

FLEX SPACE FOR LEASE

1103 SE 3rd Ave

PORTLAND, OR 97214



Close in SE Portland

CONTACT

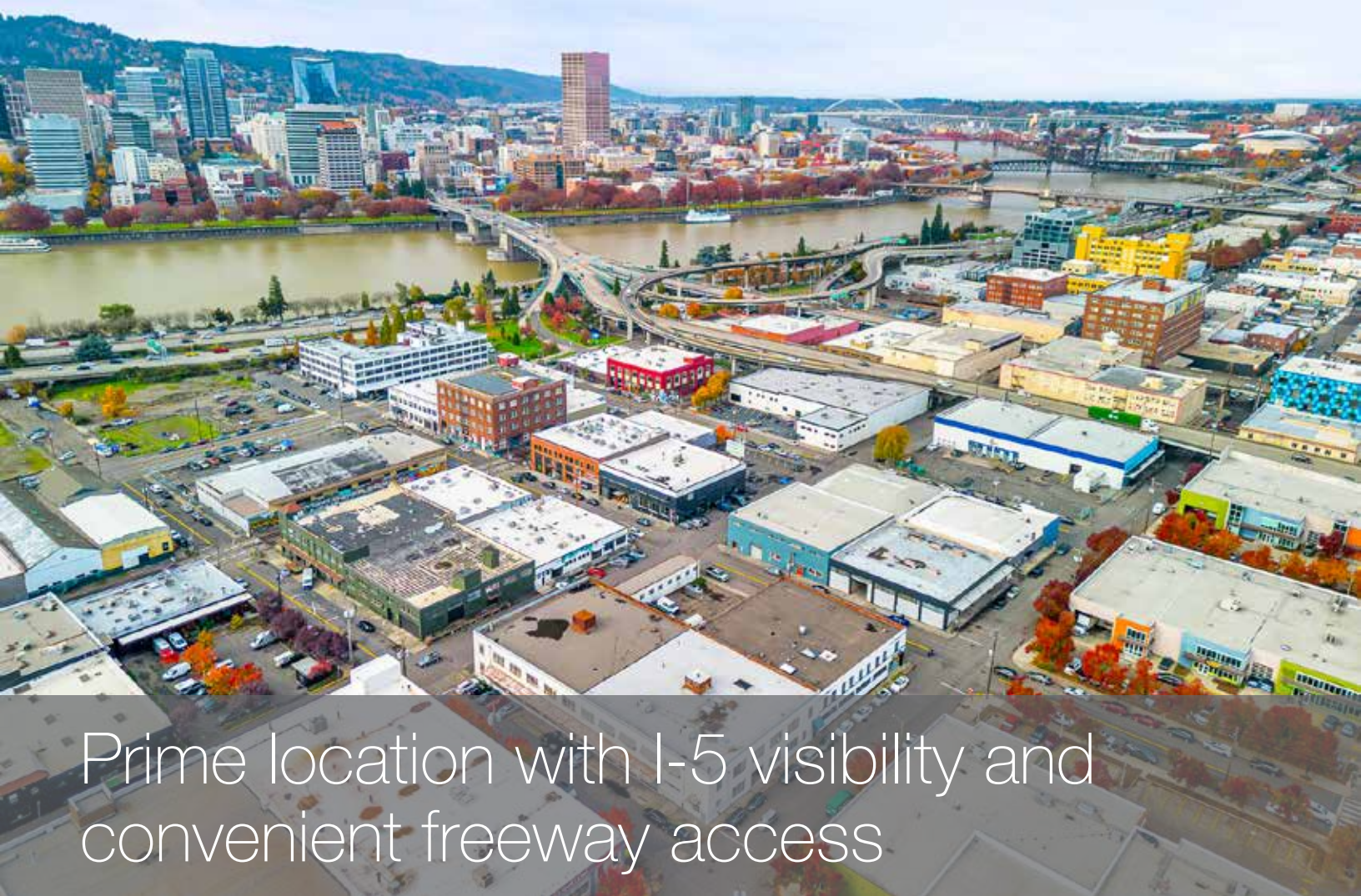
Chris Lio

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Prime location with I-5 visibility and convenient freeway access

AVAILABLE SPACE

- Basement—20,000 SF (storage)
- First floor—7,500 SF (mixed)
- Second floor—20,000 SF (office/mixed)

LEASE RATE

- NNN / Rate: TBD

HIGHLIGHTS

- The former headquarters for Safeway located on the 3rd street block at Taylor and Salmon.
- This space offers long-term basement storage, second-floor office space and second-floor warehouse/flex space.
- Each floor is serviced by two separate freight elevators.
- Property has two dock-level doors and four grade-level doors.



