



614 SW 11TH AVENUE



PRIME WEST END!

ADDRESS

614 SW 11th Avenue in Portland, OR

AVAILABLE SPACE

1,509 RSF of ground floor space fronting SW 11th Avenue in the desirable West End District.

RENTAL RATE

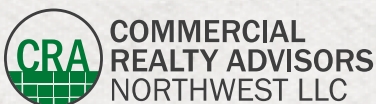
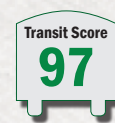
Please call for details

TRAFFIC COUNTS

SW Alder @ 11th - 8,685 ADT ('18)

HIGHLIGHTS

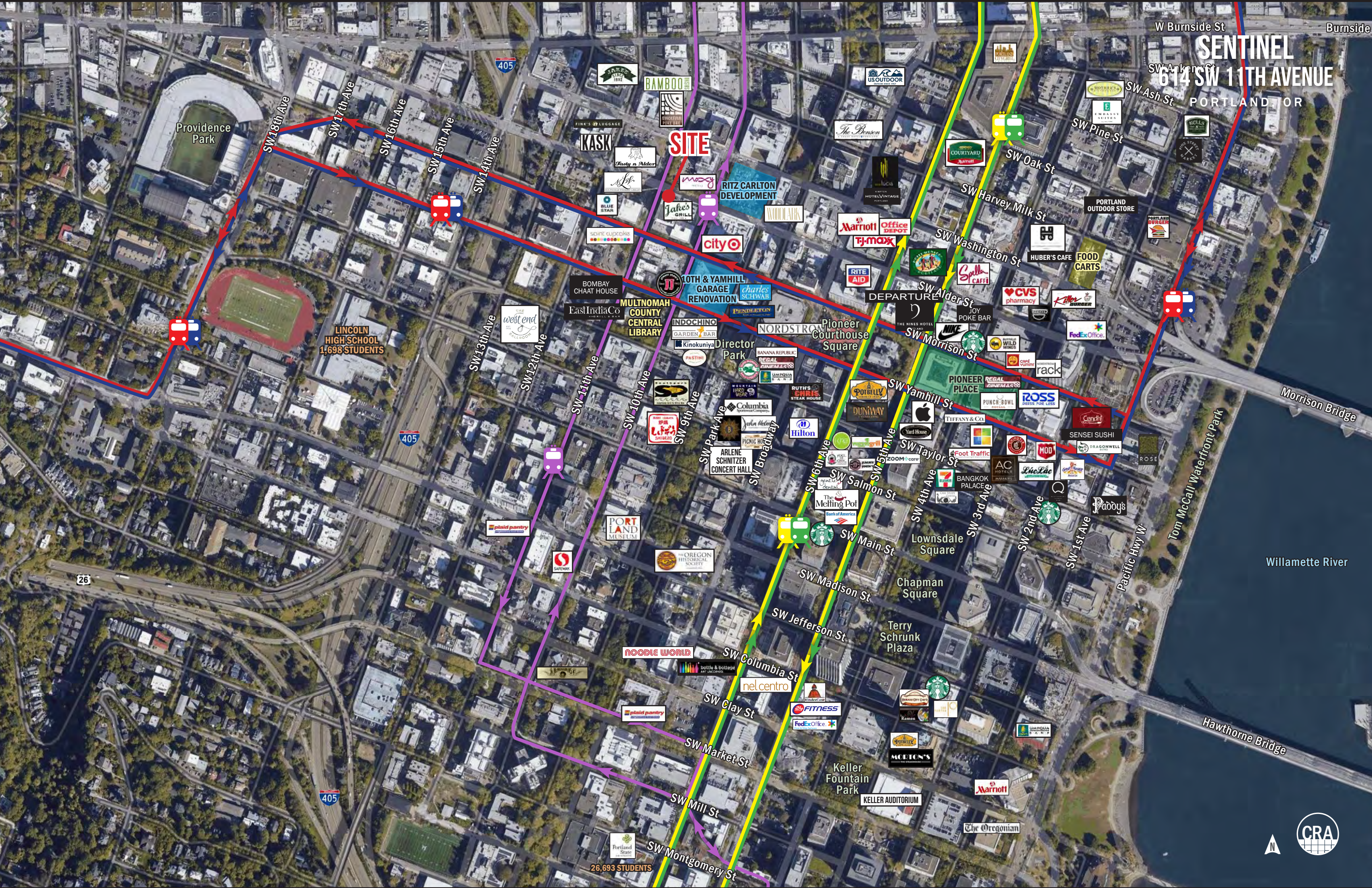
- 2nd generation retail space in the heart of the West End located in the Sentinel Hotel.
- Expansive glass storefront and high ceilings.
- Join co-tenants Jake's Grill, Jackknife Bar and Eatery, and Domaine Serene Wine Lounge in this historic downtown Portland boutique hotel.
- Nearby tenants: Multnomah Whiskey Library, Toki (from owners of renowned Han Oak), IGWT, Bistro Agnes, Kask, Petunia's Pies & Pastries, Shalom Y'all, Hyatt Centric, The Sentinel Hotel, City Target, 1927 S'Mores, Saint Cupcake, Frances May and more!
- Available now!



