

# NE ALBERTA & 25TH AVENUE



FOR LEASE

RENDERING

## LOCATION

2465 NE Alberta Street  
Portland, Oregon 97211

## AVAILABLE SPACE

- 758 SF
- 1,595 SF

## LEASING RATE

\$32/SF/YR, NNN

## TRAFFIC COUNTS

NE Alberta St – 9,231 ADT ('22)

Walk Score

91

Bike Score

100

Transit Score

48

## HIGHLIGHTS

- Beautiful new mixed-use building on bustling NE Alberta Street featuring 32 apartments above ground floor retail with high ceilings and expansive windows/storefront glass.
- 1,595 SF space on the corner of 25th & Alberta features two roll up doors and capability for type 1 venting/full restaurant use.
- 758 SF space on the west corner of the building fronting Alberta is ideal for retail use.
- Neighboring tenants include RJ Skilletts, Alleyway Cafe & Bar, Just Bob, Nectar, The Knock Back, Thai Noon and Bar Cala.
- Available early 2025!



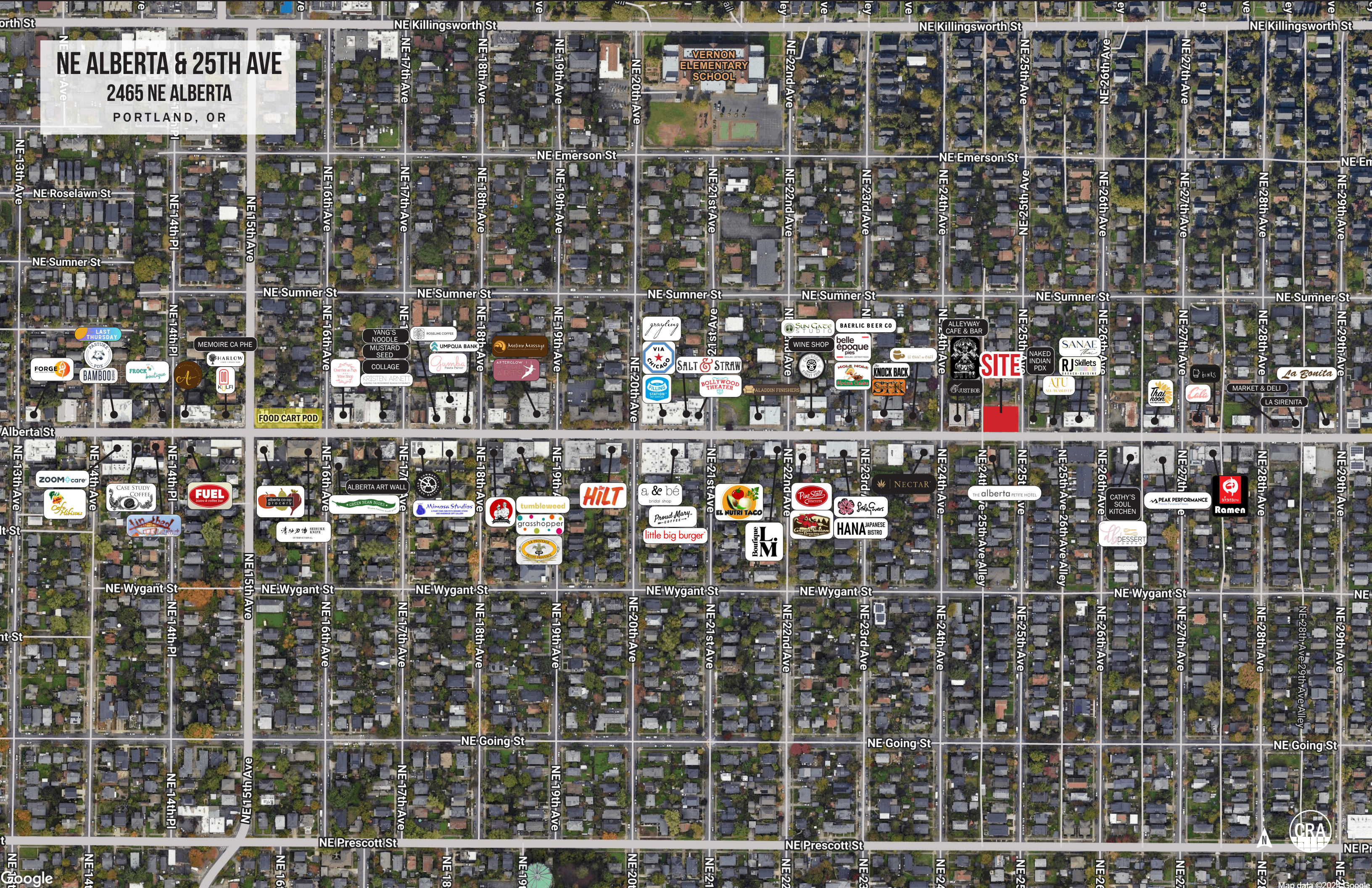
COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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2465 NE ALBERTA  
PORTLAND, OR