Photos



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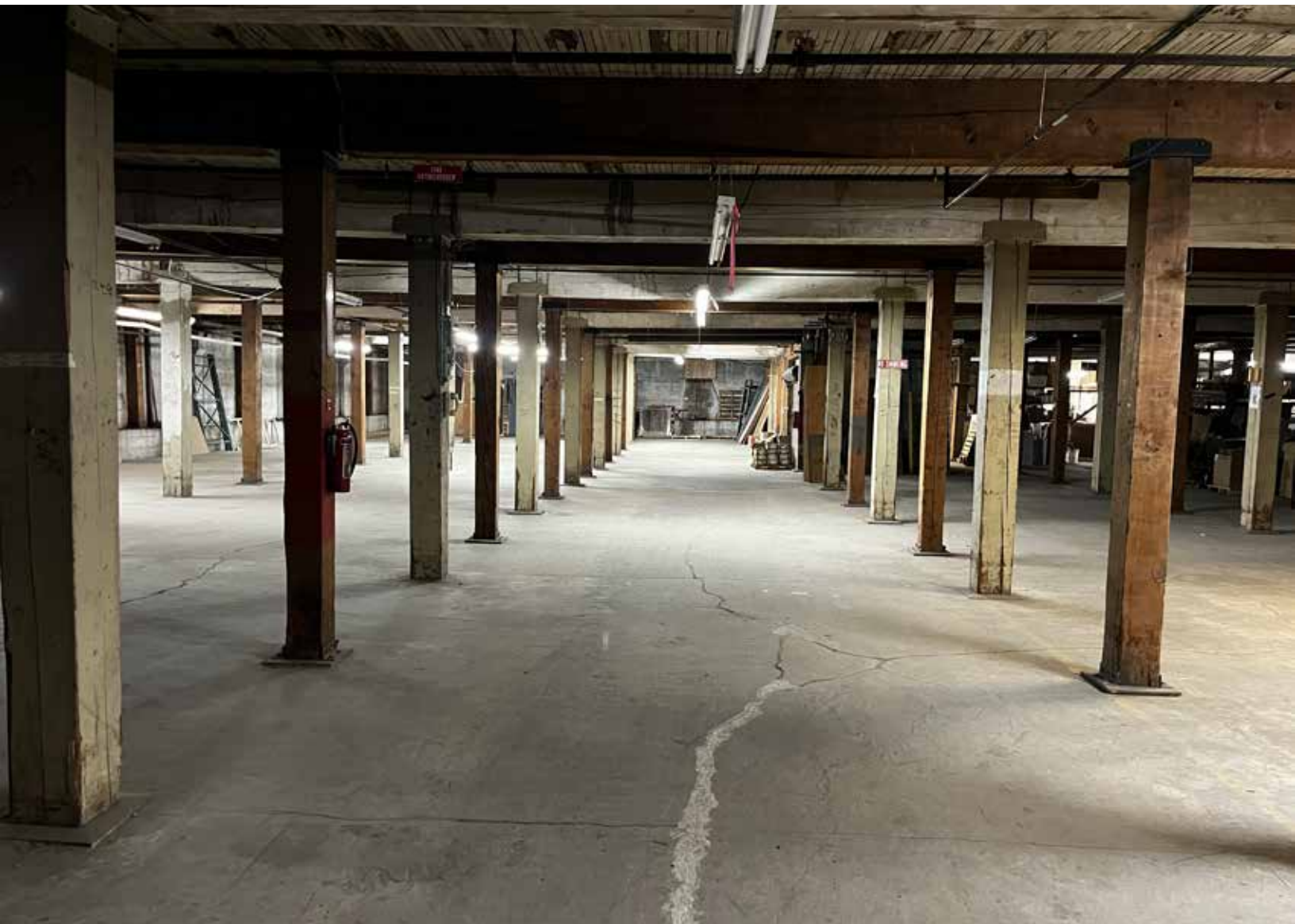
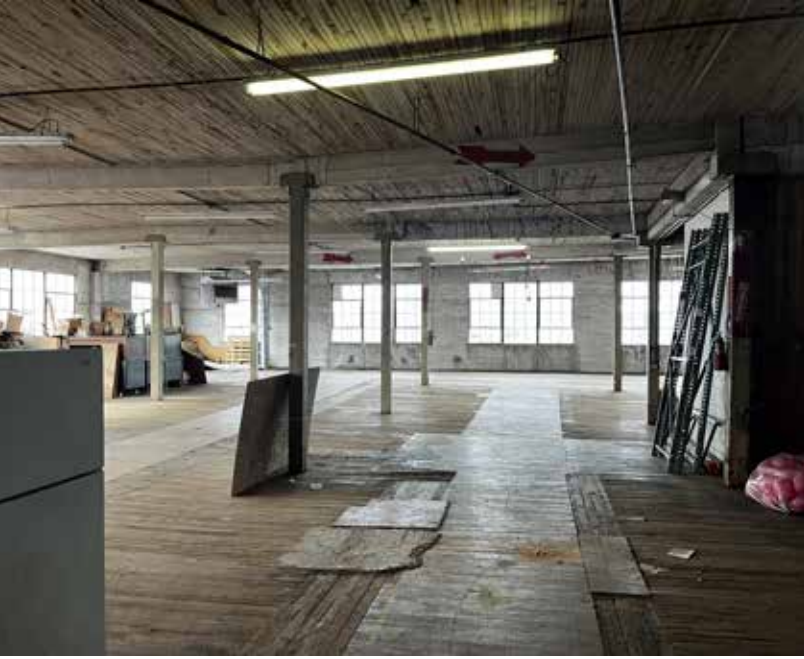
