

ELLEN BROWNING BUILDING



NEW DIVISION RETAIL & RESTAURANT SPACE!

HACKER

ADDRESS

2871 SE Division Street, Portland, OR 97202

AVAILABLE SPACE

TENANT 1 – RESTAURANT SPACE:

2,171 SF corner restaurant space featuring large exclusive outdoor patio space (approx 855 SF)

TENANTS 2 & 3 – RETAIL SPACE:

1,542 SF retail space (can be divided into two micro retail spaces – 747 SF and 795 SF)

RENTAL RATE

Please call for details.

TRAFFIC COUNTS

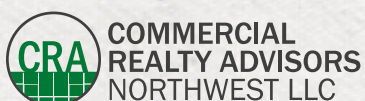
SE Division Street – 21,289 ADT ('18)

HIGHLIGHTS

- Located at the signalized intersection of Division & 28th (NE corner) in the heart of the Division retail corridor. The Ellen Browning Building offers tenants beautifully designed and positioned restaurant and retail opportunities.
- New, mixed-use project with luxury residential units above ground floor commercial space.
- Spaces feature high ceilings, expansive floor to ceiling glass storefronts, and setback from SE Division Street. Corner restaurant spaces features rare exclusive patio area.
- Construction completion spring 2022.



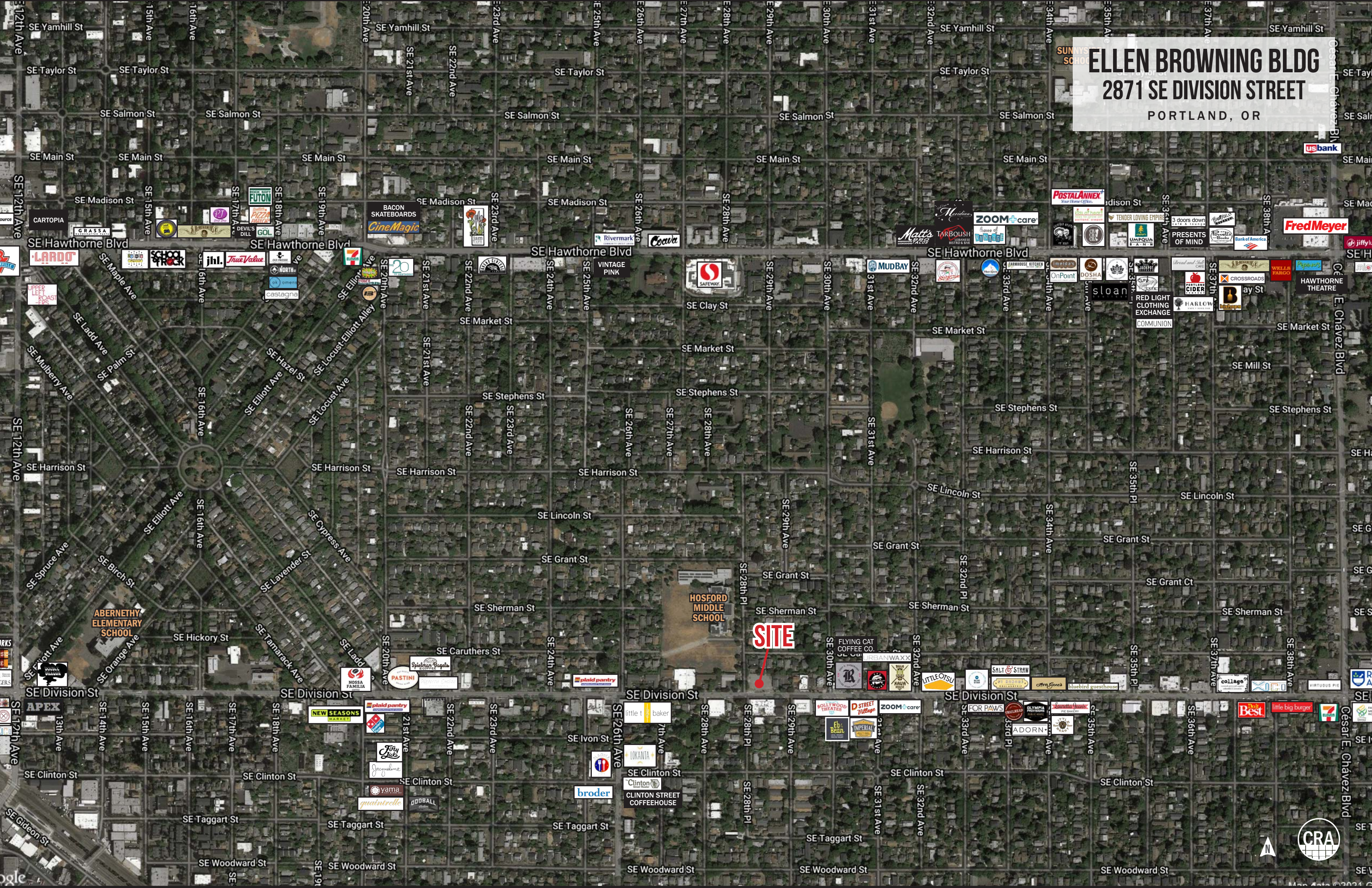
