

NEW RETAIL SPACE FOR LEASE SW ALDER & 16TH AVE

ALTA **ART** **TOWER**

ADDRESS

1516 SW Alder Street | Portland, OR

AVAILABLE SPACE

Retail 1: 3,850 SF (divisible to 1,047 SF)
Corner space with large glass storefronts
20 ft ceilings, natural light, sidewalk seating

Retail 2: 965 SF
Inline space with exclusive, secure courtyard/
patio space for outdoor seating opportunity!
(Ideal for bar/lounge use)

RENTAL RATE

Please call for details

TRAFFIC COUNTS

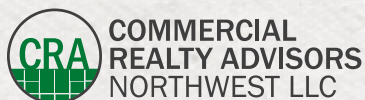
W Burnside St @ 17th Ave – 20,384 ADT ('22)
SW Alder St @ 15th Ave – 7,933 ADT ('22)

HIGHLIGHTS

- A prime location in the charming Goose Hollow Neighborhood near Providence Park and Multnomah Athletic Club, and adjacent to the planned redevelopment of Artists Repertory Theatre.
- Mixed-use building with 314 apartments above ground-floor retail.
- Nearby businesses include Fred Meyer, Starbucks, Hotel DeLuxe, Migration Brewing, Jim Fisher Volvo, The Commodore Lounge, Marathon Taverna, Portland Gear, and more.
- Available now!



**GROUND FLOOR COMMERCIAL SPACE
IN NEW MIXED-USE BUILDING
RETAIL, RESTAURANT, SERVICE SPACE**



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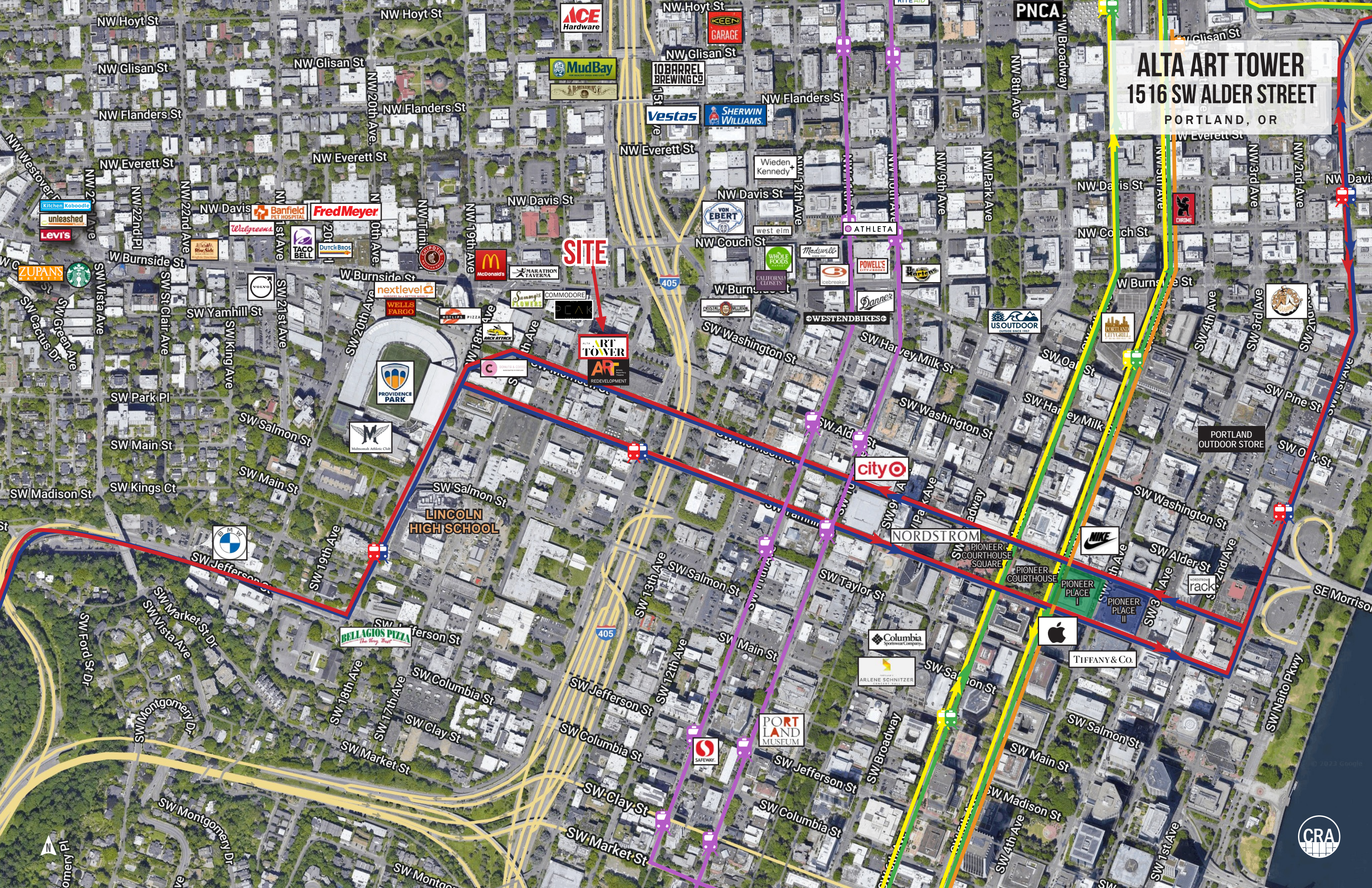
ALTA ART TOWER

