

HISTORIC HASELTINE BUILDING RETAIL FOR LEASE!

SW 2ND & PINE, LOCATED IN DOWNTOWN PORTLAND

ADDRESS

SW 2nd Avenue & Pine St, Portland, OR

AVAILABLE SPACES

Suite 100:

2,699 RSF plus 425 SF mezzanine
Light-filled ground floor corner unit with mezzanine and direct access to basement storage area

Suites 101, 102 & 103:

3 second generation retail/creative office suites available (can be combined) with high ceilings, great natural light, and access through storefront or secure lobby entrance

Suite 101: 1,072 RSF
Suite 102: 1,152 RSF
Suite 103: 1,500 RSF

RENTAL RATE

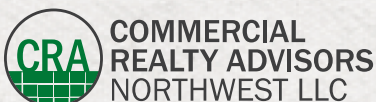
\$20/RSF/YR, NNN

TRAFFIC COUNTS

W Burnside St - 31,989 ADT ('22)
SW 2nd Ave - 5,378 ADT ('22)
SW Pine St - 2,220 ADT ('22)

HIGHLIGHTS

- Originally built in 1893 for JE Haseltine & Co who utilized the building for their hardware, equipment and sporting goods company. Later, the building was converted to upper level office and ground floor retail.
- Historic, character rich building featuring high full fir ceilings, large wood beams, stone exterior and dramatic arched storefronts/windows.
- Building has undergone major renovations, including new storefront glass, and interior renovations.
- Basement storage space available.
- Immediate area tenants include Kell's Irish Pub, Bae's Fried Chicken, Afuri, Voodoo Donuts, Stumptown Coffee, Mother's Bistro and more!



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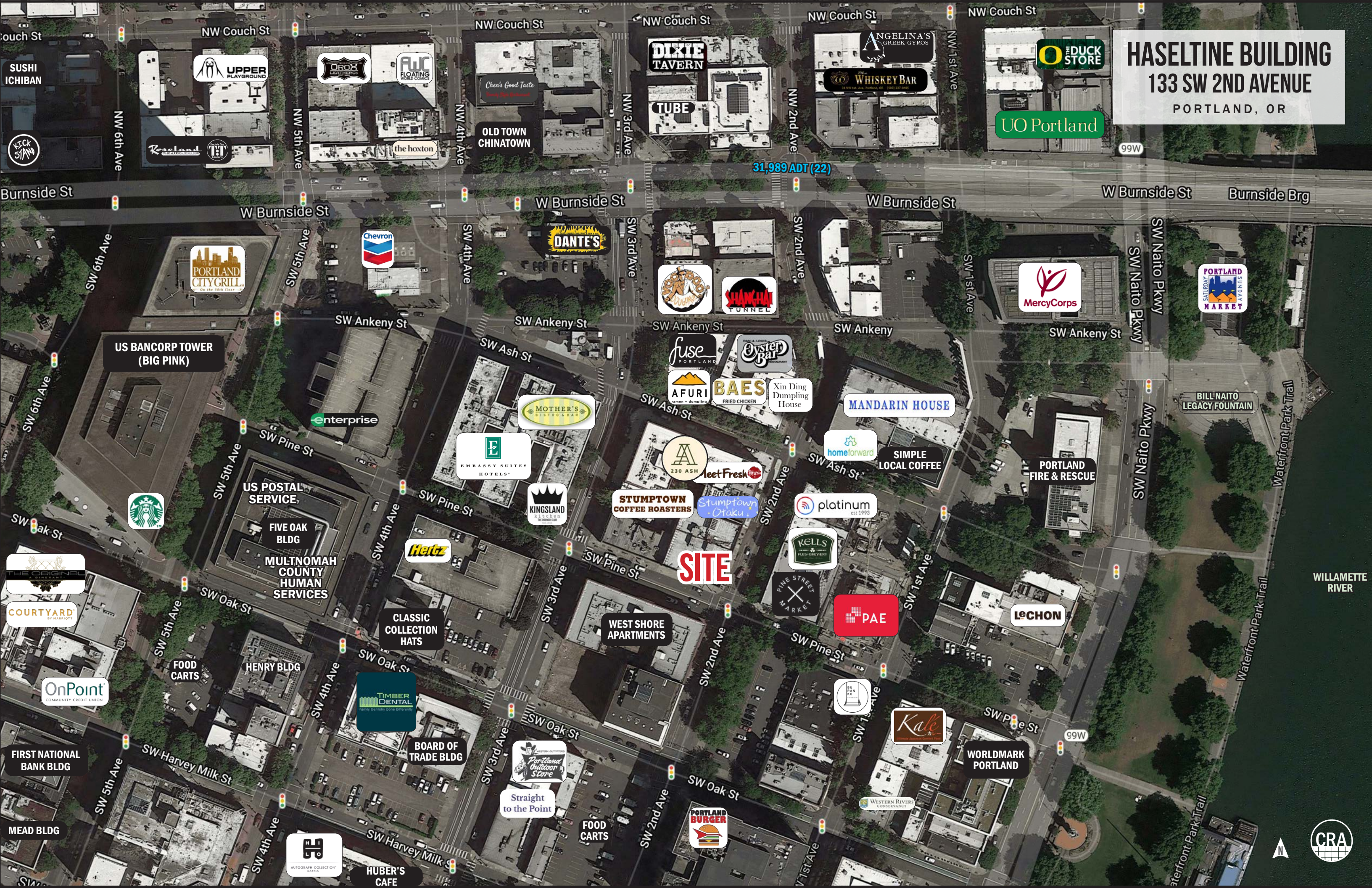
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HASELTINE BUILDING
133 SW 2ND AVENUE
PORTLAND, OR

