



# GOOSE HOLLOW NEIGHBORHOOD

## FOR LEASE – W BURNSIDE & SW ALDER



**BRAND NEW | GROUND FLOOR RETAIL, RESTAURANT, SERVICE SPACE**

### ADDRESS

1638 W Burnside Street | Portland, OR

### AVAILABLE SPACE

Retail 1: 2,820 SF  
 Retail 2: 1,515 SF  
 Retail 3: 1,590 SF

can be combined for a total of 4,335 SF

Retail 1 and 3 in vanilla shell condition, ready to occupy

### RENTAL RATE

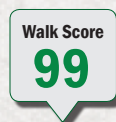
Please call for details

### TRAFFIC COUNTS

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

### HIGHLIGHTS

- Located in the vibrant Goose Hollow Neighborhood near Providence Park and Multnomah Athletic Club.
- Mixed-use building with 138 apartments above ground-floor retail.
- Large glass storefronts with excellent visibility from W Burnside St.
- Nearby businesses include Fred Meyer, Starbucks, Hotel DeLuxe, Migration Brewing, Jim Fisher Volvo, The Commodore Lounge, Marathon Taverna, Portland Gear, and many more.
- Available now!

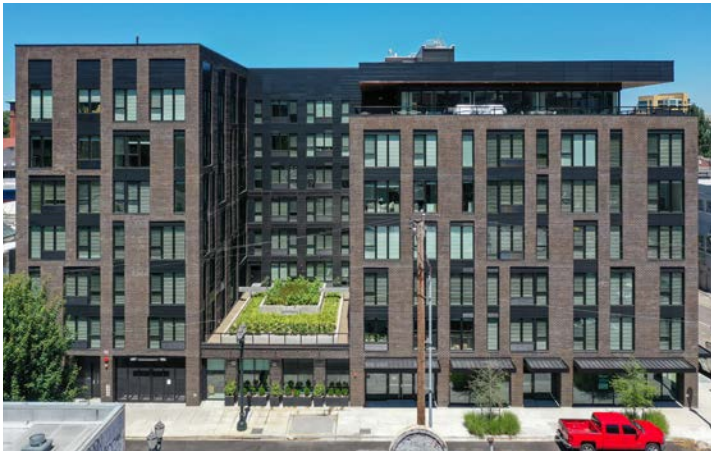


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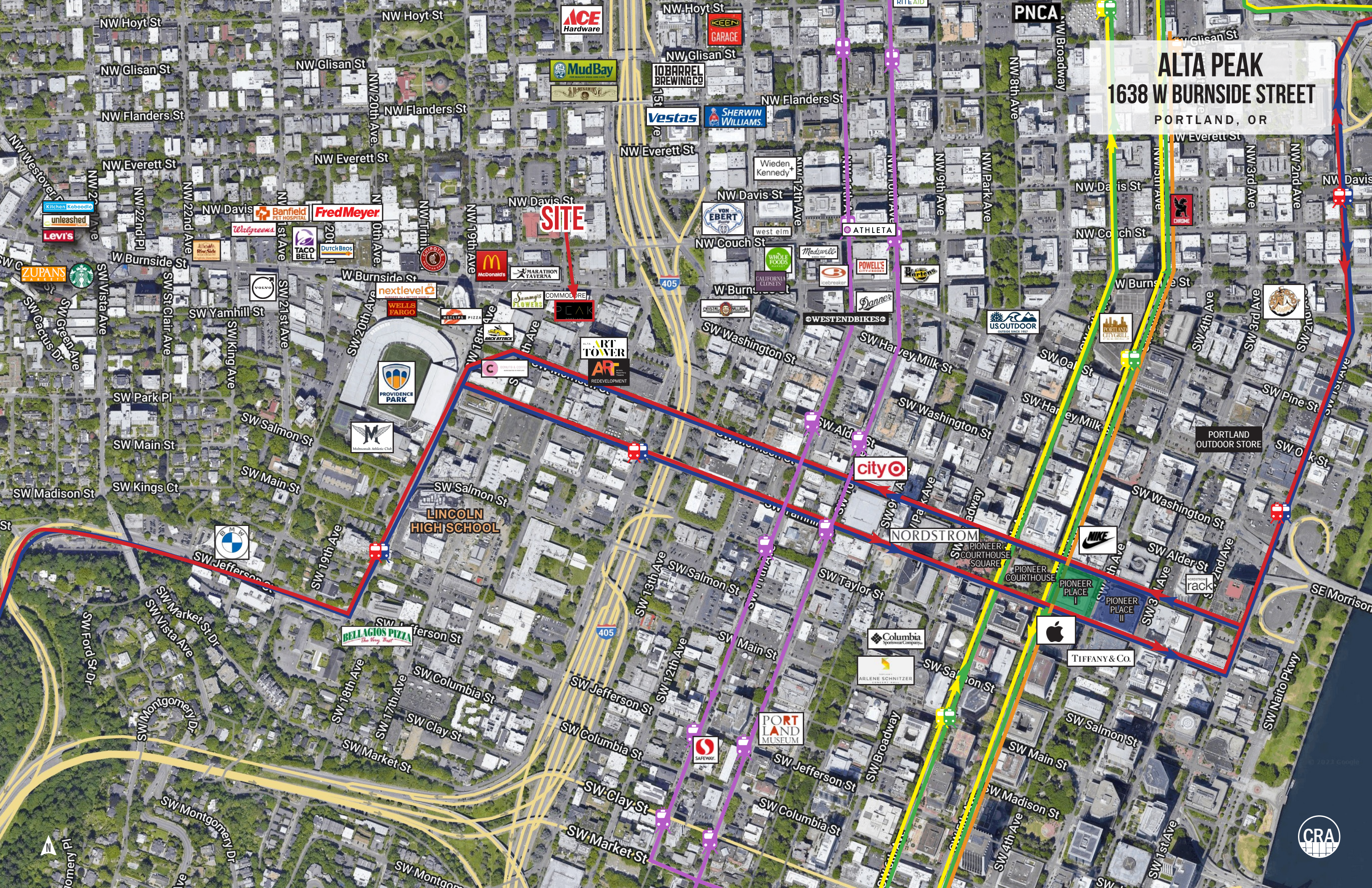
**503.274.0211**  
**www.cra-nw.com**