1516 SW ALDER STREET
PORTLAND, OR

IMAGES



ALTA ART TOWER 1516 SW ALDER STREET PORTLAND, OR



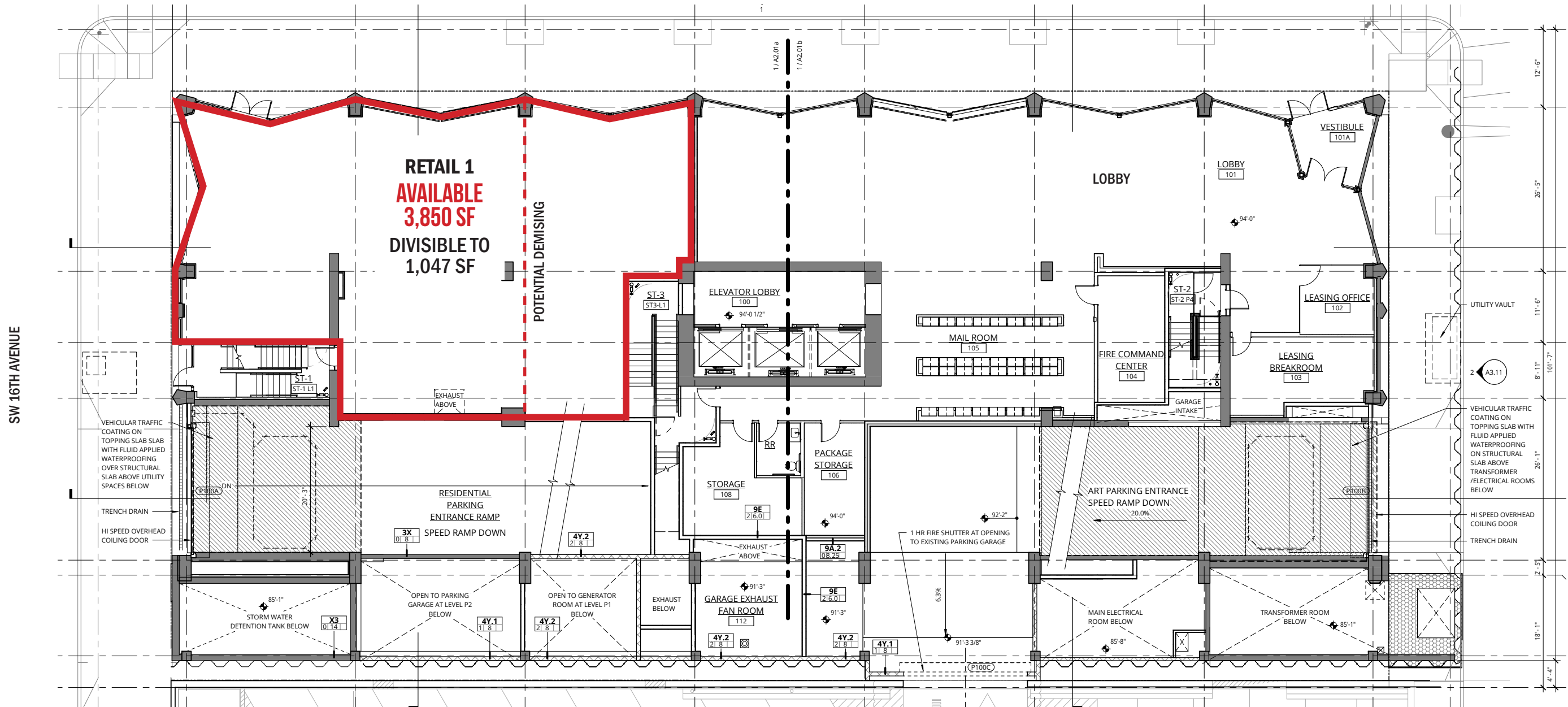
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SITE PLAN | LEVEL 1