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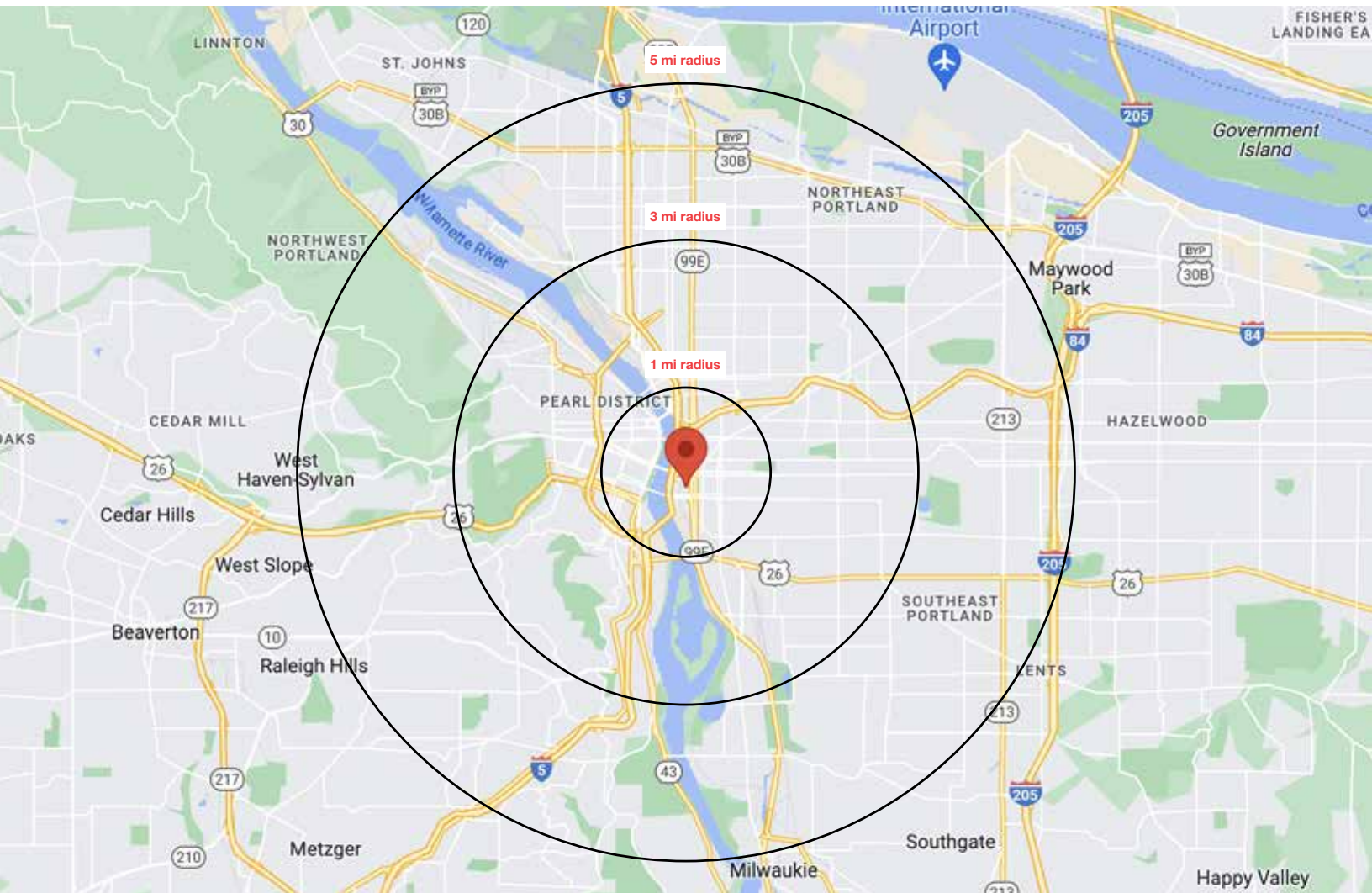
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Demographics