Jeff Olson 503.957.1452 | jeff@cra-nw.com
Kelli Maks 503.680.3765 | kelli@cra-nw.com

503.274.0211
www.cra-nw.com

SENTINEL 614 SW 11TH AVENUE PORTLAND, OR



SITE

LINCOLN
HIGH SCHOOL
1,698 STUDENTS

26,693 STUDENTS



SENTINEL 614 SW 11TH AVENUE PORTLAND, OR

**MODERA DAVIS
MIXED USE
DEVELOPMENT
(UNDER CONSTRUCTION)**

SITE

**11W
PLANNED APARTMENTS,
OFFICE & RETAIL
DEVELOPMENT
UNDER CONSTRUCTION**



ENCORE
AUDIO/VIDEO

dhm
RESEARCH

Wieder
Kennedy
ZOOM+care

PEARL
PARKING
GARAGE

HALO

WORLD FOODS

wework

THE EBERT

frame
CENTRAL

THE NORTH
FACE

free people

Screen Door

PORTLAND
CENTER
STAGE
READING
THEATRE

little big burger

FULLER'S
COFFEE SHOP

pearl
MEDIA

CVS
pharmacy

west elm

ANTHROPOLGY

Starbucks
ATHLETA

NOLA
DOUGHNUTS

NW Couch St

NW 13th St

NW 12th St

NW 11th St

NW 10th St

NW 9th St

NW Park Ave

EM
EVERYDAY MUSIC

WHOLE
FOODS
MARKET

Madswell

Peets Coffee & Tea

Powell's
Books

MADE
M
