

PRIME WEST END RETAIL

PORTLAND, OREGON



SECOND GENERATION RETAIL FOR LEASE

LOCATION

1103 SW Alder Street | Portland, OR 97205

AVAILABLE SPACE

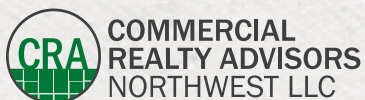
1,540 SF

RENTAL RATE

\$35.00 PSF/YR/NNN
(NNN \$733.50/MO)

HIGHLIGHTS

- Prime location in sought after West End district in historic Beverly Alder building
- Second generation retail space with existing HVAC/electrical/lighting distributed throughout and one restroom
- Nearby tenants: Machus, Dolly Olive, Halo Shoes, Shalom Y'all and the Multnomah Whiskey Library



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PRIME WEST END RETAIL

1103 SW ALDER ST

PORTLAND, OR

west elm

WILLIAMS SONOMA

frame CENTRAL

LOUISA

lululemon

SCREEZ DOOR

ANTHROPOLÓGIE

WHOLE FOODS MARKET

CALIFORNIA CLOSETS

GBD ARCHITECTS

icebreaker

Madswell

Goods

CB2

Crate&Barrel

POWELL'S
CITY OF BOOKS

SITE

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

10W
Redevelopment
mixed use
office/retail
COMING SOON

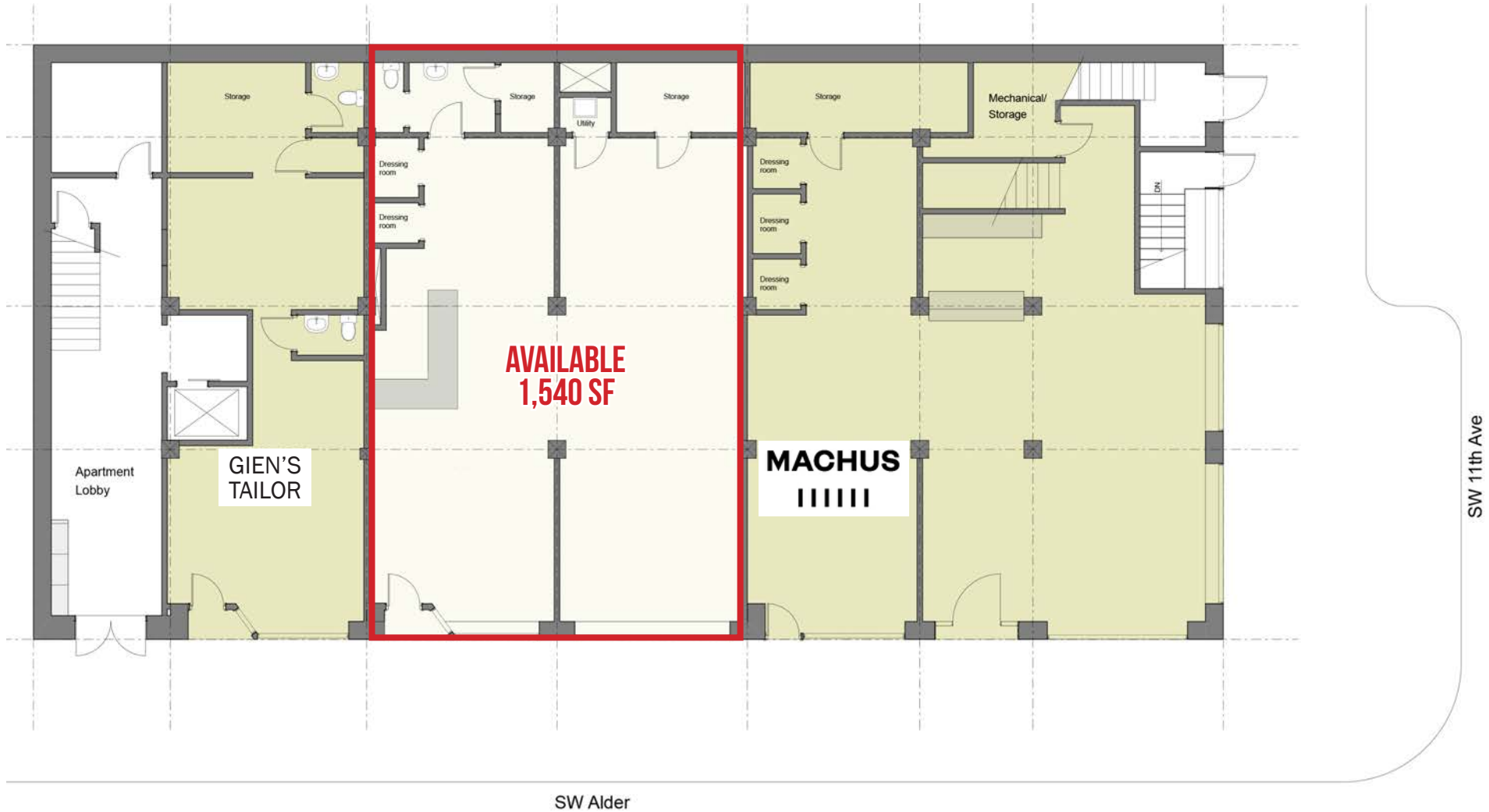


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1103 SW ALDER ST

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SITE PLAN

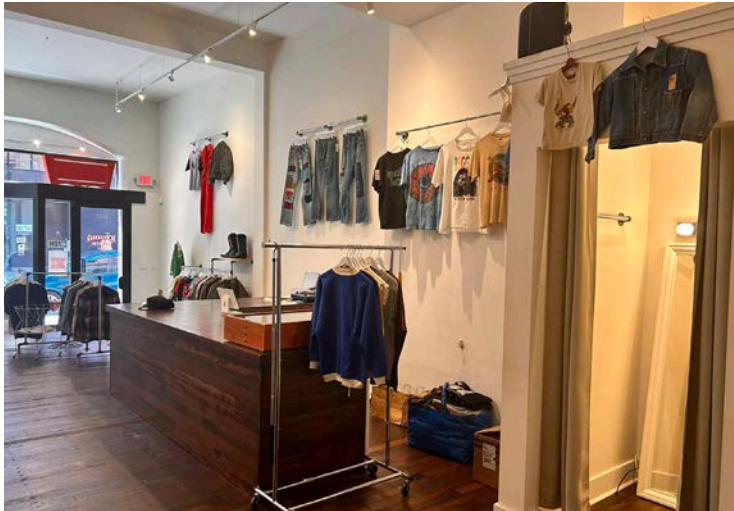
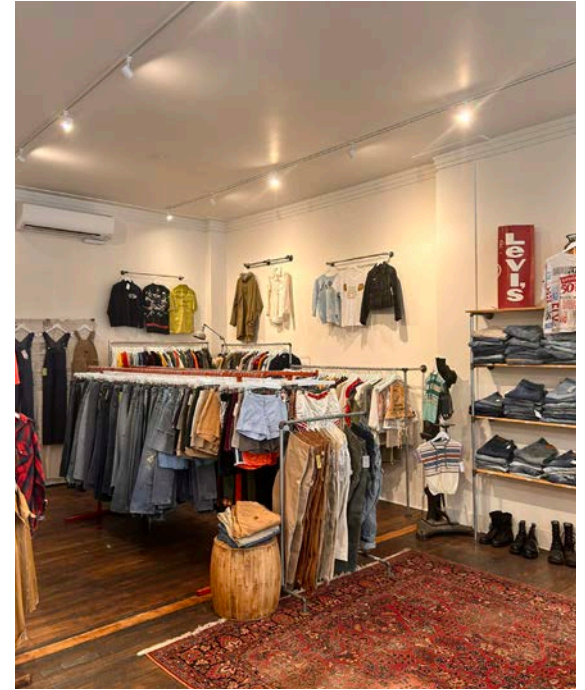


