



THE WEATHERLY

FOR LEASE

CENTRAL EASTSIDE GROUND FLOOR RETAIL SPACE

ADDRESS

516 SE Morrison Street
Portland, Oregon 97212

AVAILABLE SPACE

- Suite 104 – 1,173 SF (former cafe)
- Suite 106 – 345 SF (former barbershop)
- Suite 108 – 4,162 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SE Morrison St – 15,094 ADT (*22)
SE Grand Ave – 26,091 ADT (*22)

PARKING

Parking Ratio: 1/1000

The Weatherly offers off-street parking options including hourly/daily/monthly and reserved parking available in the adjacent off-street parking lot with 65 parking stalls.

HIGHLIGHTS

The Weatherly is a mixed-use office/retail 12 story historic building located at the gateway to the Central Eastside and adjacent to the Morrison Bridge. There is convenient access to I-5, I-84 and the downtown CBD. On-site parking is available with hourly/daily/monthly paid parking options. High ceilings and expansive window lines. New lobby and building renovations were recently completed providing space improvements to the incoming ground floor commercial tenants. Join Nomadic Vintage at The Weatherly!



WEATHERLY BUILDING 516 SE MORRISON ST PORTLAND, OR

Martin Luther King Jr Blvd

SE Grand Ave (22) ADT 160,92

25,386 ADT (22)

23,986 ADT (22)

SITE



15,094 ADT (22)

