

Broadway Retail Space For Lease



FOR LEASE | 1,385 SF BROADWAY RETAIL SPACE

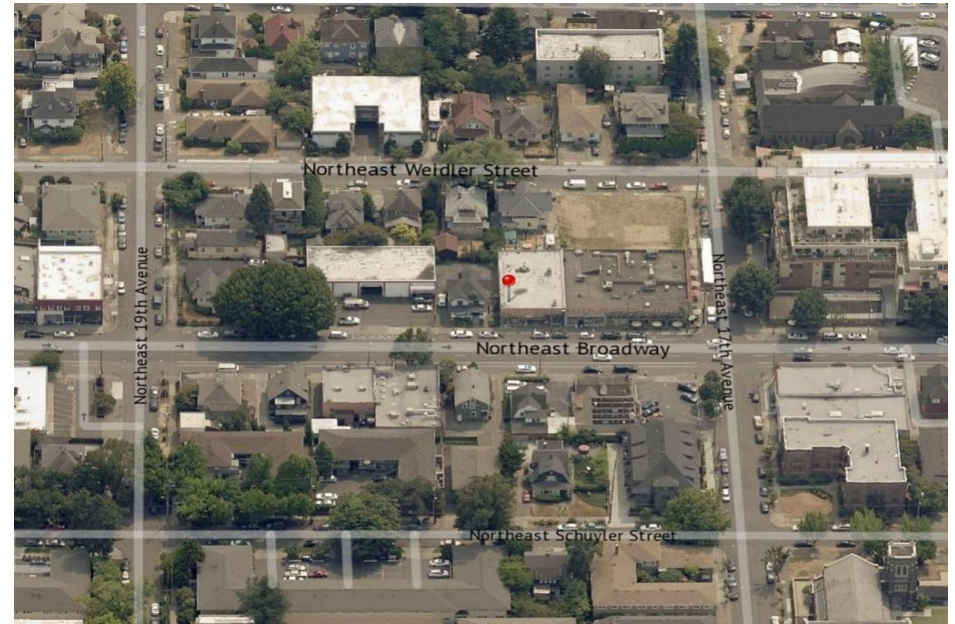
1730 NE Broadway St
Portland, OR 97232

THE SPACE

Location	1730 NE Broadway St Portland, OR 97232
County	Multnomah
APN	R193019
Cross Street	17th & 19th
Traffic Count	30K+
Square Feet	1,385
Annual Rent PSF	\$25.00
Lease Type	Net

HIGHLIGHTS

- Serving the high-end residential neighborhood
- Prominent retail location with signage
- High visibility and traffic count
- Owner-managed property with low nets
- Starting total monthly rent + nets ~ \$3,300



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
31,191	257,911	445,579

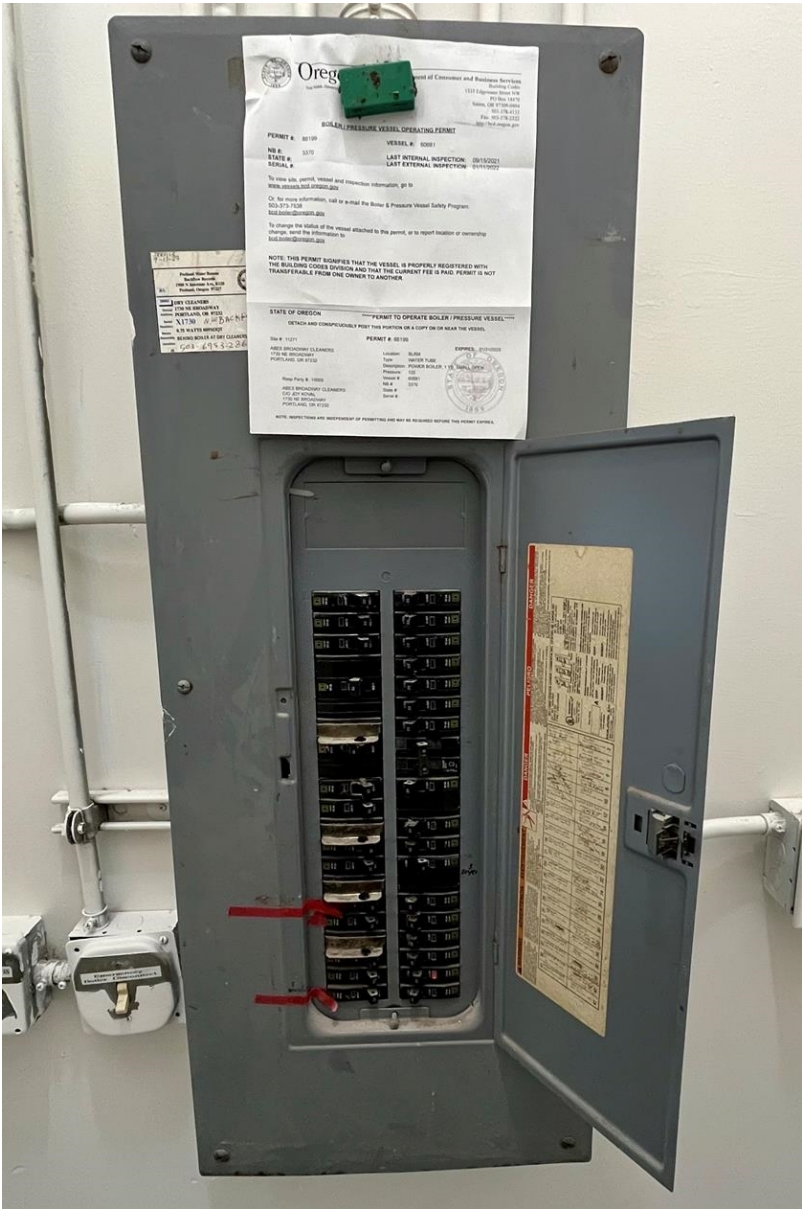
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$129,188	\$136,839	\$136,227

