

2ND GENERATION RETAIL IN PORTLAND'S WEST END NEIGHBORHOOD



FOR LEASE

ADDRESS

1111 SW Washington St
Portland, OR 97205

AVAILABLE SPACE

- 2,694 USF/3,109 RSF Ground floor and mezzanine space
- OR 1,969 USF/2,264 RSF Ground floor only

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SW Washington St – 7,896 ADT ('25)

SW 10th Ave – 6,134 ADT ('25)



HIGHLIGHTS

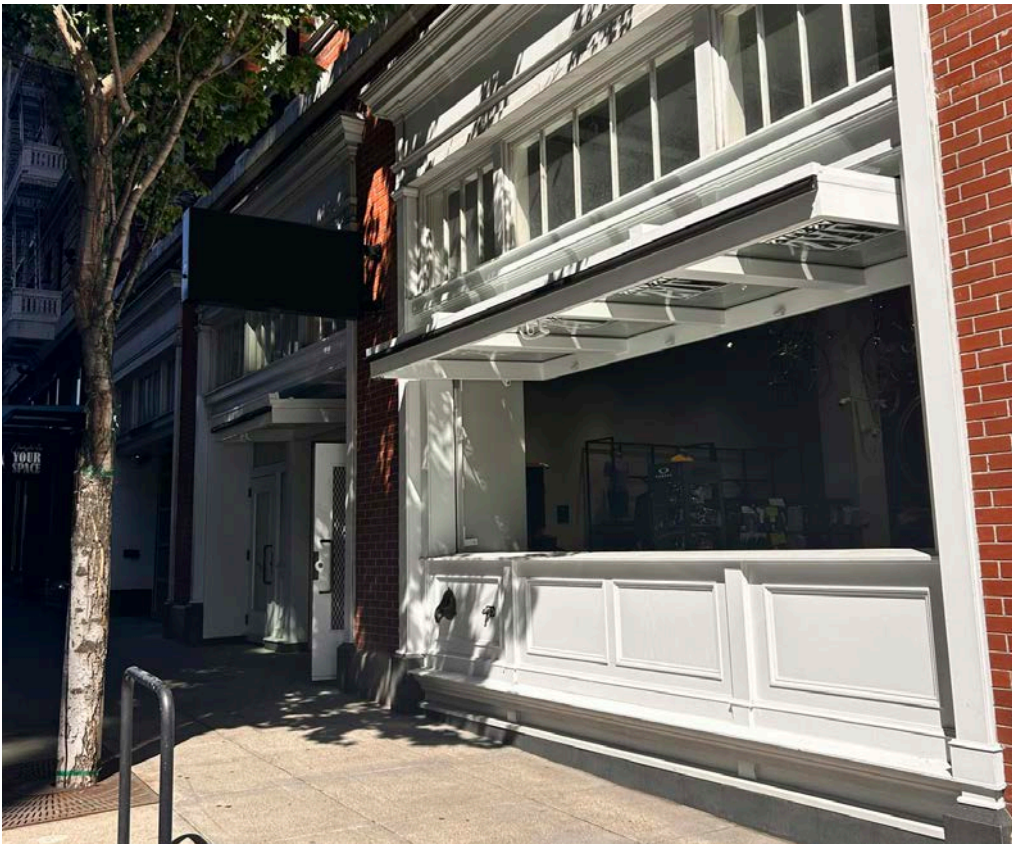
- Excellent location in Portland's vibrant West End district!
- There are seven hotels within 1-block, including The Ritz-Carlton which is home to Mahler Jewelers, Portland's premiere Rolex dealer.
- Nearby tenants include: Bamboo Sushi, Nuvrei Cafe, Cheryl's, Mark Spencer Hotel, Powell's, Ace Hotel, Hyatt Centric Hotel, Jake's Famous Crawfish, Patagonia, Milworks, Barista and more.
- Convenient public parking nearby including the new 11W parking garage located across the street on SW 12th Avenue.
- Space has a large operable storefront, high ceilings and great natural light.
- Available Now!



