

# ICONIC WEST END BUILDING

PORTLAND, OR

## SECOND GENERATION RETAIL FOR LEASE

### ADDRESS

414 SW 13th Avenue  
Portland, OR 97205

### AVAILABLE RETAIL SPACE

- SUITE 414 – 1,312 SF

### RENTAL RATE

Please call for details

### TRAFFIC COUNTS

W Burnside St – 23,037 ADT ('22)

SW 13th Ave – 1,985 ADT ('22)

### HIGHLIGHTS

- Centrally located space just off W Burnside in downtown's West End.
- Nearby businesses include Vans, McMenamins, Jake's Famous Crawfish, Nong's Khao Man Gai, Bamboo Sushi, Powell's City Of Books, Brewery Blocks, Aesop, Whole Foods, Cheryl's on 12th and Manly & Sons opening soon!
- 2nd generation cafe space with sinks/mop sink (no grease interceptor or hood/venting).
- Available now!



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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# ICONIC WEST END BUILDING

## 414 SW 13TH AVENUE

PORTLAND, OR

### SUITE 414 IMAGES

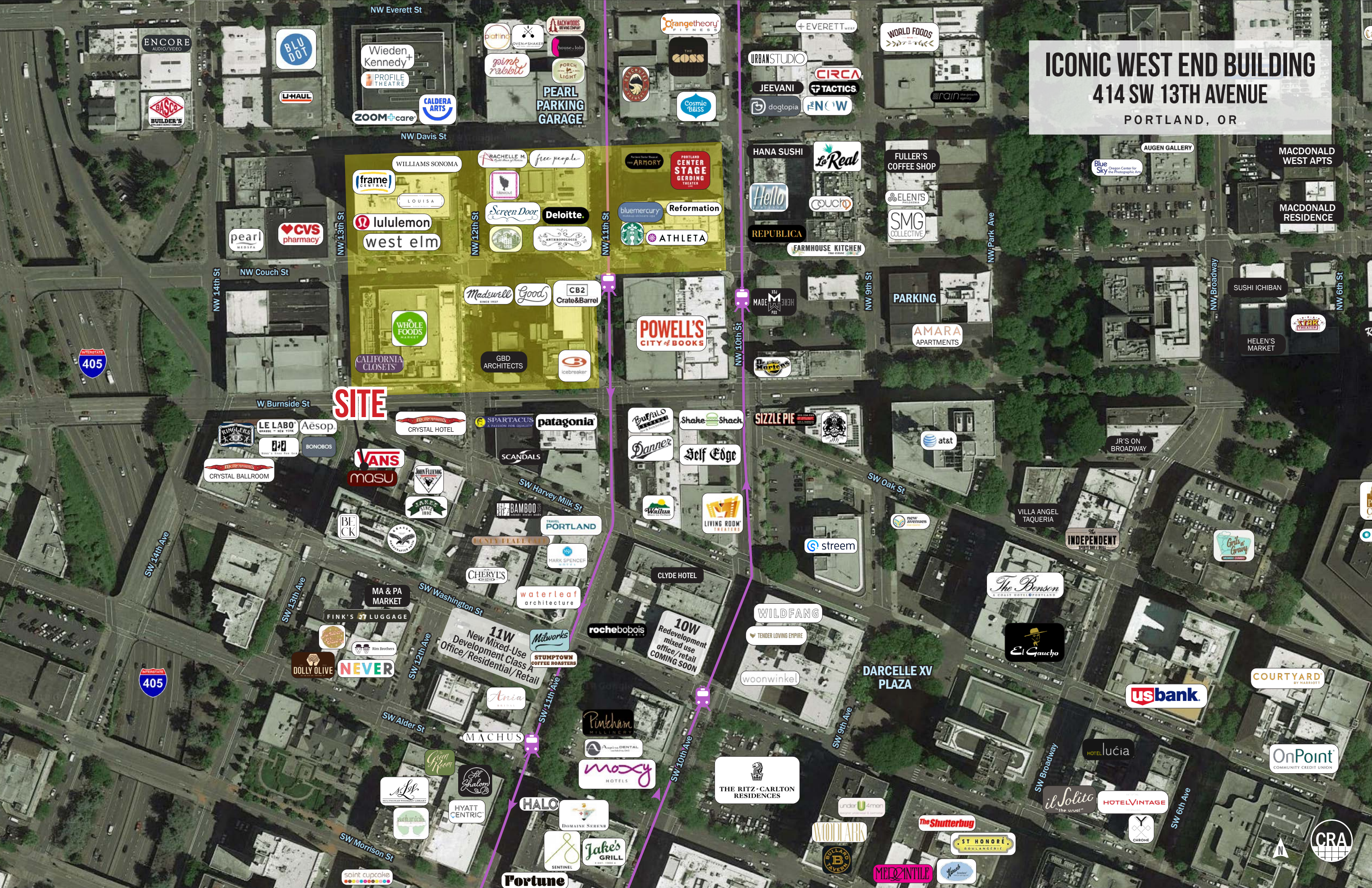




# ICONIC WEST END BUILDING

## 414 SW 13TH AVENUE

PORTLAND, OR



**SITE**

**10W**  
Redevelopment  
mixed use  
office/retail  
COMING SOON

**11W**  
New Mixed-Use  
Development Class A  
Office/Residential/Retail





# ICONIC WEST END BUILDING

## 414 SW 13TH AVENUE

FIRST FLOOR PLAN

PORTLAND, OR

Aēsop.

BONOBOS



NONG'S KHAO MAN GAI



SW 13TH AVENUE



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

# ICONIC WEST END BUILDING

## 414 SW 13TH AVENUE

### DEMOGRAPHIC SUMMARY

PORTLAND, OR

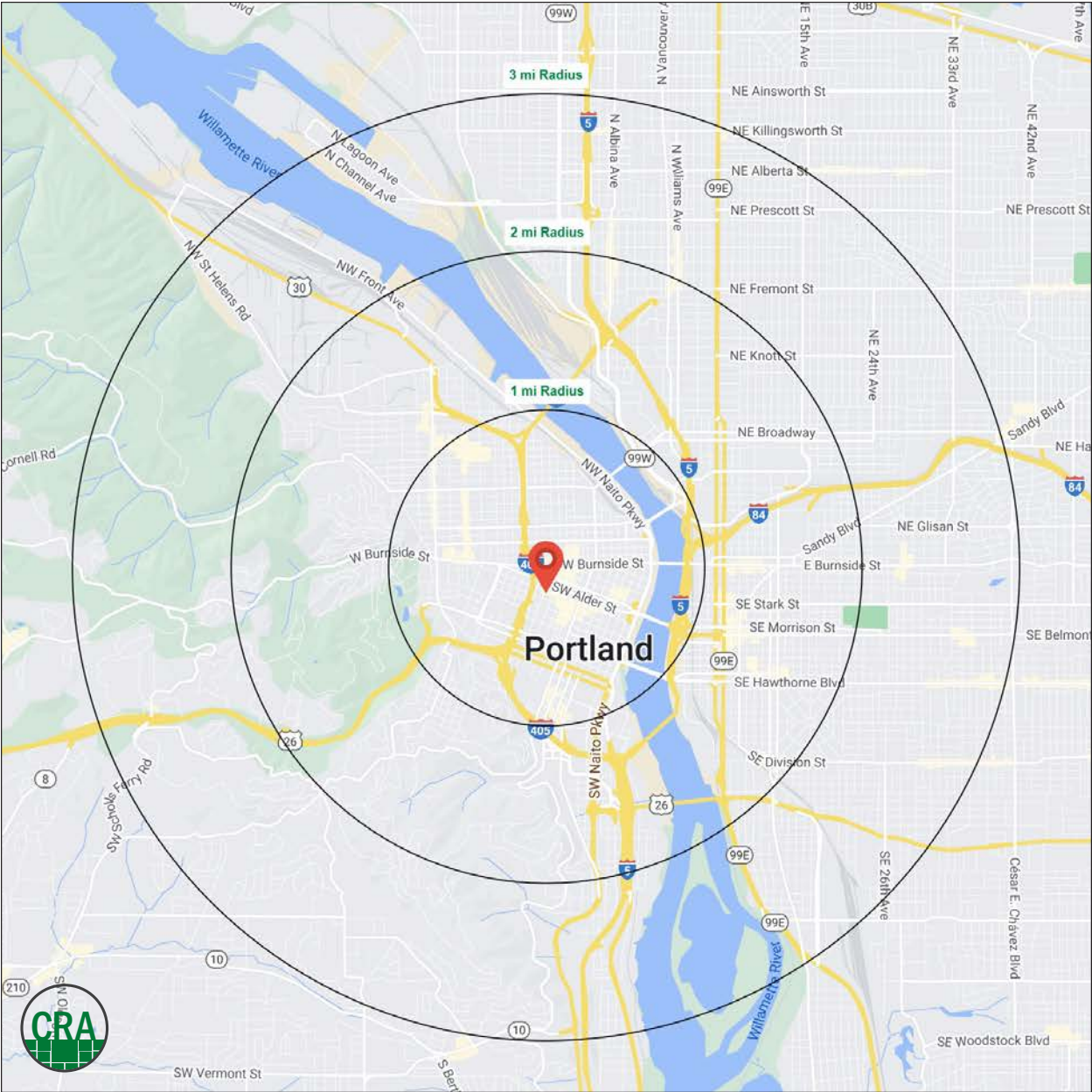
Source: Regis – SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	49,874	100,227	180,452
Estimated Households	32,594	61,133	98,843
Average HH Income	\$116,778	\$126,491	\$141,589
Median Home Value	\$658,235	\$715,658	\$723,808
Daytime Demographics 16+	115,940	201,594	264,379
Some College or Higher	82.4%	85.1%	85.8%