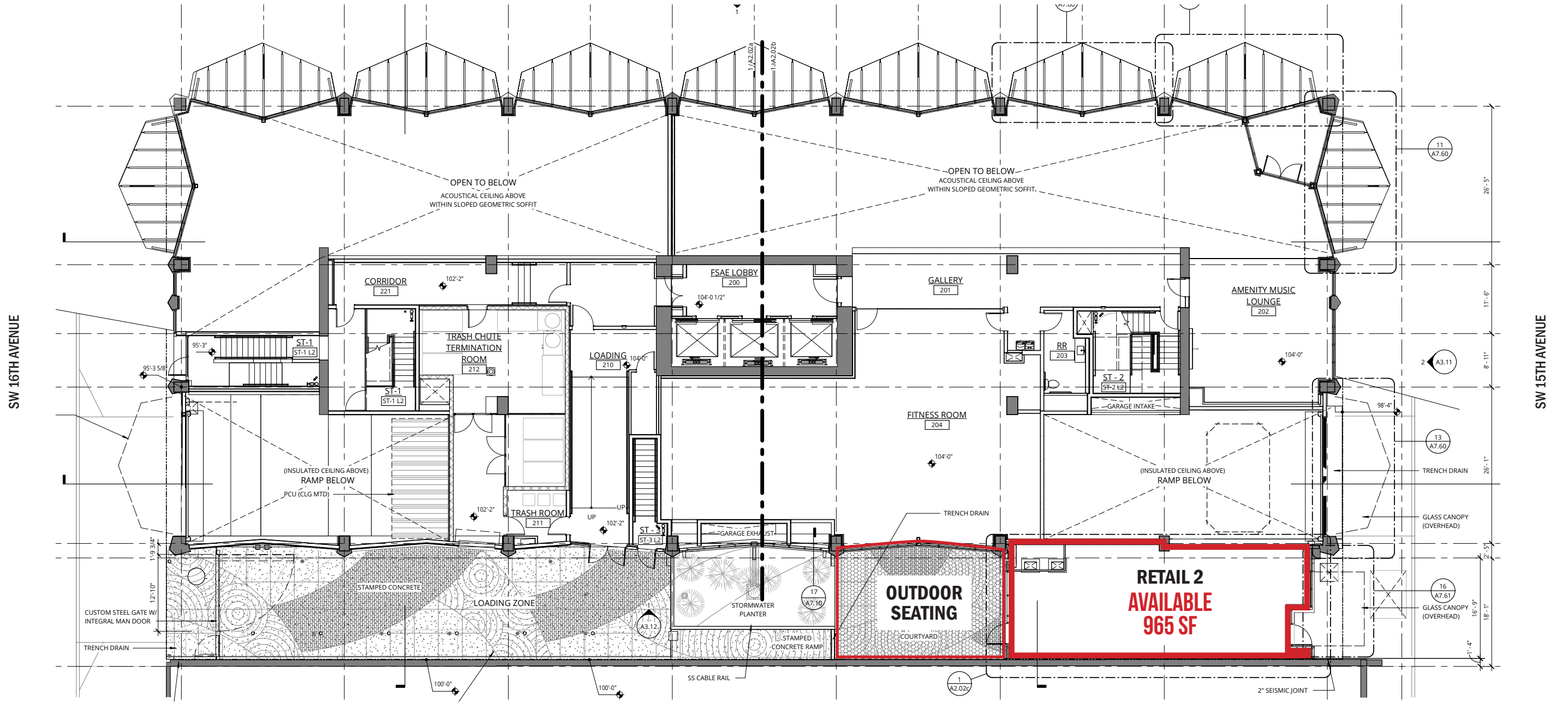
SW ALDER STREET



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



SW ALDER STREET



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ALTA ART TOWER

1516 SW ALDER STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2022	46,7804	84,946	169,517
Projected Population 2027	46,971	86,466	175,086
Average HH Income	\$90,414	\$101,803	\$113,652
Median Home Value	\$623,484	\$662,590	\$645,388
Daytime Demographics 16+	117,832	212,475	281,433
Some College or Higher	85.2%	87.2%	87.3%

