

# Ladd Tower Retail

1331 SW Broadway Street | Portland

For Sale/Or Lease



Listed at \$3,200,000  
Lease rate \$27/sf/yr NNN

1883 historical property that was previously Raven and Rose restaurant and beautifully remodeled. A full kitchen, bar and dining area on the main floor. The 2nd level has a prep kitchen area, bar, fireplace, pool table, vaulted with exposed beams and a large seating area. The top level has office space, 2 bathrooms (one with shower), lockers and storage. Perfect for restaurant, winery, event space, etc.



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## Listed at \$3,200,000 or \$27sf/yr NNN

- Approximately 7,061sf
- 1st floor - 2,989sf
- Mezzanine - 1,029sf
- 2nd floor - 3,043sf
- Elevator served

All fixtures, tables, chairs, equipment, etc included. The building was lifted off its foundation during construction of a parking garage & Ladd Tower at the site. It was returned to its original site in October of 2008 on top of a new foundation covering a multi-story parking garage below. Condo Association membership required.

## Demographic Summary Report

### Ladd Carriage House

1331 SW Broadway St, Portland, OR 97201

Building Type: **General Retail**  
 Secondary: **Restaurant**  
 GLA: **7,061 SF**  
 Year Built: **1883**

Total Available: **7,061 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		5 Mile		10 Mile	
<b>Population</b>						
2028 Projection	41,605		435,228		1,300,794	
2023 Estimate	40,707		434,810		1,295,478	
2010 Census	30,831		382,331		1,165,058	
Growth 2023 - 2028	2.21%		0.10%		0.41%	
Growth 2010 - 2023	32.03%		13.73%		11.19%	
<b>2023 Population by Hispanic Origin</b>	2,754		31,033		163,464	
<b>2023 Population</b>	40,707		434,810		1,295,478	
White	32,249	79.22%	353,271	81.25%	1,015,390	78.38%
Black	1,767	4.34%	25,144	5.78%	62,325	4.81%
Am. Indian & Alaskan	497	1.22%	4,349	1.00%	16,488	1.27%
Asian	4,064	9.98%	28,751	6.61%	127,659	9.85%
Hawaiian & Pacific Island	136	0.33%	1,751	0.40%	8,907	0.69%
Other	1,994	4.90%	21,544	4.95%	64,709	4.99%
U.S. Armed Forces	0		128		736	
<b>Households</b>						
2028 Projection	25,228		201,816		539,804	
2023 Estimate	24,677		201,699		537,931	
2010 Census	18,430		176,167		482,921	
Growth 2023 - 2028	2.23%		0.06%		0.35%	
Growth 2010 - 2023	33.90%		14.49%		11.39%	
Owner Occupied	4,929	19.97%	99,166	49.17%	290,079	53.92%
Renter Occupied	19,748	80.03%	102,533	50.83%	247,853	46.08%
<b>2023 Households by HH Income</b>	24,676		201,698		537,930	
Income: <\$25,000	7,723	31.30%	28,411	14.09%	75,287	14.00%
Income: \$25,000 - \$50,000	4,405	17.85%	28,650	14.20%	87,117	16.19%
Income: \$50,000 - \$75,000	3,155	12.79%	29,352	14.55%	88,344	16.42%
Income: \$75,000 - \$100,000	2,287	9.27%	23,276	11.54%	66,640	12.39%
Income: \$100,000 - \$125,000	1,946	7.89%	22,182	11.00%	58,143	10.81%
Income: \$125,000 - \$150,000	1,369	5.55%	17,614	8.73%	43,098	8.01%
Income: \$150,000 - \$200,000	1,343	5.44%	21,149	10.49%	54,604	10.15%
Income: \$200,000+	2,448	9.92%	31,064	15.40%	64,697	12.03%
<b>2023 Avg Household Income</b>	\$82,723		\$116,826		\$107,295	
<b>2023 Med Household Income</b>	\$51,440		\$90,505		\$81,834	