

# 522 SW BROADWAY

## HIGH-END RETAIL BOUTIQUE FOR LEASE



### LOCATION

522 SW Broadway | Portland, Oregon 97205

### AVAILABLE SPACE

1,263 SF on the ground floor plus a large exclusive basement approximately 1,200 SF in size

### ASKING RATE

Please call for details

### TRAFFIC COUNTS

SW Broadway - 11,346 ADT ('25)

SW Alder St - 7,661 ADT ('25)

### HIGHLIGHTS

- High-end intimate retail / showroom space.
- Secure storefront and large exclusive basement for storage or work area.
- Prime West End retail location in downtown Portland.
- Two blocks from the new Ritz Carlton development, Nordstrom and Pioneer Courthouse Square.
- Close proximity to numerous hotels including the Bidwell, Dossier, Woodlark, Moxy, Sentinel, Benson and The Nines.
- Join other high end retailers such as MACHUS, Frances May, Woonwinkel, Mercantile, Wildwood, Wildfang, Kassab Jewelers, and many more!
- One block away from the proposed James Beard Public Market! Click [here](#) for more information.



COMMERCIAL  
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NORTHWEST LLC

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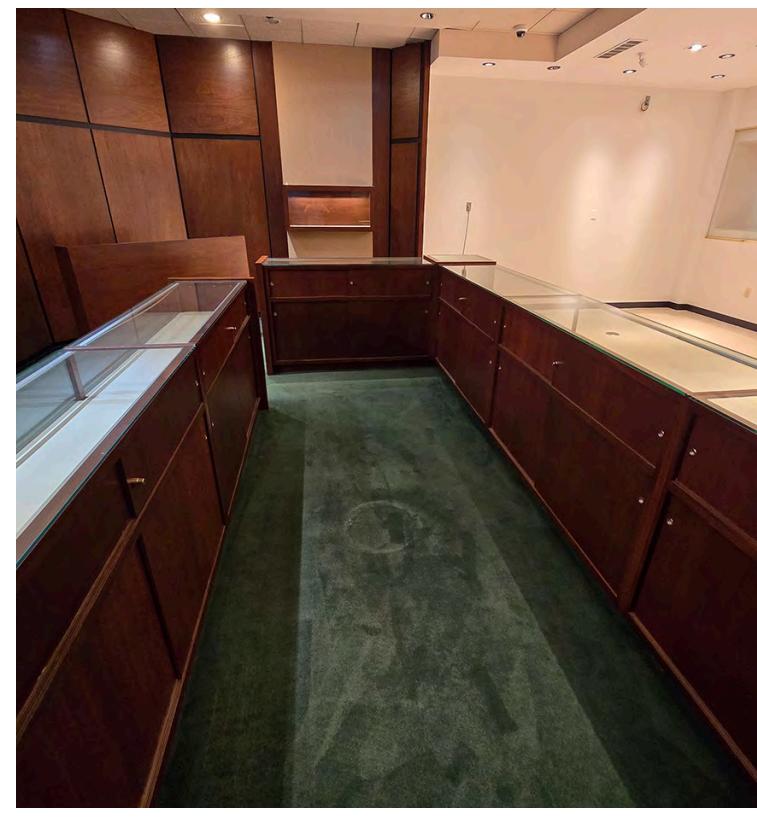
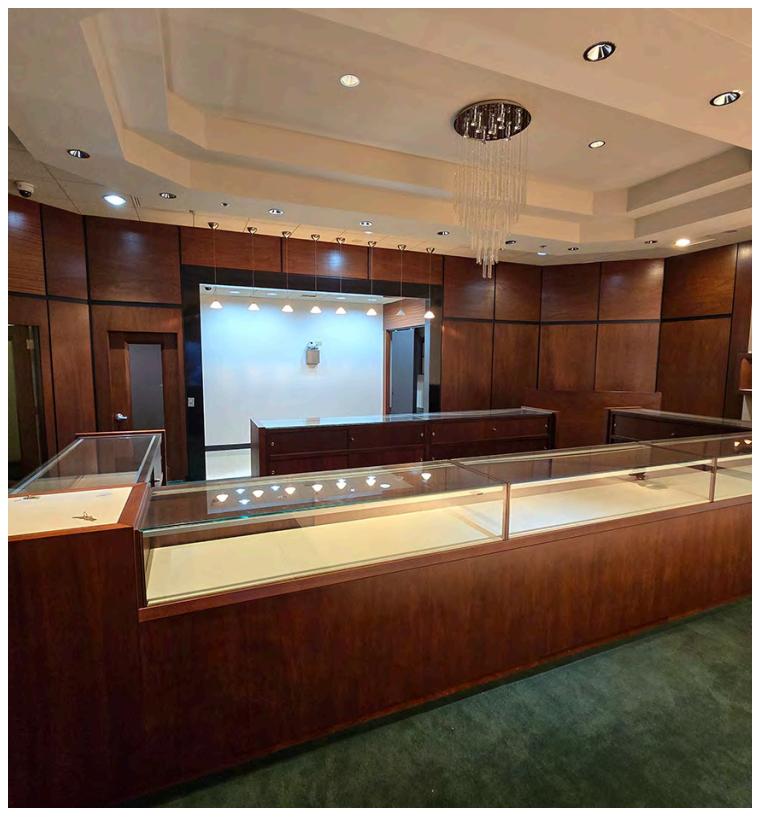
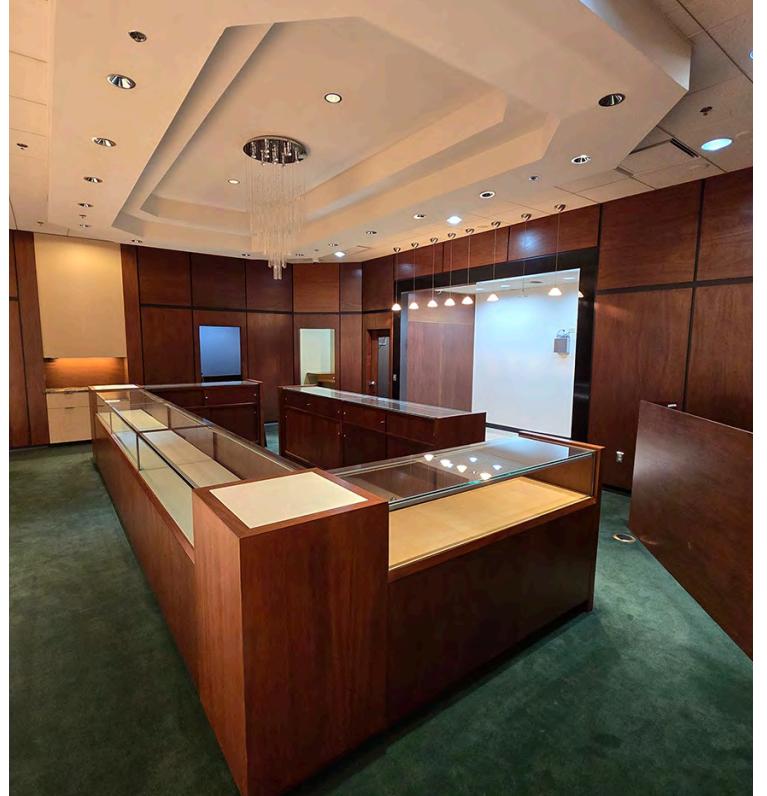
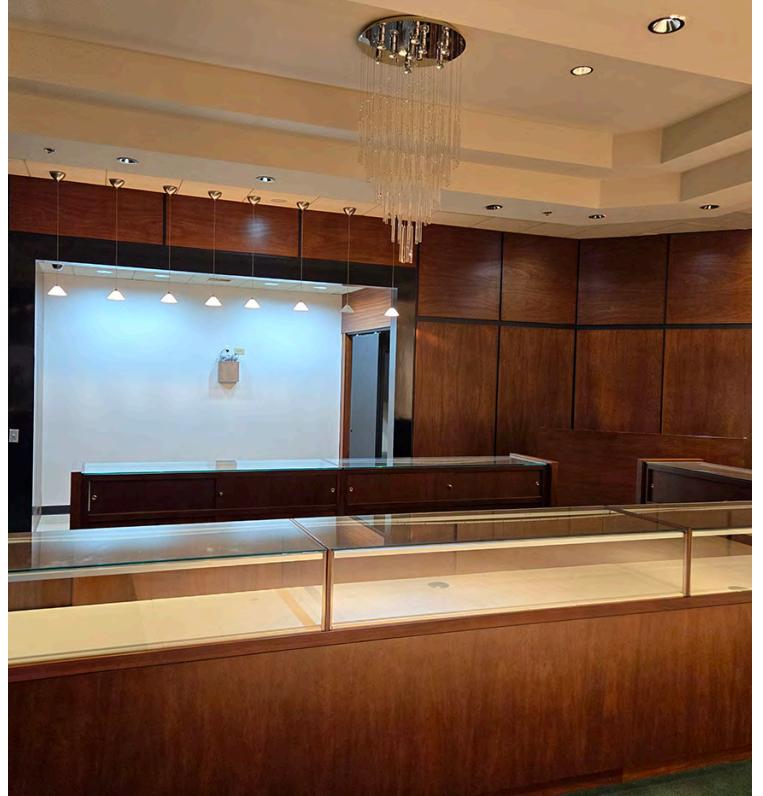
**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

