

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.

Walk Score

100

Bike Score

97

Transit Score

94



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Sam LeFeber 503.866.1956 | sam@cra-nw.com
John Bausone 503.729.5608 | john@cra-nw.com

503.274.0211
www.cra-nw.com

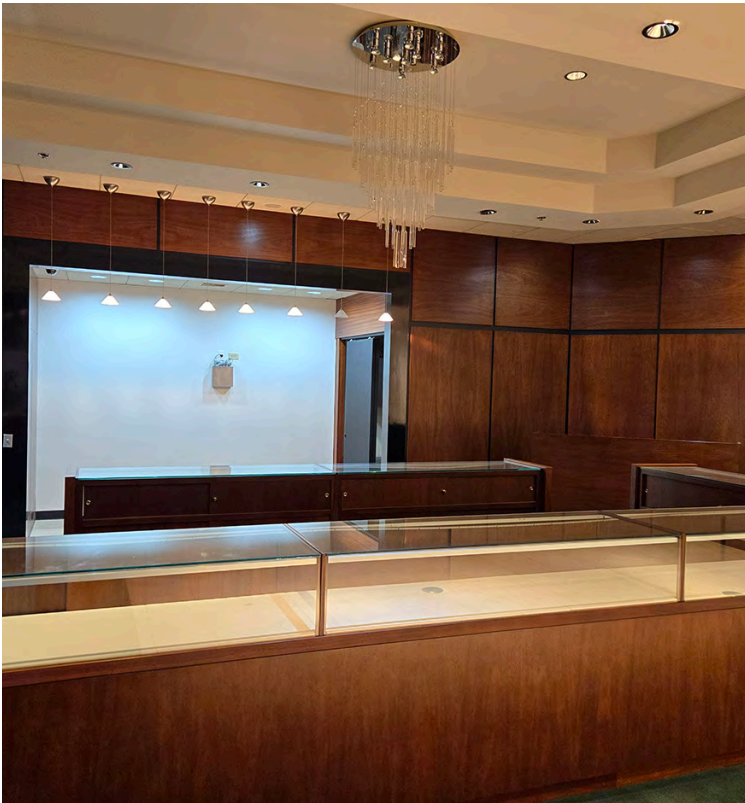
EXTERIOR IMAGES

522 SW BROADWAY
PORTLAND, OR



INTERIOR IMAGES

522 SW BROADWAY
PORTLAND, OR



522 SW BROADWAY
PORTLAND, OR

W Burnside St Burnside

522 SW BROADWAY
PORTLAND, OR



This historic stadium hosts about 150 events per year, including professional sports games, concerts, youth camps and business events.



