



230 SW ASH STREET PORTLAND, OR

LANDLORD
OPEN TO
PARTNERSHIP
OPPORTUNITIES
&
CREATIVE RENT
STRUCTURE

Meet Fresh 
NOW OPEN 2nd & Ash!



RETAIL 1 – SW 3RD & ASH CORNER

ADDRESS

230 SW Ash Street, Portland, OR

AVAILABLE SPACE

- 3,981 RSF – SW 3rd & Ash Endcap (divisible to 1,000 RSF)
- 2,001 RSF – SW 2nd Ave Inline

HIGHLIGHTS

- New 6-story construction featuring exterior brick, high ceilings (approximately 14 ft high), and expansive floor-to-ceiling storefront glass on ground floor retail with 133 apartments above, providing 24/7 site activation.
- LEED Platinum Certified
- First generation space can be customized per tenants' design specifications.
- Both spaces can accommodate type 1 venting and have accessible grease interceptors for restaurant use.
- Sliding storefront windows.
- Property has a roof deck for potential use for company events.
- Day and night time private building security.
- Tenants within a 1-block radius include: Afuri, BAE's Fried Chicken, Stumptown Coffee Roasters, Mother's Bistro, Voodoo Doughnut, Pine Street Market, Kells & more.
- Meet Fresh now open in the building on the corner of SW 2nd & Ash.



RETAIL 2 – SW 2ND



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230 ASH

RENTAL RATE

Please call for details

TRAFFIC COUNTS

W Burnside St - 31,989 ADT ('20)

SW 2nd Ave - 5,378 ADT ('22)

SW 3rd Ave - 6,442 ADT ('22)



