

322 NW 8TH AVENUE

FOR LEASE > PORTLAND, OR



IDEAL FOR CREATIVE OFFICE/DESIGN SHOWROOM

ADDRESS

322 NW 8th Avenue
Portland, OR 97205

AVAILABLE SPACE

- 5,000 SF single level

RENTAL RATE

Please call for details. Flexible terms.

TRAFFIC COUNTS

NW Broadway – 14,829 ADT ('22)

NW Everett St – 8,163 ADT ('22)

HIGHLIGHTS

- Ideal location next to the North Park Blocks and adjacent to the Pearl District. Trimet bus and MAX green, yellow and orange lines nearby.
- Updated second generation space features skylights and glass roll-up garage doors providing natural light with open floor plan.
- Amenities include a conference room, private offices, kitchen area, breakroom area, two restrooms and a shower.
- Large space, fully built-out and ready to occupy for a creative office use or showroom.

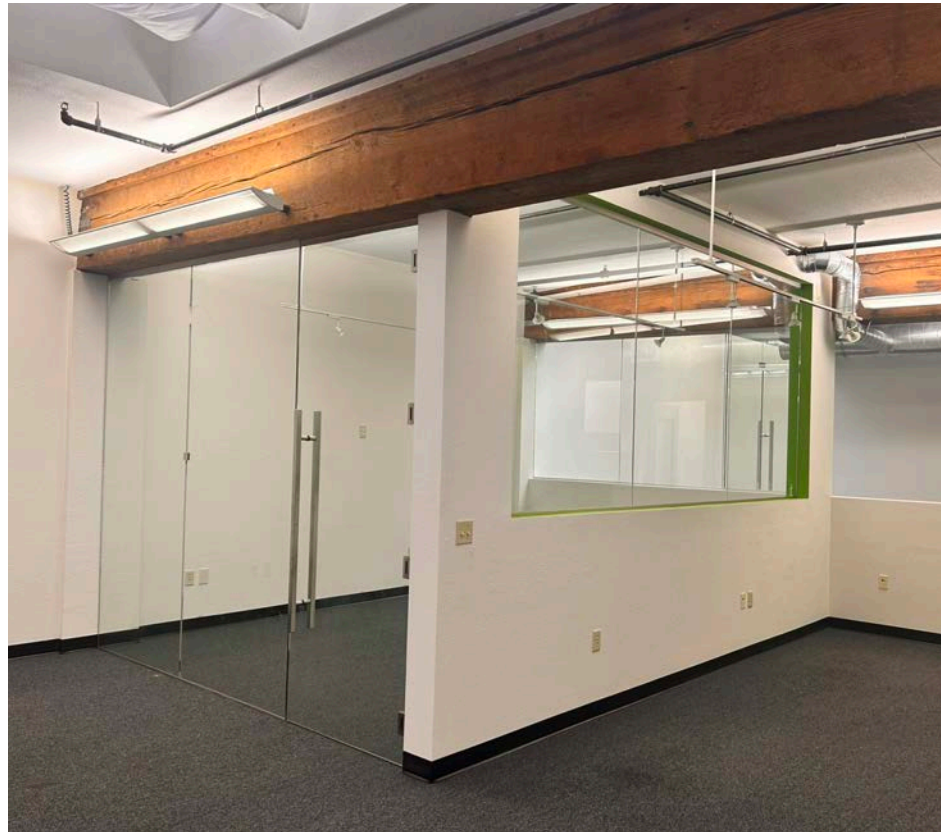
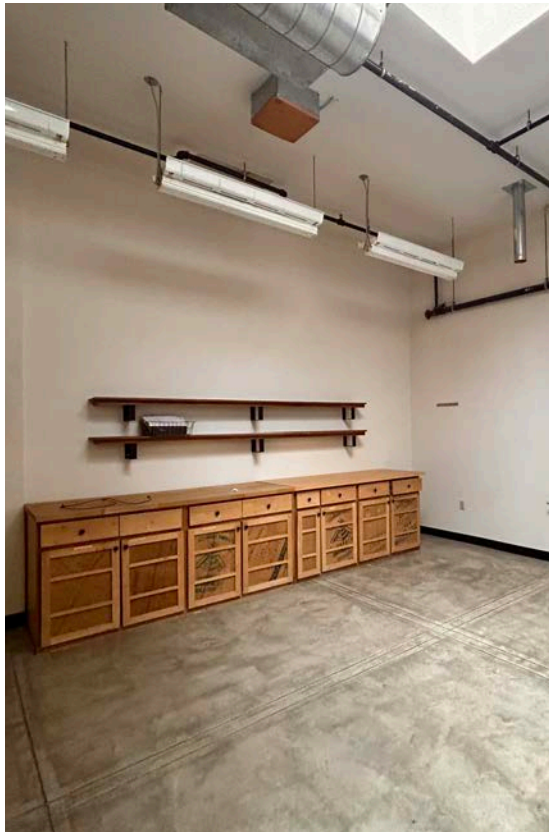
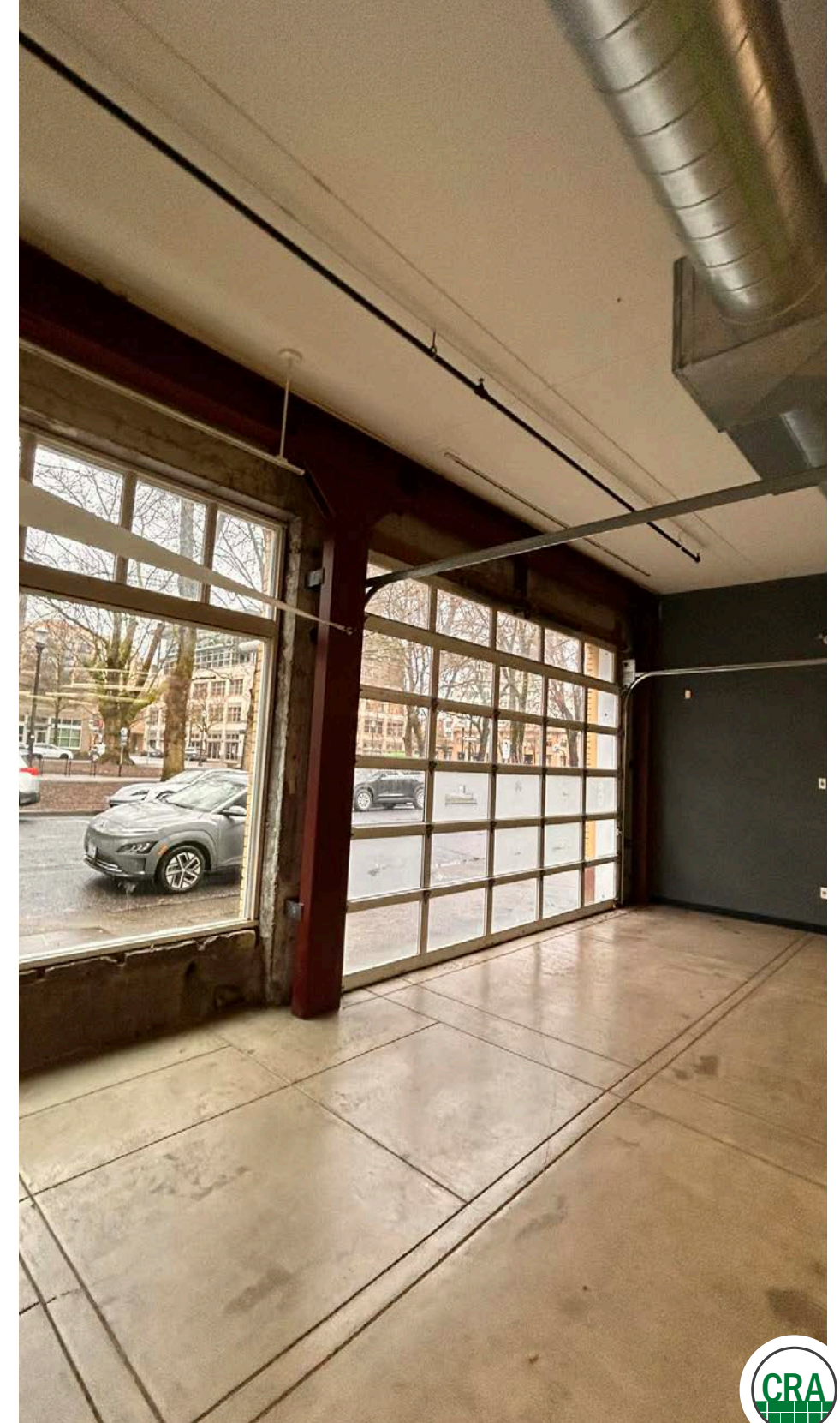
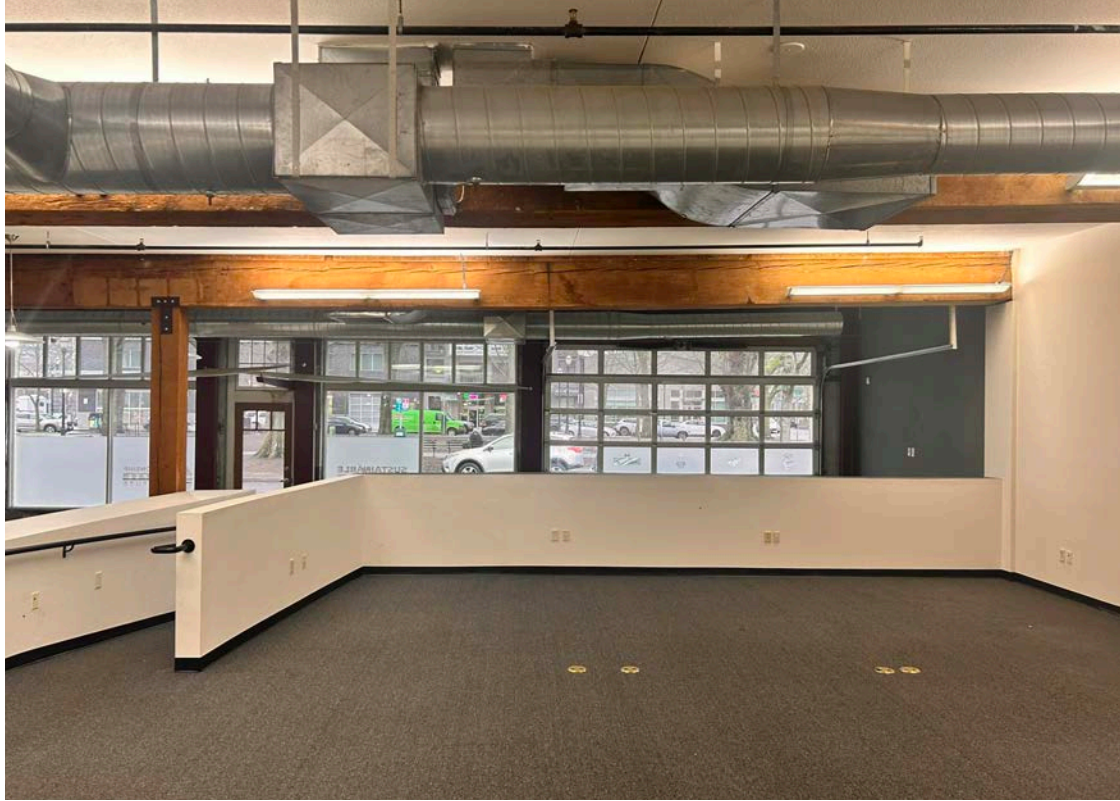