LINCOLN HIGH SCHOOL
1,615 STUDENTS

405

26

405



22,014 STUDENTS

Willamette River

Hawthorne Bridge

Morrison Bridge

Pacific Hwy W

Tom McCall Waterfront Park

SITE

SW 18th Ave

SW 17th Ave

SW 16th Ave

SW 15th Ave

SW 14th Ave

SW 13th Ave

SW 12th Ave

SW 11th Ave

SW 10th Ave

SW 9th Ave

SW 8th Ave

SW 7th Ave

SW 6th Ave

SW 5th Ave

SW 4th Ave

SW 3rd Ave

SW 2nd Ave

SW 1st Ave

SW 18th Ave

SW 17th Ave

SW 16th Ave

SW 15th Ave

SW 14th Ave

SW 13th Ave

SW 12th Ave

SW 11th Ave

SW 10th Ave

SW 9th Ave

SW 8th Ave

SW 7th Ave

SW 6th Ave

SW 5th Ave

SW 4th Ave

SW 3rd Ave

SW 2nd Ave

SW 1st Ave

NEVER

MACHUS

HYATT CENTRIC

HALO

THE RITZ-CARLTON RESIDENCES

Mercantile

BIDWELL

DEPARTURE

NIKE

SEPHORA

GUCCI

PIONEER PLACE

rack

SENSEI SUSHI

DRAGONWELL

ROSE

Paddy's

AC

Subway

Foot Traffic

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SW 8th Ave

SW 7th Ave

SW 6th Ave

SW 5th Ave

SW 4th Ave

SW 3rd Ave

SW 2nd Ave

SW 1st Ave

NEVER

MACHUS

HYATT CENTRIC

HALO

THE RITZ-CARLTON RESIDENCES

Mercantile

BIDWELL

DEPARTURE

NIKE

SEPHORA

GUCCI

PIONEER PLACE

rack

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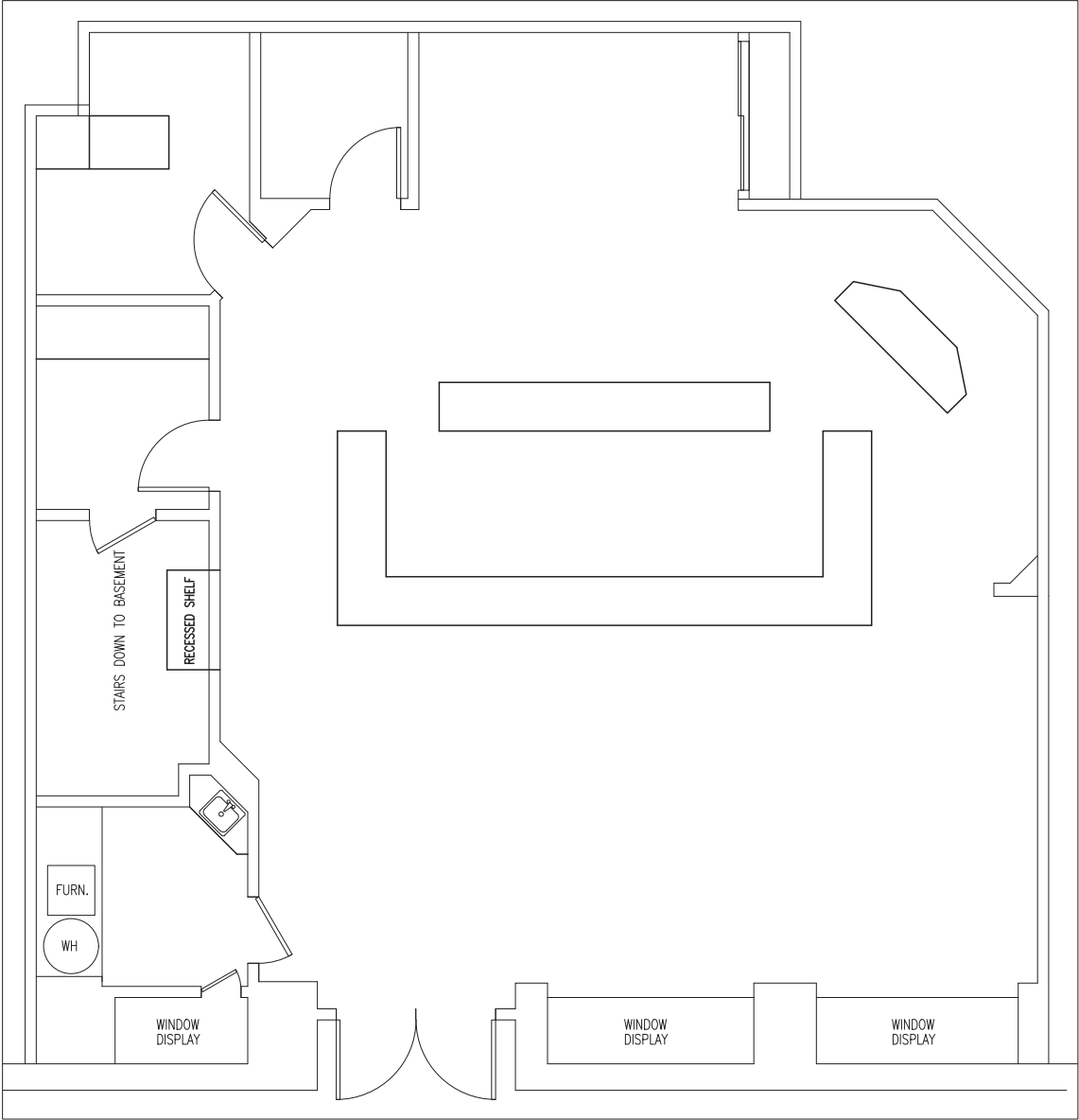
AC

