

ANKENY ALLEY RESTAURANT/BAR SPACE



FOR LEASE

ADDRESS

19 SW 2nd Avenue | Portland, Oregon

AVAILABLE SPACE

- 3,108 SF
(Can be subdivided into multiple smaller units)

RENTAL RATE

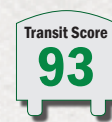
Please call for details

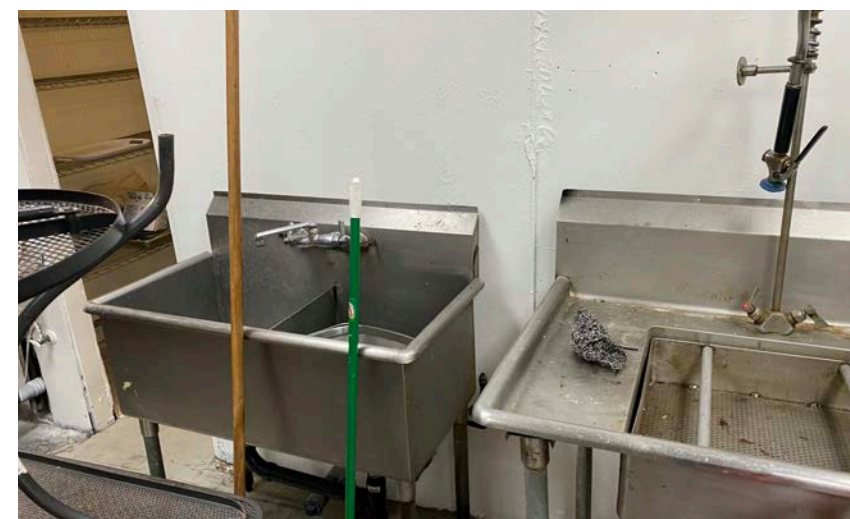
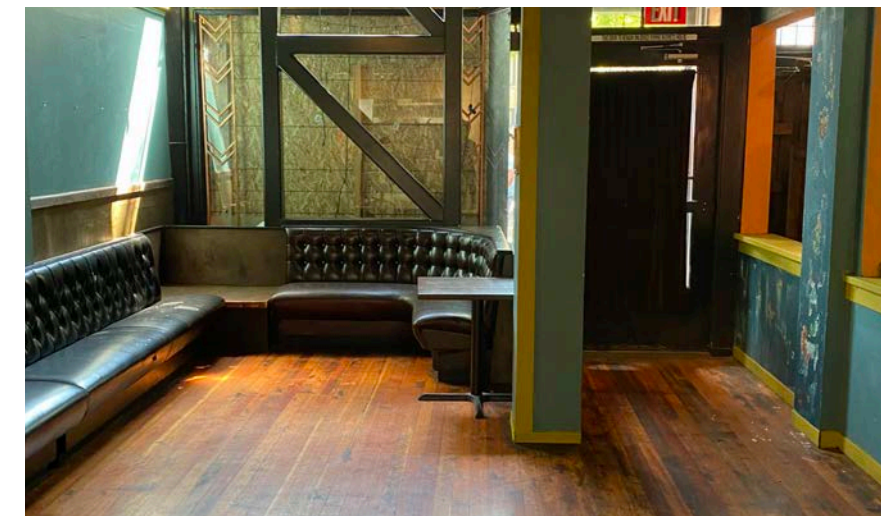
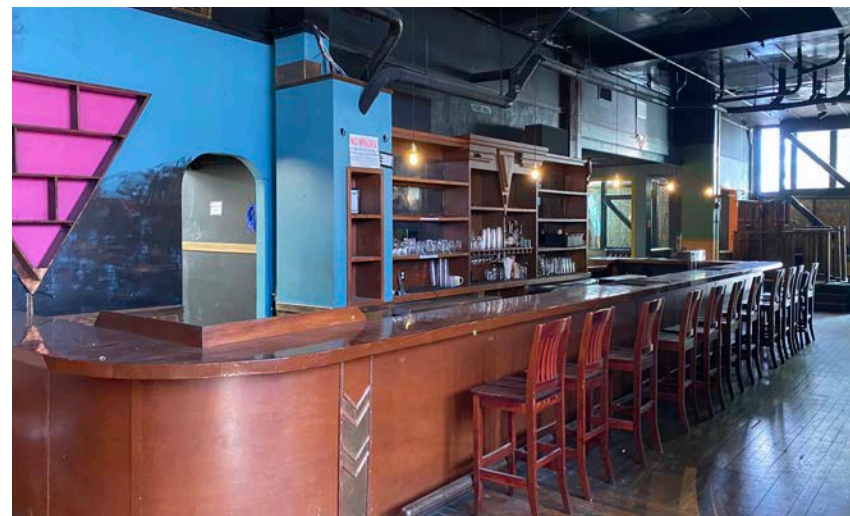
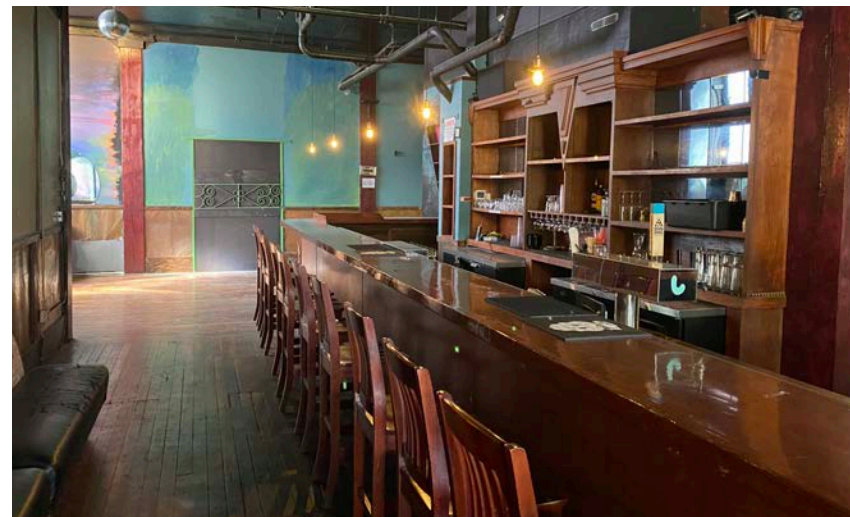
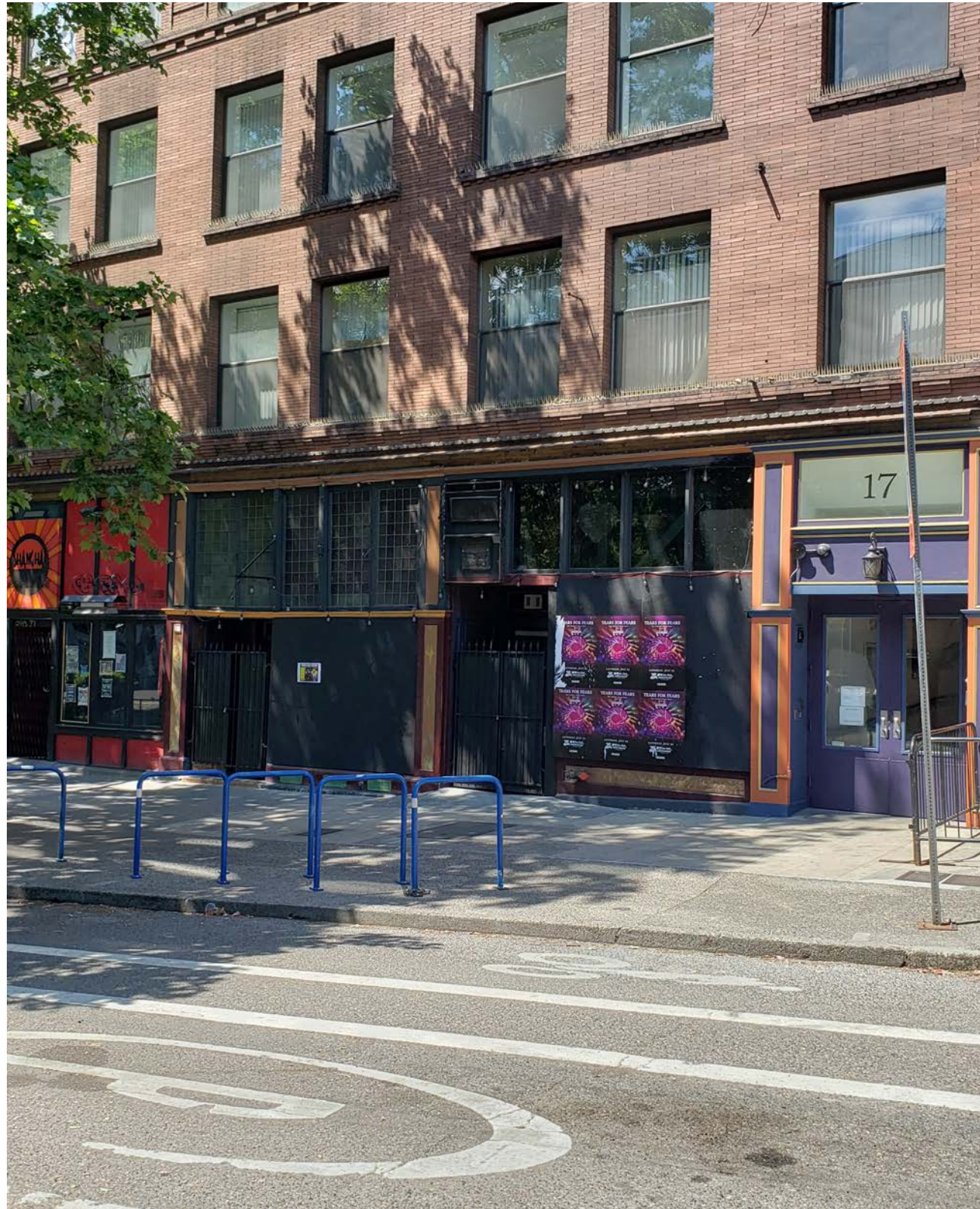
TRAFFIC COUNTS

