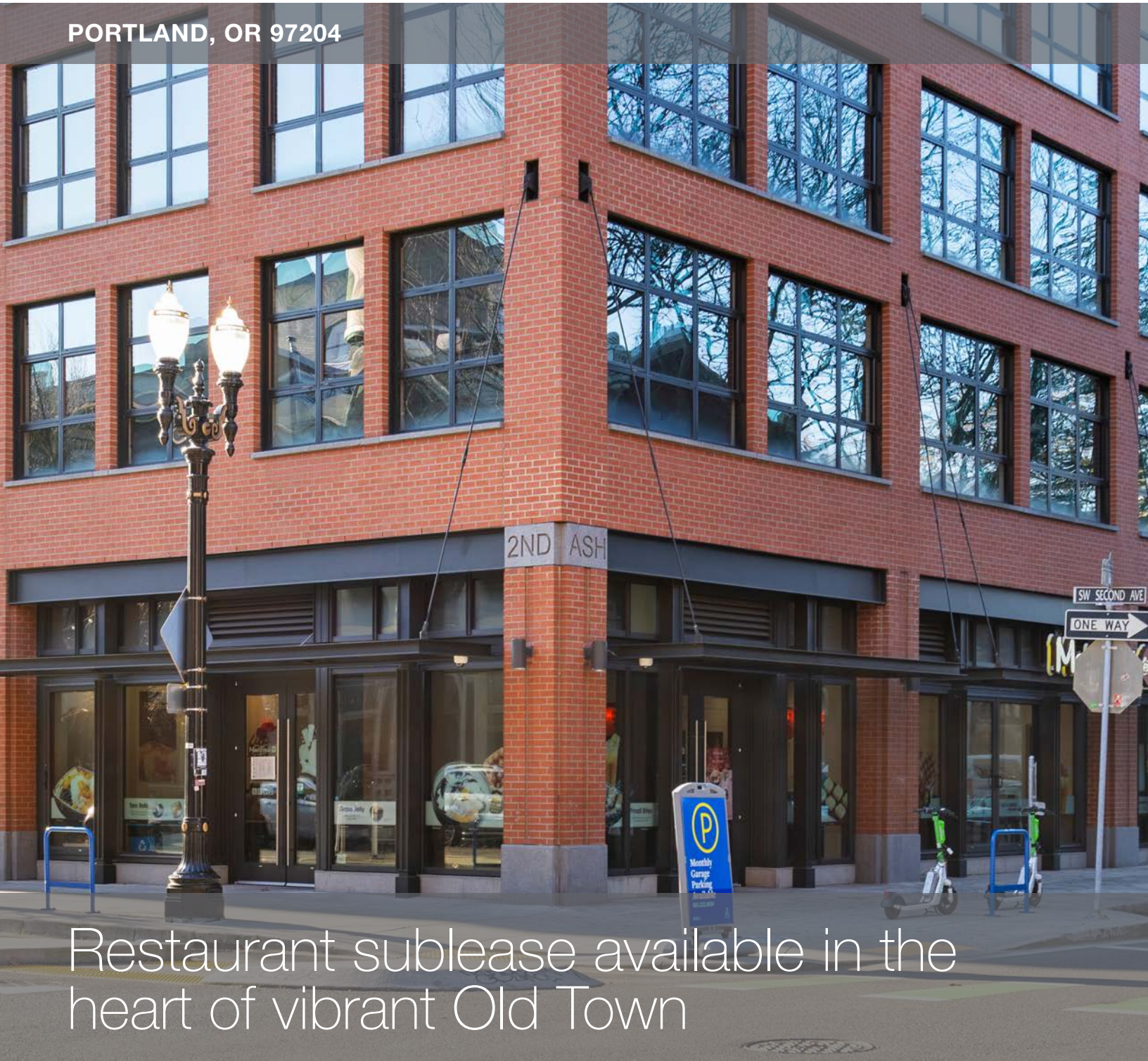


RESTAURANT SUBLEASE AVAILABLE

230 SW Ash St

PORTLAND, OR 97204



Restaurant sublease available in the heart of vibrant Old Town

CONTACT

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NAIElliott



A dynamic mix of historic architecture, bustling activity, and growing opportunities