VOODOO DOUGHNUTS



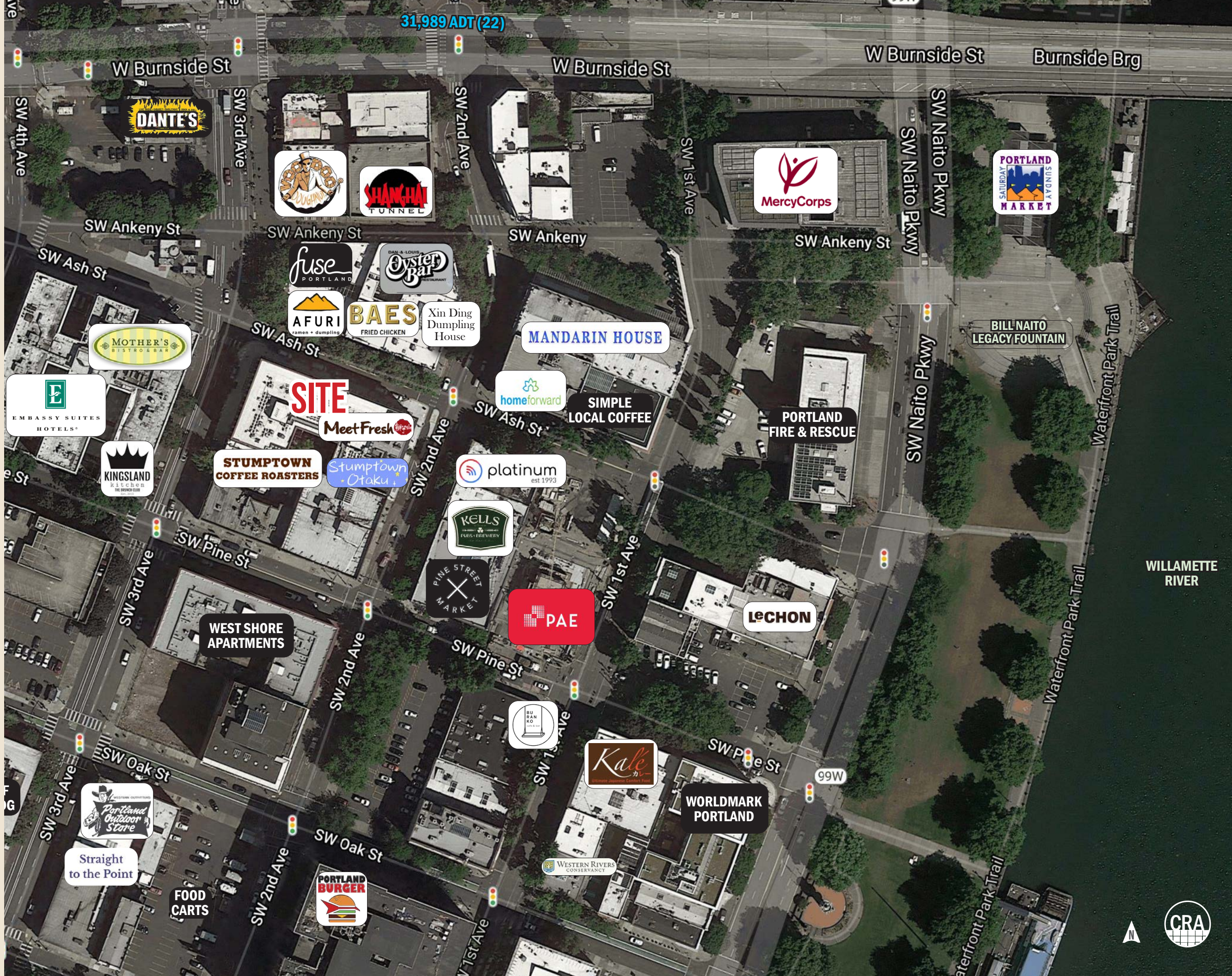
STUMPTOWN COFFEE ROASTERS



AFURI RAMEN



PAE LIVING BUILDING



31,989 ADT (22)