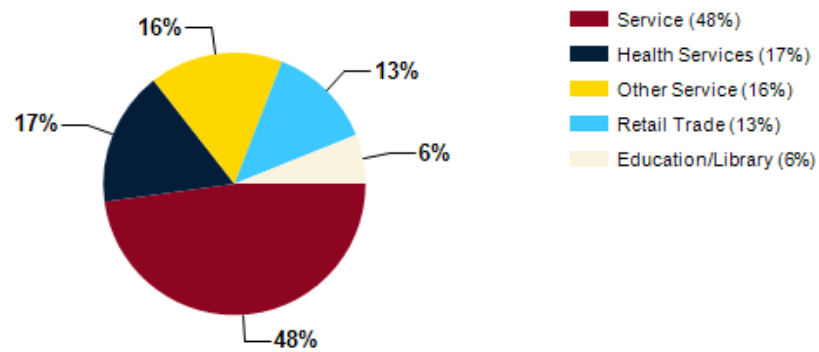
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
15,836	129,329	205,931

PROPERTY FEATURES	
YEAR BUILT	1931
YEAR RENOVATED	2024
ZONING TYPE	Commercial
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
MECHANICAL	
HVAC	Roof Unit
ELECTRICAL / POWER	3 Phase
TENANT INFORMATION	
LEASE TYPE	Net



