

ARTISAN

FOR LEASE IN PORTLAND, OREGON



ADDRESS

3301 SE Division St, Portland, OR

AVAILABLE SPACE

Retail 3: 1,010 RSF

RENTAL RATE

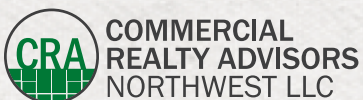
\$35.00/SF/YR, NNN

TRAFFIC COUNTS

SE Division St @ 32nd Ave – 11,177 ADT ('22)

HIGHLIGHTS

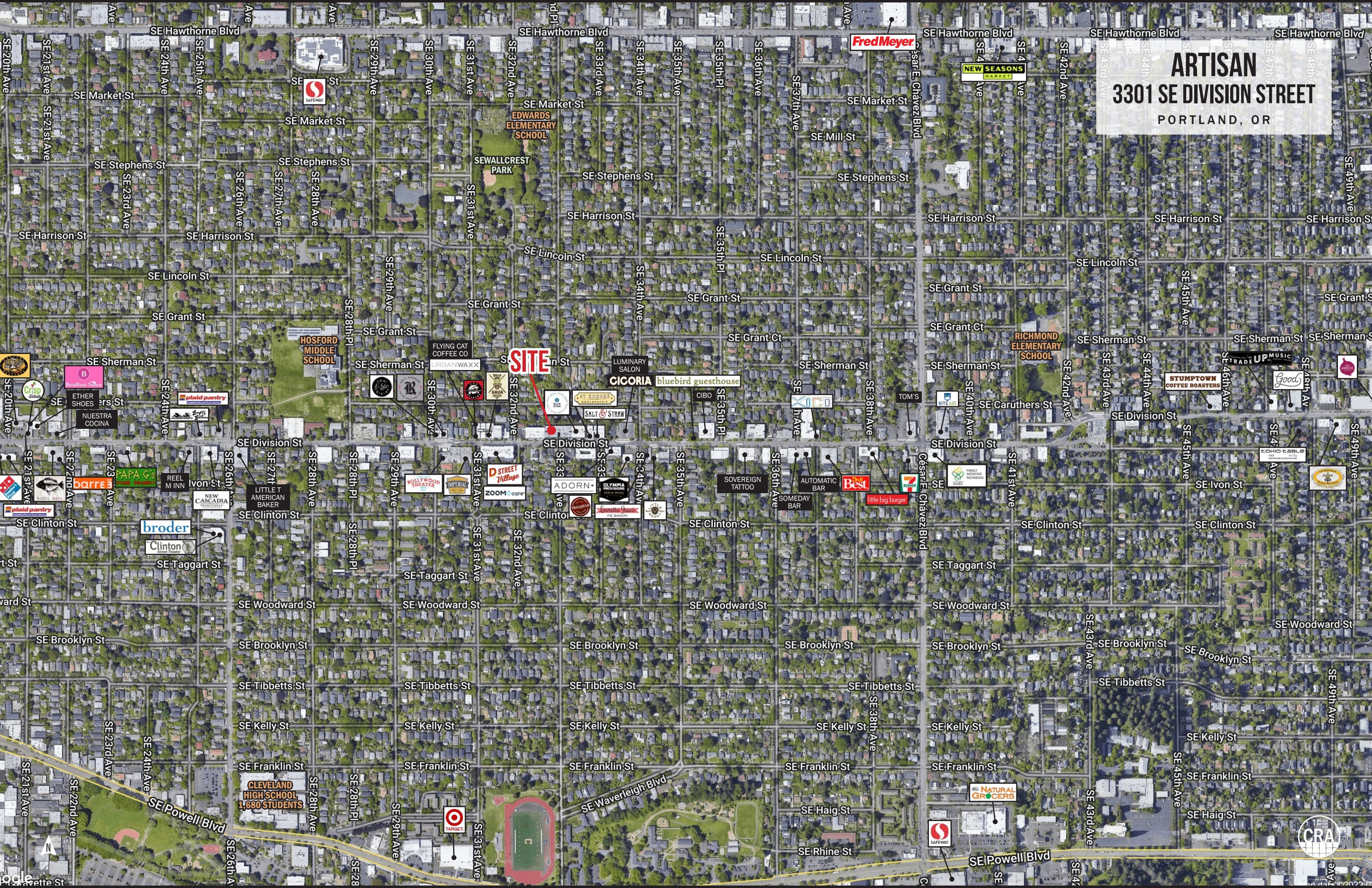
- Mixed-use building with apartments above ground-floor retail.
- Large glass storefronts fronting SE Division with high ceilings.
- Non-exclusive outdoor patio seating area.
- Excellent co-tenancy in the immediate area, including Salt & Straw Ice Cream, St. Honore Boulangerie, Blue Star Donuts, D Street Village, Adorn, Tea & Tea (coming soon) and now XOCOTL (coming soon)!
- Available now!