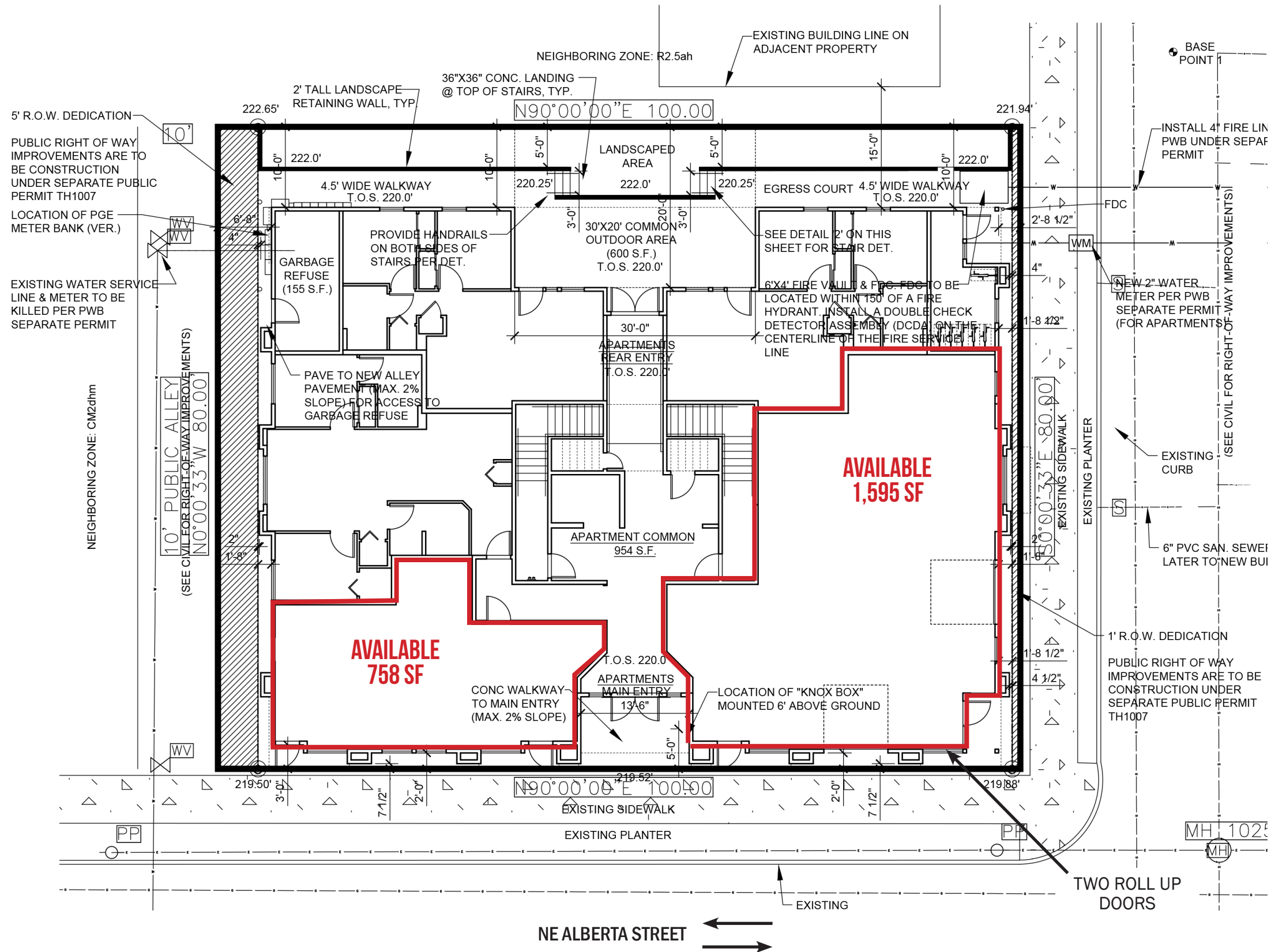


VERNON  
ELEMENTARY  
SCHOOL

**SITE**







# NE ALBERTA & 25TH AVE

## 2465 NE ALBERTA

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

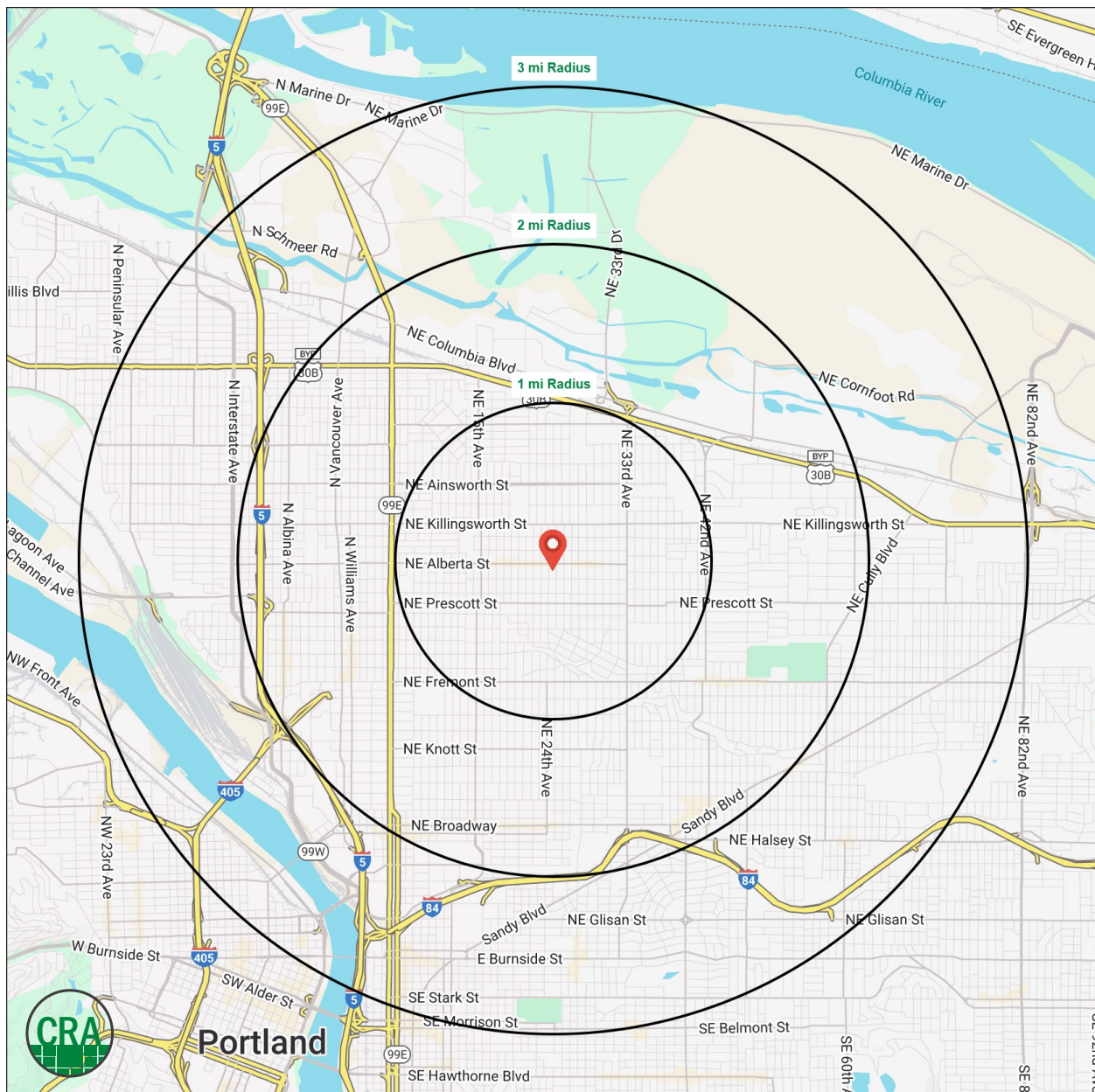
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	27,439	90,532	171,647
Estimated Households	11,512	40,350	81,724
Average HH Income	\$162,416	\$150,857	\$139,405
Median Home Value	\$677,565	\$664,953	\$645,170
Median Age	39.1	38.7	38.5
Total Businesses	1,483	6,684	13,673
Daytime Demographics 16+	12,483	67,204	156,470