COMMERCIAL
REALTY ADVISORS
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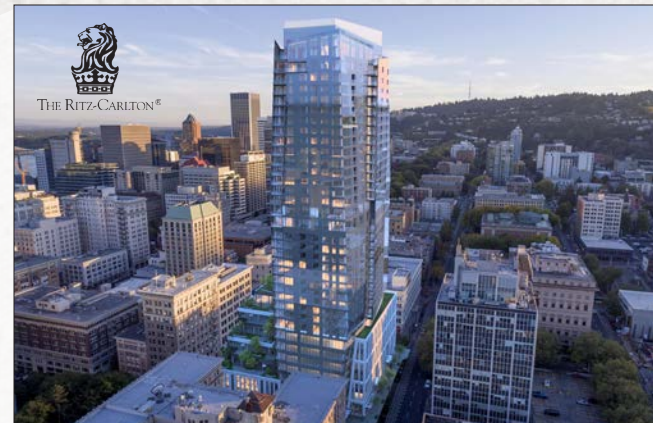




 The Brewery Blocks

THE TELEGRAM BUILDING

1111 SW WASHINGTON ST
PORTLAND, OR



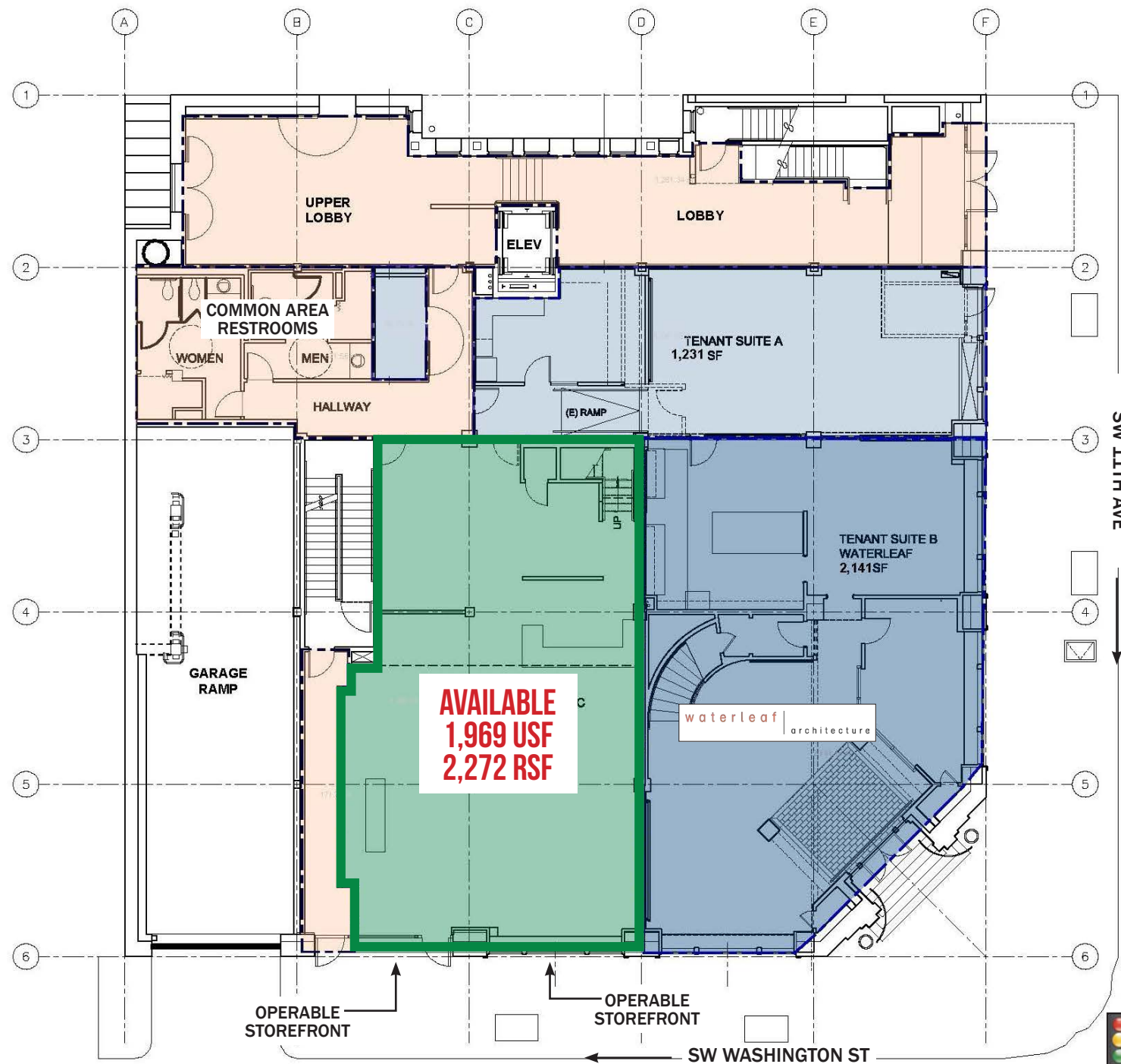
THE TELEGRAM BUILDING

1111 SW WASHINGTON ST

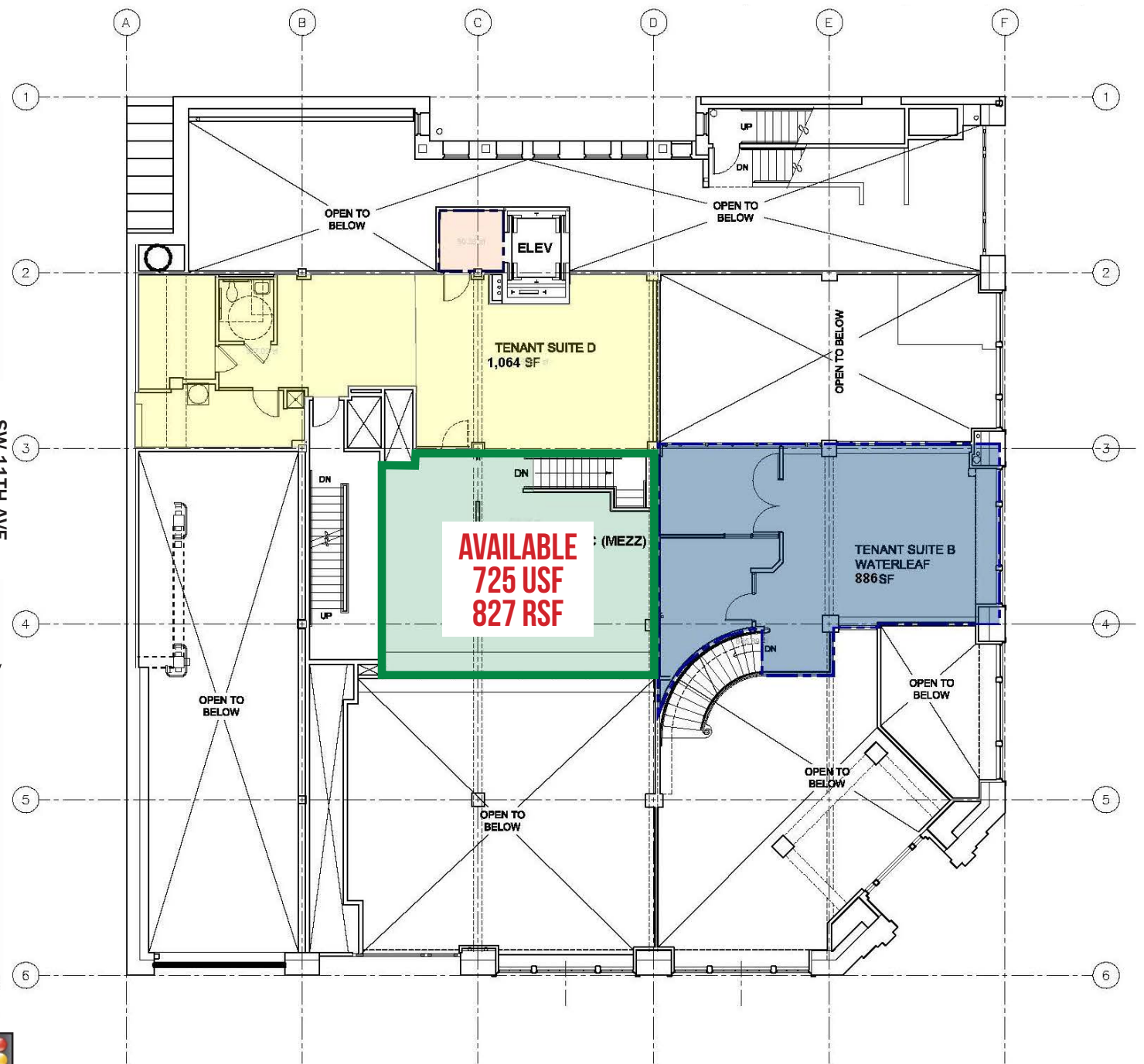