303H

SPLASH

PARKING

ARTHOUSE
CAFE

W Burnside St

LE LABO

Aesop

CRYSTAL
HOTEL
ZEUS CAFE

SPARTACUS
A PASTOR-FOR-GIANTS

patagonia

Buffalo
BURRITOS

Self Edge

SIZZLE PIE

VANS

masu

JOHN DEERING

WESTENDBIKES

Danne's

BRIDGE
BURN

at&t

cacao

OLIANA

LAARD

BAMBOO

TIMBUKE

TANNER
GOODS

PORTLAND GEAR

Living Room
THEATRE

MA & PA
GROCERY

FINK'S
LUGGAGE

CHERYL'S

MARK SPENCER

KENNY & ZUKE'S
BISCUIT FEELS

STUMPTOWN
COFFEE ROASTERS

DOWA-IBI
GROUP

BISTRO
AGNES

KASK

beneficial state bank

CLYDE COMMON

ACEHOTEL

WILDFANG

FINK'S
LUGGAGE

MA & PA
GROCERY

CHERYL'S

MARK SPENCER

PEPE
MOKI

POLAR

woonwinkel

BISTRO
AGNES

KASK

beneficial state bank

CLYDE COMMON

ACEHOTEL

woonwinkel

FINK'S
LUGGAGE

MA & PA
GROCERY

CHERYL'S

MARK SPENCER

PEPE
MOKI

POLAR

woonwinkel

BISTRO
AGNES

KASK

beneficial state bank

CLYDE COMMON

ACEHOTEL

woonwinkel

FINK'S
LUGGAGE

MA & PA
GROCERY

CHERYL'S

MARK SPENCER

