

NOW LEASING

ESSEX HOUSE

GROUND FLOOR RETAIL



LOCATION

225 SW Columbia Street, Portland, Oregon

AVAILABLE SPACE

537 SF | 1,151 SF endcap

ASKING RATE

\$23.00/SF/YR, NNN (\$8.40/SF)

HIGHLIGHTS

- Located in the heart of the downtown central business district on the ground floor of Essex House, a 156-unit Class A apartment building.
- Surrounded by many performing art venues, including Keller Auditorium, and retail projects in the immediate area.
- Neighborhood comprised of several residential and office tenants that generate substantial downtown activity.
- Area retailers include Portland Kettle Co., Bridge City Cafe, Mizu Sushi, The House of Ramen, Morton's Steakhouse, Potbelly Sandwich Shop, 24 Hour Fitness, Marriott, and more.



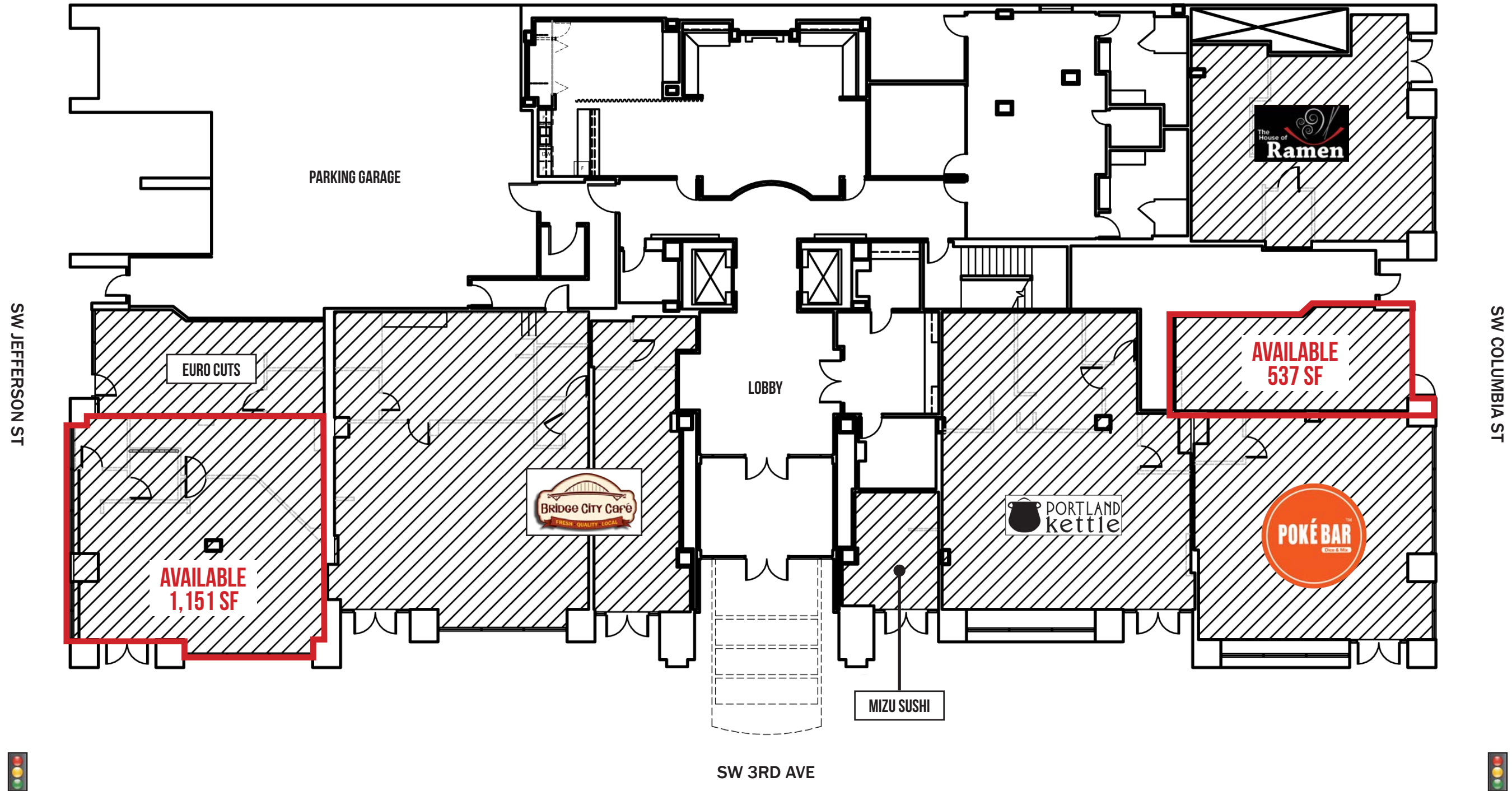
ESSEX HOUSE

PORTLAND, OR



SITE





ESSEX HOUSE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

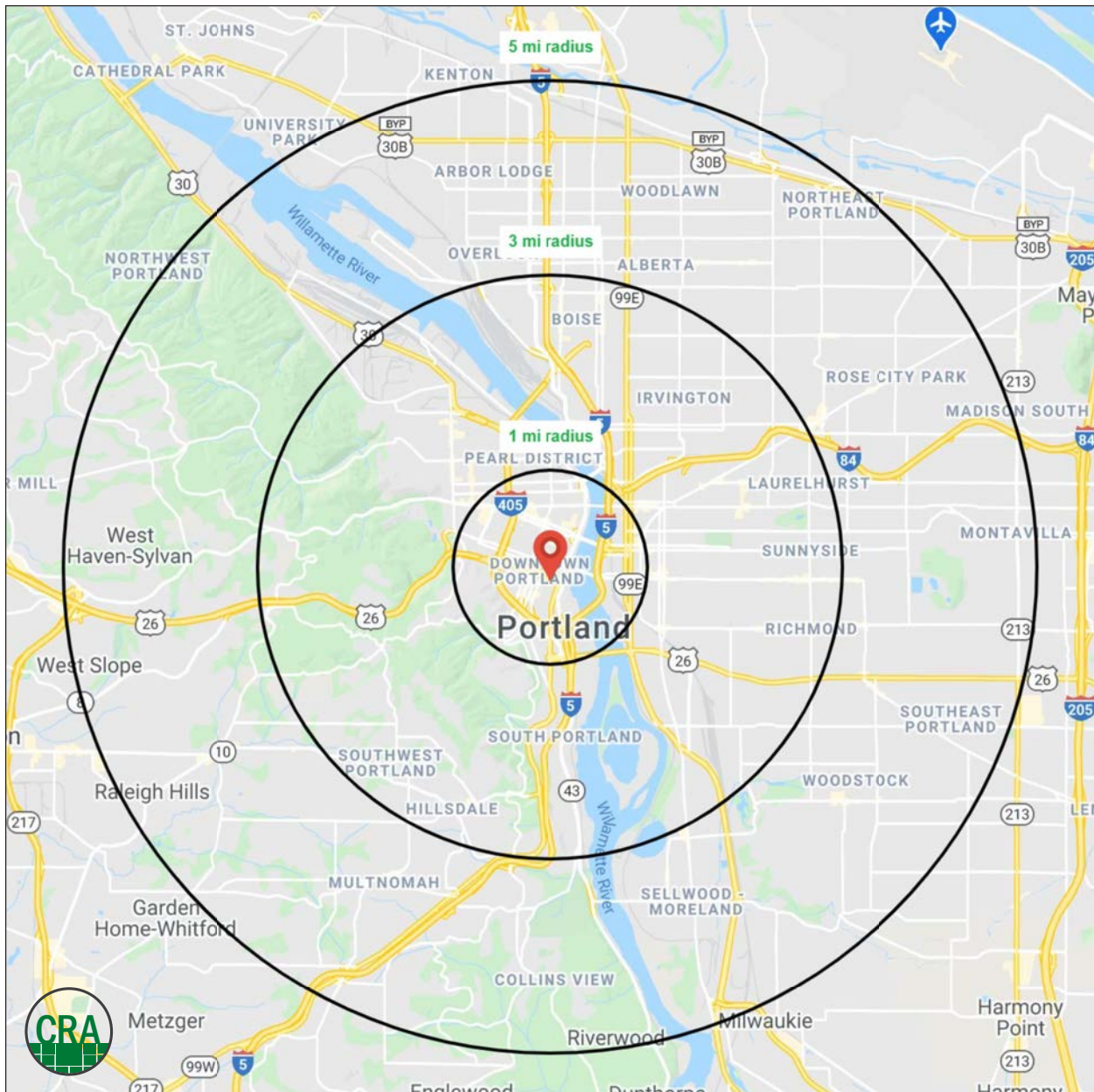
Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	29,785	191,237	448,072
Projected Population 2026	32,849	206,418	466,426
Average HH Income	\$74,815	\$110,314	\$115,001
Median Age	38.3	37.9	38.3
Total Businesses	8,374	22,691	36,904
Daytime Demographics 16+	123,307	290,130	461,374

