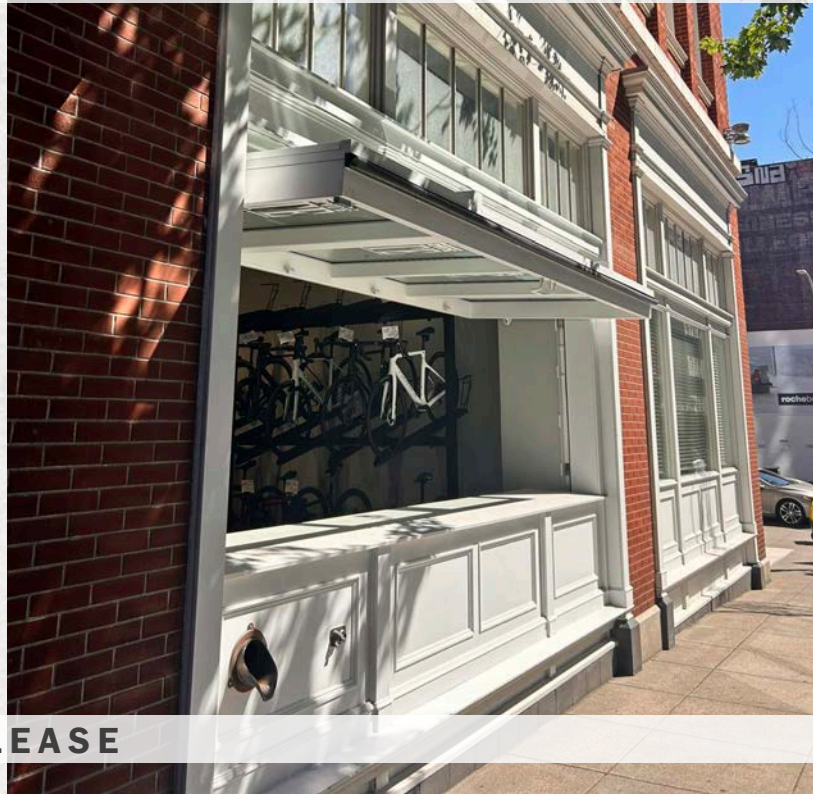


DO NOT DISTURB TENANT

2ND GENERATION RETAIL IN PORTLAND'S WEST END NEIGHBORHOOD



FOR LEASE

ADDRESS

1111 SW Washington St
Portland, OR 97205

AVAILABLE SPACE

3,875 USF/4,399 RSF ground floor
and mezzanine space

RENTAL RATE

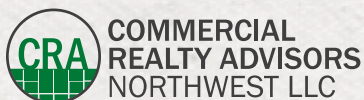
Please call for details

TRAFFIC COUNTS

SW Washington St – 7,899 ADT ('22)
SW 11th Ave – 3,156 ADT ('24)