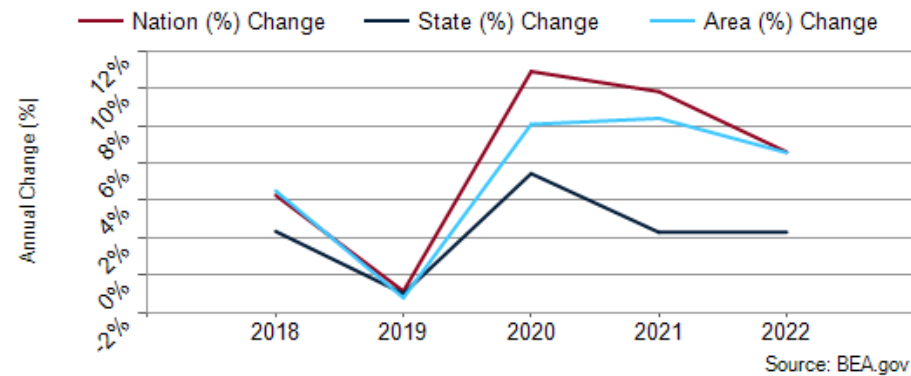
Major Industries by Employee Count

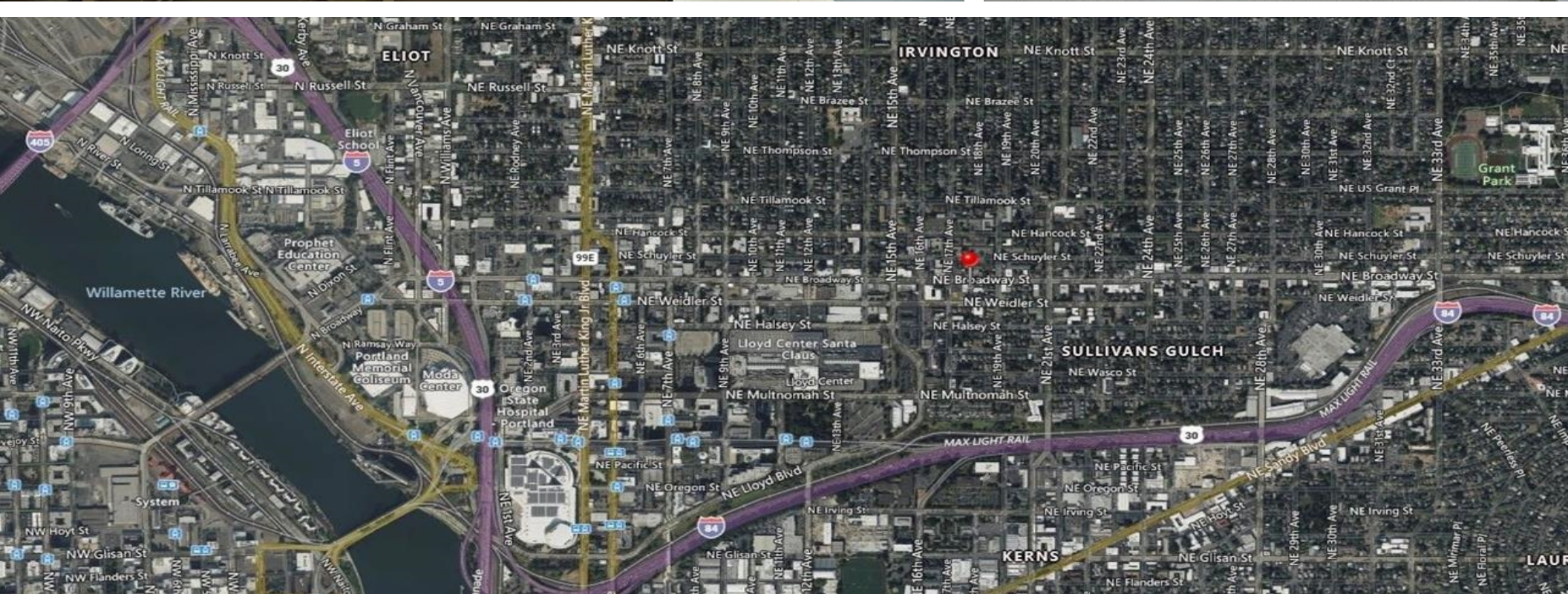


Largest Employers

Providence Health & Services	23,100
Intel Corporation	22,328
Oregon Health & Science University (OHSU)	20,917
Kaiser Foundation	13,086
Nike, Inc.	10,700
Fred Meyer	9,000
Portland Public Schools	7,638
City of Portland	6,631

