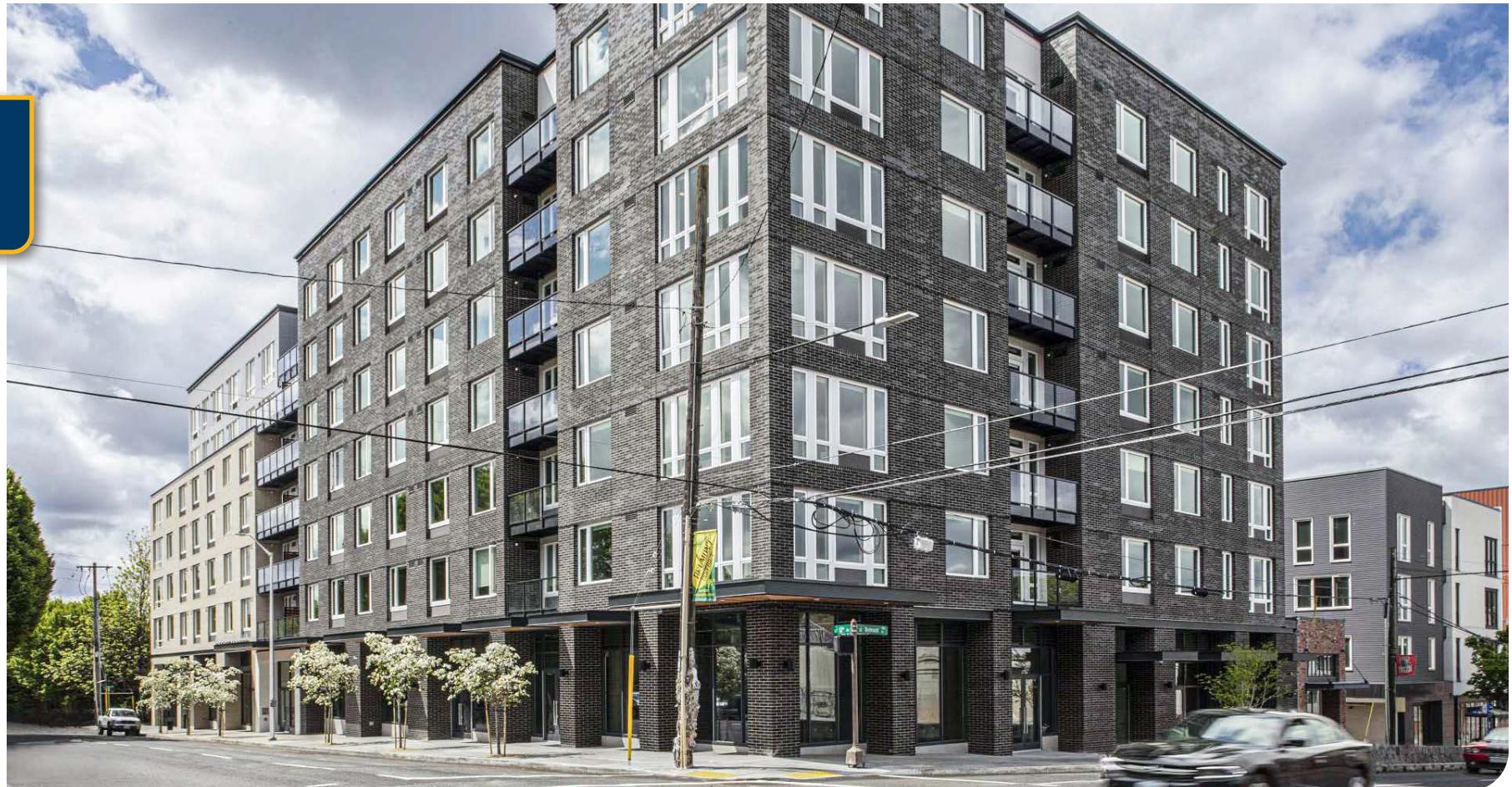




FOR LEASE



## WINDSOR BUCKMAN

**Brand-New Retail / Restaurant / Service Space**

$\pm$  1,267 SF -  $\pm$  4,913 SF (4 Suites) | \$32 - \$35 psf + NNN

**909 SE 12th Ave, Portland, OR**

- Now leasing brand-new class-A retail, service and restaurant space at Windsor Buckman in inner SE Portland
- Windsor Buckman is a 7-story, 170-unit mixed-use apartment building in Portland's desirable Buckman neighborhood
- Inline and corner spaces are currently available
- Space ideal for general retail storefront, service user, restaurant, cafe, creative office and more

