

CREATIVE OFFICE FOR LEASE

# 1448 NE Weidler Street

16901 SW 65TH AVENUE, LAKE OSWEGO, OR 97035



Inviting building in prime Lloyd District location with great visibility

## CONTACT

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**Nick Stanton** 503 784 0487 / [nstanton@naielliott.com](mailto:nstanton@naielliott.com)  
**Gael Zongazo** 650 741 8058 / [gzongazo@naielliott.com](mailto:gzongazo@naielliott.com)

**NAI Elliott**

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Light filled, well maintained space in central NE Portland with extensive frontage

Located on the corner of NE 15th Avenue and NE Weidler Street. Two spaces can be combined.

#### AVAILABLE SPACE

- 1448 NE Weidler Street - 3,419 SF  
Pricing: Call for details
- 1444 NE Weidler Street - 2,650 SF  
Pricing: Call for details
- Can combine with existing vacancy - 6,069 SF  
Pricing: Call for details





## NEIGHBORHOOD HIGHLIGHTS

Lloyd District is easily accessible via light rail and streetcar. The neighborhood contains the Oregon Convention Center, Lloyd Center and Moda Center, home to the Portland Trail Blazers, major concerts and events.



- **Prime Signage Potential:** Exceptional visibility for your brand with prominent signage opportunities
- **Modern and Well-Maintained Property:** Built in 1996, this meticulously maintained building offers a polished and inviting atmosphere.
- **Convenient Connectivity:** Quick access to I-5 and I-84 for seamless commuting and easy customer reach.
- **High-Demand Location:** Surrounded by strong residential and employment demographics, offering a reliable customer base and active community presence.
- **Contemporary Interior Spaces:** Thoughtfully designed with such amenities as a stylish lobby, comfortable waiting area, and fully-equipped workroom.
- **Expansive Windows with Great Visibility:** Ample natural light from windows facing Weidler Street and 15th Avenue enhances the workspace and engages foot traffic.



97

BIKE SCORE



95

WALK SCORE



71

TRANSIT SCORE

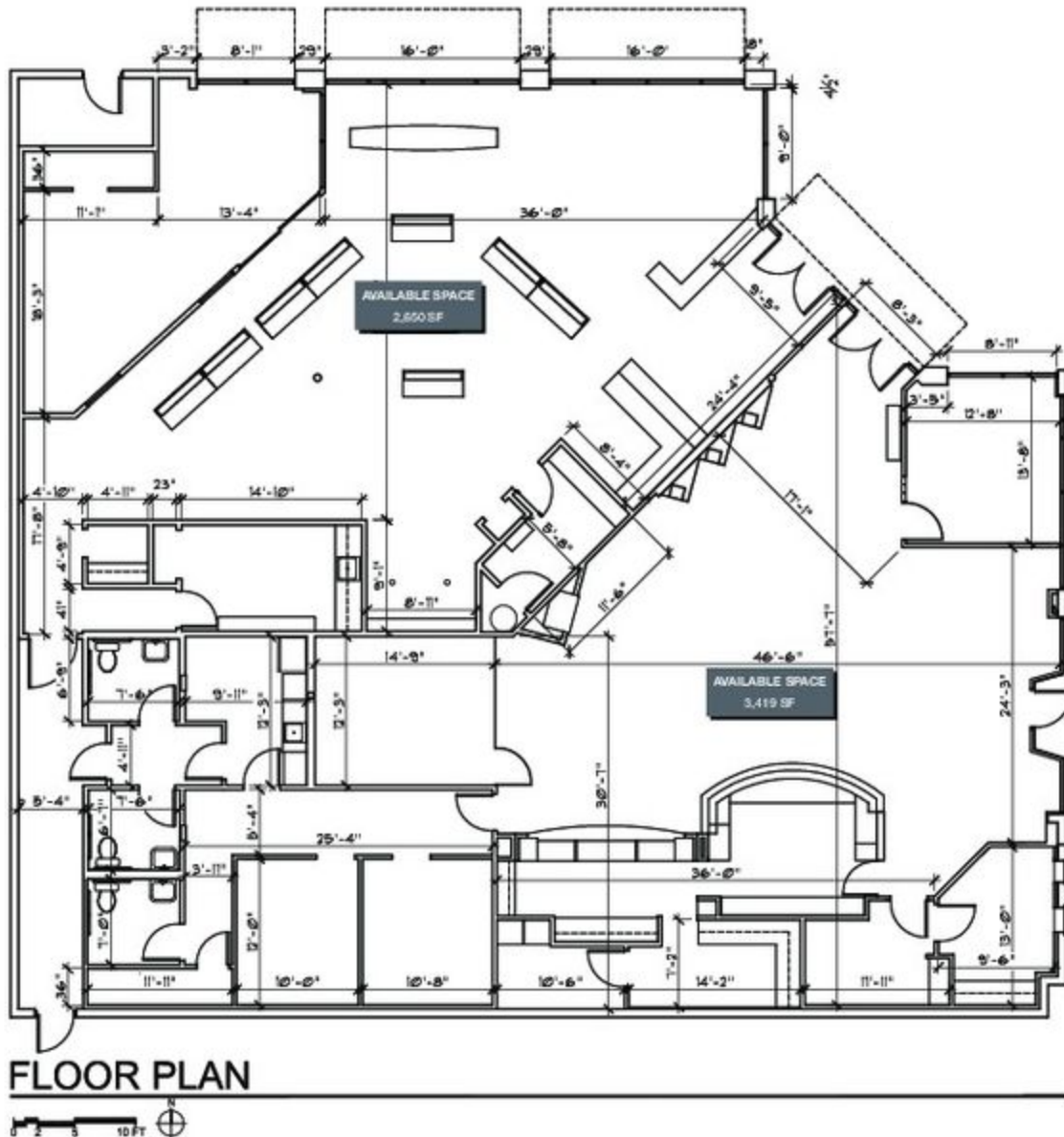
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# Floor Plan