Subway

Foot Traffic

GROUND FLOOR SPACE

522 SW BROADWAY
PORTLAND, OR



THE **BIDWELL**
HARRIOTT PORTLAND

T-Mobile

SW BROADWAY
→



PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



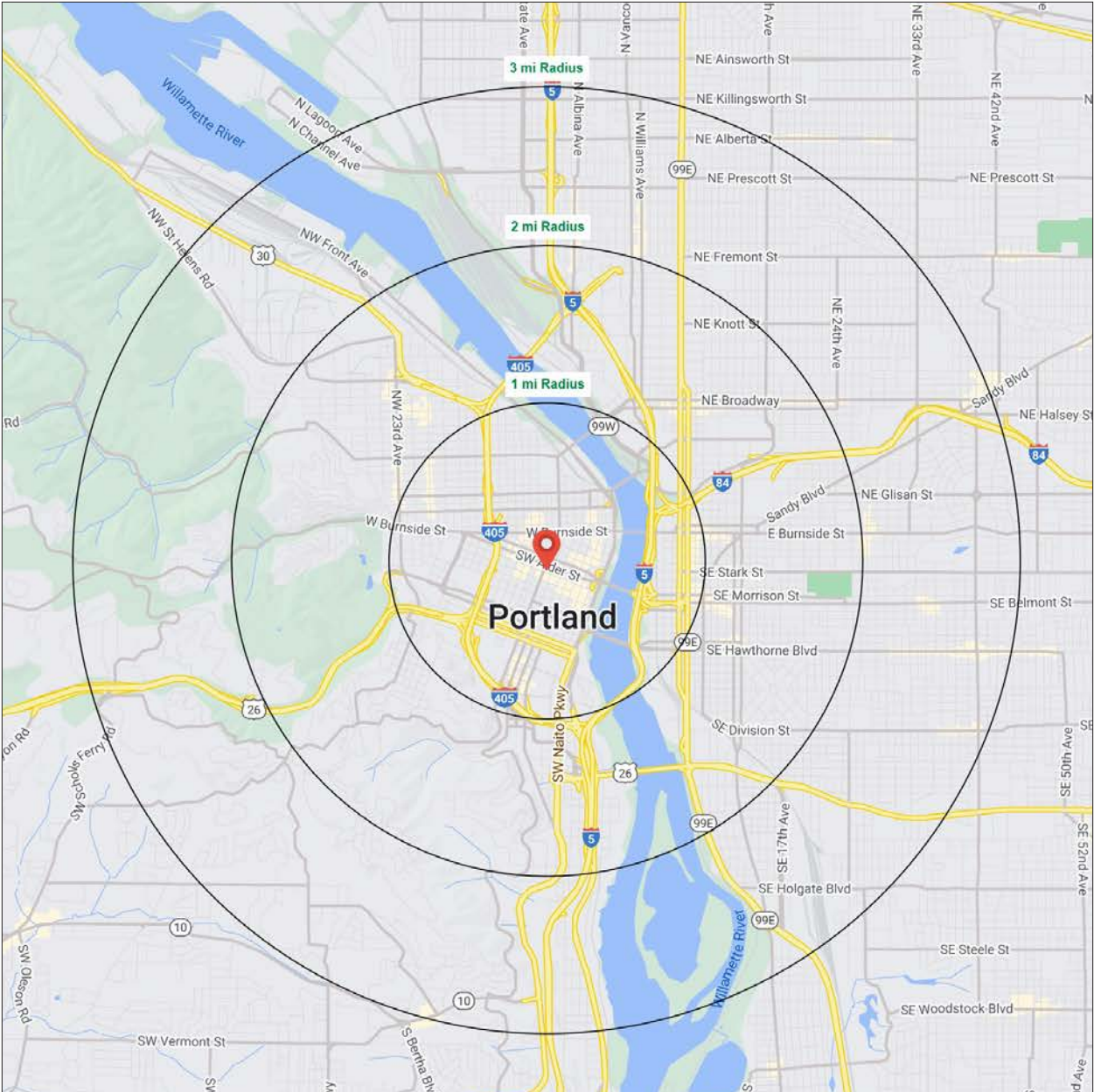
DEMOGRAPHIC SUMMARY

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
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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:

SAM LEFEBER 503.866.1956 | sam@cra-nw.com

JOHN BAUSONE 503.729.5608 | john@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

📍 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



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.