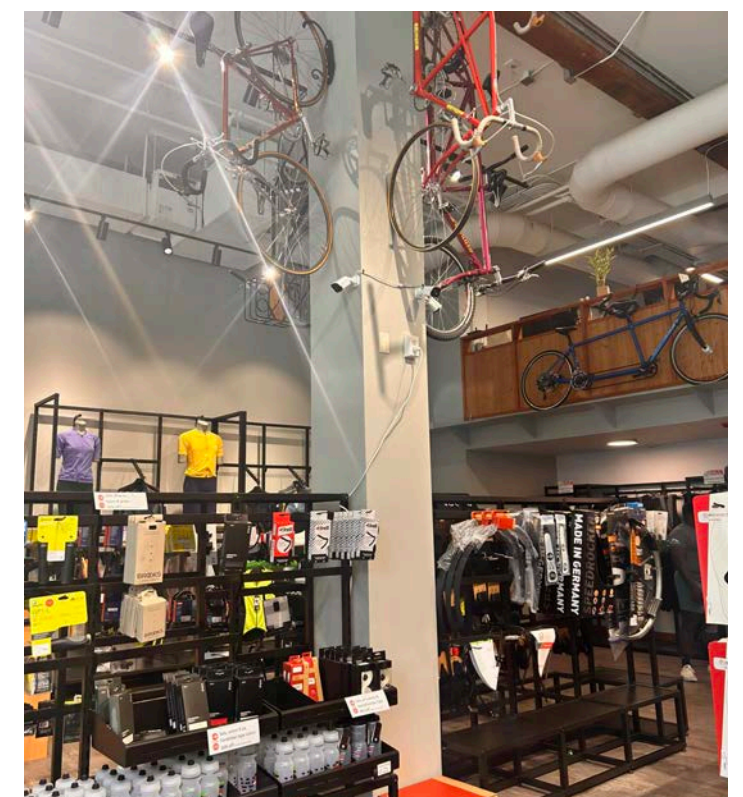
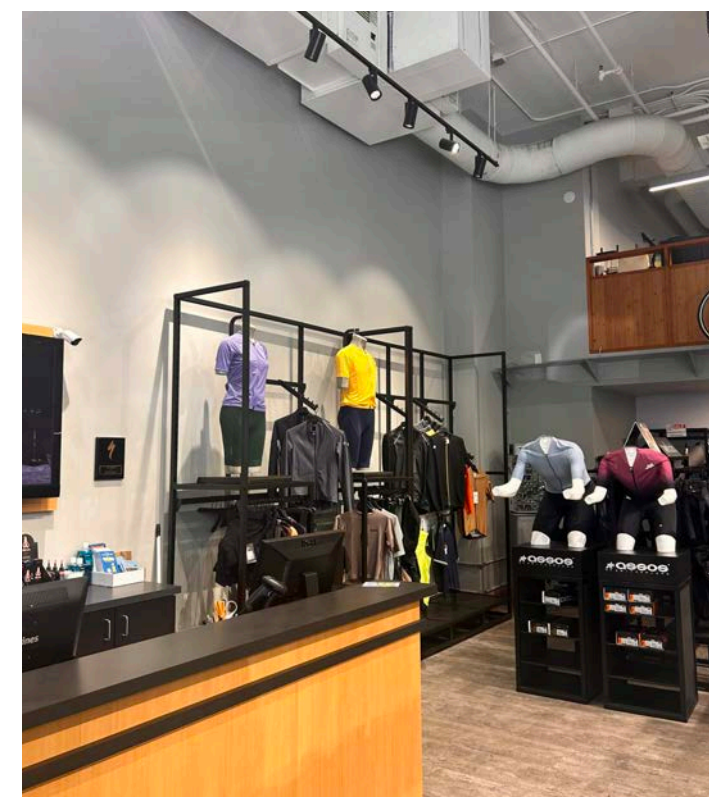
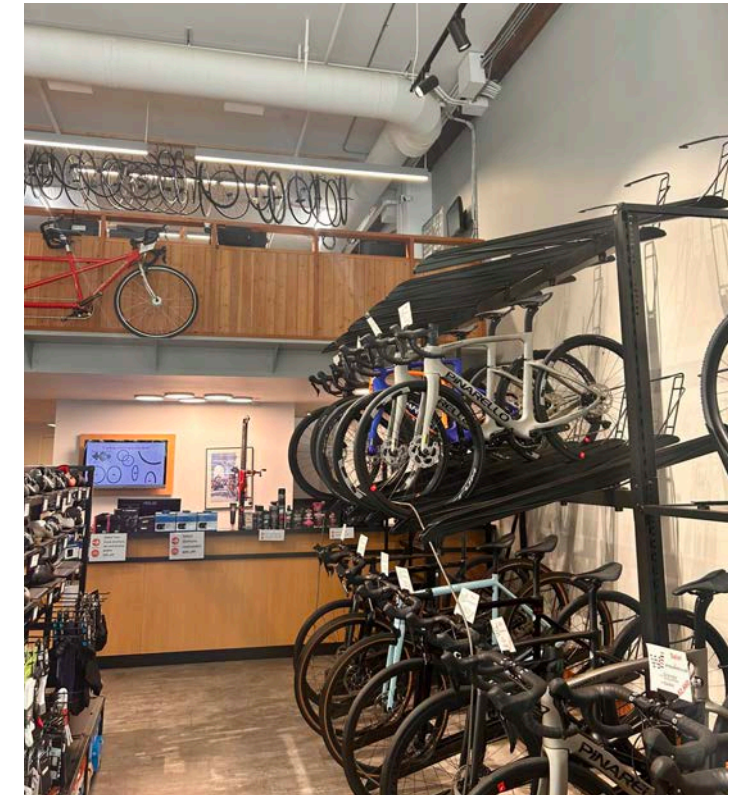
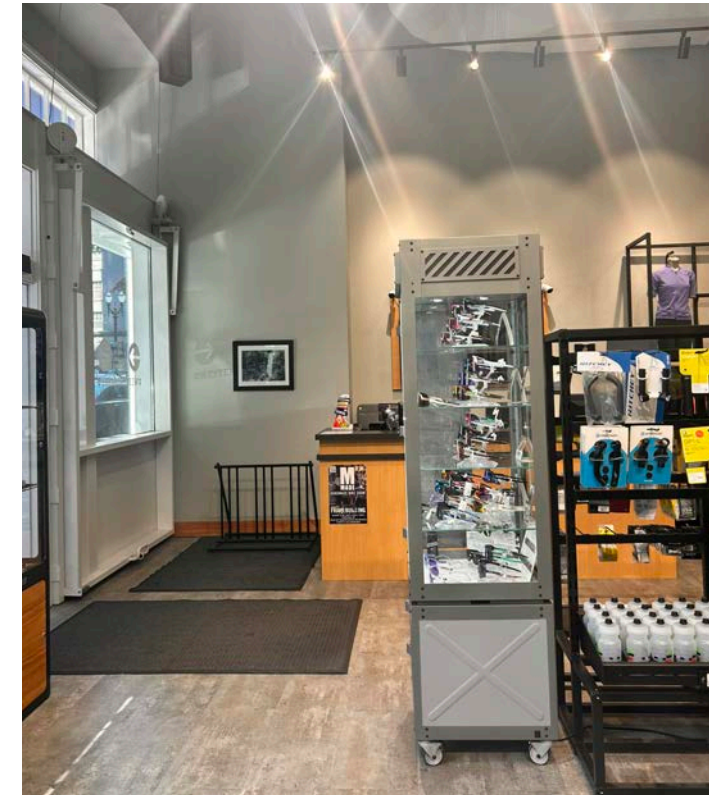
HIGHLIGHTS