AVAILABLE SPACE

- 2,059 SF - 2nd generation space (Boba tea user)

HIGHLIGHTS

- 6-story construction featuring exterior brick, high ceilings (approximately 14-ft high), and expansive floor-to-ceiling storefront glass on ground floor retail with 133 apartments above, providing 24/7 site activation
- LEED Platinum Certified
- High visibility corner end cap
- Space can accommodate type 1 venting and have accessible grease interceptors for restaurant use
- Property has a roof deck for potential use for company events
- Day and night time private building security



Located in the heart of Portland's historic Old Town district, this vibrant area blends classic charm with modern amenities.

Known for its rich cultural history and walkable streets, the neighborhood is a hub for dining, nightlife, and creative businesses.



NEARBY BUSINESSES

- Afuri
- BAE's Fried Chicken
- Stumptown Coffee Roasters
- Mother's Bistro
- Voodoo Doughnuts
- Pine Street Market
- Kells
- Ground Kontrol
- Lan Su Chinese Garden

CONVENIENT MULTI-MODAL ACCESS

- Walking distance to MAX light rail station
- Blocks from Portland Streetcar



99

BIKE SCORE



99

WALK SCORE



93

TRANSIT SCORE

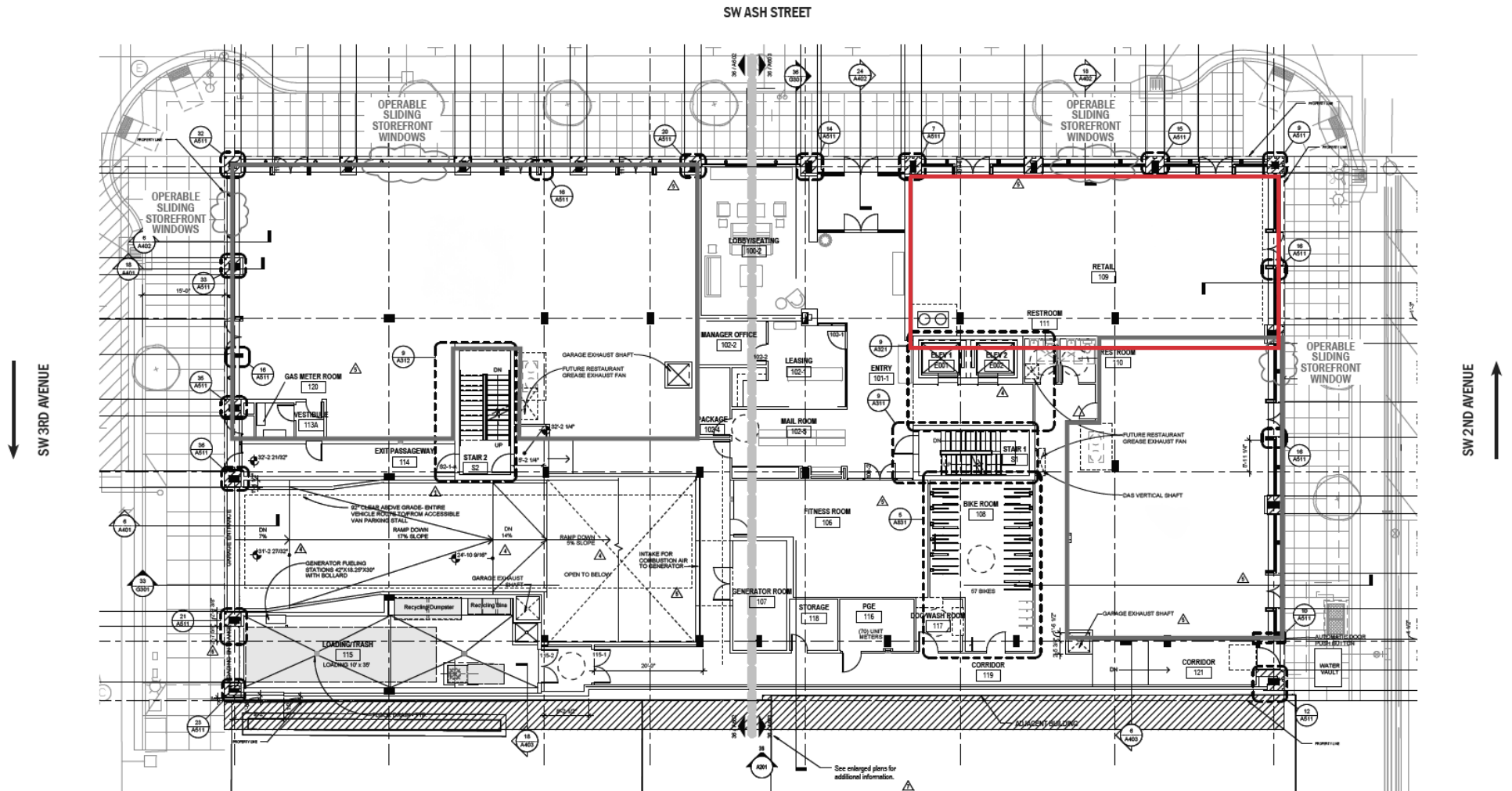
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Site Plan



