

# — FOR LEASE — PRIME BROADWAY SPACE

**1825 NE BROADWAY  
IN PORTLAND, OREGON**

## ADDRESS

1825 NE Broadway, Suite G  
Portland, Oregon

## AVAILABLE SPACE

250 SF second level commercial office space

## RENTAL RATE

\$700/mo plus electricity  
(trash and water/sewer included in rent)

## TRAFFIC COUNTS

NE Broadway – 30,273 ('22)  
NE Weidler – 14,764 ADT ('22)

## HIGHLIGHTS

- Modern second level office/wellness space, abundant natural light and an outdoor exclusive Juliet balcony!
- One parking space available in the rear lot. Lot is exclusive to the building.
- Available now!

Walk Score

**95**

Bike Score

**100**

Transit Score

**67**



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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## IMAGES

# 1825 NE BROADWAY

PORTLAND, OR





1825 NE BROADWAY  
PORTLAND, OR

SITE





## DEMOGRAPHIC SUMMARY

# 1825 NE BROADWAY

PORTLAND, OR

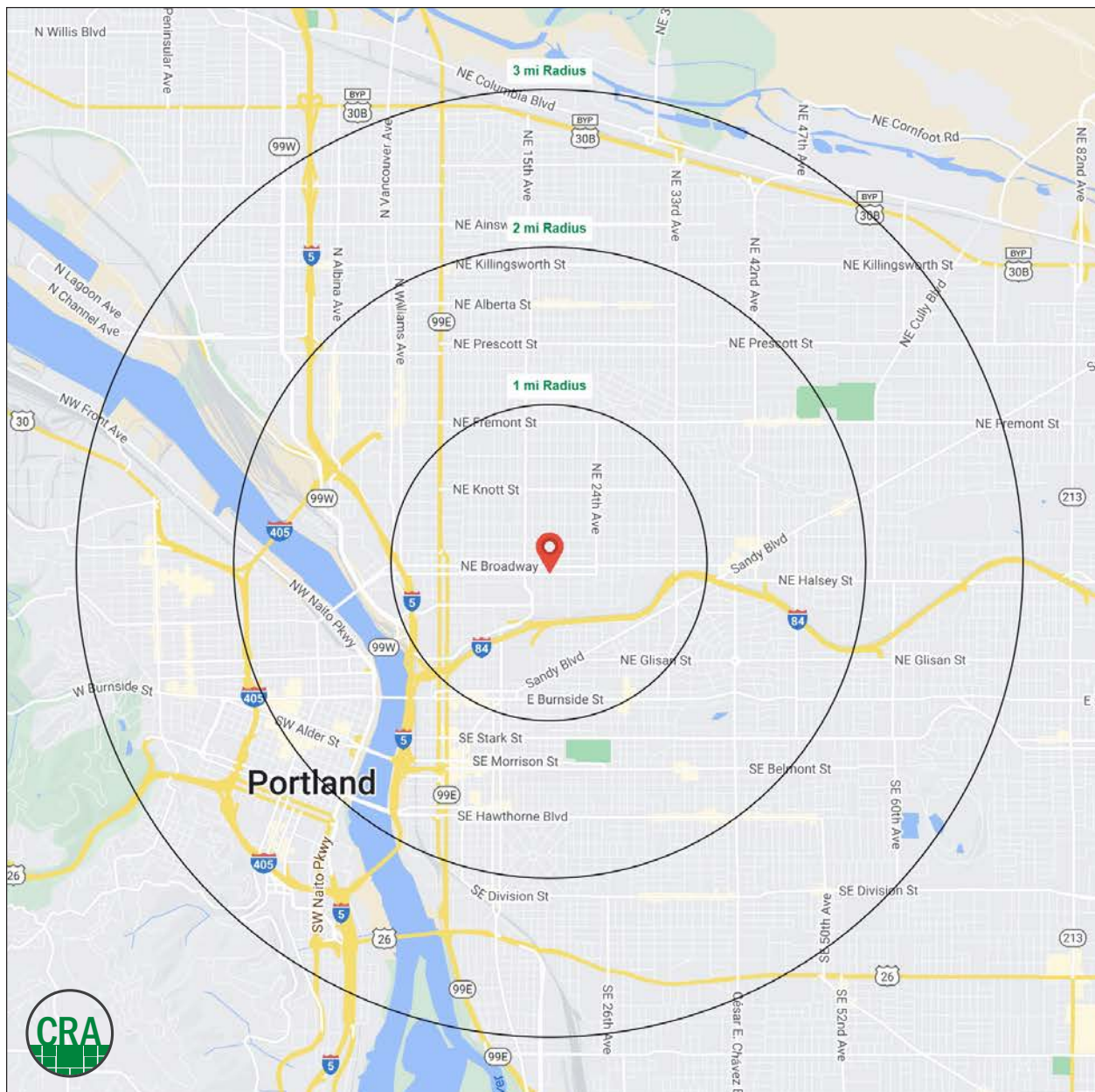
Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	30,778	120,414	250,509
Estimated Households	15,941	62,567	129,166
Average HH Income	\$137,701	\$144,980	\$134,425
Median Home Value	\$651,280	\$619,618	\$592,430
Daytime Demographics 16+	38,636	162,453	287,614
Some College or Higher	88.4%	87.2%	86.8%