- Excellent location in Portland's vibrant West End district!
- There are seven hotels within 1-block, including The Ritz-Carlton which is home to Mahler Jewelers, Portland's premiere Rolex dealer.
- Nearby tenants include: Bamboo Sushi, Nuvrei Cafe, Cheryl's, Mark Spencer Hotel, Powell's, Ace Hotel, Hyatt Centric Hotel, Jake's Famous Crawfish, Patagonia, Milworks (opening soon!) and more.
- Convenient public parking nearby including the new 11W parking garage located across the street on SW 12th Avenue.



Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com



THE TELEGRAM BUILDING

1111 SW WASHINGTON ST
PORTLAND, OR



 The Brewery Blocks

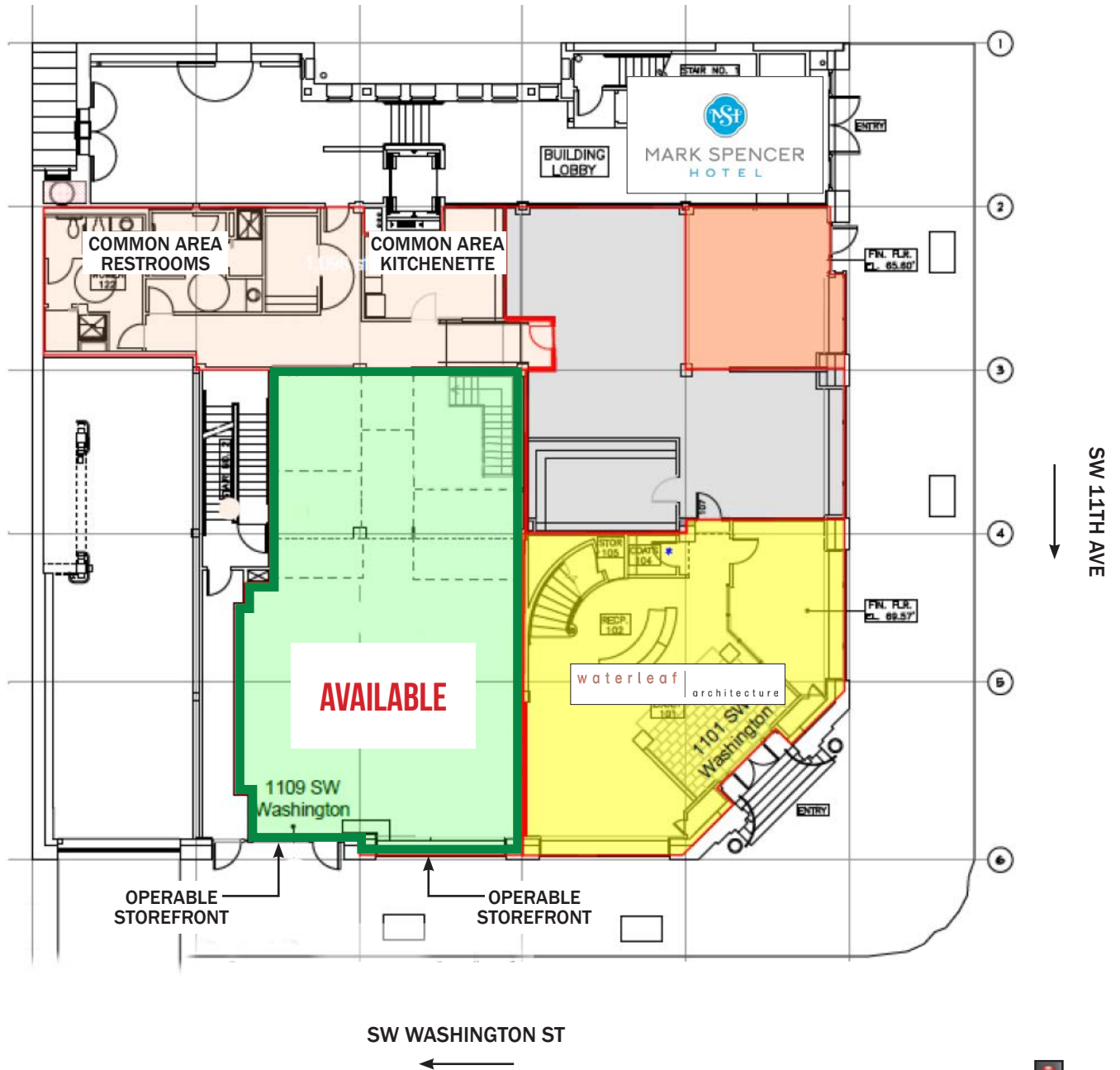


THE TELEGRAM BUILDING

1111 SW WASHINGTON ST

PORTLAND, OR

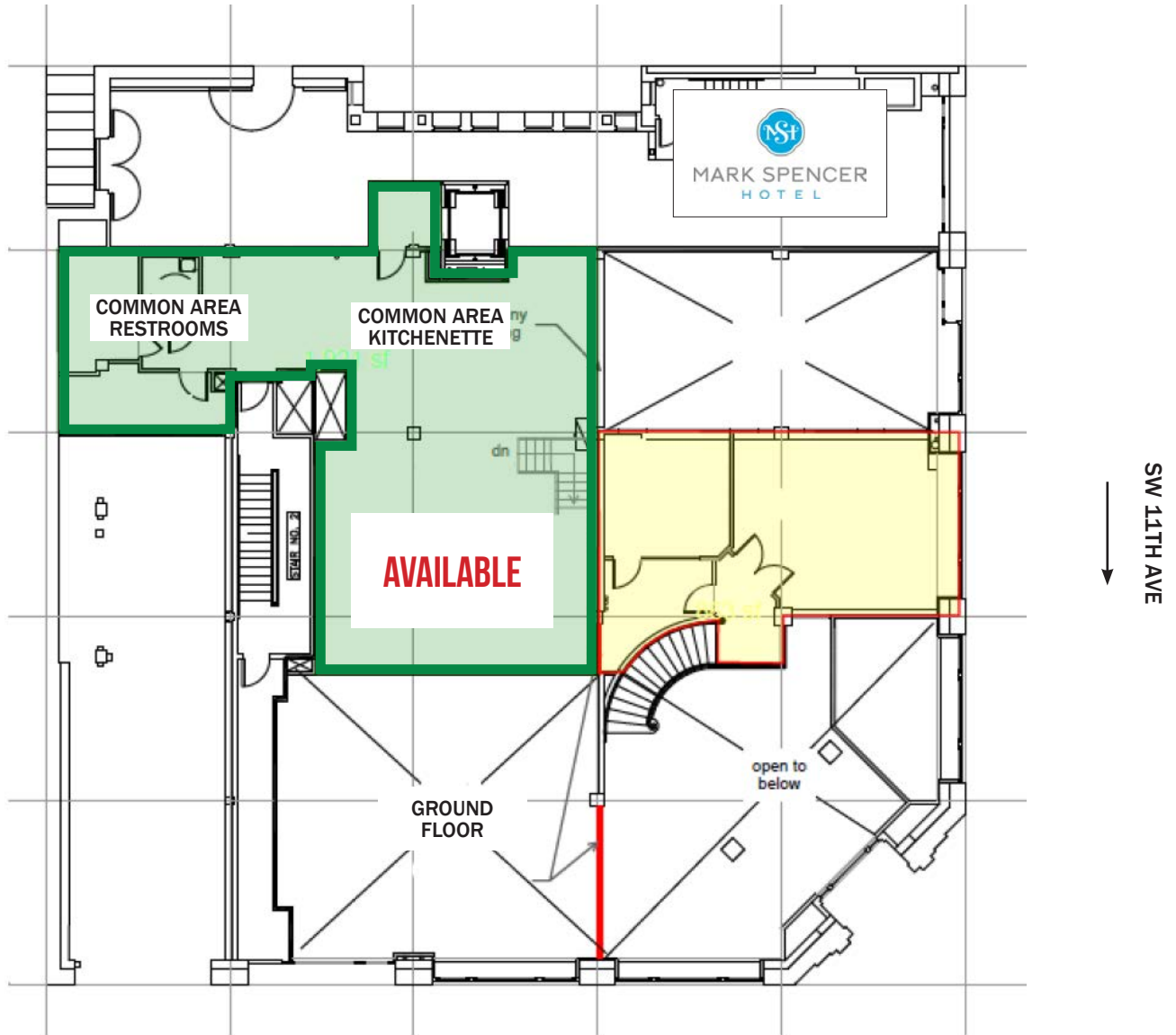
GROUND FLOOR PLAN



THE TELEGRAM BUILDING 1111 SW WASHINGTON ST

MEZZANINE FLOOR PLAN

PORTLAND, OR