UO Portland

31,989 ADT (22)

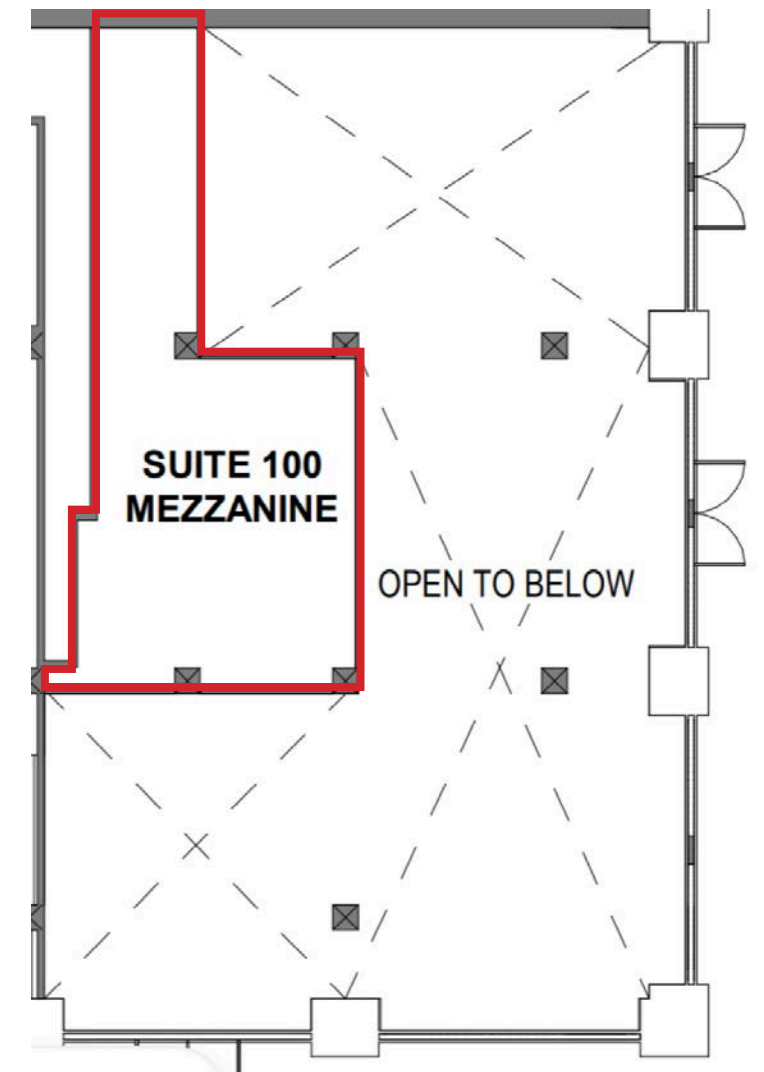
SITE



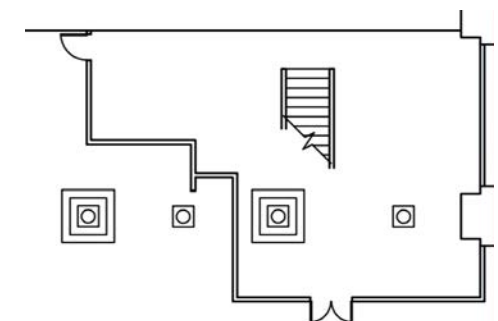
GROUND LEVEL



GROUND LEVEL MEZZANINE



BASEMENT