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INTERIOR IMAGES

322 NW 8TH AVENUE
PORTLAND, OR



322 NW 8TH AVENUE
PORTLAND, OR

STRETCH LAB
VIBRANT!
93 UNITS
RECENTLY COMPLETED

NW Raleigh St

BROADSTONE REVEAL
135 UNITS
RECENTLY COMPLETED

Ramona
apartments

HOLDEN OF PEARL
110 UNITS
SENIOR LIVING
PROPOSED

NW Quimby St

PLANET GRANITE
MODERA | PEARL

VISTA PEARL
21 STORY CONDO
RECENTLY COMPLETED

NW Pettygrove St

FREEDOM CENTER

THE FIELDS PARK

NW Overton St

NW Northrup St

NW Marshall St

NW Lovejoy St

NW Johnson St

PEARL WEST
9 STORY OFFICE AND RETAIL
RECENTLY COMPLETED

NW Irving St

NW Hoyt St

NW Glisan St

THE RODNEY
16 STORY, 230 UNITS
RECENTLY COMPLETED

NW Flanders St

NW Everett St

NW Davis St

NW Couch St

W Burnside St

NW Naito Pkwy

9 NORTH
9 STORY OFFICE & RETAIL
RECENTLY COMPLETED

POST OFFICE REDEVELOPMENT
14 ACRES
PROPOSED

Broadway Bridge

UNION STATION



NW 15th Ave

NW 14th Ave

NW 13th Ave

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

NW Park Ave

NW 8th Ave

NW Broadway

NORTH PARK BLOCKS



The Brewery Blocks

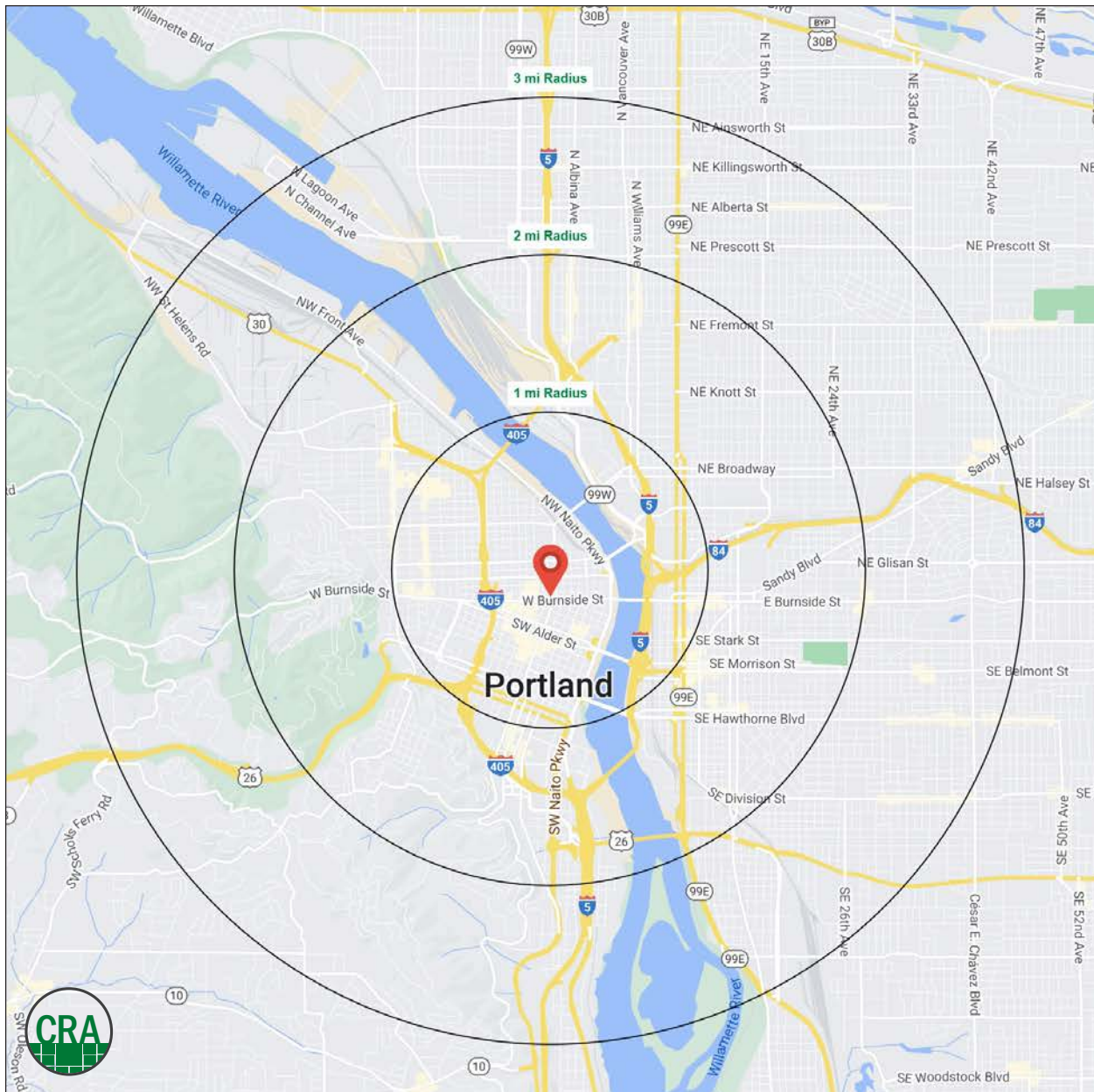
DEMOGRAPHIC SUMMARY

322 NW 8TH AVENUE PORTLAND, OR

| Source: Regis - SitesUSA (2024) | 1 MILE | 2 MILE | 3 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2023 | 45,893 | 109,907 | 197,130 |
| Estimated Households | 31,633 | 66,566 | 106,952 |
| Average HH Income | \$98,704 | \$118,376 | \$137,300 |
| Median Home Value | \$558,564 | \$610,247 | \$618,289 |
| Daytime Demographics 16+ | 119,416 | 207,212 | 271,225 |
| Some College or Higher | 84.5% | 86.9% | 88.0% |

45,893
Estimated Population 2023
1 MILE RADIUS

38.2
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: 45.5256/-122.6782

| 322 NW 8th Ave Portland, OR 97209 | 1 mi radius | 2 mi radius | 3 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2023 Estimated Population | 45,893 | 109,907 | 197,130 |
| 2028 Projected Population | 45,682 | 109,467 | 193,724 |
| 2020 Census Population | 42,158 | 105,786 | 194,509 |
| 2010 Census Population | 31,969 | 81,586 | 158,839 |