PORTLAND, OR

FLOOR PLAN: GROUND FLOOR + MEZZANINE

FIRST FLOOR



MEZZANINE



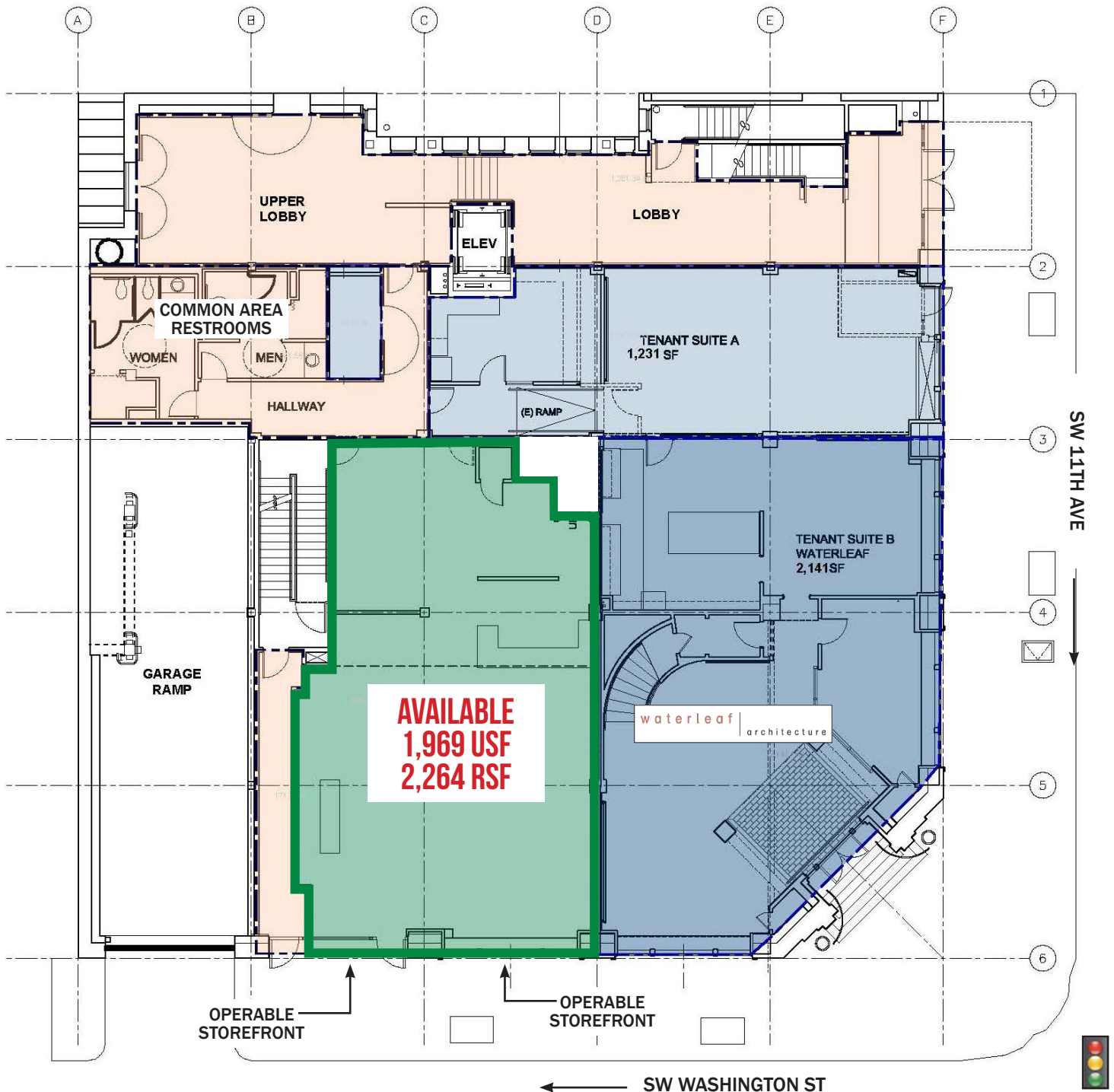
SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