SW 2ND AVENUE ↑

SW PINE STREET

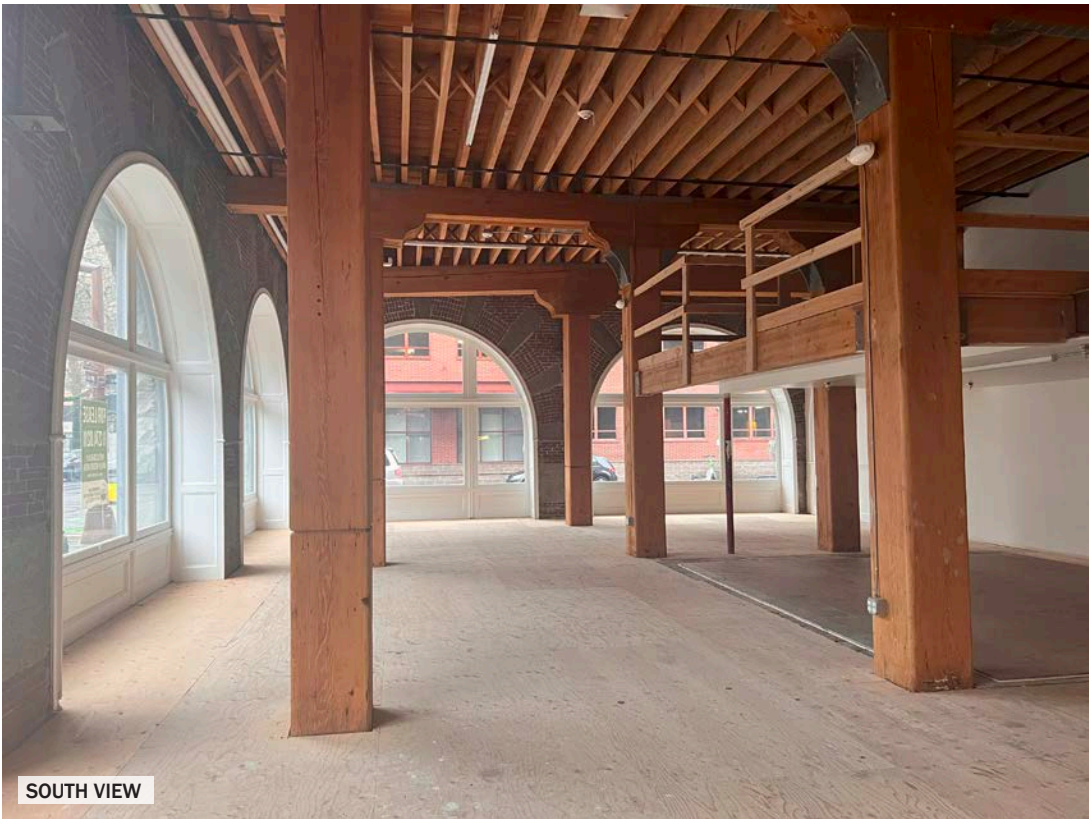
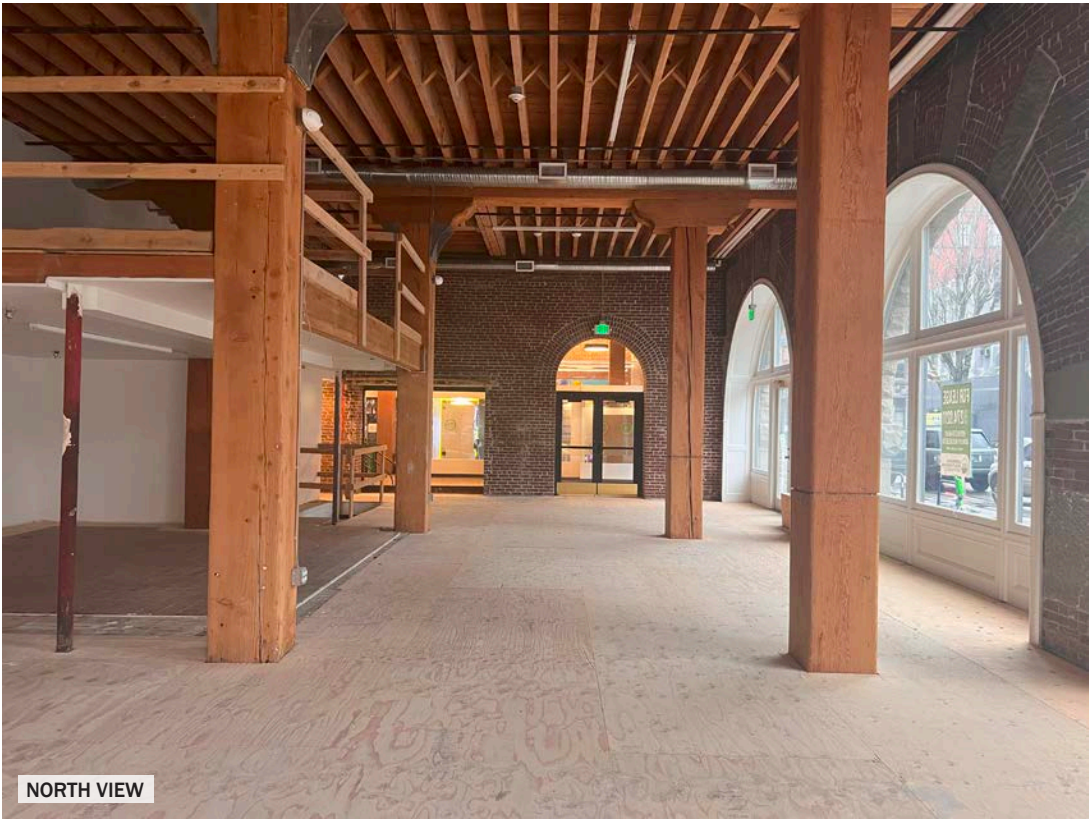
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HASELTINE BUILDING