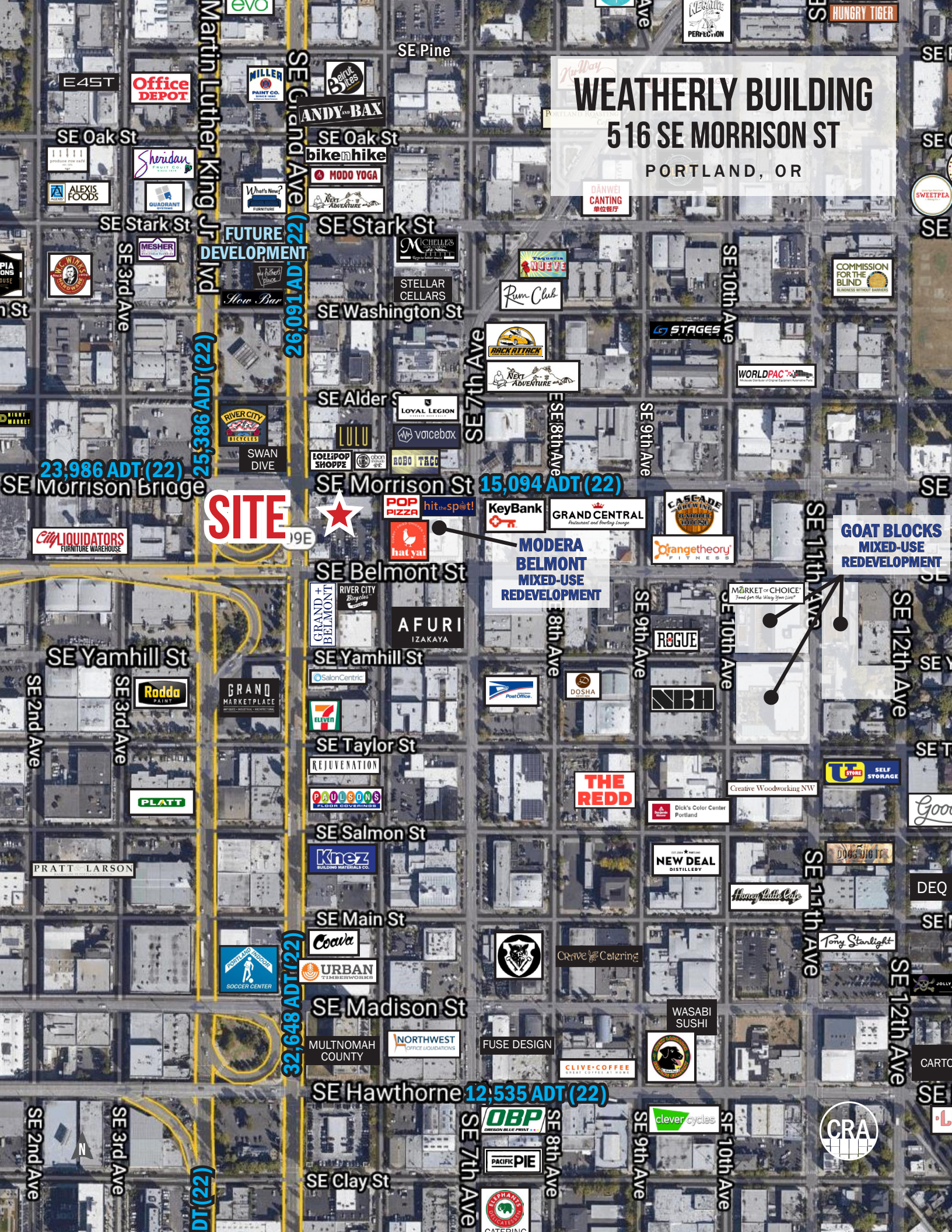
MODERA BELMONT MIXED-USE REDEVELOPMENT

GOAT BLOCKS MIXED-USE REDEVELOPMENT

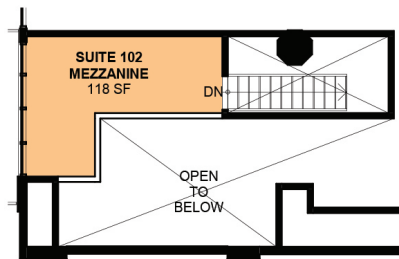
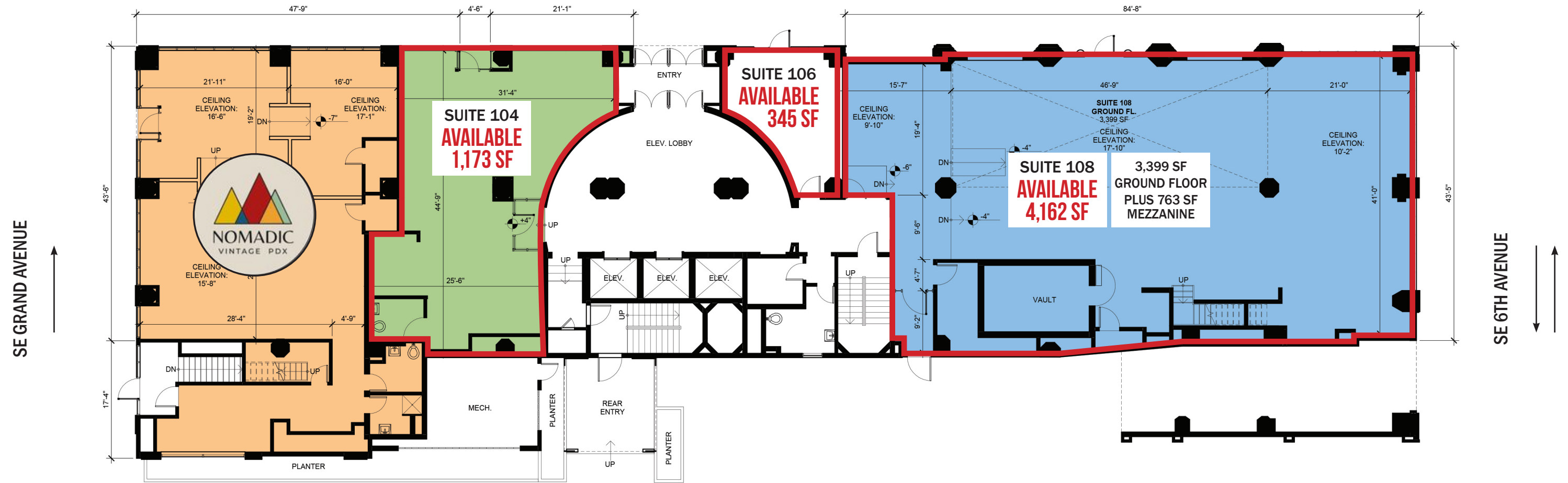
32,648 ADT (22)