**IAN M. BIGGI**

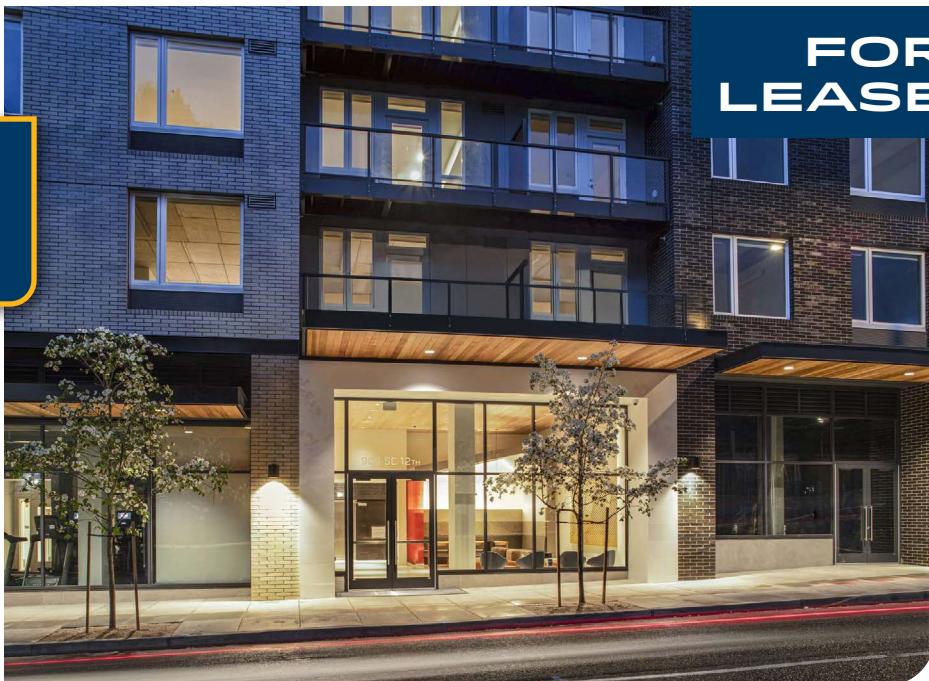
Senior Associate Broker | Licensed in OR  
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**MICHELLE D. ROZAKIS**

Principal Broker | Licensed in OR  
**503-222-1195** | [mrozakis@capacitycommercial.com](mailto:mrozakis@capacitycommercial.com)



## PROPERTY SUMMARY



**FOR  
LEASE**

### PROPERTY DETAILS

<b>Address</b>	909 SE 12th Ave, Portland, OR
<b>Available Space</b>	1,267 SF - 4,913 SF
<b>Nº of Suites Available</b>	4 Suites
<b>Lease Rate</b>	\$32 - \$35 psf + NNN
<b>Use Type</b>	Retail, Service, Restaurant
<b>Availability</b>	Immediate
<b>Space Condition</b>	Raw Space

SPACE	SIZE	USE TYPE	RATE
<b>Retail 1</b>	1,378 SF	Retail / Service	\$32 psf + NNN
<b>Retail 2</b>	1,445 SF	Retail / Service	\$32 psf + NNN
<b>Retail 3</b>	2,090 SF	Retail / Service / Restaurant	\$34 psf + NNN
<b>Retail 4</b>	1,267 SF	Retail / Service / Restaurant	\$35 psf + NNN