Xin Ding Dumpling House

MANDARIN HOUSE



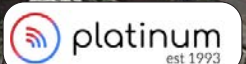
SITE



STUMPTOWN COFFEE ROASTERS



SIMPLE LOCAL COFFEE



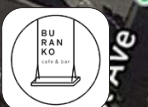
PORTLAND FIRE & RESCUE



WEST SHORE APARTMENTS



LECHON



WORLDMARK PORTLAND



Straight to the Point

FOOD CARTS



BILL NAITO LEGACY FOUNTAIN

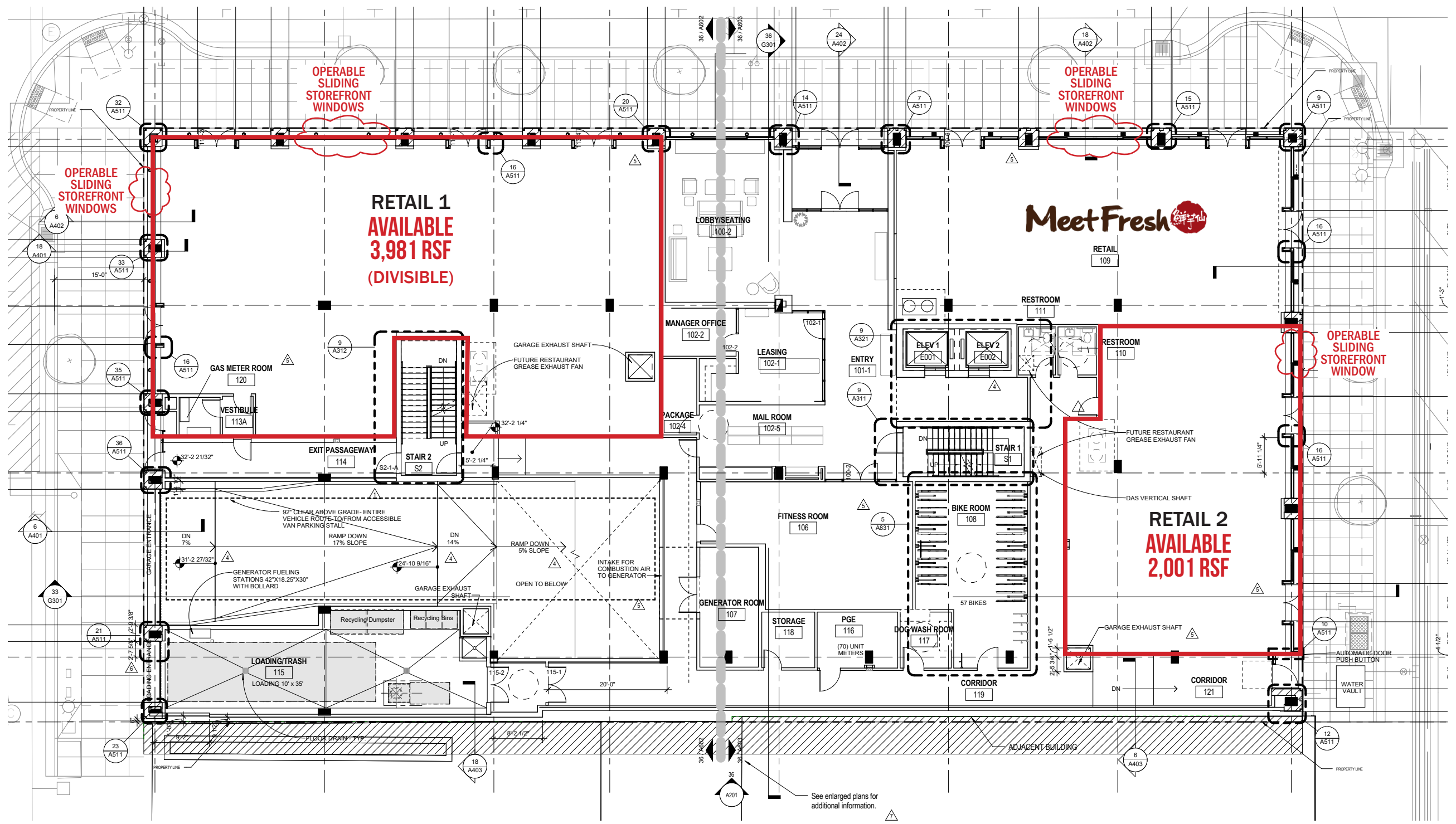




SW ASH STREET

SW 3RD AVENUE

SW 2ND AVENUE



See enlarged plans for additional information.

DEMOGRAPHIC SUMMARY



Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	36,760	114,355	202,084
Average HH Income	\$103,401	\$123,582	\$139,076
Median Home Value	\$563,140	\$655,014	\$650,871
Daytime Demographics 16+	125,727	207,529	276,593
Some College or Higher	82.2%	87.0%	87.7%
Median Age	38.8	37.7	38.0