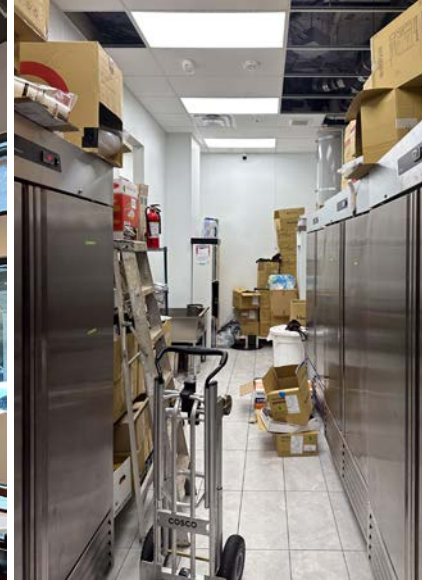
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Photos



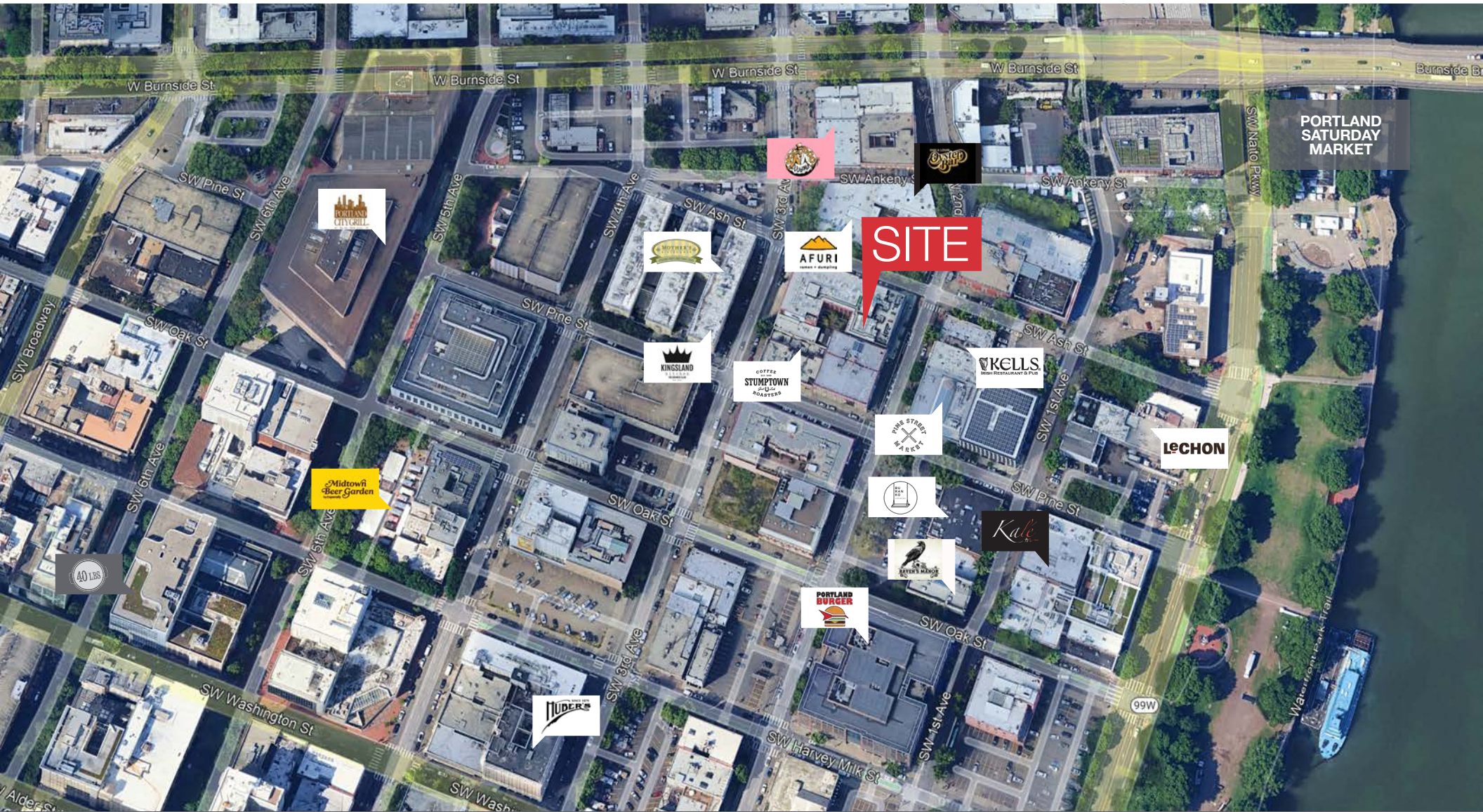
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Location Map