PEPE
MOKI

POLAR

woonwinkel

BISTRO
AGNES

KASK

beneficial state bank

CLYDE COMMON

ACEHOTEL

woonwinkel

FINK'S
LUGGAGE

MA & PA
GROCERY

CHERYL'S

MARK SPENCER

PEPE
MOKI

POLAR

woonwinkel

BISTRO
AGNES

KASK

beneficial state bank

CLYDE COMMON

ACEHOTEL

woonwinkel

SW 14th Ave

SW 13th Ave

SW 12th Ave

SW 11th Ave

SW 10th Ave

SW 9th Ave

SW Washington St

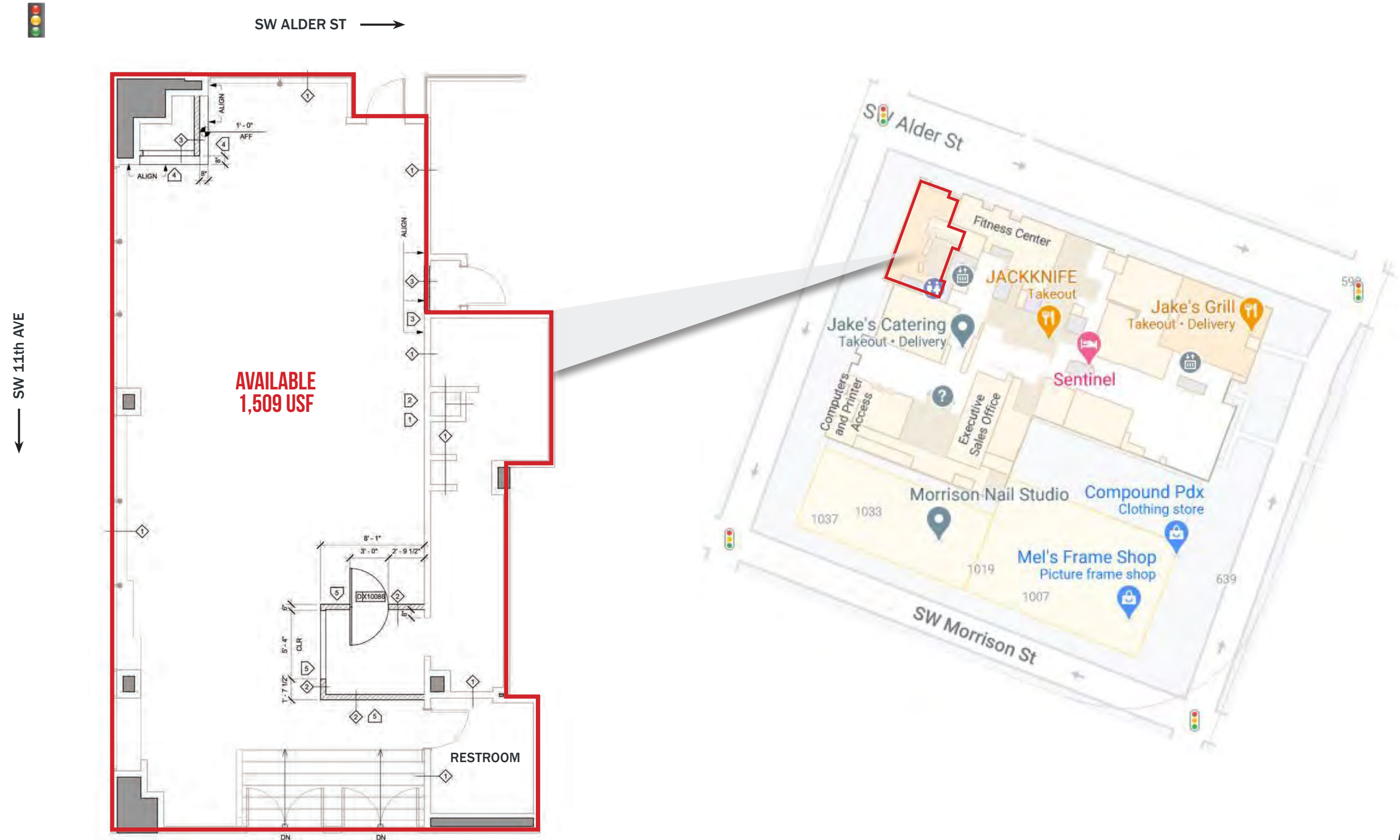
SW Harvey Milk St

SW Oak St

SW Morrison St

405

CRA



SENTINEL

614 SW 11TH AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

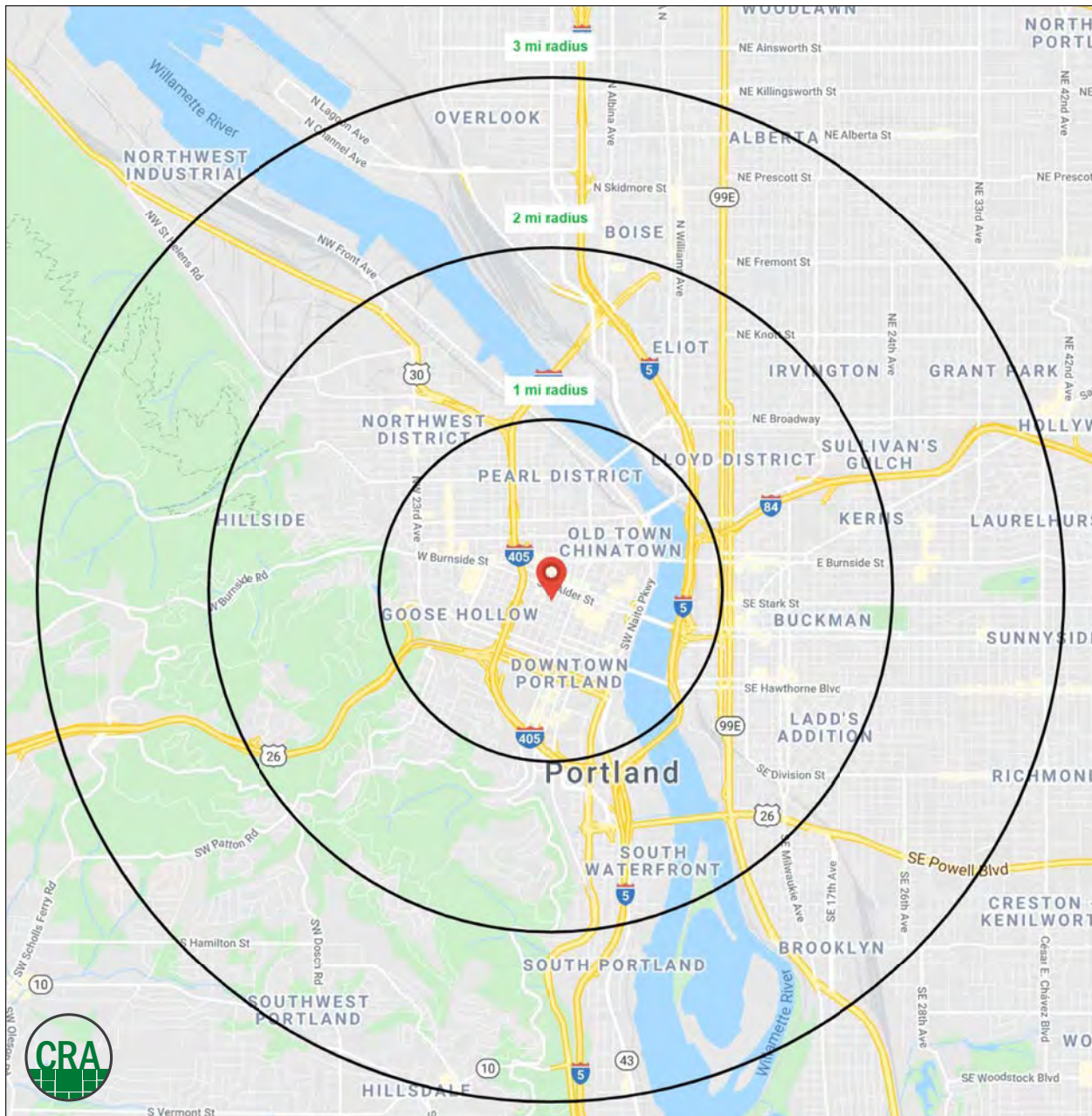
Source: Regis - SitesUSA (2020)	1 MILE	2 MILE	3 MILE
Estimated Population 2020	48,151	99,028	183,387
Projected Population 2025	49,581	102,547	189,314
Average HH Income	\$88,134	\$95,760	\$109,982
Median Home Value	\$546,196	\$616,786	\$600,841
Daytime Demographics 16+	127,480	258,070	325,545
Some College or Higher	86.2%	87.3%	87.8%