SW 11th Ave



PRIME WEST END RETAIL
1103 SW ALDER ST
PORTLAND, OR

PHOTO GALLERY



PRIME WEST END RETAIL

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DEMOGRAPHIC SUMMARY

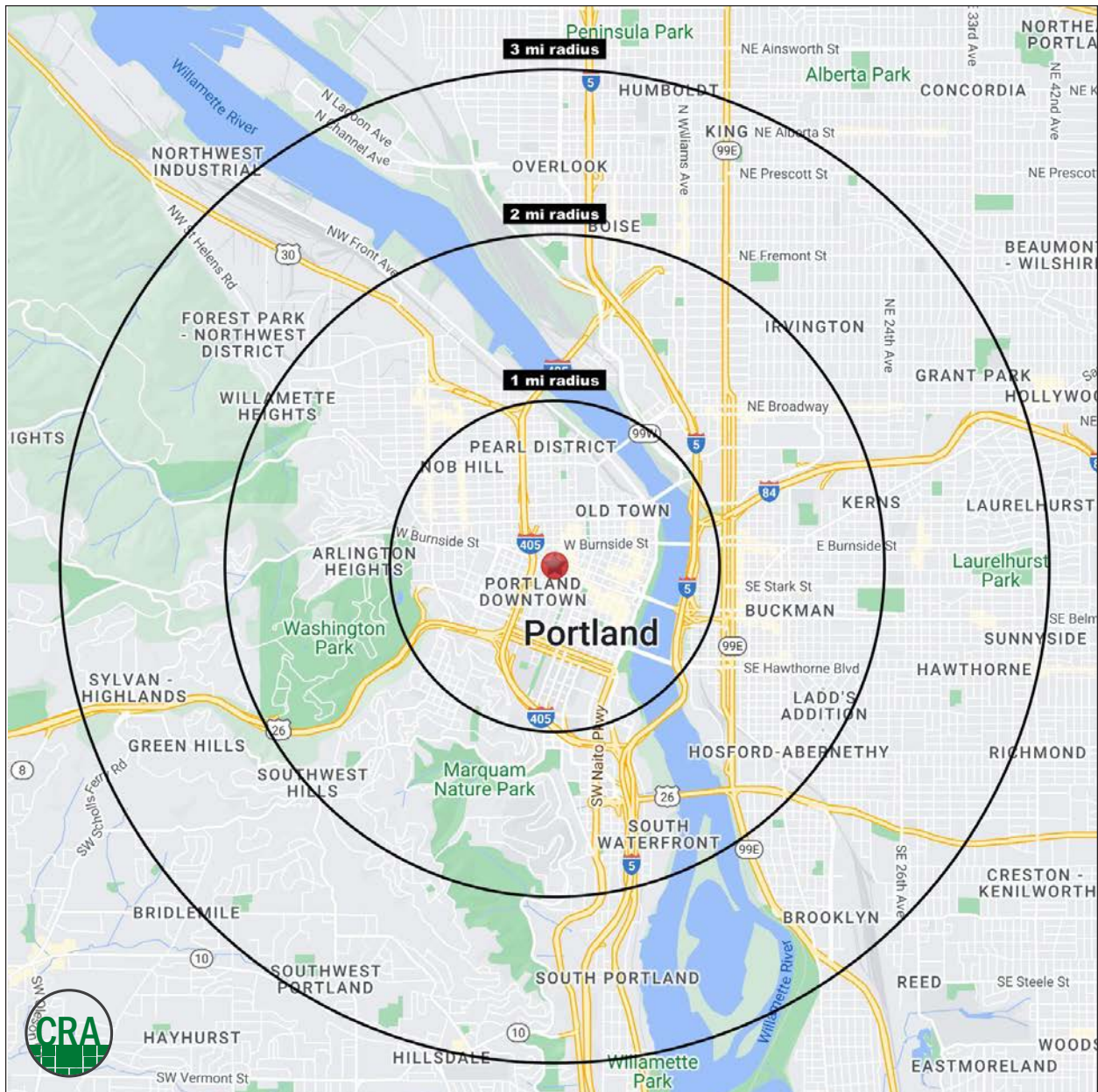
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	50,025	101,677	182,131
Projected Population 2029	50,917	102,633	181,601
Average HH Income	\$106,626	\$119,381	\$139,258
Median Home Value	\$643,984	\$716,547	\$723,439
Daytime Demographics 16+	117,171	200,555	263,022
Some College or Higher	82.7%	85.5%	86.1%

\$643,984

Median Home Value
1 MILE RADIUS

34.6

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: 45.5212/-122.683

1103 SW Alder St Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	50,025	101,677	182,131
2029 Projected Population	50,917	102,633	181,601
2020 Census Population	45,462	96,270	179,357
2010 Census Population	37,659	73,856	145,754
Projected Annual Growth 2024 to 2029	0.4%	0.2%	-
Historical Annual Growth 2010 to 2024	2.3%	2.7%	1.8%
2024 Median Age	34.6	35.5	36.6
Households			
2024 Estimated Households	32,718	62,100	99,639
2029 Projected Households	33,767	63,638	100,850
2020 Census Households	29,895	57,278	94,745
2010 Census Households	23,247	42,606	74,925
Projected Annual Growth 2024 to 2029	0.6%	0.5%	0.2%
Historical Annual Growth 2010 to 2024	2.9%	3.3%	2.4%
Race and Ethnicity			
2024 Estimated White	71.3%	71.6%	71.9%
2024 Estimated Black or African American	7.1%	6.4%	6.3%
2024 Estimated Asian or Pacific Islander	7.1%	7.9%	8.3%
2024 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.8%
2024 Estimated Other Races	13.5%	13.1%	12.7%
2024 Estimated Hispanic	13.2%	13.0%	12.6%
Income			
2024 Estimated Average Household Income	\$106,626	\$119,381	\$139,258
2024 Estimated Median Household Income	\$75,700	\$87,288	\$100,493
2024 Estimated Per Capita Income	\$70,535	\$73,590	\$76,625
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.7%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	2.6%	1.9%	2.0%
2024 Estimated High School Graduate	12.4%	10.8%	10.3%
2024 Estimated Some College	16.5%	15.7%	15.0%
2024 Estimated Associates Degree Only	4.9%	4.8%	4.8%
2024 Estimated Bachelors Degree Only	32.6%	35.1%	36.8%
2024 Estimated Graduate Degree	28.7%	29.9%	29.5%
Business			
2024 Estimated Total Businesses	8,872	15,810	22,423
2024 Estimated Total Employees	101,431	171,164	215,094
2024 Estimated Employee Population per Business	11.4	10.8	9.6
2024 Estimated Residential Population per Business	5.6	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.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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