THE TELEGRAM BUILDING

1111 SW WASHINGTON ST

FLOOR PLAN: GROUND FLOOR

PORTLAND, OR



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

THE TELEGRAM BUILDING

1111 SW WASHINGTON ST

PORTLAND, OR

DEMOGRAPHIC SUMMARY

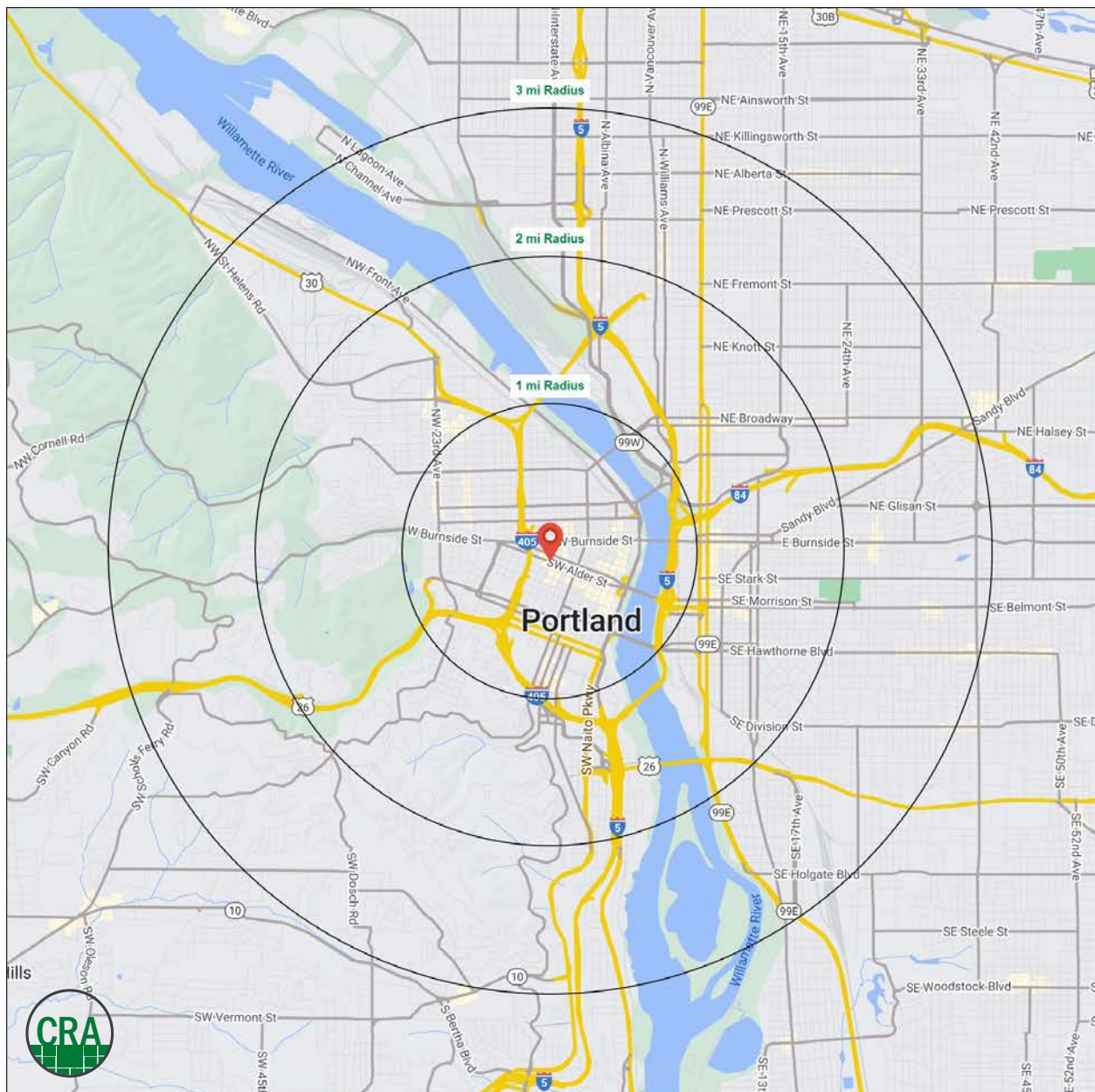
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	61,253	116,596	196,098
Projected Population 2030	61,520	117,758	196,563
Average HH Income	\$115,781	\$126,131	\$140,696
Median Home Value	\$641,950	\$733,856	\$742,095
Daytime Demographics 16+	122,799	208,179	271,500
Some College or Higher	82.2%	85.2%	86.3%