522 SW BROADWAY  
PORTLAND, OR

EXTERIOR IMAGES



INTERIOR IMAGES



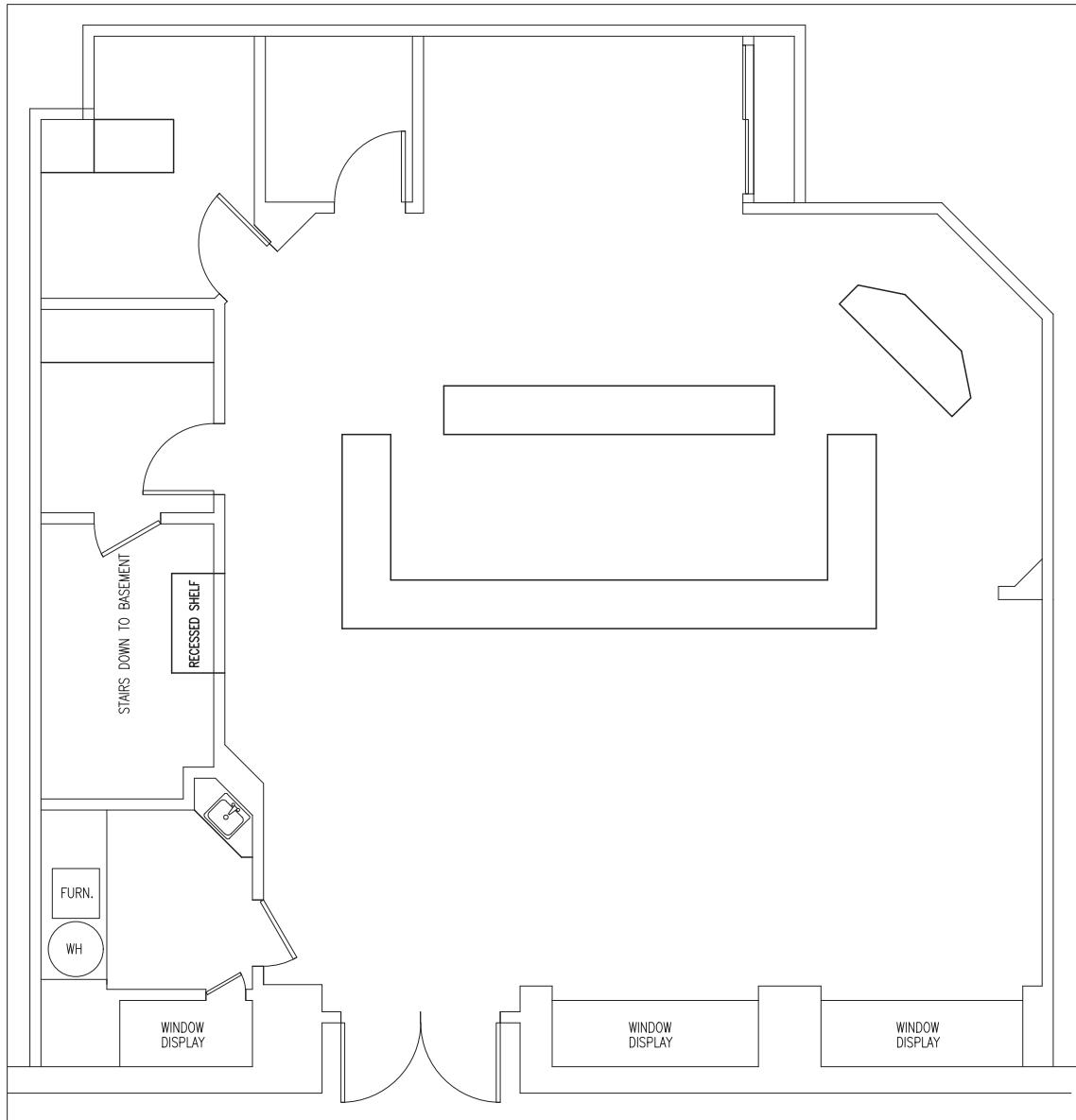




## GROUND FLOOR SPACE

522 SW BROADWAY

PORLAND, OR



SW BROADWAY



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PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



## DEMOGRAPHIC SUMMARY

**522 SW BROADWAY**

**PORTLAND, OR**

Source: Regis - SitesUSA (2025)