| Projected Annual Growth 2023 to 2028 | - | - | -0.3% |
| Historical Annual Growth 2010 to 2023 | 3.4% | 2.7% | 1.9% |
| 2023 Median Age | 38.2 | 37.8 | 38.2 |
| Households | | | |
| 2023 Estimated Households | 31,633 | 66,566 | 106,952 |
| 2028 Projected Households | 32,816 | 69,197 | 109,684 |
| 2020 Census Households | 28,112 | 61,401 | 101,002 |
| 2010 Census Households | 20,335 | 46,041 | 80,309 |
| Projected Annual Growth 2023 to 2028 | 0.7% | 0.8% | 0.5% |
| Historical Annual Growth 2010 to 2023 | 4.3% | 3.4% | 2.6% |
| Race and Ethnicity | | | |
| 2023 Estimated White | 72.9% | 74.5% | 75.7% |
| 2023 Estimated Black or African American | 5.5% | 5.9% | 6.2% |
| 2023 Estimated Asian or Pacific Islander | 9.3% | 8.0% | 6.9% |
| 2023 Estimated American Indian or Native Alaskan | 1.0% | 0.8% | 0.7% |
| 2023 Estimated Other Races | 11.3% | 10.8% | 10.4% |
| 2023 Estimated Hispanic | 13.4% | 11.4% | 10.0% |
| Income | | | |
| 2023 Estimated Average Household Income | \$98,704 | \$118,376 | \$137,300 |
| 2023 Estimated Median Household Income | \$81,192 | \$90,795 | \$101,887 |
| 2023 Estimated Per Capita Income | \$69,159 | \$72,404 | \$74,947 |
| Education (Age 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 1.7% | 1.3% | 1.2% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 2.7% | 2.0% | 1.7% |
| 2023 Estimated High School Graduate | 11.1% | 9.7% | 9.1% |
| 2023 Estimated Some College | 17.5% | 16.2% | 15.4% |
| 2023 Estimated Associates Degree Only | 5.0% | 4.7% | 4.7% |
| 2023 Estimated Bachelors Degree Only | 35.9% | 38.3% | 39.2% |
| 2023 Estimated Graduate Degree | 26.1% | 27.8% | 28.7% |
| Business | | | |
| 2023 Estimated Total Businesses | 8,870 | 16,544 | 23,418 |
| 2023 Estimated Total Employees | 104,205 | 175,626 | 219,292 |
| 2023 Estimated Employee Population per Business | 11.7 | 10.6 | 9.4 |
| 2023 Estimated Residential Population per Business | 5.2 | 6.6 | 8.4 |

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, 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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