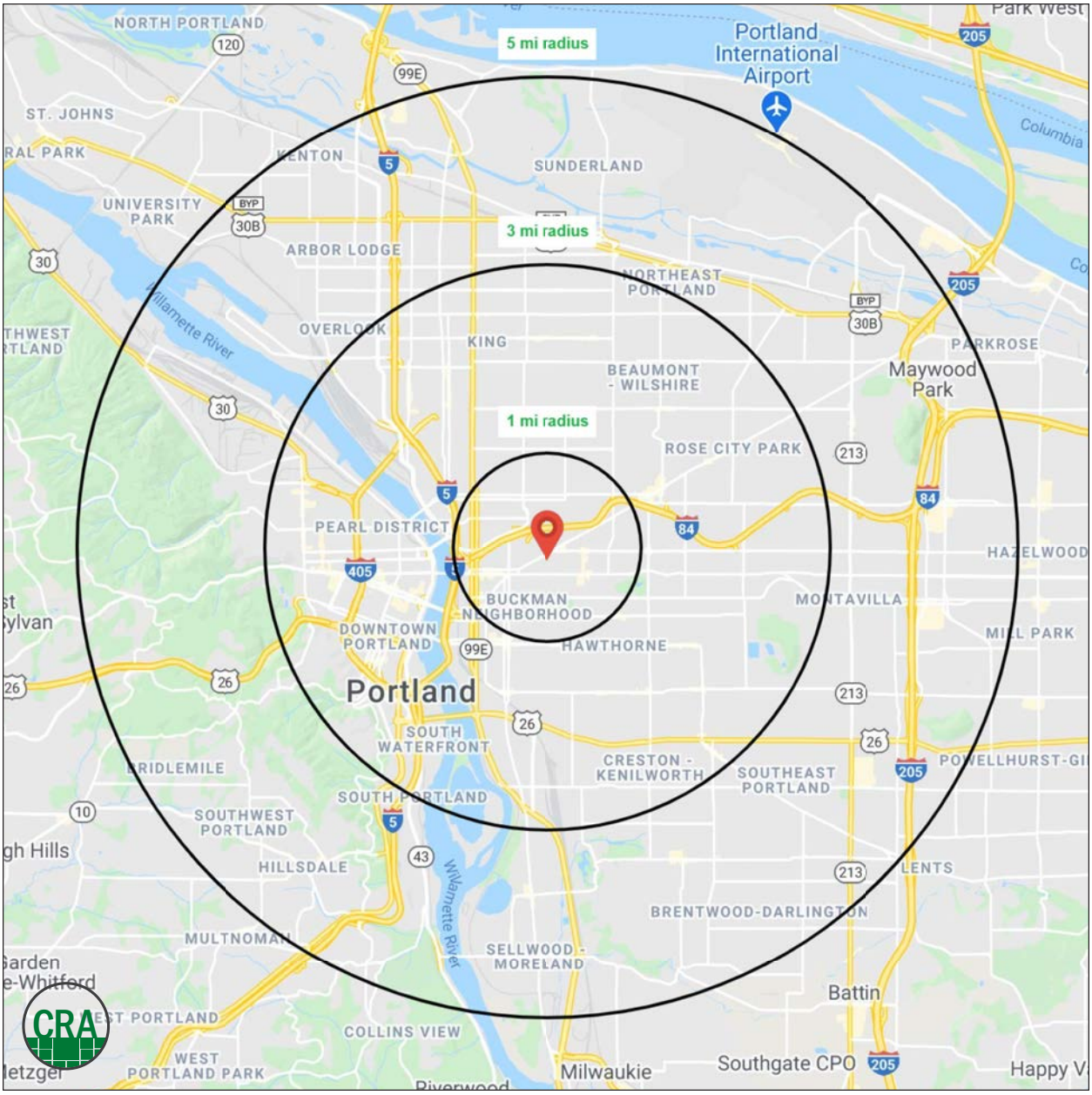
DENIZEN
518 NE 20TH AVENUE
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2020)	1 MILE	2 MILE	3 MILE
Estimated Population 2020	33,669	252,453	458,364
Projected Population 2025	34,785	259,965	471,356
Average HH Income	$87,453	$104,213	$104,356
Median Home Value	$527,479	$485,048	$447,073
Daytime Demographics 16+	50,205	313,954	487,346
Some College or Higher	86.7%	86.3%	81.9%

$527,479
Median Home Value
1 MILE RADIUS

35.3
Median Age
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.5269/-122.6451

RS1

	Denizen Portland, OR 97232	1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	33,669	252,453	458,364
	2025 Projected Population	34,785	259,965	471,356
	2010 Census Population	26,032	210,523	398,335
	2000 Census Population	24,701	194,327	371,000
	Projected Annual Growth 2020 to 2025	0.7%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	1.8%	1.5%	1.2%
	2020 Median Age	35.3	36.5	37.3
HOUSEHOLDS	2020 Estimated Households	18,991	129,692	216,079
	2025 Projected Households	20,112	137,812	229,995
	2010 Census Households	13,918	102,882	179,960
	2000 Census Households	13,155	92,499	163,797
	Projected Annual Growth 2020 to 2025	1.2%	1.3%	1.3%
	Historical Annual Growth 2000 to 2020	2.2%	2.0%	1.6%
RACE AND ETHNICITY	2020 Estimated White	81.0%	77.6%	75.2%
	2020 Estimated Black or African American	4.9%	7.1%	6.8%
	2020 Estimated Asian or Pacific Islander	3.7%	6.0%	8.1%
	2020 Estimated American Indian or Native Alaskan	1.3%	0.9%	1.0%
	2020 Estimated Other Races	9.1%	8.4%	8.9%
	2020 Estimated Hispanic	13.7%	9.5%	9.7%
INCOME	2020 Estimated Average Household Income	$87,453	$104,213	$104,356
	2020 Estimated Median Household Income	$70,617	$82,504	$83,638
	2020 Estimated Per Capita Income	$49,661	$53,922	$49,499
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.5%	2.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.1%	2.9%
	2020 Estimated High School Graduate	10.4%	10.1%	12.9%
	2020 Estimated Some College	18.6%	18.0%	18.9%
	2020 Estimated Associates Degree Only	6.1%	6.1%	6.7%
	2020 Estimated Bachelors Degree Only	39.4%	36.0%	32.7%
	2020 Estimated Graduate Degree	22.7%	26.3%	23.5%
BUSINESS	2020 Estimated Total Businesses	3,834	24,955	36,887
	2020 Estimated Total Employees	41,085	241,035	350,451
	2020 Estimated Employee Population per Business	10.7	9.7	9.5
	2020 Estimated Residential Population per Business	8.8	10.1	12.4

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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