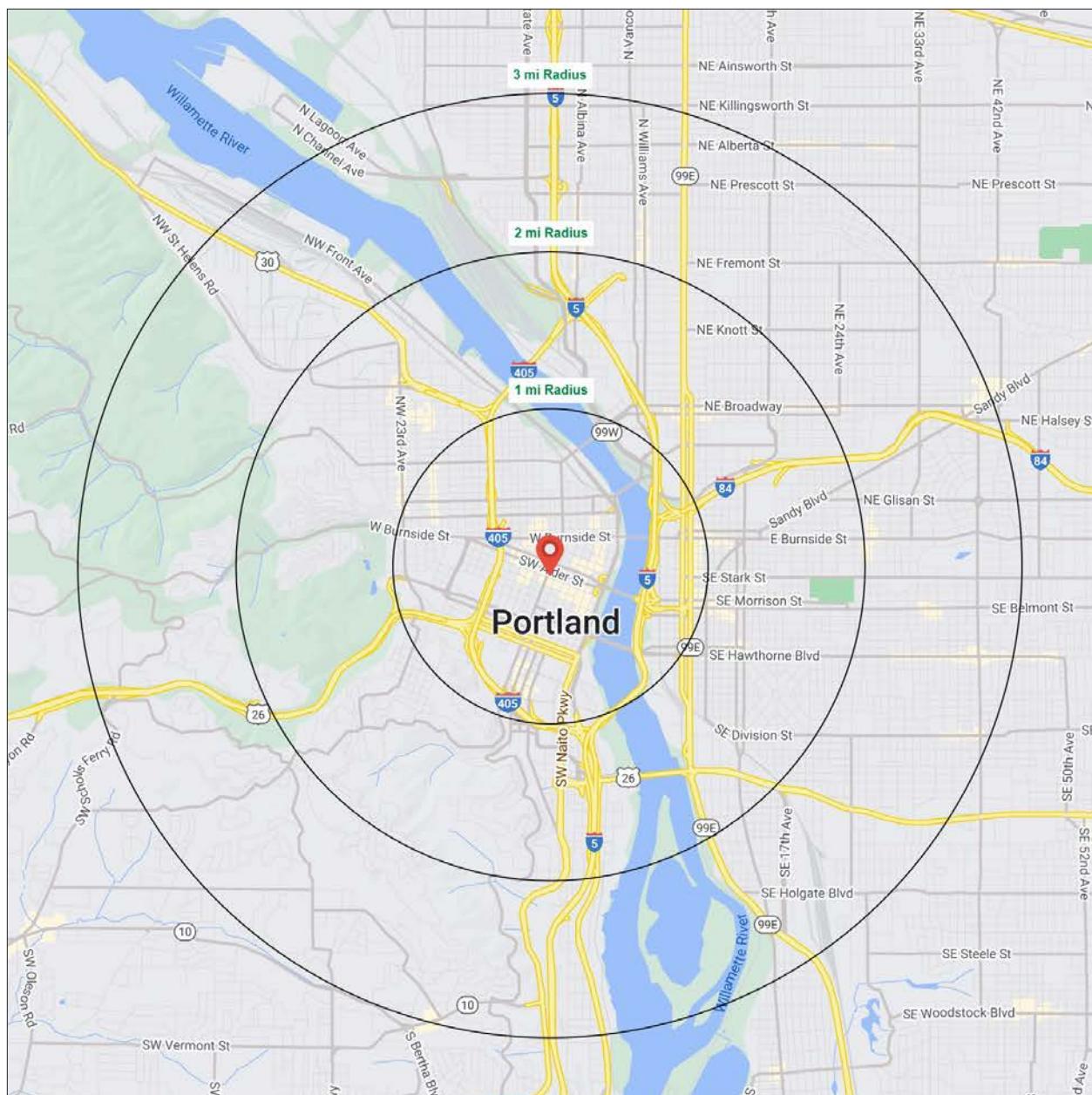
	1 MILE	2 MILE	3 MILE
Estimated Population 2025	58,845	121,316	200,952
Estimated Households	31,349	66,733	103,762
Average HH Income	\$113,585	\$124,878	\$140,895
Median Home Value	\$619,629	\$732,729	\$742,673
Median Age	38.8	38.2	38.5
Daytime Demographics 16+	123,716	210,138	275,198