## \$651,280

Median Home Value  
1 MILE RADIUS

## 38.9

Median Age  
1 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.5352/-122.6471

1825 NE Broadway Portland, OR 97232	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2023 Estimated Population	30,778	120,414	250,509
2028 Projected Population	29,633	116,637	242,722
2020 Census Population	30,698	121,958	250,772
2010 Census Population	24,235	98,261	210,529
Projected Annual Growth 2023 to 2028	-0.7%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2023	2.1%	1.7%	1.5%
2023 Median Age	38.9	38.2	37.8
<b>Households</b>			
2023 Estimated Households	15,941	62,567	129,166
2028 Projected Households	16,077	63,382	130,753
2020 Census Households	15,613	60,654	124,190
2010 Census Households	11,866	47,285	101,554
Projected Annual Growth 2023 to 2028	0.2%	0.3%	0.2%
Historical Annual Growth 2010 to 2023	2.6%	2.5%	2.1%
<b>Race and Ethnicity</b>			
2023 Estimated White	77.8%	76.2%	74.4%
2023 Estimated Black or African American	6.2%	7.0%	7.2%
2023 Estimated Asian or Pacific Islander	5.1%	5.5%	6.8%
2023 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
2023 Estimated Other Races	10.3%	10.5%	10.8%
2023 Estimated Hispanic	10.1%	10.3%	10.2%
<b>Income</b>			
2023 Estimated Average Household Income	\$137,701	\$144,980	\$134,425
2023 Estimated Median Household Income	\$101,028	\$104,060	\$99,471
2023 Estimated Per Capita Income	\$71,711	\$75,820	\$69,714
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	0.7%	0.9%	1.4%
2023 Estimated Some High School (Grade Level 9 to 11)	1.6%	2.0%	2.0%
2023 Estimated High School Graduate	9.2%	9.9%	9.8%
2023 Estimated Some College	15.1%	15.6%	16.5%
2023 Estimated Associates Degree Only	4.9%	4.8%	5.2%
2023 Estimated Bachelors Degree Only	41.0%	39.2%	38.6%
2023 Estimated Graduate Degree	27.5%	27.6%	26.5%
<b>Business</b>			
2023 Estimated Total Businesses	3,281	14,660	25,382
2023 Estimated Total Employees	31,324	132,514	224,342
2023 Estimated Employee Population per Business	9.5	9.0	8.8
2023 Estimated Residential Population per Business	9.4	8.2	9.9

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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