	1 MILE	3 MILE	5 MILE
Labor Population Age 16+ (2023)	21,632	191,722	397,187
Worker Base Age 16+:	14,605	134,180	276,490
Population (2023):	22,797	213,419	455,966
Projected Population (2028):	23,676	220,090	469,851
Median HH Income:	\$77,114	\$101,619	\$102,627
Some College or Higher:	15,982	150,992	301,616
Occupation Population Age 16+:	14,605	134,180	276,490

Source: Regis – SitesUSA (2023)

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Demographics — full profile

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 Demographic Source: Applied Geographic Solutions 4/2023,
 TIGER Geography - RFULL9

1101 SE 3rd Ave Portland, OR 97214	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	22,797	213,419	455,966
2028 Projected Population	23,676	220,090	469,851
2020 Census Population	22,818	214,527	458,746
2010 Census Population	17,068	176,917	403,374
Projected Annual Growth 2023 to 2028	0.8%	0.6%	0.6%
Historical Annual Growth 2010 to 2023	2.6%	1.6%	1.0%
Households			
2023 Estimated Households	13,548	111,643	214,310
2028 Projected Households	14,163	116,372	223,667
2020 Census Households	13,509	110,995	212,881
2010 Census Households	9,390	89,291	183,951
Projected Annual Growth 2023 to 2028	0.9%	0.8%	0.9%
Historical Annual Growth 2010 to 2023	3.4%	1.9%	1.3%
Age			
2023 Est. Population Under 10 Years	3.3%	6.6%	8.2%
2023 Est. Population 10 to 19 Years	3.7%	6.2%	7.8%
2023 Est. Population 20 to 29 Years	23.9%	18.3%	15.3%
2023 Est. Population 30 to 44 Years	31.5%	30.9%	29.7%
2023 Est. Population 45 to 59 Years	19.5%	18.3%	19.0%
2023 Est. Population 60 to 74 Years	13.8%	14.9%	14.9%
2023 Est. Population 75 Years or Over	4.3%	4.9%	5.1%
2023 Est. Median Age	37.5	38.1	38.3
Marital Status & Gender			
2023 Est. Male Population	55.8%	50.7%	49.9%
2023 Est. Female Population	44.2%	49.3%	50.1%
2023 Est. Never Married	53.0%	48.2%	43.2%
2023 Est. Now Married	22.8%	34.3%	38.8%
2023 Est. Separated or Divorced	22.4%	15.0%	15.1%
2023 Est. Widowed	1.9%	2.5%	2.9%
Income			
2023 Est. HH Income \$200,000 or More	13.1%	19.8%	18.9%
2023 Est. HH Income \$150,000 to \$199,999	7.6%	10.3%	11.1%
2023 Est. HH Income \$100,000 to \$149,999	16.9%	16.6%	17.5%
2023 Est. HH Income \$75,000 to \$99,999	10.4%	10.8%	11.6%
2023 Est. HH Income \$50,000 to \$74,999	12.8%	13.0%	13.5%
2023 Est. HH Income \$35,000 to \$49,999	8.0%	8.1%	8.1%
2023 Est. HH Income \$25,000 to \$34,999	8.6%	6.0%	5.5%
2023 Est. HH Income \$15,000 to \$24,999	6.9%	5.1%	4.9%