UD+P



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ELLEN BROWNING BLDG 2871 SE DIVISION STREET PORTLAND, OR



SITE



RENDERINGS

ELLEN BROWNING BLDG
2871 SE DIVISION STREET
PORTLAND, OR



DIVISION STREET



LOBBY



RETAIL FRONTAGE ALONG DIVISION

HACKER

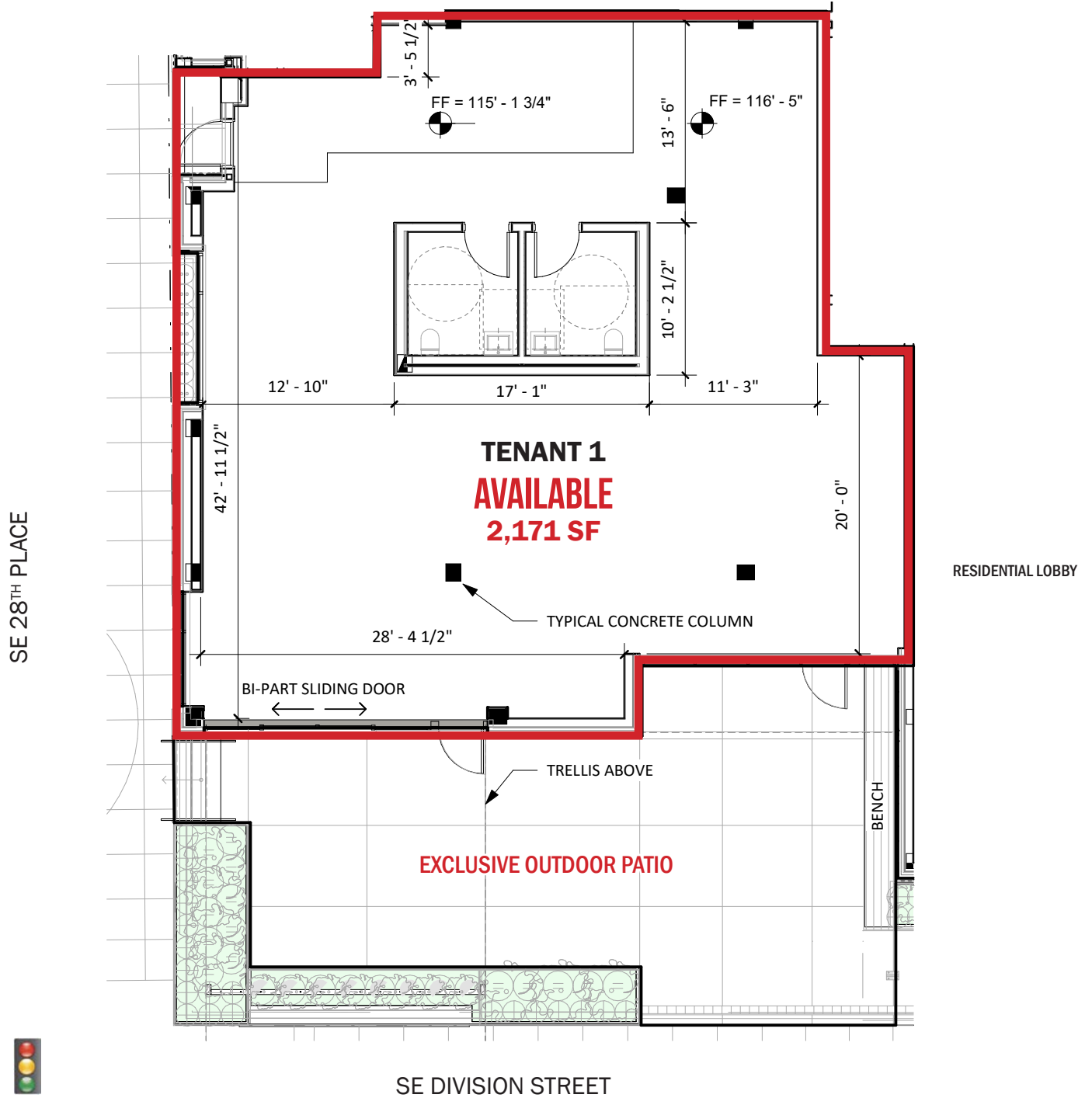


ELLEN BROWNING BLDG

2871 SE DIVISION STREET

PORTLAND, OR

RESTAURANT FLOOR PLAN



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

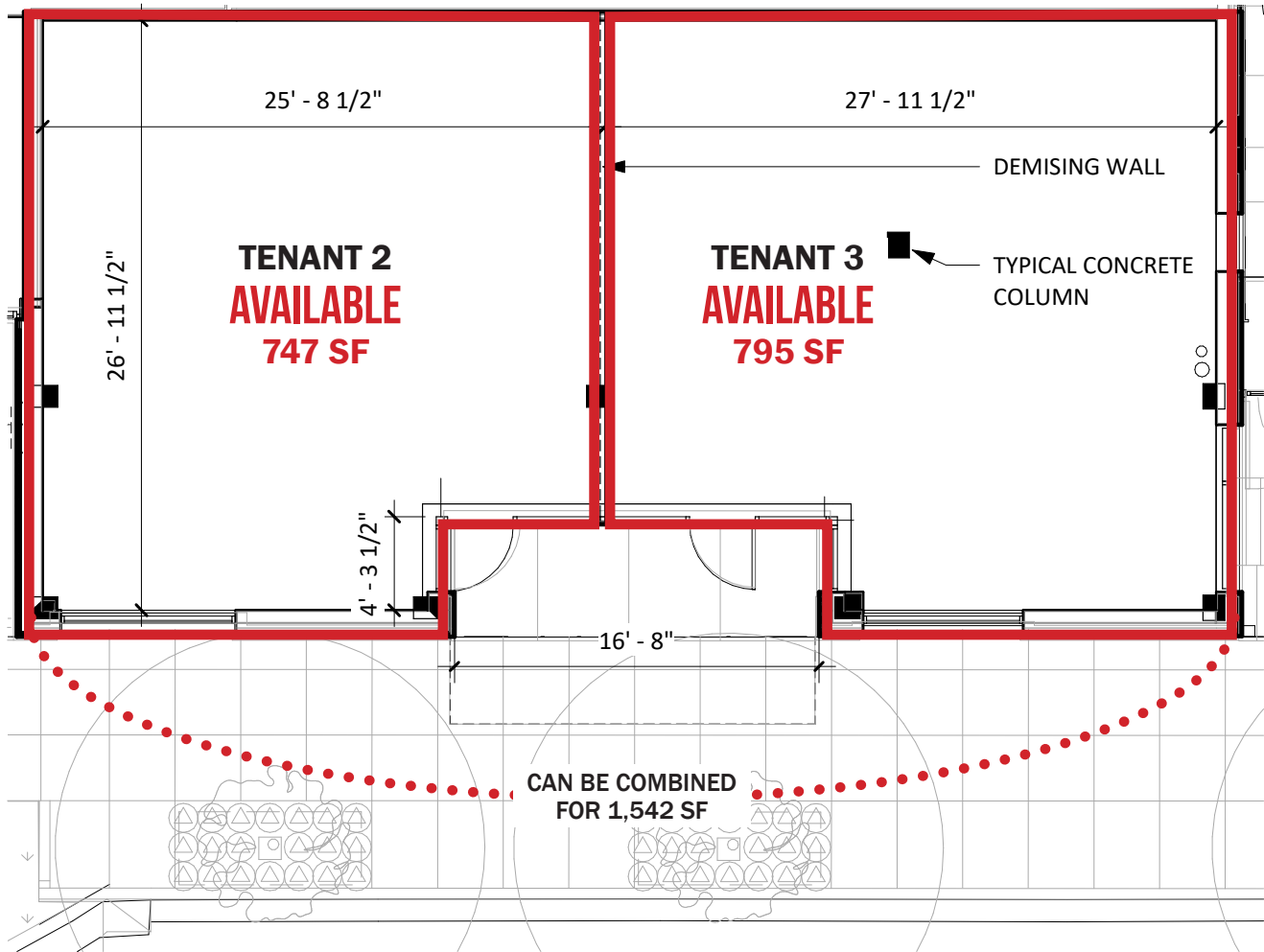
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ELLEN BROWNING BLDG