12,535 ADT (22)

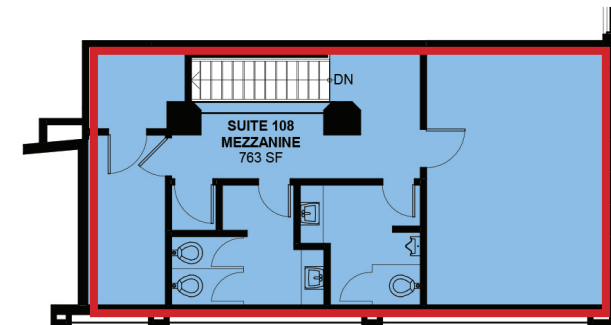
(22) DT



SE MORRISON STREET



SUITE 102 - MEZZANINE



SUITE 108 - MEZZANINE



WEATHERLY BUILDING 516 SE MORRISON ST

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2022)

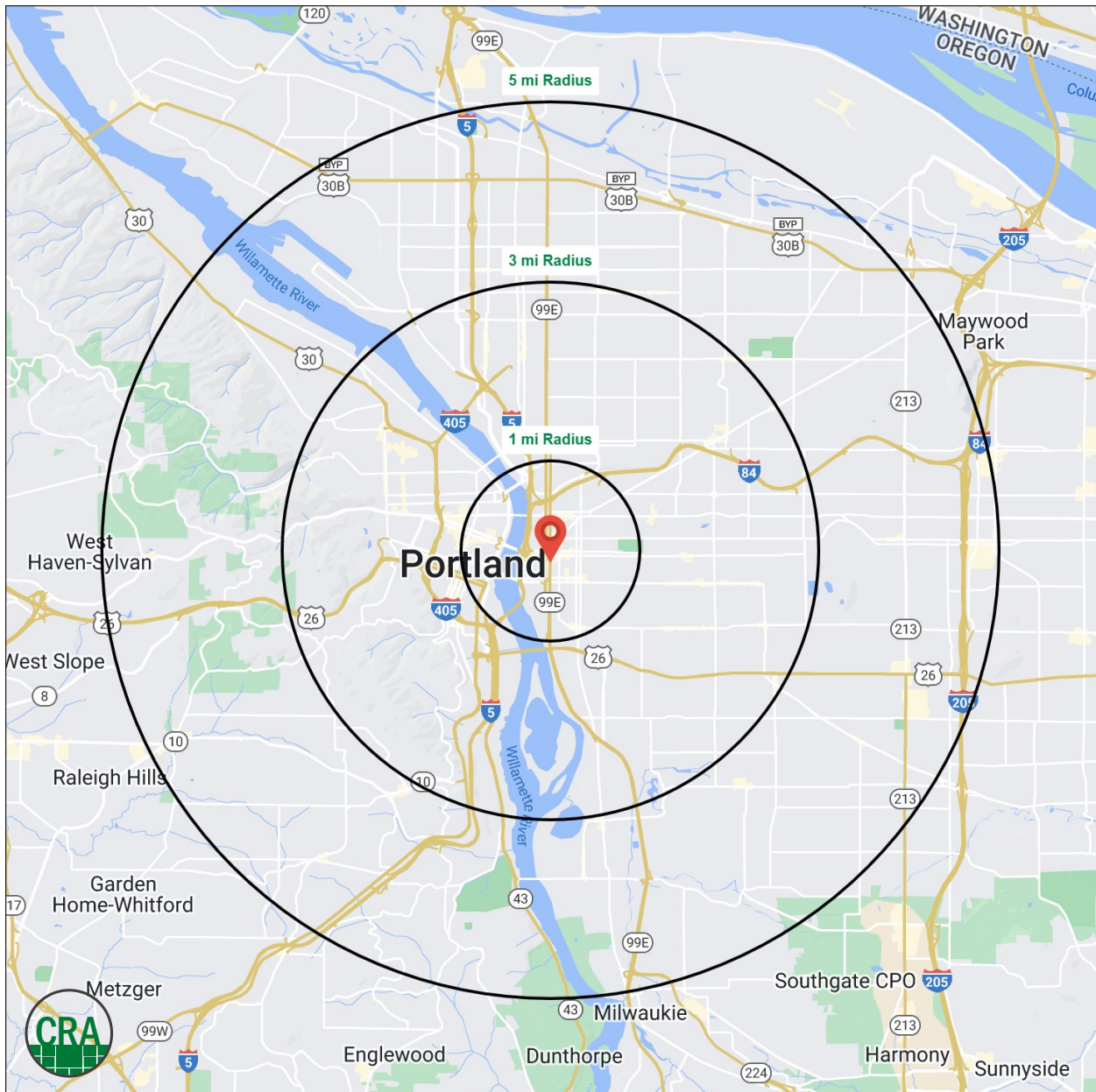
	1 MILE	3 MILE	5 MILE
Estimated Population 2022	22,405	219,088	454,403
Projected Population 2027	23,678	224,213	461,228
Average HH Income	\$68,474	\$110,415	\$113,261
Median Home Value	\$573,696	\$592,362	\$529,008
Daytime Demographics 16+	97,080	312,274	486,740
Some College or Higher	82.2%	86.5%	83.3%