29,785

Estimated 2021 Population
1 MILE RADIUS

123,307

Adjusted Daytime Demographics 16+
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5139/-122.6776

Essex House	1 mi	3 mi	5 mi
Portland, OR 97201	radius	radius	radius
Population			
2021 Estimated Population	29,785	191,237	448,072
2026 Projected Population	32,849	206,418	466,426
2020 Census Population	29,847	190,337	446,638
2010 Census Population	25,547	155,179	389,062
Projected Annual Growth 2021 to 2026	2.1%	1.6%	0.8%
Historical Annual Growth 2010 to 2021	1.5%	2.1%	1.4%
2021 Median Age	38.3	37.9	38.3
Households			
2021 Estimated Households	18,939	101,135	209,583
2026 Projected Households	21,504	112,410	225,773
2020 Census Households	19,093	100,243	208,379
2010 Census Households	14,943	79,876	178,862
Projected Annual Growth 2021 to 2026	2.7%	2.2%	1.5%
Historical Annual Growth 2010 to 2021	2.4%	2.4%	1.6%
Race and Ethnicity			
2021 Estimated White	69.8%	76.3%	73.7%
2021 Estimated Black or African American	4.4%	4.6%	5.3%
2021 Estimated Asian or Pacific Islander	10.8%	6.2%	7.3%
2021 Estimated American Indian or Native Alaskan	1.3%	0.8%	0.8%
2021 Estimated Other Races	13.7%	12.1%	12.9%
2021 Estimated Hispanic	11.8%	8.6%	8.7%
Income			
2021 Estimated Average Household Income	\$74,815	\$110,314	\$115,001
2021 Estimated Median Household Income	\$52,917	\$87,226	\$91,578
2021 Estimated Per Capita Income	\$48,952	\$58,821	\$54,136
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.1%	1.5%
2021 Estimated Some High School (Grade Level 9 to 11)	3.1%	1.8%	2.1%
2021 Estimated High School Graduate	11.3%	8.8%	10.6%
2021 Estimated Some College	20.7%	16.2%	17.7%
2021 Estimated Associates Degree Only	5.9%	5.2%	5.7%
2021 Estimated Bachelors Degree Only	30.7%	37.4%	35.4%
2021 Estimated Graduate Degree	26.2%	29.3%	26.9%
Business			
2021 Estimated Total Businesses	8,374	22,691	36,904
2021 Estimated Total Employees	110,273	233,498	333,073
2021 Estimated Employee Population per Business	13.2	10.3	9.0
2021 Estimated Residential Population per Business	3.6	8.4	12.1

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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