SW WASHINGTON ST



THE TELEGRAM BUILDING

1111 SW WASHINGTON ST

PORTLAND, OR

DEMOGRAPHIC SUMMARY

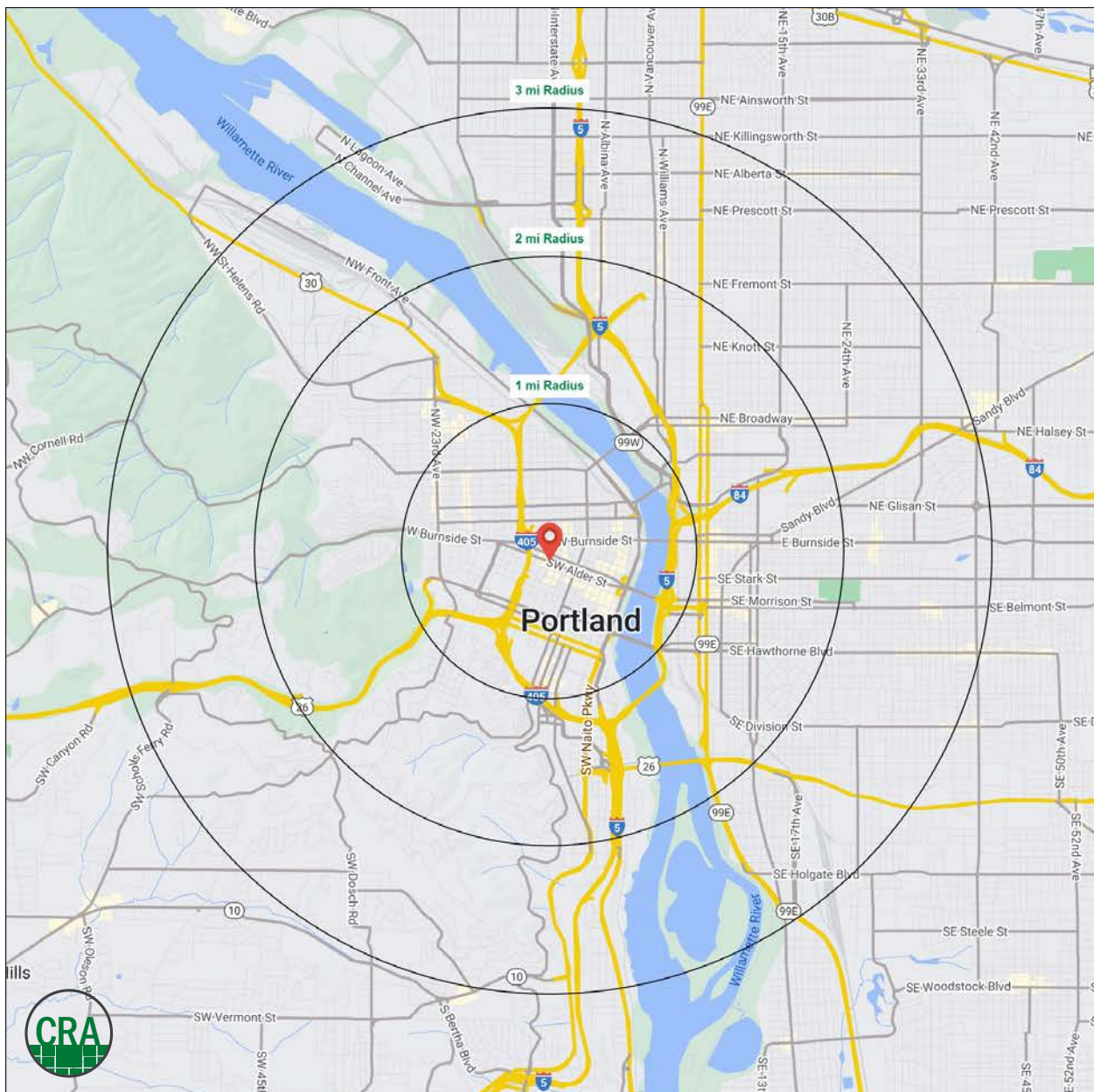
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	49,593	103,414	182,861
Projected Population 2029	50,517	104,397	182,462
Average HH Income	\$114,746	\$126,130	\$141,536
Median Home Value	\$643,665	\$716,436	\$722,631
Daytime Demographics 16+	118,982	203,791	266,135
Some College or Higher	82.3%	85.1%	85.9%