36.2

Median Age
2 MILE RADIUS

\$616,786

Median Home Value
2 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5206/-122.6823

RS1

614 SW 11th Ave

Portland, OR 97205

1 mi radius 2 mi radius 3 mi radius

		1 mi radius	2 mi radius	3 mi radius
POPULATION	2020 Estimated Population	48,151	99,028	183,387
	2025 Projected Population	49,581	102,547	189,314
	2010 Census Population	37,495	74,016	146,266
	2000 Census Population	27,235	59,870	129,324
	Projected Annual Growth 2020 to 2025	0.6%	0.7%	0.6%
	Historical Annual Growth 2000 to 2020	3.8%	3.3%	2.1%
	2020 Median Age	36.3	36.2	36.6
HOUSEHOLDS	2020 Estimated Households	31,527	60,279	99,343
	2025 Projected Households	33,539	64,195	105,694
	2010 Census Households	23,170	42,700	75,195
	2000 Census Households	17,522	35,019	65,582
	Projected Annual Growth 2020 to 2025	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2020	4.0%	3.6%	2.6%
RACE AND ETHNICITY	2020 Estimated White	77.0%	77.6%	78.8%
	2020 Estimated Black or African American	7.1%	6.6%	6.4%
	2020 Estimated Asian or Pacific Islander	7.8%	6.4%	5.5%
	2020 Estimated American Indian or Native Alaskan	1.0%	1.1%	1.0%
	2020 Estimated Other Races	7.2%	8.3%	8.3%
	2020 Estimated Hispanic	7.0%	9.7%	9.9%
INCOME	2020 Estimated Average Household Income	\$88,134	\$95,760	\$109,982
	2020 Estimated Median Household Income	\$63,115	\$73,121	\$84,837
	2020 Estimated Per Capita Income	\$58,989	\$59,050	\$60,035
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.3%	1.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.3%	2.0%	1.9%
	2020 Estimated High School Graduate	9.9%	9.3%	8.9%
	2020 Estimated Some College	18.5%	17.6%	16.5%
	2020 Estimated Associates Degree Only	5.6%	5.7%	5.7%
	2020 Estimated Bachelors Degree Only	37.3%	36.7%	36.8%
	2020 Estimated Graduate Degree	24.8%	27.4%	28.9%
BUSINESS	2020 Estimated Total Businesses	9,451	17,755	23,081
	2020 Estimated Total Employees	109,638	224,515	270,352
	2020 Estimated Employee Population per Business	11.6	12.6	11.7
	2020 Estimated Residential Population per Business	5.1	5.6	7.9

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:

JEFF OLSON 503.957.1452 | jeff@cra-nw.com

KELLI MAKS 503.680.3765 | kelli@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 733 SW Second Avenue, Suite 200 • Portland, Oregon 97204



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.