# ALTA PEAK 1638 W BURNSIDE STREET PORTLAND, OR

## IMAGES



# ALTA PEAK 1638 W BURNSIDE STREET PORTLAND, OR



**SITE**

**LINCOLN  
HIGH SCHOOL**

**city**

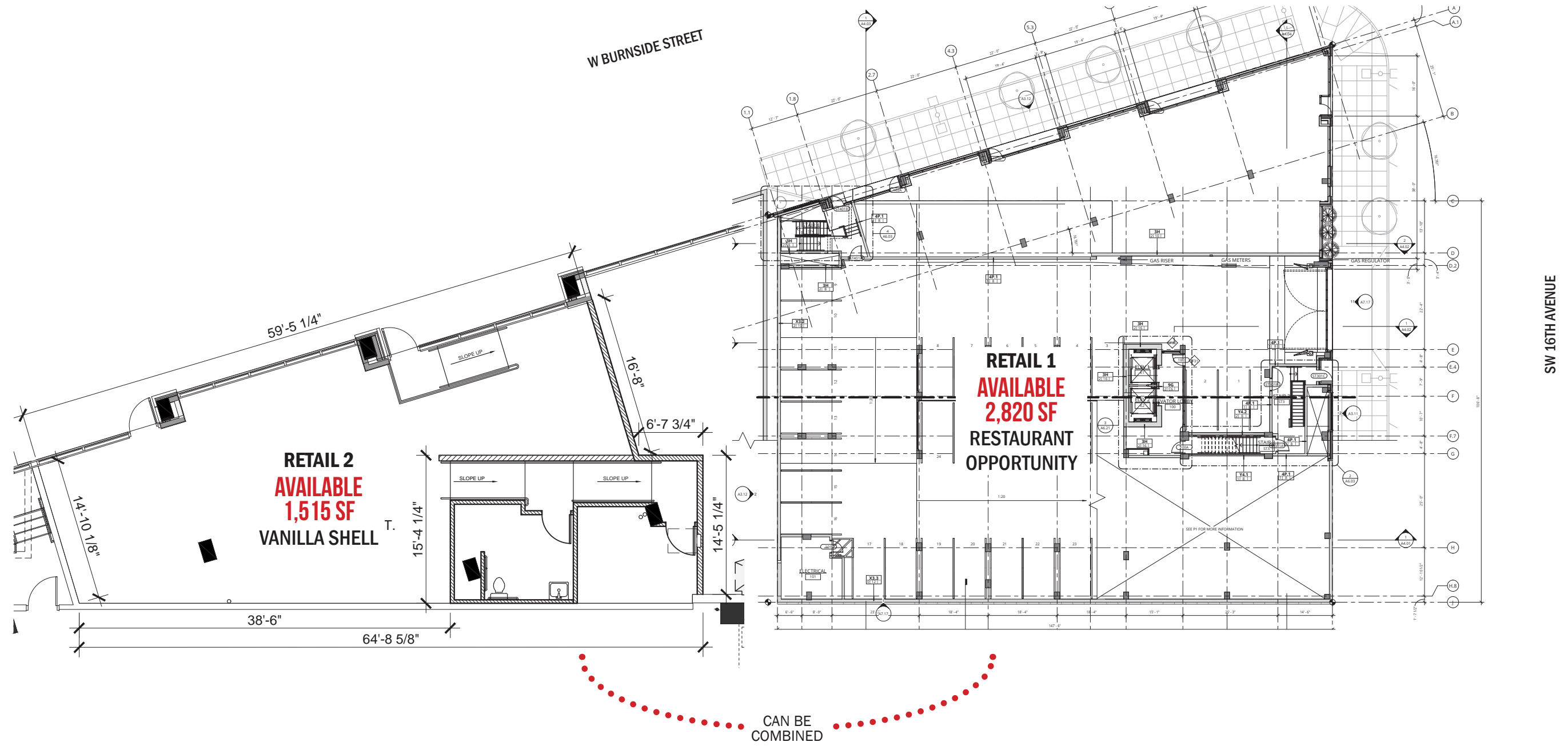
**NORDSTROM**

**NIKE**

**Apple**

**TIFFANY & CO.**



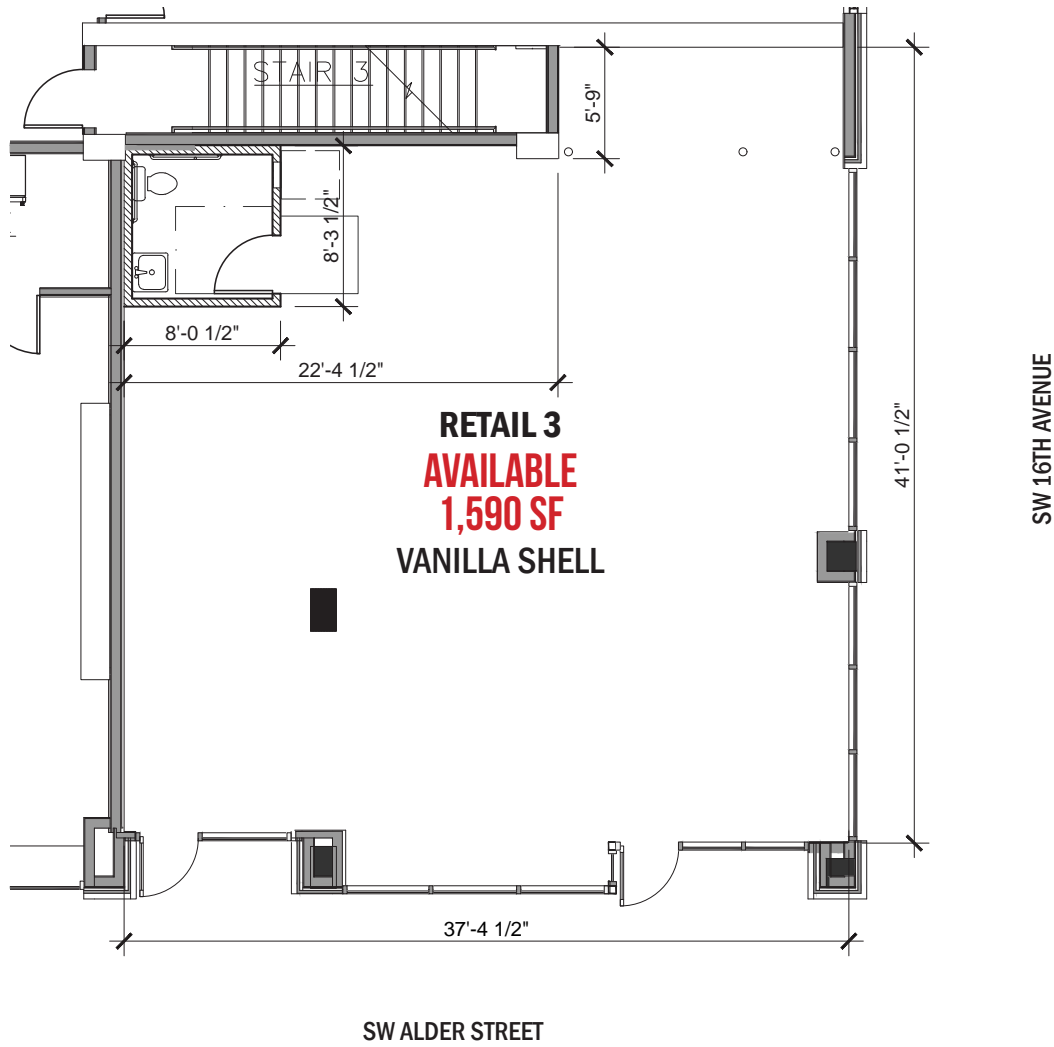


# ALTA PEAK

## 1638 W BURNSIDE STREET

PORTLAND, OR

### SITE PLAN | SECOND LEVEL



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.



# ALTA PEAK

## 1638 W BURNSIDE STREET

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2022	46,768	85,171	170,489
Projected Population 2027	47,104	86,705	176,586
Average HH Income	\$89,166	\$101,088	\$113,726
Median Home Value	\$624,241	\$659,595	\$644,775
Daytime Demographics 16+	118,742	213,661	282,310
Some College or Higher	85.2%	87.0%	87.3%