133 SW 2ND AVENUE
PORTLAND, OR

SUITE 100 IMAGES



HASELTINE BUILDING
133 SW 2ND AVENUE
PORTLAND, OR

SUITE 101 IMAGES



BACK TO FRONT



FRONT TO BACK

HASELTINE BUILDING
133 SW 2ND AVENUE
PORTLAND, OR

SUITE 102 IMAGES



BACK OFFICE



BACK TO FRONT



FRONT TO BACK



KITCHENETTE

HASELTINE BUILDING

133 SW 2ND AVENUE
PORTLAND, OR

SUITE 103 IMAGES



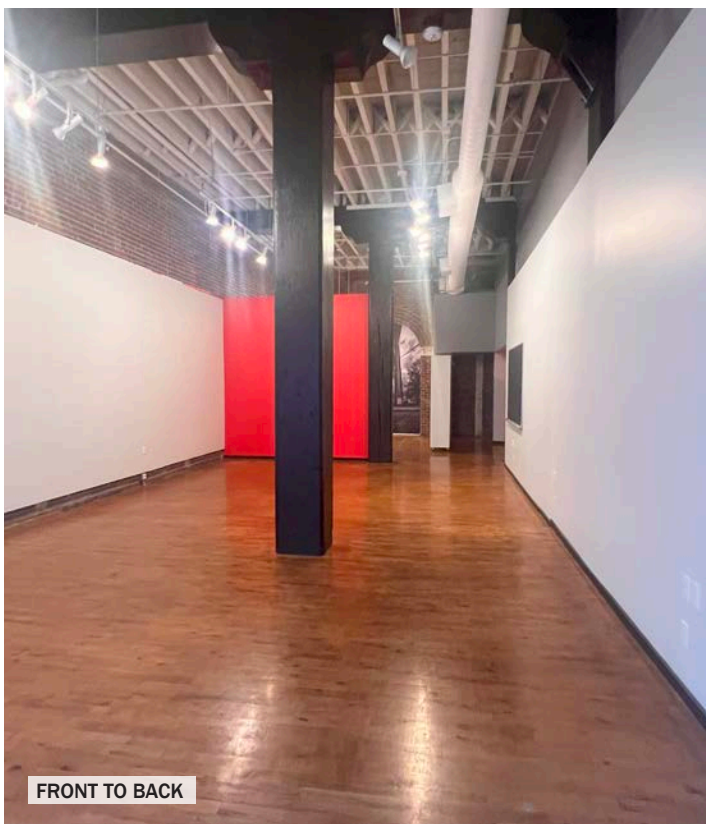
BACK AREA CLOSE UP



BACK AREA



BACK TO FRONT



FRONT TO BACK

HASELTINE BUILDING

133 SW 2ND AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	36,847	113,900	201,494
Projected Population 2028	36,778	116,818	208,951
Average HH Income	\$100,822	\$123,324	\$139,086
Median Home Value	\$562,224	\$654,736	\$651,061
Daytime Demographics 16+	124,309	207,221	276,408
Some College or Higher	81.9%	87.0%	87.7%

\$654,736

Median Home Value
2 MILE RADIUS

38.6

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: 45.5216/-122.6729

Haseltine Building	1 mi radius	2 mi radius	3 mi radius
Portland, OR 97204			
Population			
2023 Estimated Population	36,847	113,900	201,494
2028 Projected Population	36,778	116,818	208,951
2020 Census Population	37,439	114,493	202,183
2010 Census Population	28,429	89,286	165,711
Projected Annual Growth 2023 to 2028	-	0.5%	0.7%
Historical Annual Growth 2010 to 2023	2.3%	2.1%	1.7%
2023 Median Age	38.6	37.7	38.0
Households			
2023 Estimated Households	24,260	66,610	105,706
2028 Projected Households	24,476	69,037	110,658
2020 Census Households	24,459	66,390	104,956
2010 Census Households	17,283	50,327	83,830
Projected Annual Growth 2023 to 2028	0.2%	0.7%	0.9%
Historical Annual Growth 2010 to 2023	3.1%	2.5%	2.0%
Race and Ethnicity			
2023 Estimated White	69.2%	74.7%	76.3%
2023 Estimated Black or African American	5.7%	4.8%	5.1%
2023 Estimated Asian or Pacific Islander	10.2%	8.0%	6.8%
2023 Estimated American Indian or Native Alaskan	1.3%	0.8%	0.7%
2023 Estimated Other Races	13.6%	11.6%	11.2%
2023 Estimated Hispanic	16.4%	11.7%	10.2%
Income			
2023 Estimated Average Household Income	\$100,822	\$123,324	\$139,086
2023 Estimated Median Household Income	\$71,788	\$89,239	\$101,582
2023 Estimated Per Capita Income	\$67,852	\$72,824	\$73,424
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.3%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	3.4%	2.0%	1.9%
2023 Estimated High School Graduate	12.5%	9.6%	9.1%
2023 Estimated Some College	19.7%	16.7%	16.0%
2023 Estimated Associates Degree Only	5.3%	4.6%	4.8%
2023 Estimated Bachelors Degree Only	32.7%	38.0%	38.6%
2023 Estimated Graduate Degree	24.2%	27.8%	28.4%
Business			
2023 Estimated Total Businesses	9,081	16,846	24,063
2023 Estimated Total Employees	110,391	174,387	222,828
2023 Estimated Employee Population per Business	12.2	10.4	9.3
2023 Estimated Residential Population per Business	4.1	6.8	8.4

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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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