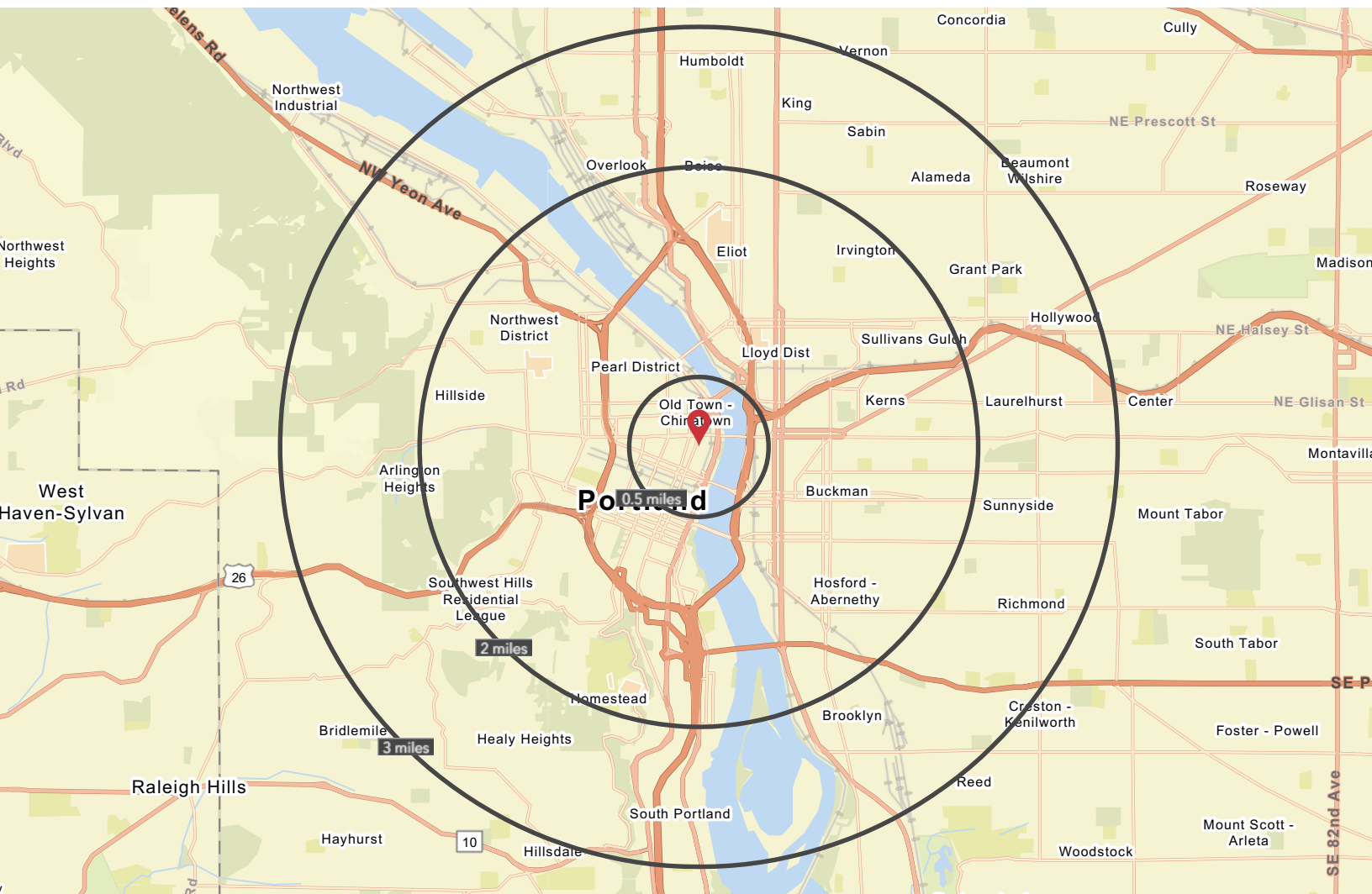
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Demographics



	0.5 MILE	2 MILE	3 MILE
Estimated Total Population 2024	7,609	123,949	209,270
Projected Total Population 2029	7,868	132,951	219,754
Average HH Income	\$78,460	\$124,325	\$140,110
Median Home Value	\$590,669	\$785,142	\$744,648
Estimated Total Households	4,680	71,309	109,142
Daytime Demographics	47,489	292,622	382,015
Some College or Higher	67%	86%	88%

Source: Regis - SitesUSA (2020)

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Demographics — Full Profile



Executive Summary

230 SW Ash St, Portland, Oregon, 97204
Rings: 0.5, 2, 3 mile radii

Prepared by Esri
Latitude: 45.52192
Longitude: -122.67299

	0.5 miles	2 miles	3 miles
Population			
2010 Population	6,539	89,642	165,331
2020 Population	6,942	115,547	200,208
2024 Population	7,609	123,949	209,270
2029 Population	7,868	132,951	219,754
2010-2020 Annual Rate	0.60%	2.57%	1.93%
2020-2024 Annual Rate	2.18%	1.67%	1.05%
2024-2029 Annual Rate	0.67%	1.41%	0.98%
2020 Male Population	63.7%	51.1%	50.1%
2020 Female Population	36.3%	48.9%	49.9%
2020 Median Age	43.3	35.7	36.7
2024 Male Population	63.4%	51.7%	50.7%
2024 Female Population	36.6%	48.3%	49.3%
2024 Median Age	43.0	36.1	37.1

In the identified area, the current year population is 209,270. In 2020, the Census count in the area was 200,208. The rate of change since 2020 was 1.05% annually. The five-year projection for the population in the area is 219,754 representing a change of 0.98% annually from 2024 to 2029. Currently, the population is 50.7% male and 49.3% female.