**49,874**

Estimated Population 2024  
1 MILE RADIUS

**37.6**

Median Age  
1 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.5225/-122.6841

414 SW 13th Ave Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	49,874	100,227	180,452
2029 Projected Population	50,704	101,295	180,287
2020 Census Population	45,267	94,688	177,706
2010 Census Population	37,440	72,232	144,100
Projected Annual Growth 2024 to 2029	0.3%	0.2%	-
Historical Annual Growth 2010 to 2024	2.4%	2.8%	1.8%
2024 Median Age	37.6	37.8	38.2
<b>Households</b>			
2024 Estimated Households	32,594	61,133	98,843
2029 Projected Households	33,606	62,699	100,195
2020 Census Households	29,684	56,238	93,889
2010 Census Households	23,072	41,656	74,120
Projected Annual Growth 2024 to 2029	0.6%	0.5%	0.3%
Historical Annual Growth 2010 to 2024	2.9%	3.3%	2.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	73.2%	74.3%	75.9%
2024 Estimated Black or African American	5.6%	5.5%	5.6%
2024 Estimated Asian or Pacific Islander	9.0%	8.1%	6.8%
2024 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.7%
2024 Estimated Other Races	11.3%	11.2%	10.9%
2024 Estimated Hispanic	10.2%	10.0%	9.4%
<b>Income</b>			
2024 Estimated Average Household Income	\$116,778	\$126,491	\$141,589
2024 Estimated Median Household Income	\$76,886	\$87,706	\$101,091
2024 Estimated Per Capita Income	\$77,118	\$77,840	\$78,003
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.8%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.0%	2.0%
2024 Estimated High School Graduate	12.6%	11.2%	10.6%
2024 Estimated Some College	16.2%	15.6%	15.1%
2024 Estimated Associates Degree Only	5.0%	4.8%	4.8%
2024 Estimated Bachelors Degree Only	32.5%	34.9%	36.7%
2024 Estimated Graduate Degree	28.8%	29.7%	29.2%
<b>Business</b>			
2024 Estimated Total Businesses	8,678	15,584	22,296
2024 Estimated Total Employees	99,029	170,400	214,220
2024 Estimated Employee Population per Business	11.4	10.9	9.6
2024 Estimated Residential Population per Business	5.7	6.4	8.1

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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