**Oregon Business Architecture P.C.**  
P.O. Box 80301 Portland, Oregon 97280  
T: 503 / 228-9747 F: 503 / 228-5721

1444 & 1448 NE WEIDLER STREET  
PORTLAND, OREGON  
OBA #0462 02/15/22

## CONTACT

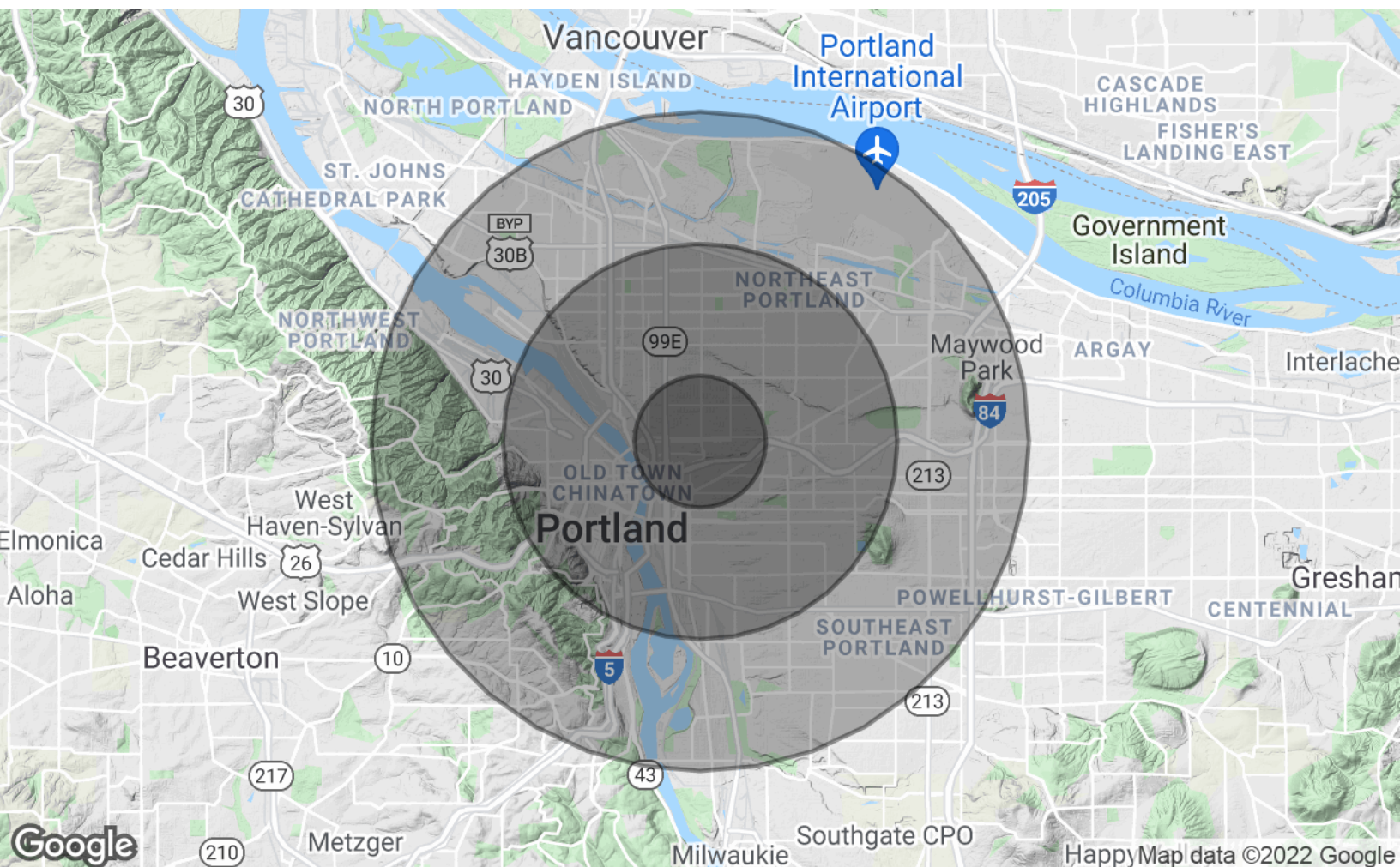
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# Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2021	30,772	250,604	439,533
Projected Total Population 2026	34,372	266,556	457,506
Average HH Income	\$93,315	\$105,348	\$106,924
Median Home Value	\$628,655	\$551,693	\$512,154
Estimated Total Households	16,049	124,917	202,729
Daytime Demographics 16+	41,317	311,665	498,668
Some College or Higher	17.0%	17.5%	18.4%

Source: Regis – SitesUSA (2020)

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# Demographics-Full Profile

## 2010-2020 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.5341/-122.6508

1448 NE Weidler St. Portland, OR 97232	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	30,772	250,604	439,533
2026 Projected Population	34,372	266,556	457,506
2020 Census Population	30,745	249,613	437,502
2010 Census Population	22,795	207,946	379,365
Projected Annual Growth 2021 to 2026	2.3%	1.3%	0.8%
Historical Annual Growth 2010 to 2021	3.2%	1.9%	1.4%
<b>Households</b>			
2021 Estimated Households	16,049	124,917	202,729
2026 Projected Households	18,321	137,412	218,995
2020 Census Households	15,859	123,858	201,381
2010 Census Households	11,409	100,791	171,993
Projected Annual Growth 2021 to 2026	2.8%	2.0%	1.6%
Historical Annual Growth 2010 to 2021	0.1%	-	-