### Location Features

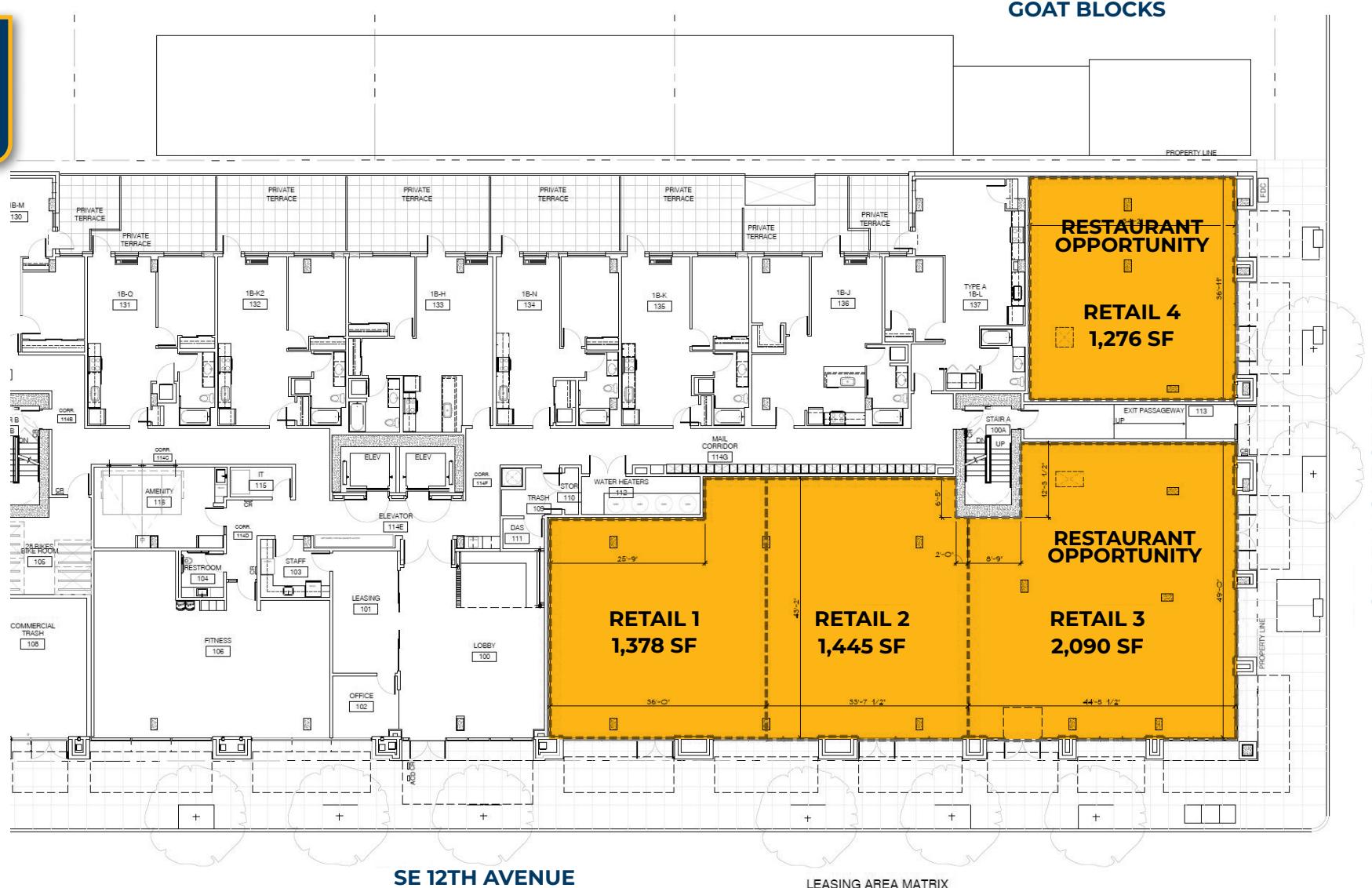
Windsor Buckman enjoys a prime high-traffic location in Portland's eclectic Buckman neighborhood on the inner east side, steps from retail and dining highlights and just blocks to the Willamette riverfront and downtown. Traffic counts are over 3,900 VPD along SE 12th Avenue and 5,400 VPD along SE Belmont St to the north, with Portland Streetcar lines only six blocks away. Windsor Buckman sits within walking distance to dense retail and dining clusters at SE 12th / Hawthorne and just west along SE Belmont and is adjacent to the Goat Blocks apartments and Market of Choice.