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ARTISAN
3301 SE DIVISION STREET
PORTLAND, OR



SITE

Fred Meyer

NEW SEASONS MARKET

EDWARDS ELEMENTARY SCHOOL

SAFeway

HOSFORD MIDDLE SCHOOL

RICHMOND ELEMENTARY SCHOOL

CICORIA

bluebird guesthouse

STUMPTOWN COFFEE ROASTERS

plaid pantry

ADORN

Best

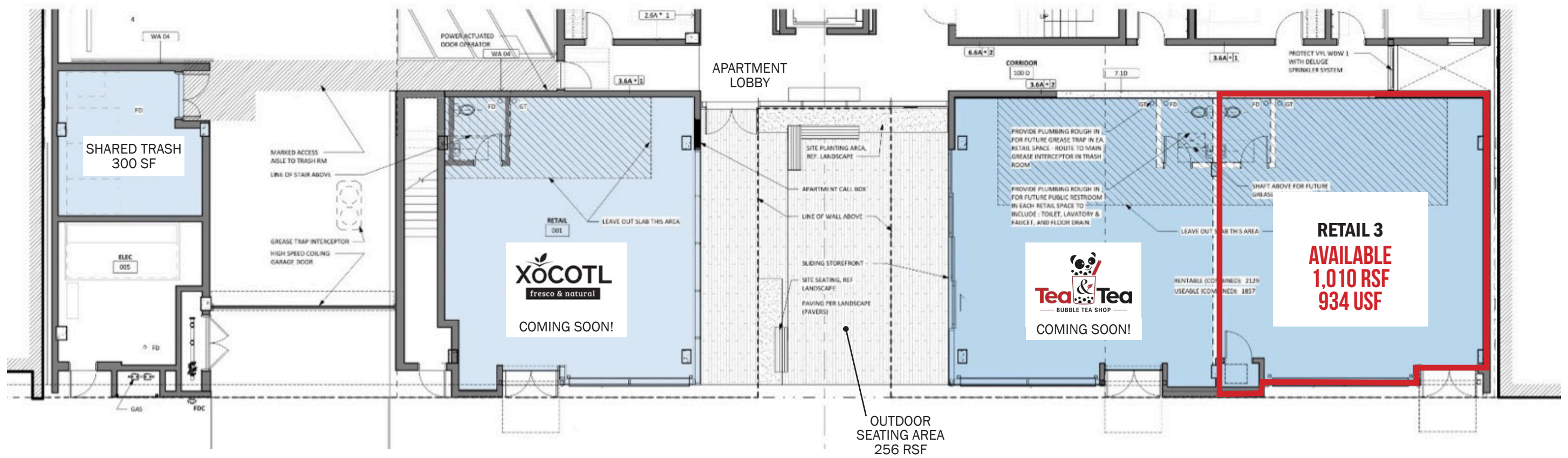
broder

**CLEVELAND HIGH SCHOOL
1,680 STUDENTS**

NATURAL GROCERS

TARGET





SE DIVISION STREET

 11,177 ADT (2022)



ARTISAN

3301 SE DIVISION STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	34,732	222,871	502,884
Projected Population 2027	34,759	227,125	513,654
Average HH Income	\$107,151	\$105,874	\$109,806
Median Home Value	\$571,939	\$567,441	\$550,557
Daytime Demographics 16+	19,287	271,811	496,903
Some College or Higher	86.8%	83.9%	80.4%