<b>Age</b>			
2021 Est. Population Under 10 Years	7.2%	7.9%	8.7%
2021 Est. Population 10 to 19 Years	6.0%	6.6%	8.0%
2021 Est. Population 20 to 29 Years	18.3%	17.3%	15.7%
2021 Est. Population 30 to 44 Years	31.4%	31.9%	29.7%
2021 Est. Population 45 to 59 Years	17.4%	17.9%	18.4%
2021 Est. Population 60 to 74 Years	13.7%	14.0%	14.3%
2021 Est. Population 75 Years or Over	5.9%	4.5%	5.3%
2021 Est. Median Age	37.6	37.3	37.7
<b>Marital Status &amp; Gender</b>			
2021 Est. Male Population	49.1%	50.3%	49.8%
2021 Est. Female Population	50.9%	49.7%	50.2%
2021 Est. Never Married	49.8%	48.1%	44.6%
2021 Est. Now Married	32.3%	33.9%	36.5%
2021 Est. Separated or Divorced	14.8%	15.3%	15.6%
2021 Est. Widowed	3.1%	2.7%	3.3%
<b>Income</b>			
2021 Est. HH Income \$200,000 or More	13.0%	13.2%	12.6%
2021 Est. HH Income \$150,000 to \$199,999	6.7%	9.2%	8.9%
2021 Est. HH Income \$100,000 to \$149,999	16.5%	18.1%	18.1%
2021 Est. HH Income \$75,000 to \$99,999	11.6%	12.8%	13.8%
2021 Est. HH Income \$50,000 to \$74,999	17.8%	14.8%	15.5%
2021 Est. HH Income \$35,000 to \$49,999	11.3%	8.6%	9.0%
2021 Est. HH Income \$25,000 to \$34,999	7.0%	6.3%	6.2%
2021 Est. HH Income \$15,000 to \$24,999	5.8%	5.4%	5.3%
2021 Est. HH Income Under \$15,000	10.2%	11.8%	10.5%
2021 Est. Average Household Income	\$93,315	\$105,348	\$106,924
2021 Est. Median Household Income	\$78,740	\$85,507	\$86,062
2021 Est. Per Capita Income	\$49,153	\$52,902	\$49,715
2021 Est. Total Businesses	3,321	24,897	36,287
2021 Est. Total Employees	37,401	243,083	348,075