W Burnside St – 31,989 ADT ('20)
SW 2nd Ave – 5,378 ADT ('22)
SW 3rd Ave – 6,442 ADT ('22)

HIGHLIGHTS

- Entrances on SW 2nd and Ankeny
- Iconic Portland location
- Join the strong lineup of cotenants including Voodoo Doughnuts, Afuri Ramen, Baes Fried Chicken, Mother's Bistro, Fuse Bar, Dan & Louis Oyster Bar, Shanghai Tunnel Bar, Dante's, and many more.
- Second generation bar and restaurant with abundant infrastructure in place
- Available now!







ANKENY ALLEY

19 SW 2nd Ave | PORTLAND, OR



VOODOO DOUGHNUTS



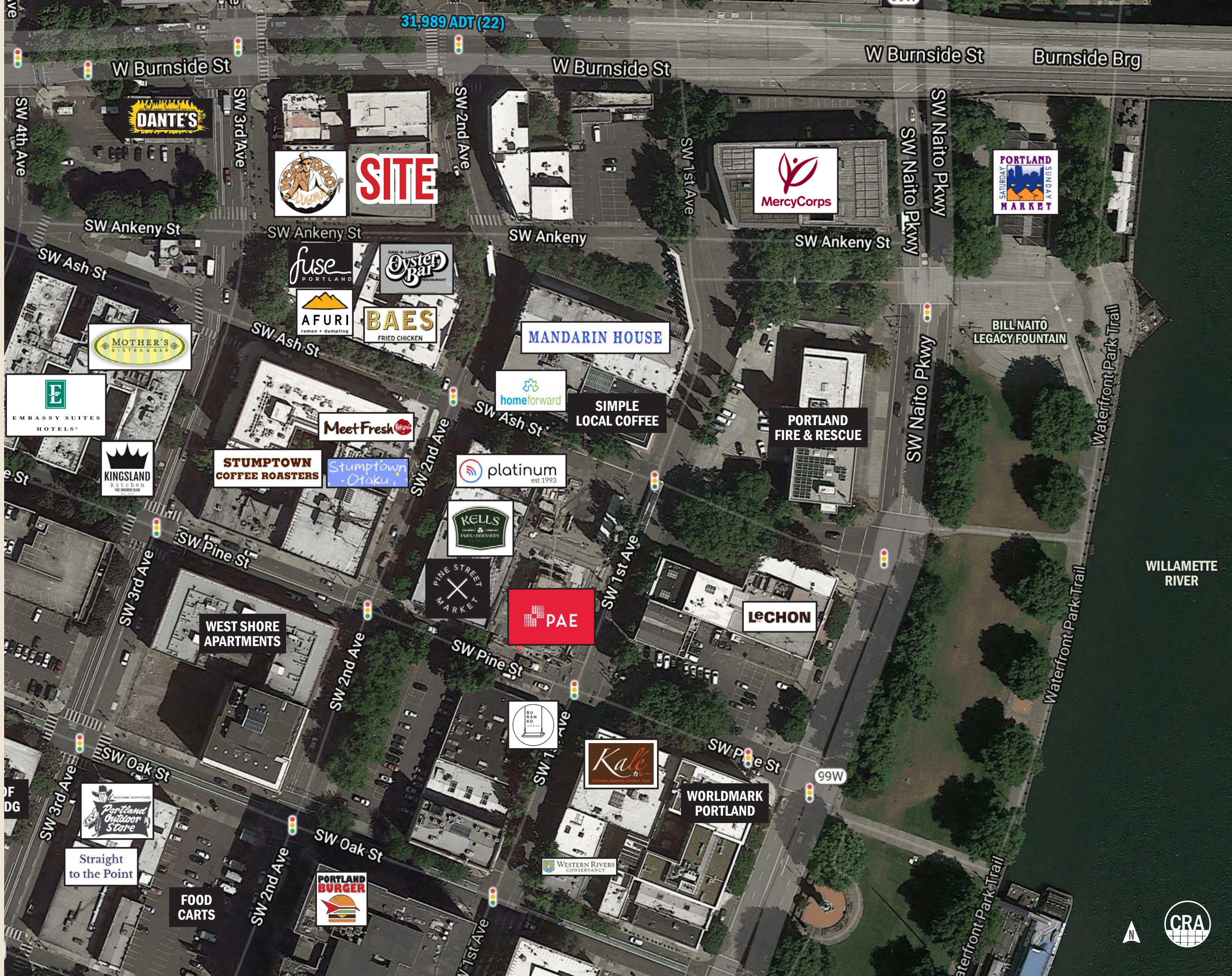
STUMPTOWN COFFEE ROASTERS



AFURI RAMEN



PAE LIVING BUILDING

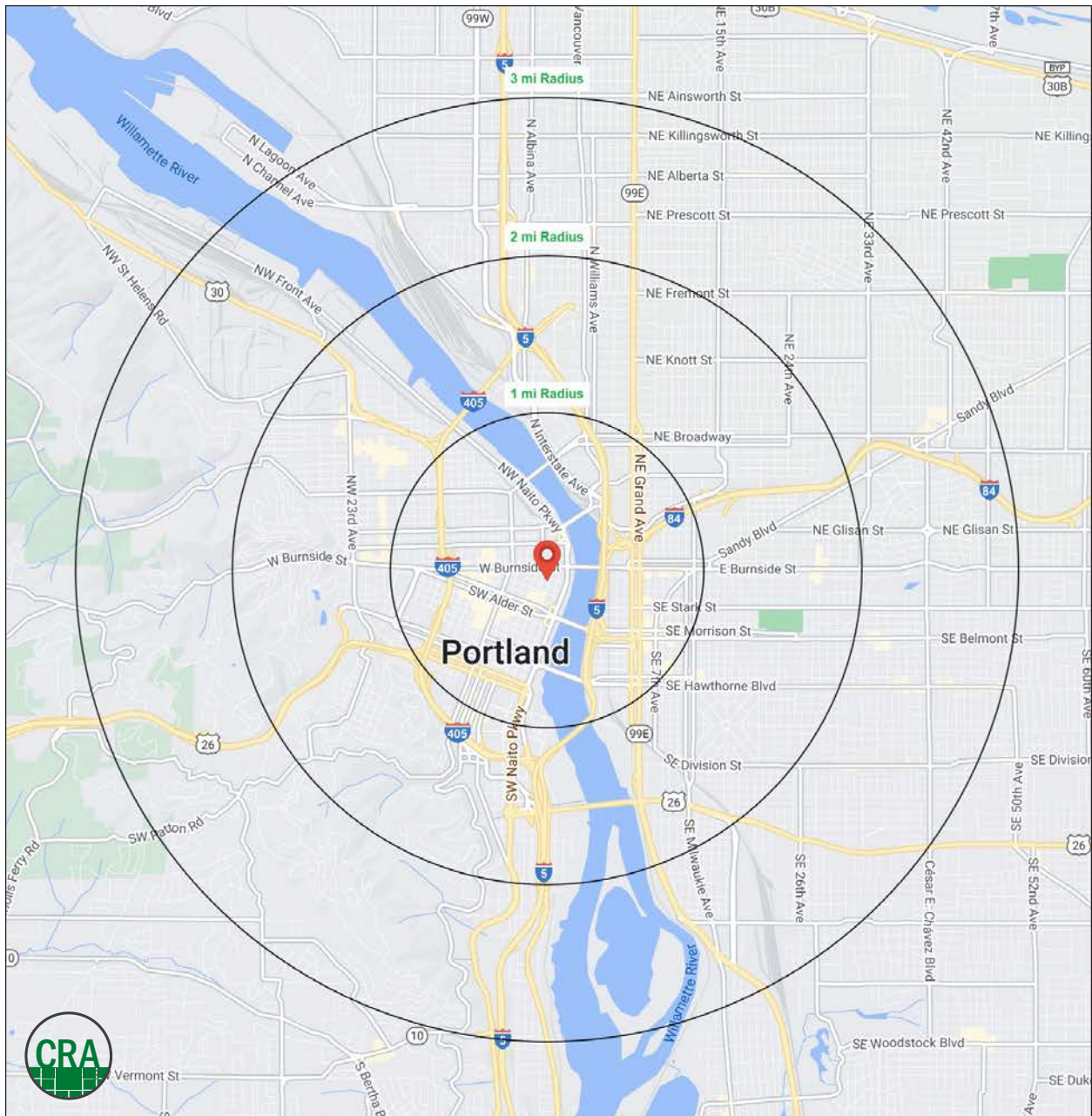


ANKENY ALLEY 19 SW 2ND AVENUE PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	36,221	115,106	202,648
Projected Population 2028	36,342	118,241	210,549
Average HH Income	\$103,653	\$123,262	\$139,133
Median Age	38.9	37.7	37.9
Daytime Demographics 16+	125,152	207,783	276,714

36,221
Estimated Population