### Nearby Highlights

- Afuri Izakaya
- A Roadside Attraction
- Cascade Brewing
- Grand Central Bowl
- Hat Yai
- Hawthorne Asylum
- Holocene
- Kachka
- Market of Choice
- Nicholas Lebanese
- Nostrana
- Pepper Box Cafe
- Pips & Bounce
- Rogue Eastside Pub
- Schilling Cider House
- Zell's Cafe



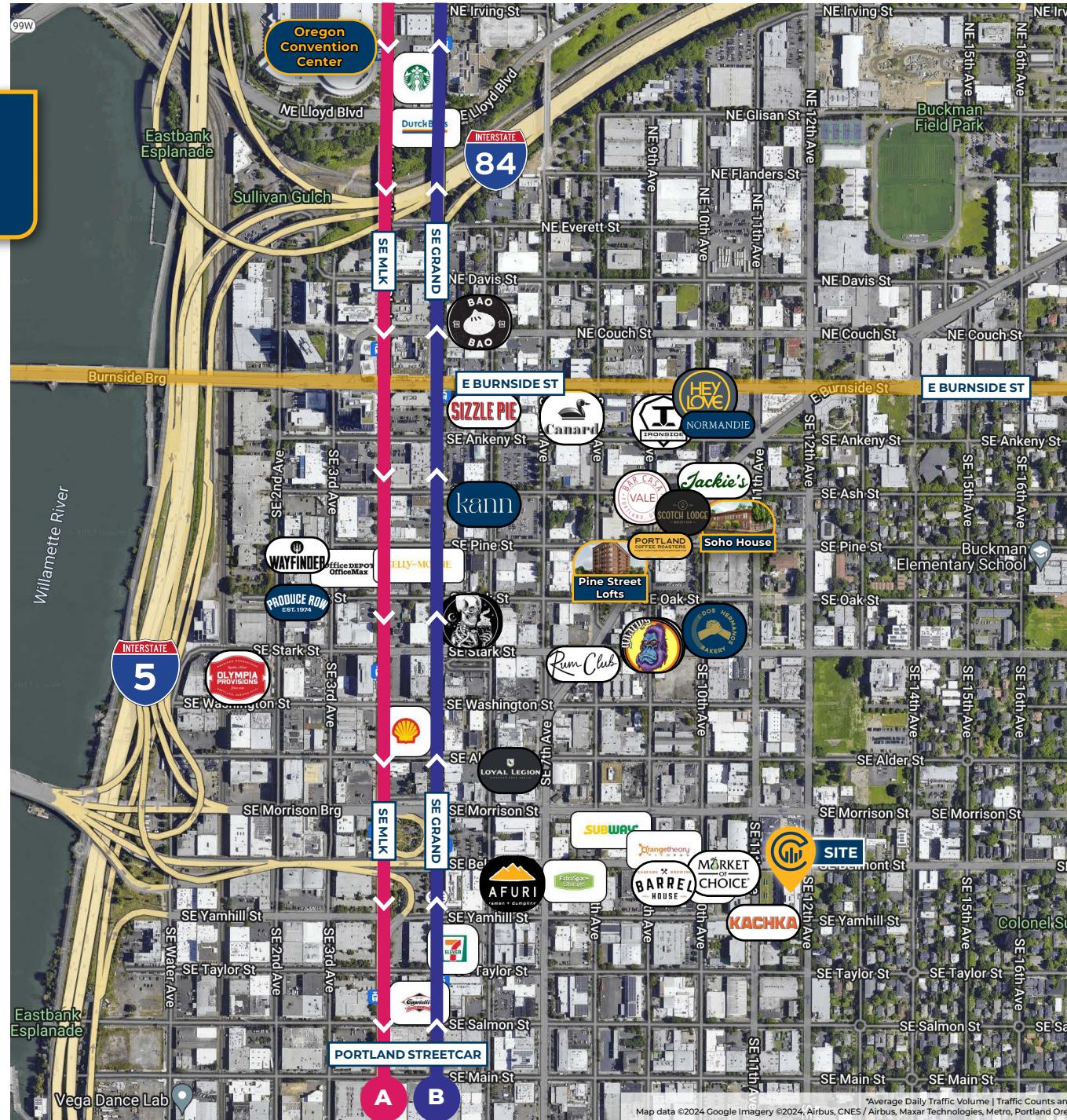
## FLOOR PLAN



Retail Suite 1	1378
Retail Suite 2	1445
Retail Suite 3	2090
Retail Suite 4	1267



# LOCAL AERIAL MAP



## Nearby Highlights

- Soho House (New)
- Afuri
- Bao Bao
- Bar Casa Vale
- Canard Burnside
- Cascade Brewing Barrel House
- Dos Hermanos Bakery
- GNARLYS
- Hey Love
- Ironside Training
- Jackie's
- Kachka
- Kann
- Loyal Legion
- NORMADIE
- Olympia Provisions
- Portland Coffee Roasters
- Produce Row
- Rum Club
- The Coffin Club
- Wayfinder Beer