**58,845**

Estimated Population 2025  
1 MILE RADIUS

**123,716**

Est. Daytime Demographics 16+  
1 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.5202/-122.679

522 SW Broadway Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2025 Estimated Population	58,845	121,316	200,952
2030 Projected Population	58,869	122,321	200,874
2020 Census Population	43,227	103,151	186,515
2010 Census Population	35,745	79,880	152,026
Projected Annual Growth 2025 to 2030	-	0.2%	-
Historical Annual Growth 2010 to 2025	4.3%	3.5%	2.1%
2025 Median Age	38.8	38.2	38.5
<b>Households</b>			
2025 Estimated Households	31,349	66,733	103,762
2030 Projected Households	32,390	68,791	105,523
2020 Census Households	28,335	60,948	97,960
2010 Census Households	22,032	45,779	77,732
Projected Annual Growth 2025 to 2030	0.7%	0.6%	0.3%
Historical Annual Growth 2010 to 2025	2.8%	3.1%	2.2%
<b>Race and Ethnicity</b>			
2025 Estimated White	71.8%	73.9%	75.2%
2025 Estimated Black or African American	6.1%	5.5%	5.6%
2025 Estimated Asian or Pacific Islander	8.8%	8.0%	7.0%
2025 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.8%
2025 Estimated Other Races	12.2%	11.7%	11.5%
2025 Estimated Hispanic	11.3%	10.8%	10.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$113,585	\$124,878	\$140,895
2025 Estimated Median Household Income	\$78,689	\$88,358	\$102,444
2025 Estimated Per Capita Income	\$61,159	\$69,228	\$73,128
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.6%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.5%	2.4%
2025 Estimated High School Graduate	12.7%	10.6%	9.8%
2025 Estimated Some College	18.1%	16.3%	15.5%
2025 Estimated Associates Degree Only	5.4%	5.4%	5.2%
2025 Estimated Bachelors Degree Only	31.8%	35.5%	37.5%
2025 Estimated Graduate Degree	26.6%	28.1%	28.3%
<b>Business</b>			
2025 Estimated Total Businesses	9,038	16,445	23,253
2025 Estimated Total Employees	103,051	172,762	218,790
2025 Estimated Employee Population per Business	11.4	10.5	9.4
2025 Estimated Residential Population per Business	6.5	7.4	8.6

*For more information, please contact:*

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*KNOWLEDGE*

*RELATIONSHIPS*

*EXPERIENCE*



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