\$716,436

Median Home Value
2 MILE RADIUS

37.7

Median Age
2 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5219/-122.6826

1101 SW Washington St Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	49,593	103,414	182,861
2029 Projected Population	50,517	104,397	182,462
2020 Census Population	45,227	98,022	180,450
2010 Census Population	37,272	75,011	146,613
Projected Annual Growth 2024 to 2029	0.4%	0.2%	-
Historical Annual Growth 2010 to 2024	2.4%	2.7%	1.8%
2024 Median Age	37.5	37.7	38.2
Households			
2024 Estimated Households	32,544	62,948	99,927
2029 Projected Households	33,605	64,490	101,182
2020 Census Households	29,793	58,088	95,124
2010 Census Households	23,035	43,153	75,213
Projected Annual Growth 2024 to 2029	0.7%	0.5%	0.3%
Historical Annual Growth 2010 to 2024	2.9%	3.3%	2.3%
Race and Ethnicity			
2024 Estimated White	73.0%	74.5%	76.0%
2024 Estimated Black or African American	5.6%	5.4%	5.6%
2024 Estimated Asian or Pacific Islander	9.1%	8.1%	6.8%
2024 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.7%
2024 Estimated Other Races	11.4%	11.2%	10.9%
2024 Estimated Hispanic	10.3%	9.9%	9.4%
Income			
2024 Estimated Average Household Income	\$114,746	\$126,130	\$141,536
2024 Estimated Median Household Income	\$75,653	\$87,910	\$101,261
2024 Estimated Per Capita Income	\$76,102	\$77,444	\$77,783
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.4%	1.8%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.0%	2.0%
2024 Estimated High School Graduate	12.7%	11.1%	10.5%
2024 Estimated Some College	16.4%	15.6%	15.1%
2024 Estimated Associates Degree Only	5.0%	4.9%	4.9%
2024 Estimated Bachelors Degree Only	32.3%	35.0%	36.7%
2024 Estimated Graduate Degree	28.6%	29.6%	29.2%
Business			
2024 Estimated Total Businesses	8,925	15,903	22,534
2024 Estimated Total Employees	101,989	171,788	215,491
2024 Estimated Employee Population per Business	11.4	10.8	9.6
2024 Estimated Residential Population per Business	5.6	6.5	8.1

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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