## TriMet Bus Lines

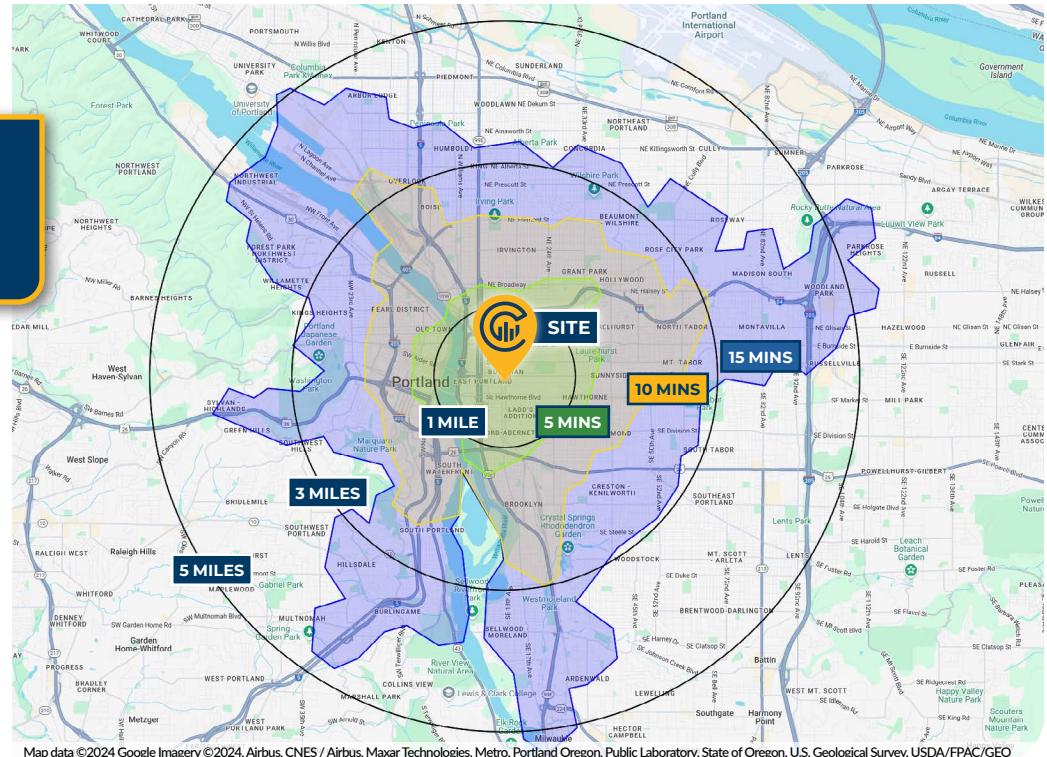
- 3-4 blocks to routes 6, 12, 19, 20, and 70.

## Portland Street Car

- The A & B Loops operate two routes connecting the Pearl District, Lloyd, Central Eastside Industrial District, Central Business District and PSU in loops around the Central City.



# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	23,380	229,927	459,776
2029 Projected Population	23,741	227,098	451,408
2020 Census Population	23,820	229,773	466,731
2010 Census Population	18,151	191,292	410,365
Projected Annual Growth 2024 to 2029	0.3%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2024	2.1%	1.4%	0.9%
Households & Income			
2024 Estimated Households	13,521	121,322	219,522
2024 Est. Average HH Income	\$109,971	\$137,990	\$136,867
2024 Est. Median HH Income	\$81,909	\$100,530	\$101,974
2024 Est. Per Capita Income	\$64,078	\$73,223	\$65,670
Businesses			
2024 Est. Total Businesses	4,298	24,789	38,667
2024 Est. Total Employees	36,677	220,243	325,145

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at [SitesUSA.com](https://www.sitesusa.com)  
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TIGER Geography - RS1

  
96  
Walk Score®  
"Walker's Paradise"

  
96  
Bike Score®  
"Biker's Paradise"

  
64  
Transit Score®  
"Good Transit"

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**WINDSOR BUCKMAN**