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<b>Race</b>			
2021 Est. White	76.1%	72.8%	70.4%
2021 Est. Black	7.0%	7.5%	6.5%
2021 Est. Asian or Pacific Islander	3.5%	5.8%	8.2%
2021 Est. American Indian or Alaska Native	0.8%	0.9%	0.9%
2021 Est. Other Races	12.5%	13.0%	14.0%
<b>Hispanic</b>			
2021 Est. Hispanic Population	3,007	22,802	44,393
2021 Est. Hispanic Population	9.8%	9.1%	10.1%
2026 Proj. Hispanic Population	10.1%	9.5%	10.5%
2020 Hispanic Population	11.4%	10.1%	10.7%
<b>Education (Adults 25 &amp; Older)</b>			
2021 Est. Adult Population (25 Years or Over)	24,898	199,125	339,903
2021 Est. Elementary (Grade Level 0 to 8)	0.8%	1.4%	2.1%
2021 Est. Some High School (Grade Level 9 to 11)	2.0%	2.0%	2.7%
2021 Est. High School Graduate	8.5%	10.0%	12.2%
2021 Est. Some College	17.0%	17.5%	18.4%
2021 Est. Associate Degree Only	5.3%	5.6%	6.2%
2021 Est. Bachelor Degree Only	40.2%	36.8%	33.8%
2021 Est. Graduate Degree	26.2%	26.7%	24.6%
<b>Housing</b>			
2021 Est. Total Housing Units	17,036	135,085	217,246
2021 Est. Owner-Occupied	27.0%	35.6%	42.6%
2021 Est. Renter-Occupied	67.2%	56.9%	50.7%
2021 Est. Vacant Housing	5.8%	7.5%	6.7%
<b>Homes Built by Year</b>			
2021 Homes Built 2010 or later	14.5%	9.6%	7.8%
2021 Homes Built 2000 to 2009	4.9%	8.9%	8.2%
2021 Homes Built 1990 to 1999	7.8%	6.7%	7.0%
2021 Homes Built 1980 to 1989	4.2%	5.3%	5.7%
2021 Homes Built 1970 to 1979	7.8%	7.1%	8.9%
2021 Homes Built 1960 to 1969	7.6%	6.3%	7.6%
2021 Homes Built 1950 to 1959	5.0%	7.1%	9.8%
2021 Homes Built Before 1949	42.5%	41.5%	38.4%
<b>Home Values</b>			
2021 Home Value \$1,000,000 or More	7.4%	5.2%	4.5%
2021 Home Value \$500,000 to \$999,999	64.4%	49.3%	40.6%
2021 Home Value \$400,000 to \$499,999	10.8%	23.5%	23.5%
2021 Home Value \$300,000 to \$399,999	11.8%	15.8%	21.8%
2021 Home Value \$200,000 to \$299,999	4.3%	4.5%	6.7%
2021 Home Value \$150,000 to \$199,999	0.5%	0.4%	0.8%
2021 Home Value \$100,000 to \$149,999	-	0.2%	0.3%
2021 Home Value \$50,000 to \$99,999	0.3%	0.3%	0.5%
2021 Home Value \$25,000 to \$49,999	-	0.4%	0.5%
2021 Home Value Under \$25,000	0.4%	0.5%	0.7%
2021 Median Home Value	\$628,655	\$551,693	\$512,154
2021 Median Rent	\$1,262	\$1,282	\$1,258