2871 SE DIVISION STREET

PORTLAND, OR

RETAIL FLOOR PLAN



SE DIVISION STREET



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ELLEN BROWNING BLDG

2871 SE DIVISION STREET

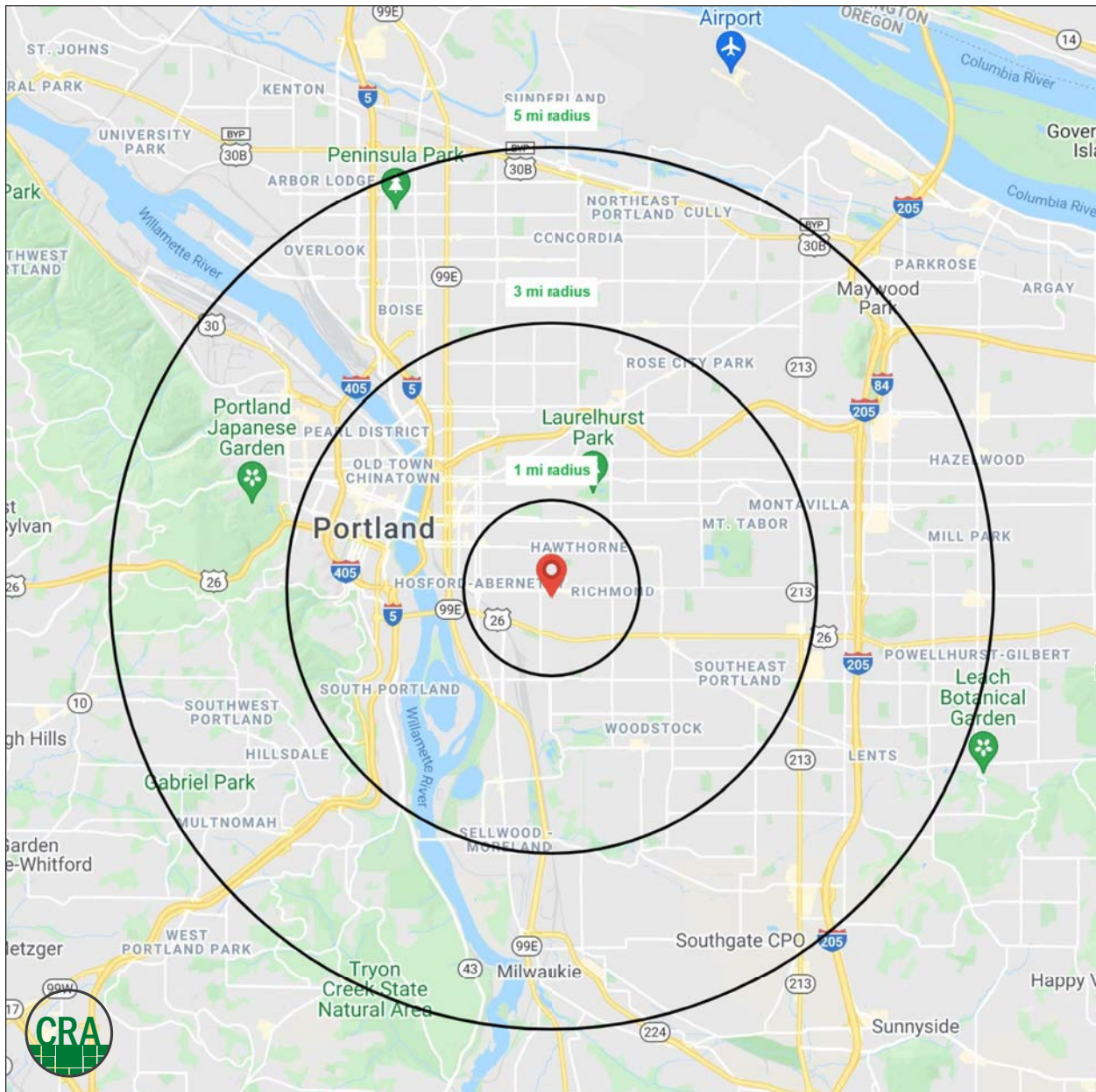
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	33,418	230,285	503,519
Projected Population 2026	34,543	242,617	521,447
Average HH Income	\$104,795	\$103,094	\$105,408
Median Home Value	\$546,672	\$537,377	\$496,814
Daytime Demographics 16+	22,472	288,938	485,329
Some College or Higher	88.9%	85.6%	80.8%