2023 Est. HH Income Under \$15,000	15.7%	10.3%	9.0%
2023 Est. Average Household Income	\$94,152	\$138,757	\$141,203
2023 Est. Median Household Income	\$77,114	\$101,619	\$102,627
2023 Est. Per Capita Income	\$57,195	\$73,056	\$66,711
2023 Est. Total Businesses	7,271	24,266	38,113
2023 Est. Total Employees	85,296	220,894	312,109

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Race			
2023 Est. White	73.9%	76.9%	75.3%
2023 Est. Black	4.9%	4.2%	4.9%
2023 Est. Asian or Pacific Islander	7.2%	7.2%	7.8%
2023 Est. American Indian or Alaska Native	1.1%	0.7%	0.7%
2023 Est. Other Races	13.0%	11.0%	11.3%
Hispanic			
2023 Est. Hispanic Population	3,450	21,332	46,209
2023 Est. Hispanic Population	15.1%	10.0%	10.1%
2028 Proj. Hispanic Population	15.1%	10.0%	10.1%
2020 Hispanic Population	12.1%	9.6%	9.9%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	19,157	172,144	356,870
2023 Est. Elementary (Grade Level 0 to 8)	1.3%	1.3%	2.0%
2023 Est. Some High School (Grade Level 9 to 11)	3.6%	1.9%	2.3%
2023 Est. High School Graduate	11.7%	9.1%	11.1%
2023 Est. Some College	22.5%	16.3%	17.5%
2023 Est. Associate Degree Only	3.1%	4.9%	5.8%
2023 Est. Bachelor Degree Only	36.7%	38.3%	36.0%
2023 Est. Graduate Degree	21.1%	28.2%	25.2%
Housing			
2023 Est. Total Housing Units	15,059	123,046	231,769
2023 Est. Owner-Occupied	18.3%	37.4%	49.0%
2023 Est. Renter-Occupied	71.7%	53.3%	43.4%
2023 Est. Vacant Housing	10.0%	9.3%	7.5%
Homes Built by Year			
2023 Homes Built 2010 or later	20.2%	15.4%	11.9%
2023 Homes Built 2000 to 2009	7.8%	9.4%	7.9%
2023 Homes Built 1990 to 1999	5.0%	4.8%	5.1%
2023 Homes Built 1980 to 1989	7.7%	5.2%	5.5%
2023 Homes Built 1970 to 1979	8.3%	7.2%	8.9%
2023 Homes Built 1960 to 1969	5.5%	6.3%	6.9%
2023 Homes Built 1950 to 1959	3.0%	5.6%	9.1%
2023 Homes Built Before 1949	32.5%	36.8%	37.1%
Home Values			
2023 Home Value \$1,000,000 or More	6.3%	10.0%	6.8%
2023 Home Value \$500,000 to \$999,999	59.5%	61.8%	53.7%
2023 Home Value \$400,000 to \$499,999	18.4%	16.3%	22.5%
2023 Home Value \$300,000 to \$399,999	10.1%	7.5%	11.3%
2023 Home Value \$200,000 to \$299,999	2.8%	2.2%	3.0%
2023 Home Value \$150,000 to \$199,999	0.2%	0.3%	0.5%
2023 Home Value \$100,000 to \$149,999	0.1%	0.2%	0.3%
2023 Home Value \$50,000 to \$99,999	1.8%	0.8%	0.8%
2023 Home Value \$25,000 to \$49,999	0.2%	0.4%	0.5%
2023 Home Value Under \$25,000	0.5%	0.4%	0.7%
2023 Median Home Value	\$602,725	\$642,877	\$583,519
2023 Median Rent	\$1,309	\$1,341	\$1,344