# 90,532

Estimated 2024 Population  
2 MILE RADIUS

# \$162,416

Average Household Income  
1 MILE RADIUS



# Summary Profile

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



Lat/Lon: 45.5592/-122.6401

2465 NE Alberta St Portland, OR 97211	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	27,439	90,532	171,647
2029 Projected Population	26,752	89,403	170,751
2020 Census Population	28,711	94,107	175,945
2010 Census Population	26,390	81,682	147,961
Projected Annual Growth 2024 to 2029	-0.5%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	0.3%	0.8%	1.1%
2024 Median Age	39.1	38.7	38.5
<b>Households</b>			
2024 Estimated Households	11,512	40,350	81,724
2029 Projected Households	11,310	40,252	82,351
2020 Census Households	11,682	39,945	79,948
2010 Census Households	10,664	34,439	65,843
Projected Annual Growth 2024 to 2029	-0.4%	-	0.2%
Historical Annual Growth 2010 to 2024	0.6%	1.2%	1.7%
<b>Race and Ethnicity</b>			
2024 Estimated White	74.7%	73.0%	73.8%
2024 Estimated Black or African American	10.2%	10.3%	8.1%
2024 Estimated Asian or Pacific Islander	4.1%	4.7%	5.6%
2024 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.8%
2024 Estimated Other Races	10.3%	11.2%	11.7%
2024 Estimated Hispanic	8.5%	9.6%	10.3%
<b>Income</b>			
2024 Estimated Average Household Income	\$162,416	\$150,857	\$139,405
2024 Estimated Median Household Income	\$131,217	\$115,151	\$103,674
2024 Estimated Per Capita Income	\$68,271	\$67,436	\$66,716
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.6%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.4%	2.7%
2024 Estimated High School Graduate	10.7%	11.5%	12.3%
2024 Estimated Some College	17.6%	15.7%	16.4%
2024 Estimated Associates Degree Only	6.0%	6.0%	5.7%
2024 Estimated Bachelors Degree Only	35.3%	37.3%	36.5%
2024 Estimated Graduate Degree	26.9%	25.5%	24.5%
<b>Business</b>			
2024 Estimated Total Businesses	1,483	6,684	13,673
2024 Estimated Total Employees	6,046	44,453	112,626
2024 Estimated Employee Population per Business	4.1	6.7	8.2
2024 Estimated Residential Population per Business	18.5	13.5	12.6



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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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