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<b>Labor Force</b>			
2021 Est. Labor Population Age 16 Years or Over	27,351	221,141	381,174
2021 Est. Civilian Employed	68.9%	68.5%	66.7%
2021 Est. Civilian Unemployed	5.5%	5.3%	5.2%
2021 Est. in Armed Forces	0.5%	-	-
2021 Est. not in Labor Force	25.1%	26.2%	28.0%
2021 Labor Force Males	49.2%	50.2%	49.7%
2021 Labor Force Females	50.8%	49.8%	50.3%
<b>Occupation</b>			
2021 Occupation: Population Age 16 Years or Over	18,849	151,432	254,249
2021 Mgmt, Business, & Financial Operations	19.9%	20.5%	19.7%
2021 Professional, Related	36.8%	36.8%	35.0%
2021 Service	16.0%	15.3%	16.0%
2021 Sales, Office	17.4%	17.5%	17.5%
2021 Farming, Fishing, Forestry	0.7%	0.4%	0.4%
2021 Construction, Extraction, Maintenance	3.1%	3.2%	3.8%
2021 Production, Transport, Material Moving	6.2%	6.4%	7.6%
2021 White Collar Workers	74.1%	74.8%	72.2%
2021 Blue Collar Workers	25.9%	25.2%	27.8%
<b>Transportation to Work</b>			
2021 Drive to Work Alone	47.1%	49.8%	53.6%
2021 Drive to Work in Carpool	5.0%	6.3%	7.1%
2021 Travel to Work by Public Transportation	17.5%	15.5%	14.6%
2021 Drive to Work on Motorcycle	0.2%	0.2%	0.2%
2021 Walk or Bicycle to Work	19.1%	16.7%	13.8%
2021 Other Means	1.3%	1.1%	0.9%
2021 Work at Home	9.7%	10.4%	9.8%
<b>Travel Time</b>			
2021 Travel to Work in 14 Minutes or Less	25.4%	22.1%	20.8%
2021 Travel to Work in 15 to 29 Minutes	44.1%	42.7%	41.3%
2021 Travel to Work in 30 to 59 Minutes	26.1%	29.7%	31.9%
2021 Travel to Work in 60 Minutes or More	4.5%	5.5%	5.9%
2021 Average Travel Time to Work	21.5	22.6	23.6
<b>Consumer Expenditure</b>			
2021 Est. Total Household Expenditure	\$1.06 B	\$9.09 B	\$14.93 B
2021 Est. Apparel	\$37.98 M	\$326.34 M	\$534.69 M
2021 Est. Contributions, Gifts	\$64.06 M	\$547.01 M	\$895.81 M
2021 Est. Education, Reading	\$37.16 M	\$322.21 M	\$523.6 M
2021 Est. Entertainment	\$60.22 M	\$519.01 M	\$853.28 M
2021 Est. Food, Beverages, Tobacco	\$161.09 M	\$1.38 B	\$2.26 B
2021 Est. Furnishings, Equipment	\$37.39 M	\$322.06 M	\$529.38 M
2021 Est. Health Care, Insurance	\$94.29 M	\$807 M	\$1.33 B
2021 Est. Household Operations, Shelter, Utilities	\$344.76 M	\$2.95 B	\$4.83 B
2021 Est. Miscellaneous Expenses	\$20.22 M	\$173.29 M	\$284.18 M
2021 Est. Personal Care	\$14.26 M	\$122.35 M	\$200.74 M
2021 Est. Transportation	\$189.43 M	\$1.62 B	\$2.68 B

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