\$104,795
Average Household Income
1 MILE RADIUS

35.5
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5052/-122.6371

Ellen Browning Building	1 mi	3 mi	5 mi
Portland, OR 97202	radius	radius	radius
Population			
2021 Estimated Population	33,418	230,285	503,519
2026 Projected Population	34,543	242,617	521,447
2020 Census Population	33,222	231,465	501,195
2010 Census Population	29,320	197,393	441,210
Projected Annual Growth 2021 to 2026	0.7%	1.1%	0.7%
Historical Annual Growth 2010 to 2021	1.3%	1.5%	1.3%
2021 Median Age	35.5	38.0	37.8
Households			
2021 Estimated Households	15,749	113,753	227,929
2026 Projected Households	16,710	124,000	244,891
2020 Census Households	15,632	114,161	226,489
2010 Census Households	13,865	95,115	196,597
Projected Annual Growth 2021 to 2026	1.2%	1.8%	1.5%
Historical Annual Growth 2010 to 2021	1.2%	1.8%	1.4%
Race and Ethnicity			
2021 Estimated White	79.8%	76.0%	70.9%
2021 Estimated Black or African American	2.1%	3.1%	5.5%
2021 Estimated Asian or Pacific Islander	5.9%	7.8%	8.4%
2021 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.9%
2021 Estimated Other Races	11.7%	12.4%	14.3%
2021 Estimated Hispanic	7.2%	8.6%	10.6%
Income			
2021 Estimated Average Household Income	\$104,795	\$103,094	\$105,408
2021 Estimated Median Household Income	\$89,024	\$82,275	\$84,397
2021 Estimated Per Capita Income	\$49,594	\$51,365	\$48,055
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.6%	2.5%
2021 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.3%	3.2%
2021 Estimated High School Graduate	8.1%	10.6%	13.6%
2021 Estimated Some College	17.7%	18.5%	19.0%
2021 Estimated Associates Degree Only	5.1%	5.8%	6.5%
2021 Estimated Bachelors Degree Only	38.2%	35.2%	32.1%
2021 Estimated Graduate Degree	27.9%	26.1%	23.2%
Business			
2021 Estimated Total Businesses	2,419	22,760	38,005
2021 Estimated Total Employees	14,888	220,234	339,195
2021 Estimated Employee Population per Business	6.2	9.7	8.9
2021 Estimated Residential Population per Business	13.8	10.1	13.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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