**\$624,241**

Median Home Value

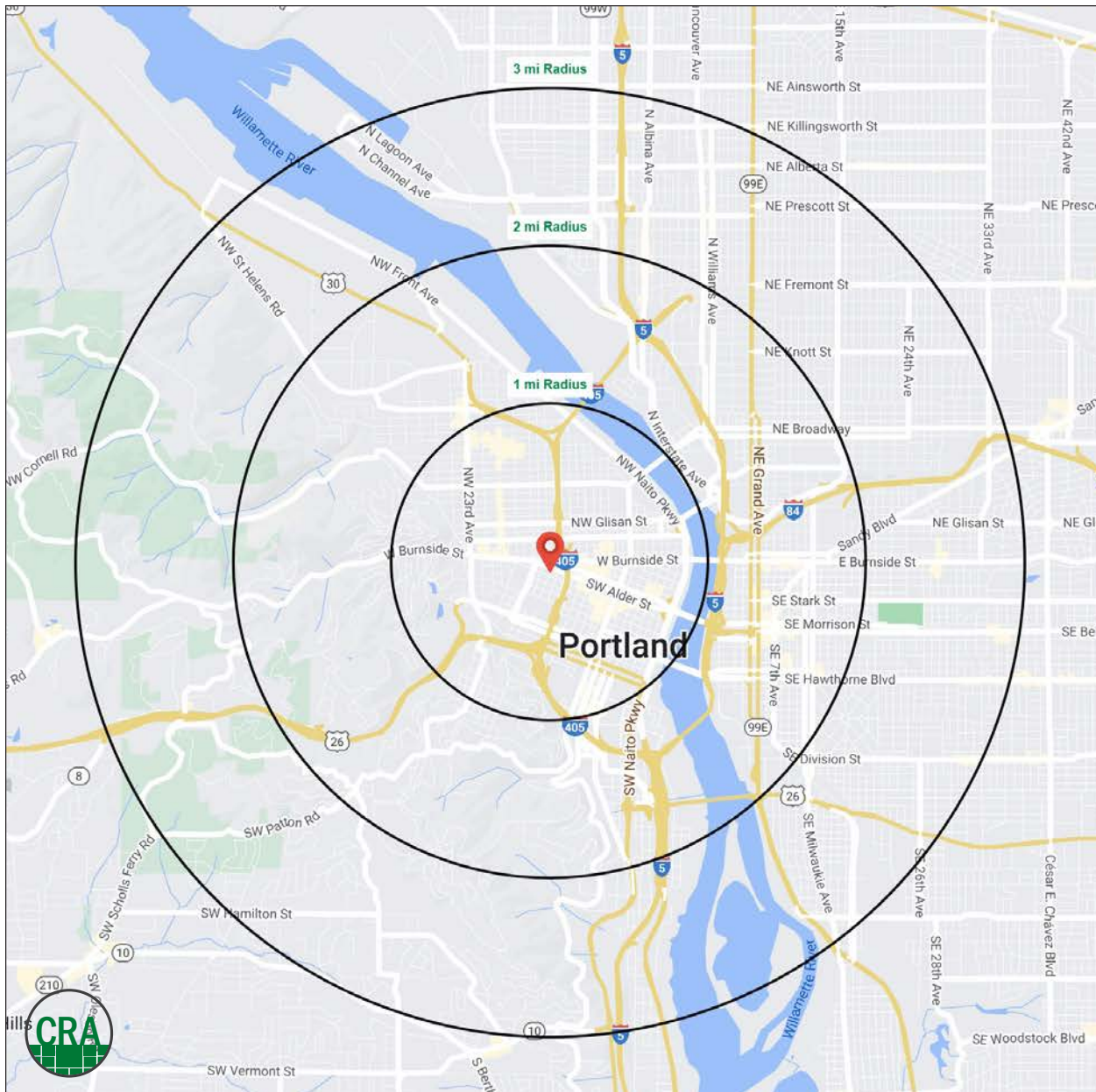
1 MILE RADIUS

**118,742**

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: 45.5227/-122.6878

<b>Alta Peak</b>	<b>1 mi radius</b>	<b>2 mi radius</b>	<b>3 mi radius</b>
<b>Portland, OR 97209</b>			
<b>Population</b>			
2022 Estimated Population	46,768	85,171	170,489
2027 Projected Population	47,104	86,705	176,586
2020 Census Population	47,176	85,803	171,505
2010 Census Population	38,384	65,743	138,441
Projected Annual Growth 2022 to 2027	0.1%	0.4%	0.7%
Historical Annual Growth 2010 to 2022	1.8%	2.5%	1.9%
2022 Median Age	38.5	38.4	38.2
<b>Households</b>			
2022 Estimated Households	30,474	50,879	91,076
2027 Projected Households	31,126	52,452	95,299
2020 Census Households	30,739	51,281	91,346
2010 Census Households	23,606	38,070	71,836
Projected Annual Growth 2022 to 2027	0.4%	0.6%	0.9%
Historical Annual Growth 2010 to 2022	2.4%	2.8%	2.2%
<b>Race and Ethnicity</b>			
2022 Estimated White	71.7%	73.5%	75.6%
2022 Estimated Black or African American	4.8%	4.9%	5.4%
2022 Estimated Asian or Pacific Islander	10.4%	8.8%	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%
<b>Income</b>			
2022 Estimated Average Household Income	\$89,166	\$101,088	\$113,726
2022 Estimated Median Household Income	\$66,043	\$75,718	\$85,789
2022 Estimated Per Capita Income	\$59,194	\$61,303	\$61,289
<b>Education (Age 25+)</b>			
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	10.8%	9.7%	9.7%
2022 Estimated Some College	15.5%	15.0%	14.7%
2022 Estimated Associates Degree Only	4.8%	4.5%	4.6%
2022 Estimated Bachelors Degree Only	35.8%	37.4%	38.2%
2022 Estimated Graduate Degree	29.0%	30.1%	29.8%
<b>Business</b>			
2022 Estimated Total Businesses	9,102	15,185	21,898
2022 Estimated Total Employees	102,797	187,579	236,905
2022 Estimated Employee Population per Business	11.3	12.4	10.8
2022 Estimated Residential Population per Business	5.1	5.6	7.8

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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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/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.