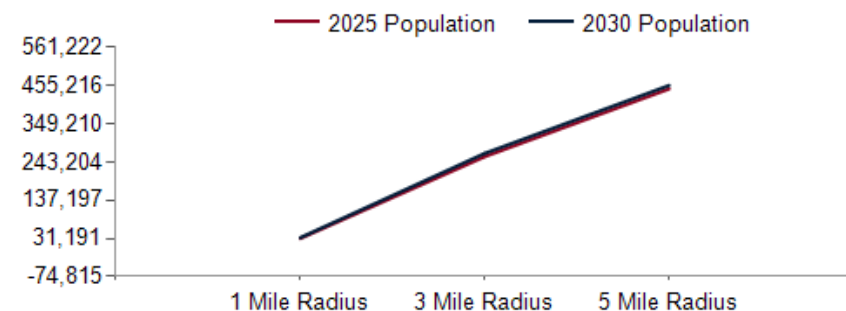
Multnomah County GDP Trend



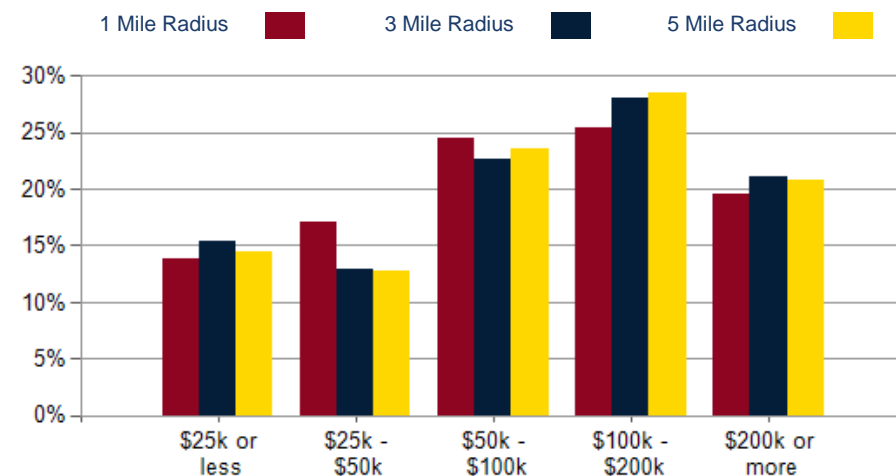


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,720	193,073	354,169
2010 Population	23,809	209,873	380,754
2025 Population	31,191	257,911	445,579
2030 Population	33,320	266,737	455,216
2025 African American	1,779	15,465	25,247
2025 American Indian	264	2,635	4,623
2025 Asian	1,457	14,982	31,364
2025 Hispanic	2,823	24,463	45,924
2025 Other Race	935	8,516	17,378
2025 White	23,199	186,110	313,761
2025 Multiracial	3,489	29,546	51,308
2025-2030: Population: Growth Rate	6.65%	3.40%	2.15%

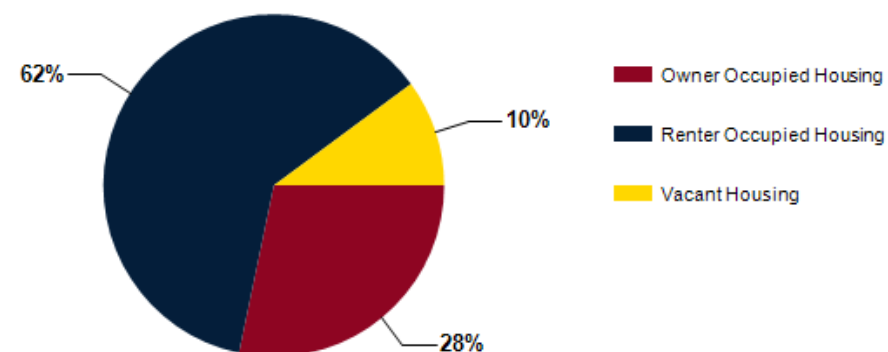
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,220	13,084	19,062
\$15,000-\$24,999	958	6,814	10,602
\$25,000-\$34,999	998	6,796	10,408
\$35,000-\$49,999	1,695	9,852	15,886
\$50,000-\$74,999	2,154	15,187	25,002
\$75,000-\$99,999	1,709	14,067	23,477
\$100,000-\$149,999	2,619	22,121	36,104
\$150,000-\$199,999	1,394	14,193	22,596
\$200,000 or greater	3,089	27,215	42,795
Median HH Income	\$86,486	\$97,484	\$98,031
Average HH Income	\$129,188	\$136,839	\$136,227