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Labor Force			
2023 Est. Labor Population Age 16 Years or Over	21,632	191,722	397,187
2023 Est. Civilian Employed	67.5%	70.0%	69.6%
2023 Est. Civilian Unemployed	3.5%	3.4%	3.4%
2023 Est. in Armed Forces	0.1%	-	-
2023 Est. not in Labor Force	28.8%	26.5%	27.0%
2023 Labor Force Males	56.2%	50.8%	49.7%
2023 Labor Force Females	43.8%	49.2%	50.3%
Occupation			
2023 Occupation: Population Age 16 Years or Over	14,605	134,180	276,490
2023 Mgmt, Business, & Financial Operations	18.4%	22.6%	21.8%
2023 Professional, Related	38.8%	37.7%	36.2%
2023 Service	12.1%	10.8%	11.7%
2023 Sales, Office	17.7%	17.7%	17.7%
2023 Farming, Fishing, Forestry	0.5%	0.3%	0.2%
2023 Construction, Extraction, Maintenance	4.2%	3.4%	4.1%
2023 Production, Transport, Material Moving	8.2%	7.5%	8.3%
2023 White Collar Workers	75.0%	78.0%	75.7%
2023 Blue Collar Workers	25.0%	22.0%	24.3%
Transportation to Work			
2023 Drive to Work Alone	36.5%	40.0%	43.7%
2023 Drive to Work in Carpool	4.9%	4.6%	5.5%
2023 Travel to Work by Public Transportation	5.1%	4.7%	4.2%
2023 Drive to Work on Motorcycle	-	0.1%	0.1%
2023 Walk or Bicycle to Work	10.3%	8.5%	6.5%
2023 Other Means	1.1%	1.0%	0.9%
2023 Work at Home	42.0%	41.0%	39.0%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	30.3%	26.4%	23.6%
2023 Travel to Work in 15 to 29 Minutes	44.0%	47.8%	47.8%
2023 Travel to Work in 30 to 59 Minutes	21.2%	21.9%	24.4%
2023 Travel to Work in 60 Minutes or More	4.5%	4.0%	4.2%
2023 Average Travel Time to Work	18.9	20.0	20.8
Consumer Expenditure			
2023 Est. Total Household Expenditure	\$900.64 M	\$9.98 B	\$19.43 B
2023 Est. Apparel	\$32.27 M	\$360.89 M	\$701.17 M
2023 Est. Contributions, Gifts	\$54.57 M	\$631.26 M	\$1.22 B
2023 Est. Education, Reading	\$32.18 M	\$375.62 M	\$721.97 M
2023 Est. Entertainment	\$50.91 M	\$576.97 M	\$1.13 B
2023 Est. Food, Beverages, Tobacco	\$136.8 M	\$1.49 B	\$2.91 B
2023 Est. Furnishings, Equipment	\$31.62 M	\$356.88 M	\$696.39 M
2023 Est. Health Care, Insurance	\$79.53 M	\$876.16 M	\$1.72 B
2023 Est. Household Operations, Shelter, Utilities	\$294.73 M	\$3.22 B	\$6.24 B
2023 Est. Miscellaneous Expenses	\$17.19 M	\$191.26 M	\$371.72 M
2023 Est. Personal Care	\$12.13 M	\$134.04 M	\$260.86 M
2023 Est. Transportation	\$158.73 M	\$1.77 B	\$3.47 B

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