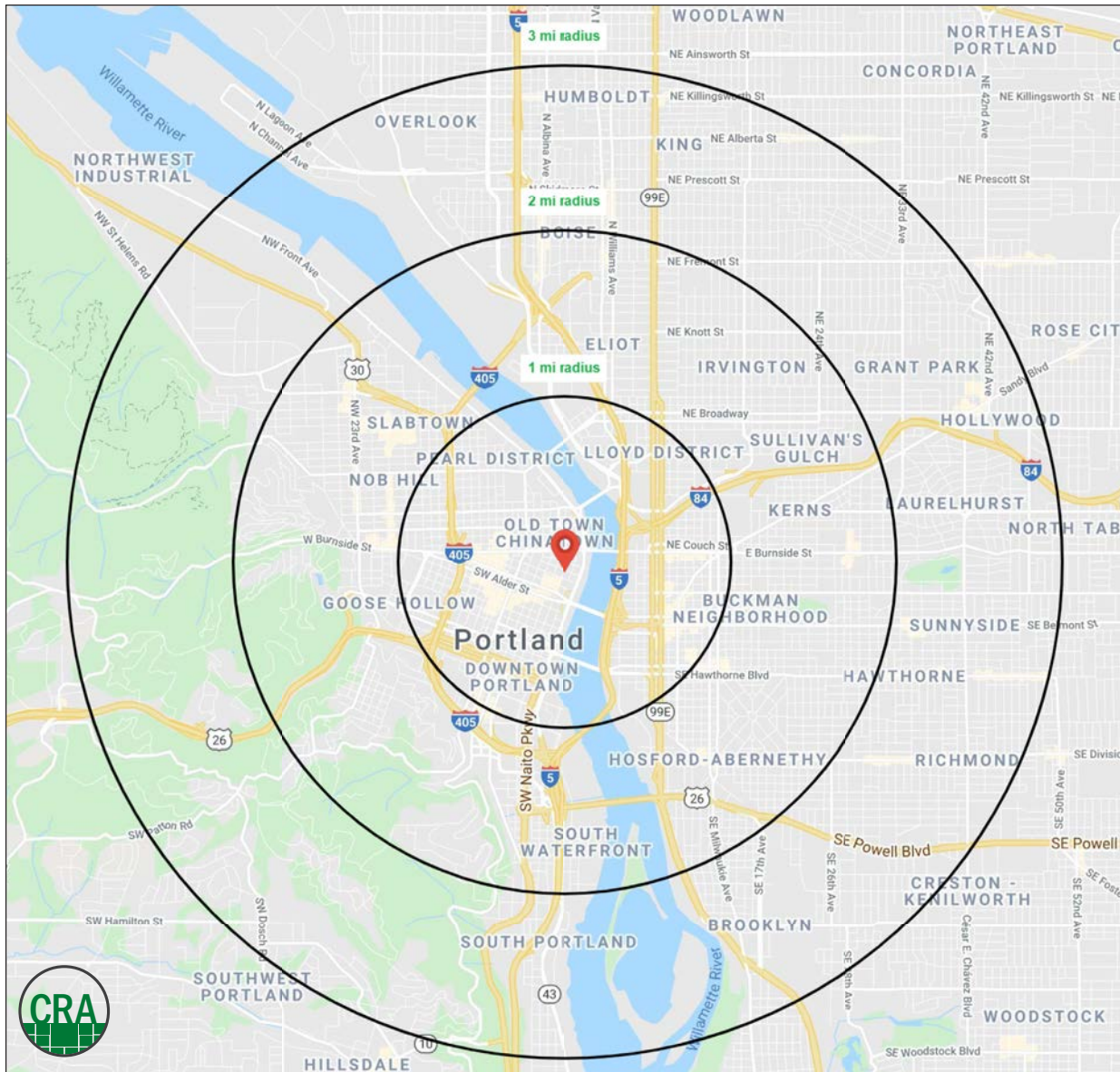
\$655,014

Median Home Value
2 MILE RADIUS

125,727

Daytime Demographics
Age 16 Years or Over

1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5219/-122.6728

230 SW Ash St Portland, OR 97204	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	36,760	114,355	202,084
2028 Projected Population	36,681	117,327	209,671
2020 Census Population	37,229	114,981	202,773
2010 Census Population	27,970	89,623	166,210
Projected Annual Growth 2023 to 2028	-	0.5%	0.8%
Historical Annual Growth 2010 to 2023	2.4%	2.1%	1.7%
2023 Median Age	38.8	37.7	38.0
Households			
2023 Estimated Households	24,263	66,798	105,979
2028 Projected Households	24,474	69,252	110,995
2020 Census Households	24,385	66,594	105,230
2010 Census Households	17,149	50,464	84,061
Projected Annual Growth 2023 to 2028	0.2%	0.7%	0.9%
Historical Annual Growth 2010 to 2023	3.2%	2.5%	2.0%
Race and Ethnicity			
2023 Estimated White	69.3%	74.7%	76.3%
2023 Estimated Black or African American	5.7%	4.9%	5.1%
2023 Estimated Asian or Pacific Islander	10.1%	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	\$103,401	\$123,582	\$139,076
2023 Estimated Median Household Income	\$72,706	\$89,392	\$101,571
2023 Estimated Per Capita Income	\$69,708	\$72,888	\$73,393
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.1%	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	12.3%	9.6%	9.1%
2023 Estimated Some College	19.6%	16.6%	15.9%
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	24.6%	27.8%	28.3%
Business			
2023 Estimated Total Businesses	9,176	16,886	24,034
2023 Estimated Total Employees	111,875	174,582	222,874
2023 Estimated Employee Population per Business	12.2	10.3	9.3
2023 Estimated Residential Population per Business	4.0	6.8	8.4

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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