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

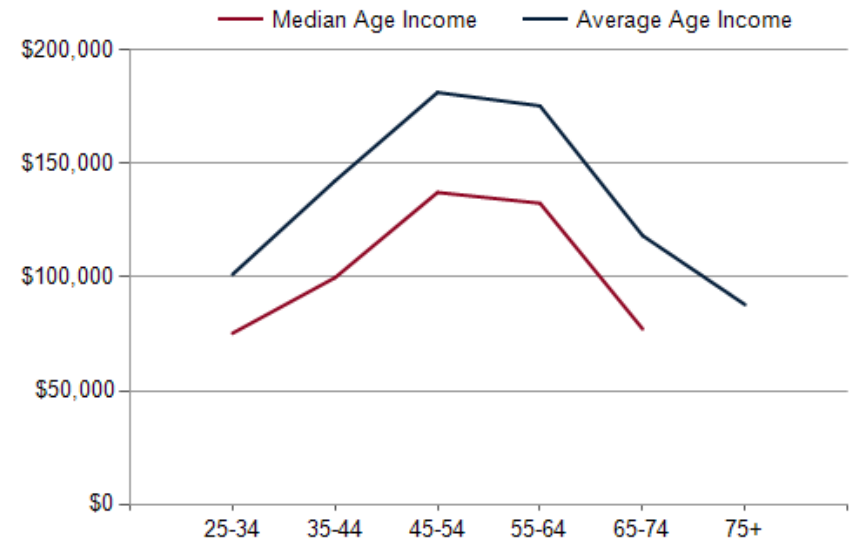
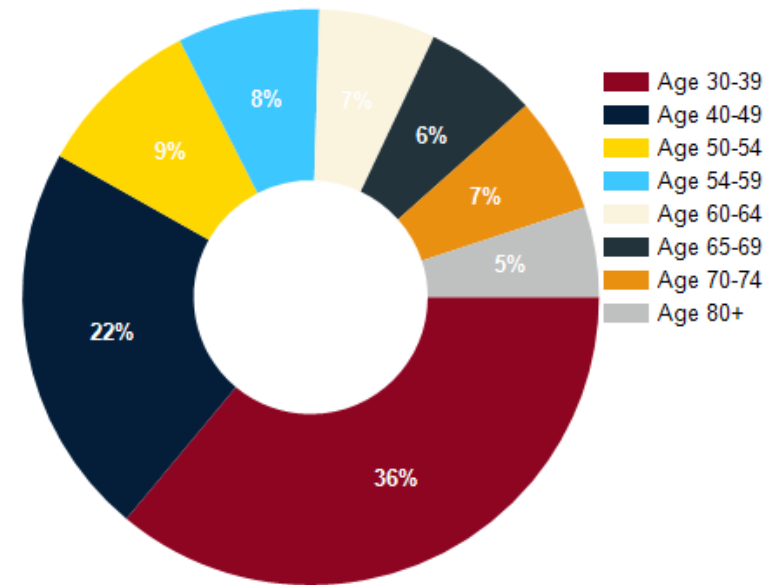


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	4,191	31,513	48,363
2025 Population Age 35-39	3,180	25,991	43,540
2025 Population Age 40-44	2,537	22,160	39,312
2025 Population Age 45-49	1,993	17,979	31,785
2025 Population Age 50-54	1,908	16,355	28,172
2025 Population Age 55-59	1,632	13,561	23,501
2025 Population Age 60-64	1,340	11,707	20,984
2025 Population Age 65-69	1,306	11,278	20,317
2025 Population Age 70-74	1,337	10,503	18,700
2025 Population Age 75-79	1,034	7,810	13,870
2025 Population Age 80-84	594	4,177	7,746
2025 Population Age 85+	442	2,916	6,282
2025 Population Age 18+	27,742	225,962	382,348
2025 Median Age	38	38	39
2030 Median Age	38	39	40

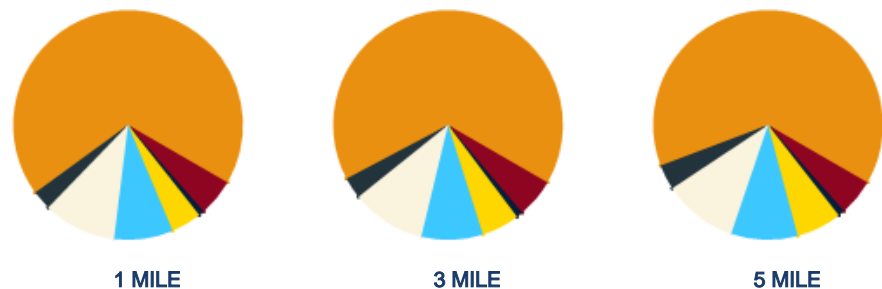
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,296	\$86,369	\$88,659
Average Household Income 25-34	\$101,230	\$117,543	\$119,356
Median Household Income 35-44	\$99,774	\$120,876	\$122,717
Average Household Income 35-44	\$142,430	\$160,597	\$160,236
Median Household Income 45-54	\$137,311	\$142,611	\$136,192
Average Household Income 45-54	\$181,346	\$181,523	\$176,245
Median Household Income 55-64	\$132,562	\$116,545	\$111,459
Average Household Income 55-64	\$175,440	\$159,329	\$154,545
Median Household Income 65-74	\$77,199	\$71,574	\$71,493
Average Household Income 65-74	\$118,328	\$115,993	\$114,324
Average Household Income 75+	\$87,896	\$88,228	\$83,743