\$623,484

Median Home Value

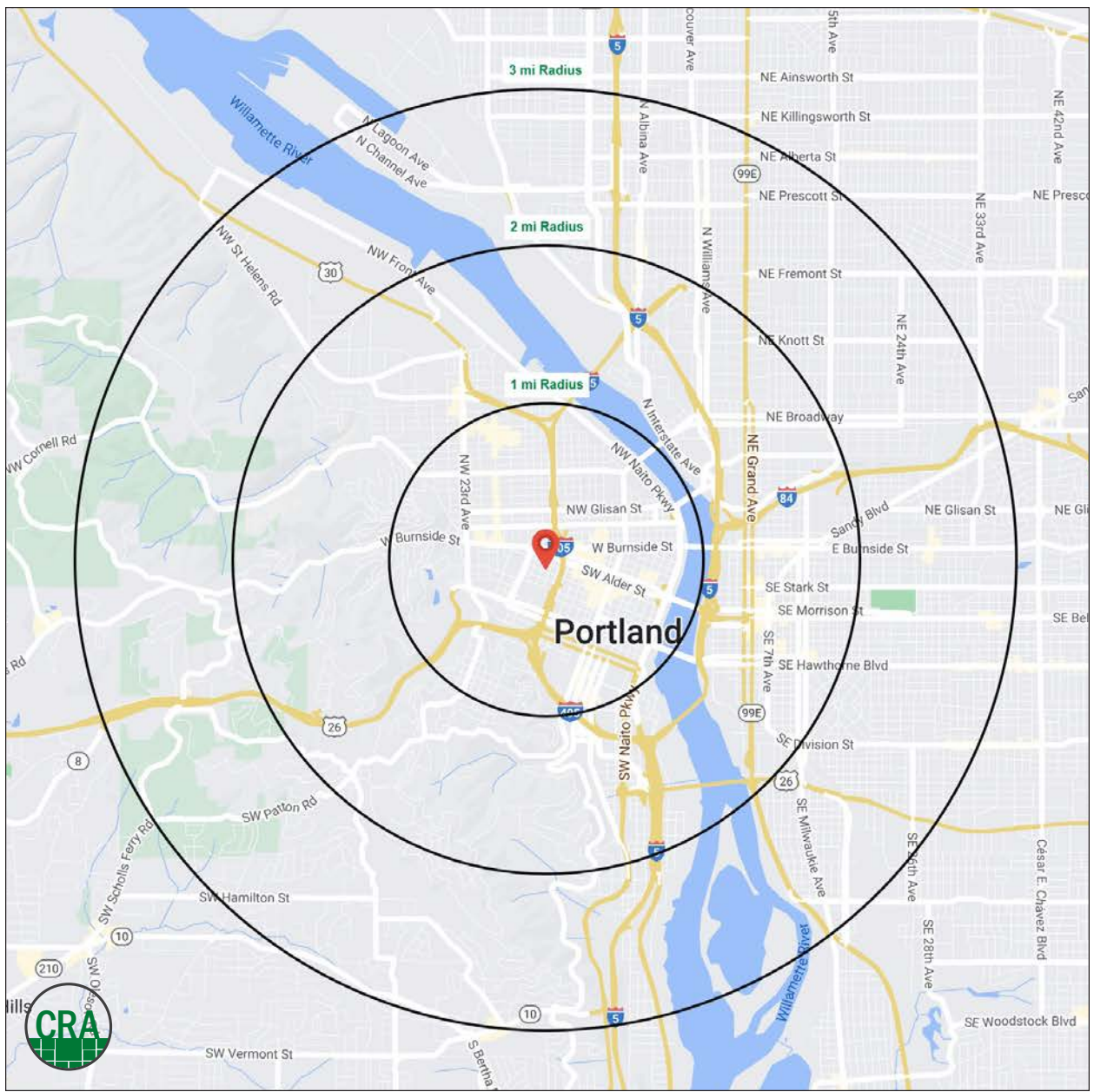
1 MILE RADIUS

117,832

Daytime Demographics

Age 16 Years or Over

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5217/-122.6877

Alta ART Tower	1 mi radius	2 mi radius	3 mi radius
Portland, OR 97205			
Population			
2022 Estimated Population	46,804	84,946	169,517
2027 Projected Population	46,971	86,466	175,086
2020 Census Population	47,123	85,583	170,601
2010 Census Population	38,684	65,463	137,774
Projected Annual Growth 2022 to 2027	-	0.4%	0.7%
Historical Annual Growth 2010 to 2022	1.7%	2.5%	1.9%
2022 Median Age	38.6	38.4	38.2
Households			
2022 Estimated Households	30,511	50,925	90,760
2027 Projected Households	31,056	52,496	94,763
2020 Census Households	30,708	51,315	91,044
2010 Census Households	23,742	37,985	71,623
Projected Annual Growth 2022 to 2027	0.4%	0.6%	0.9%
Historical Annual Growth 2010 to 2022	2.4%	2.8%	2.2%
Race and Ethnicity			
2022 Estimated White	71.9%	73.6%	75.7%
2022 Estimated Black or African American	4.8%	4.7%	5.2%
2022 Estimated Asian or Pacific Islander	10.4%	8.9%	7.0%
2022 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.7%
2022 Estimated Other Races	12.0%	11.8%	11.3%
2022 Estimated Hispanic	13.1%	12.6%	10.7%
Income			
2022 Estimated Average Household Income	\$90,414	\$101,803	\$113,652
2022 Estimated Median Household Income	\$65,745	\$75,575	\$85,592
2022 Estimated Per Capita Income	\$60,023	\$61,947	\$61,389
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.4%	1.2%
2022 Estimated Some High School (Grade Level 9 to 11)	2.3%	1.9%	1.8%
2022 Estimated High School Graduate	10.7%	9.6%	9.7%
2022 Estimated Some College	15.5%	15.0%	14.6%
2022 Estimated Associates Degree Only	4.9%	4.5%	4.6%
2022 Estimated Bachelors Degree Only	35.8%	37.3%	38.1%
2022 Estimated Graduate Degree	29.1%	30.3%	29.9%
Business			
2022 Estimated Total Businesses	8,989	15,089	21,889
2022 Estimated Total Employees	101,805	186,223	236,077
2022 Estimated Employee Population per Business	11.3	12.3	10.8
2022 Estimated Residential Population per Business	5.2	5.6	7.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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www.cra-nw.com



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