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5226/-122.6726

Ankeny Alley 19 SW 2nd Ave	1 mi radius	2 mi radius	3 mi radius
Portland, OR 97204			
Population			
2023 Estimated Population	36,221	115,106	202,648
2028 Projected Population	36,342	118,241	210,549
2020 Census Population	36,442	115,638	203,358
2010 Census Population	26,672	89,829	166,610
Projected Annual Growth 2023 to 2028	-	0.5%	0.8%
Historical Annual Growth 2010 to 2023	2.8%	2.2%	1.7%
2023 Median Age	38.9	37.7	37.9
Households			
2023 Estimated Households	23,969	67,099	106,051
2028 Projected Households	24,291	69,635	111,199
2020 Census Households	23,981	66,822	105,315
2010 Census Households	16,511	50,479	84,067
Projected Annual Growth 2023 to 2028	0.3%	0.8%	1.0%
Historical Annual Growth 2010 to 2023	3.5%	2.5%	2.0%
Race and Ethnicity			
2023 Estimated White	69.8%	74.7%	76.2%
2023 Estimated Black or African American	5.8%	4.9%	5.2%
2023 Estimated Asian or Pacific Islander	9.3%	8.0%	6.7%
2023 Estimated American Indian or Native Alaskan	1.3%	0.8%	0.7%
2023 Estimated Other Races	13.7%	11.6%	11.2%
2023 Estimated Hispanic	16.7%	11.7%	10.2%
Income			
2023 Estimated Average Household Income	\$103,653	\$123,262	\$139,133
2023 Estimated Median Household Income	\$73,419	\$89,238	\$101,625
2023 Estimated Per Capita Income	\$70,042	\$72,549	\$73,265
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.0%	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	12.4%	9.7%	9.1%
2023 Estimated Some College	19.7%	16.5%	15.9%
2023 Estimated Associates Degree Only	5.1%	4.6%	4.8%
2023 Estimated Bachelors Degree Only	32.6%	38.1%	38.7%
2023 Estimated Graduate Degree	24.7%	27.7%	28.3%
Business			
2023 Estimated Total Businesses	9,142	16,929	24,065
2023 Estimated Total Employees	111,845	174,627	222,843
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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NORTHWEST LLC**

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