Population By Age



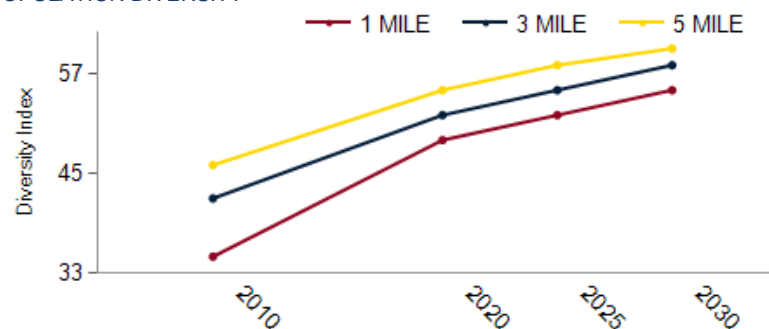
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	55	58	60
Diversity Index (current year)	52	55	58
Diversity Index (2020)	49	52	55
Diversity Index (2010)	35	43	46

POPULATION BY RACE



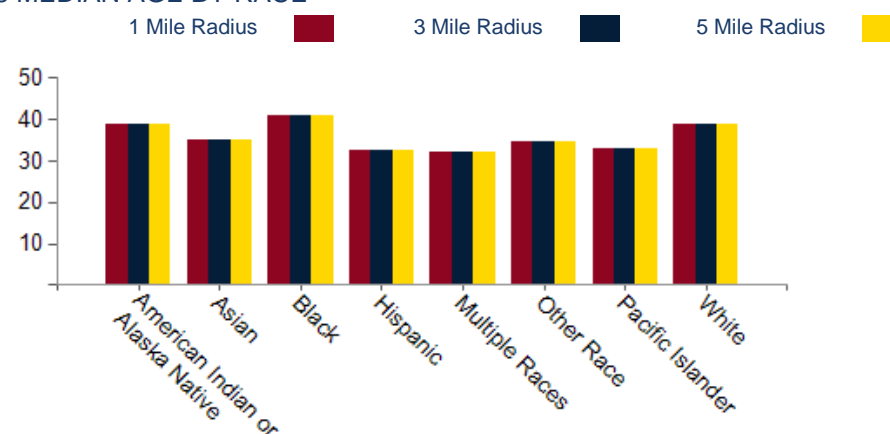
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	5%	5%
American Indian	1%	1%	1%
Asian	4%	5%	6%
Hispanic	8%	9%	9%
Multiracial	10%	10%	10%
Other Race	3%	3%	4%
White	68%	66%	64%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	39	38
Median Asian Age	35	37	39
Median Black Age	41	41	39
Median Hispanic Age	32	31	31
Median Multiple Races Age	32	31	31
Median Other Race Age	34	33	33
Median Pacific Islander Age	33	33	33
Median White Age	39	39	40

2025 MEDIAN AGE BY RACE





Greg Goodenough
Owner & Principal Broker

As a lifelong Oregonian and a professional real estate advisor who is also a Certified Commercial Investment Member (CCIM), Greg is privileged to lead with listening and strategize around what is most important to you. His business is about service and each client achieving their goals while navigating transactions well.

Greg has a background of extensive analysis with experience in areas including statewide land use and advanced studies covering topics such as property law. He is also a practicing mediator with skills and capacity to help you negotiate effectively and with integrity. Specializing in multi-family, small-business and investment analysis, Greg has successfully served clients with needs across all four main commercial categories of multi-family, industrial, office and retail.

Named the Commercial Office Director in 2024, Greg is recognized as a leader in the company's commercial division and a top-performing agent at PPG. He has earned awards including the President's Circle in 2021 and the Circle of Excellence in 2022. More importantly, his expertise continues to help many clients achieve their real estate goals. Greg is licensed in and practices throughout the State of Oregon. He lives in the Willamette Valley with his wife and son.

Broadway Retail Space For Lease

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Good Moves Oregon, LLC and it should not be made available to any other person or entity without the written consent of Good Moves Oregon, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Good Moves Oregon, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Good Moves Oregon, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Good Moves Oregon, LLC has not verified, and will not verify, any of the information contained herein, nor has Good Moves Oregon, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Greg Goodenough

Good Moves Oregon, LLC

Owner & Principal Broker

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