Median Age

The median age in this area is 37.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	69.0%	72.4%	73.6%
2024 Black Alone	7.4%	4.6%	4.9%
2024 American Indian/Alaska Native Alone	2.4%	1.1%	0.9%
2024 Asian Alone	4.6%	7.2%	6.2%
2024 Pacific Islander Alone	0.5%	0.3%	0.2%
2024 Other Race	4.0%	3.1%	2.9%
2024 Two or More Races	12.2%	11.2%	11.3%
2024 Hispanic Origin (Any Race)	11.9%	9.5%	9.0%

Persons of Hispanic origin represent 9.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	45	82	102
2010 Households	3,645	50,645	83,741
2020 Households	4,327	66,606	104,200
2024 Households	4,680	71,309	109,142
2029 Households	4,789	76,647	114,964
2010-2020 Annual Rate	1.73%	2.78%	2.21%
2020-2024 Annual Rate	1.86%	1.62%	1.10%
2024-2029 Annual Rate	0.46%	1.45%	1.04%
2024 Average Household Size	1.27	1.66	1.86

The household count in this area has changed from 104,200 in 2020 to 109,142 in the current year, a change of 1.10% annually. The five-year projection of households is 114,964, a change of 1.04% annually from the current year total. Average household size is currently 1.86, compared to 1.86 in the year 2020. The number of families in the current year is 37,019 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

December 20, 2024

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Rings: 0.5, 2, 3 mile radii

Prepared by Esri
Latitude: 45.52192
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	0.5 miles	2 miles	3 miles
Mortgage Income			
2024 Percent of Income for Mortgage	100.0%	61.4%	50.6%
Median Household Income			
2024 Median Household Income	\$31,986	\$79,975	\$92,109
2029 Median Household Income	\$41,057	\$98,641	\$108,464
2024-2029 Annual Rate	5.12%	4.28%	3.32%
Average Household Income			
2024 Average Household Income	\$78,460	\$124,325	\$140,110
2029 Average Household Income	\$94,933	\$145,045	\$162,254
2024-2029 Annual Rate	3.89%	3.13%	2.98%
Per Capita Income			
2024 Per Capita Income	\$47,844	\$71,639	\$73,244
2029 Per Capita Income	\$56,849	\$83,651	\$85,037
2024-2029 Annual Rate	3.51%	3.15%	3.03%
GINI Index			
2024 Gini Index	55.8	43.8	41.2
Households by Income			

Current median household income is \$92,109 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$108,464 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$140,110 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$162,254 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$73,244 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$85,037 in five years, compared to \$51,203 for all U.S. households.

	0.5 miles	2 miles	3 miles
Housing			
2024 Housing Affordability Index	21	39	48
2010 Total Housing Units	3,986	56,353	91,215
2010 Owner Occupied Housing Units	373	14,135	33,755
2010 Renter Occupied Housing Units	3,272	36,510	49,986
2010 Vacant Housing Units	341	5,708	7,474
2020 Total Housing Units	5,068	74,772	114,876
2020 Owner Occupied Housing Units	447	15,560	35,880
2020 Renter Occupied Housing Units	3,880	51,046	68,320
2020 Vacant Housing Units	743	8,230	10,666
2024 Total Housing Units	5,548	81,377	122,288
2024 Owner Occupied Housing Units	567	16,045	36,247
2024 Renter Occupied Housing Units	4,113	55,264	72,895
2024 Vacant Housing Units	868	10,068	13,146
2029 Total Housing Units	5,681	86,185	127,766
2029 Owner Occupied Housing Units	571	16,151	36,353
2029 Renter Occupied Housing Units	4,219	60,496	78,611
2029 Vacant Housing Units	892	9,538	12,802
Socioeconomic Status Index			
2024 Socioeconomic Status Index	46.7	53.2	54.7

Currently, 29.6% of the 122,288 housing units in the area are owner occupied; 59.6%, renter occupied; and 10.8% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 114,876 housing units in the area and 9.3% vacant housing units. The annual rate of change in housing units since 2020 is 1.48%. Median home value in the area is \$744,648, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.01% annually to \$822,361.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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