\$733,856

Median Home Value
2 MILE RADIUS

38.2

Median Age
2 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5219/-122.6826

1111 SW Washington St Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	61,253	116,596	196,098
2030 Projected Population	61,520	117,758	196,563
2020 Census Population	45,227	97,923	180,705
2010 Census Population	37,272	74,914	146,844
Projected Annual Growth 2025 to 2030	-	0.2%	-
Historical Annual Growth 2010 to 2025	4.3%	3.7%	2.2%
2025 Median Age	38.7	38.2	38.5
Households			
2025 Estimated Households	32,722	64,064	101,460
2030 Projected Households	33,790	66,176	103,441
2020 Census Households	29,793	58,050	95,231
2010 Census Households	23,035	43,116	75,309
Projected Annual Growth 2025 to 2030	0.7%	0.7%	0.4%
Historical Annual Growth 2010 to 2025	2.8%	3.2%	2.3%
Race and Ethnicity			
2025 Estimated White	72.1%	73.5%	74.9%
2025 Estimated Black or African American	6.0%	5.7%	5.8%
2025 Estimated Asian or Pacific Islander	8.8%	8.1%	7.0%
2025 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.8%
2025 Estimated Other Races	12.0%	11.8%	11.5%
2025 Estimated Hispanic	11.2%	10.8%	10.2%
Income			
2025 Estimated Average Household Income	\$115,781	\$126,131	\$140,696
2025 Estimated Median Household Income	\$79,414	\$88,805	\$101,874
2025 Estimated Per Capita Income	\$62,454	\$69,857	\$73,177
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.6%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.5%	2.3%
2025 Estimated High School Graduate	12.3%	10.7%	9.9%
2025 Estimated Some College	17.3%	16.0%	15.5%
2025 Estimated Associates Degree Only	5.4%	5.4%	5.1%
2025 Estimated Bachelors Degree Only	32.4%	35.5%	37.5%
2025 Estimated Graduate Degree	27.1%	28.3%	28.1%
Business			
2025 Estimated Total Businesses	9,030	16,049	22,817
2025 Estimated Total Employees	101,868	171,887	216,272
2025 Estimated Employee Population per Business	11.3	10.7	9.5
2025 Estimated Residential Population per Business	6.8	7.3	8.6

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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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