\$571,939

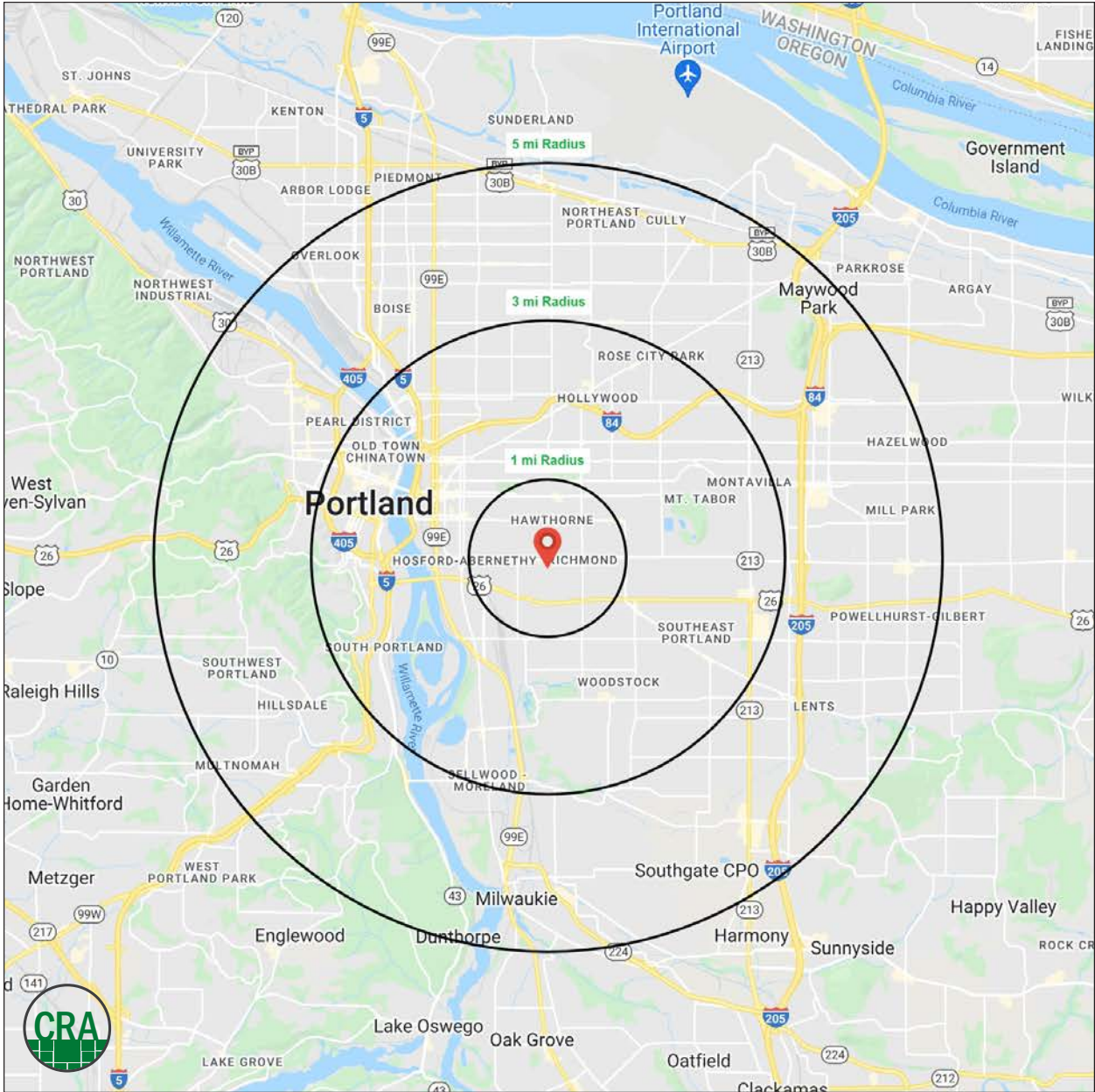
Median Home Value

1 MILE RADIUS

271,811

Daytime Demographics
Age 16 Years or Over

3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.505/-122.6316

3301 SE Division St Portland, OR 97202	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	34,732	222,871	502,884
2027 Projected Population	34,759	227,125	513,654
2020 Census Population	35,162	225,665	507,661
2010 Census Population	30,655	197,142	449,444
Projected Annual Growth 2022 to 2027	-	0.4%	0.4%
Historical Annual Growth 2010 to 2022	1.1%	1.1%	1.0%
2022 Median Age	35.9	38.2	37.9
Households			
2022 Estimated Households	16,262	107,967	227,743
2027 Projected Households	16,497	111,452	236,212
2020 Census Households	16,347	108,639	228,589
2010 Census Households	14,273	92,580	199,033
Projected Annual Growth 2022 to 2027	0.3%	0.6%	0.7%
Historical Annual Growth 2010 to 2022	1.2%	1.4%	1.2%
Race and Ethnicity			
2022 Estimated White	80.9%	76.6%	73.0%
2022 Estimated Black or African American	2.2%	3.4%	5.3%
2022 Estimated Asian or Pacific Islander	6.2%	8.3%	8.9%
2022 Estimated American Indian or Native Alaskan	0.4%	0.7%	0.8%
2022 Estimated Other Races	10.3%	11.0%	12.1%
2022 Estimated Hispanic	8.5%	10.0%	11.3%
Income			
2022 Estimated Average Household Income	\$107,151	\$105,874	\$109,806
2022 Estimated Median Household Income	\$91,284	\$83,478	\$85,015
2022 Estimated Per Capita Income	\$50,366	\$51,746	\$50,100
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.5%	2.0%	2.6%
2022 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.6%	3.0%
2022 Estimated High School Graduate	9.6%	11.5%	14.0%
2022 Estimated Some College	17.7%	17.5%	17.8%
2022 Estimated Associates Degree Only	5.8%	5.6%	6.6%
2022 Estimated Bachelors Degree Only	37.8%	34.9%	32.5%
2022 Estimated Graduate Degree	25.5%	25.8%	23.6%
Business			
2022 Estimated Total Businesses	2,120	22,539	39,638
2022 Estimated Total Employees	12,196	211,804	364,737
2022 Estimated Employee Population per Business	5.8	9.4	9.2
2022 Estimated Residential Population per Business	16.4	9.9	12.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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