35.9

Median Age
1 MILE RADIUS

\$573,696

Median Home Value
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5171/-122.6603

Weatherly Building	1 mi radius	3 mi radius	5 mi radius
Portland, OR 97214			
Population			
2022 Estimated Population	22,405	219,088	454,403
2027 Projected Population	23,678	224,213	461,228
2020 Census Population	22,815	221,752	459,644
2010 Census Population	16,190	183,638	403,731
Projected Annual Growth 2022 to 2027	1.1%	0.5%	0.3%
Historical Annual Growth 2010 to 2022	3.2%	1.6%	1.0%
2022 Median Age	35.9	37.8	37.9
Households			
2022 Estimated Households	12,961	112,645	210,492
2027 Projected Households	13,686	115,758	214,960
2020 Census Households	13,348	113,973	212,701
2010 Census Households	8,753	92,071	183,610
Projected Annual Growth 2022 to 2027	1.1%	0.6%	0.4%
Historical Annual Growth 2010 to 2022	4.0%	1.9%	1.2%
Race and Ethnicity			
2022 Estimated White	72.4%	74.8%	72.7%
2022 Estimated Black or African American	4.2%	4.1%	4.7%
2022 Estimated Asian or Pacific Islander	5.6%	6.6%	7.5%
2022 Estimated American Indian or Native Alaskan	1.3%	0.8%	0.9%
2022 Estimated Other Races	16.6%	13.7%	14.3%
2022 Estimated Hispanic	16.5%	10.0%	10.3%
Income			
2022 Estimated Average Household Income	\$68,474	\$110,415	\$113,261
2022 Estimated Median Household Income	\$60,546	\$85,541	\$87,285
2022 Estimated Per Capita Income	\$40,897	\$57,249	\$52,844
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.2%	2.0%
2022 Estimated Some High School (Grade Level 9 to 11)	3.5%	2.2%	2.6%
2022 Estimated High School Graduate	13.1%	10.2%	12.2%
2022 Estimated Some College	20.8%	16.6%	18.0%
2022 Estimated Associates Degree Only	3.8%	5.1%	6.0%
2022 Estimated Bachelors Degree Only	36.3%	36.9%	34.3%
2022 Estimated Graduate Degree	21.3%	27.9%	24.9%
Business			
2022 Estimated Total Businesses	7,198	24,830	38,531
2022 Estimated Total Employees	90,877	251,991	364,205
2022 Estimated Employee Population per Business	12.6	10.1	9.5
2022 Estimated Residential Population per Business	3.1	8.8	11.8

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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