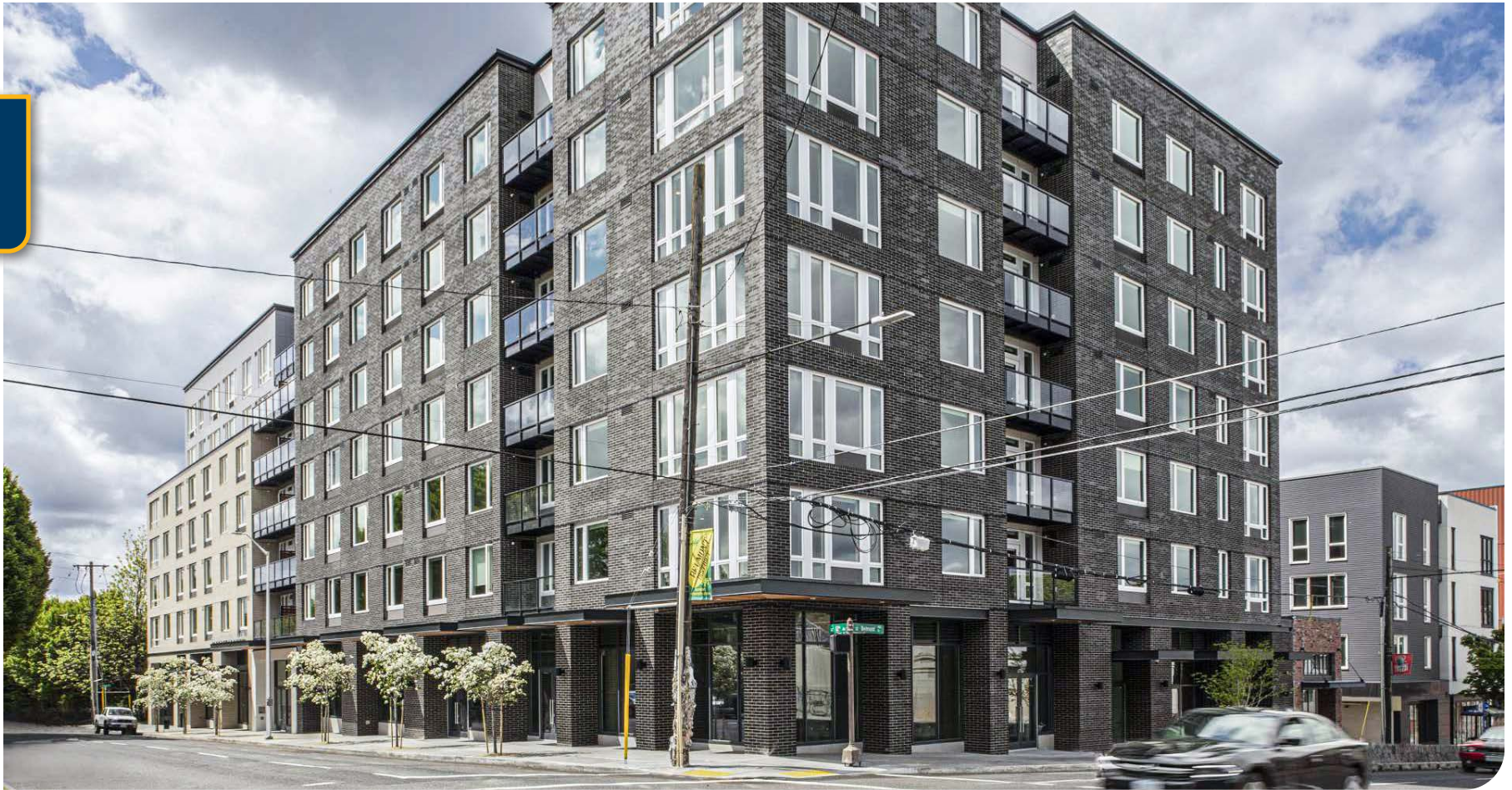




FOR LEASE



WINDSOR BUCKMAN

Brand-New Retail / Restaurant / Service Space

± 1,267 SF - ± 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

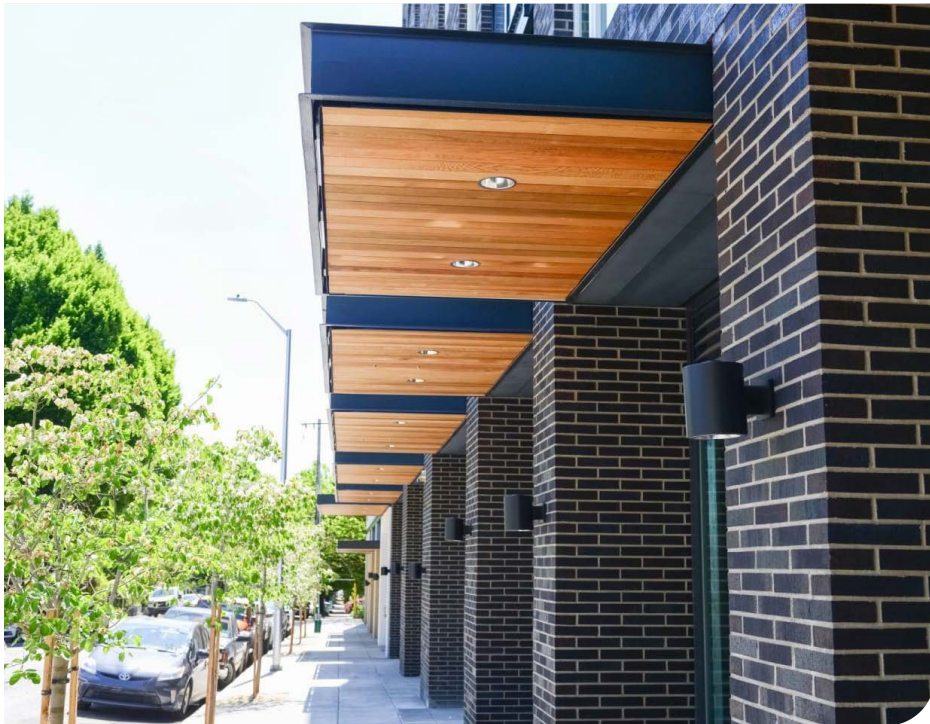
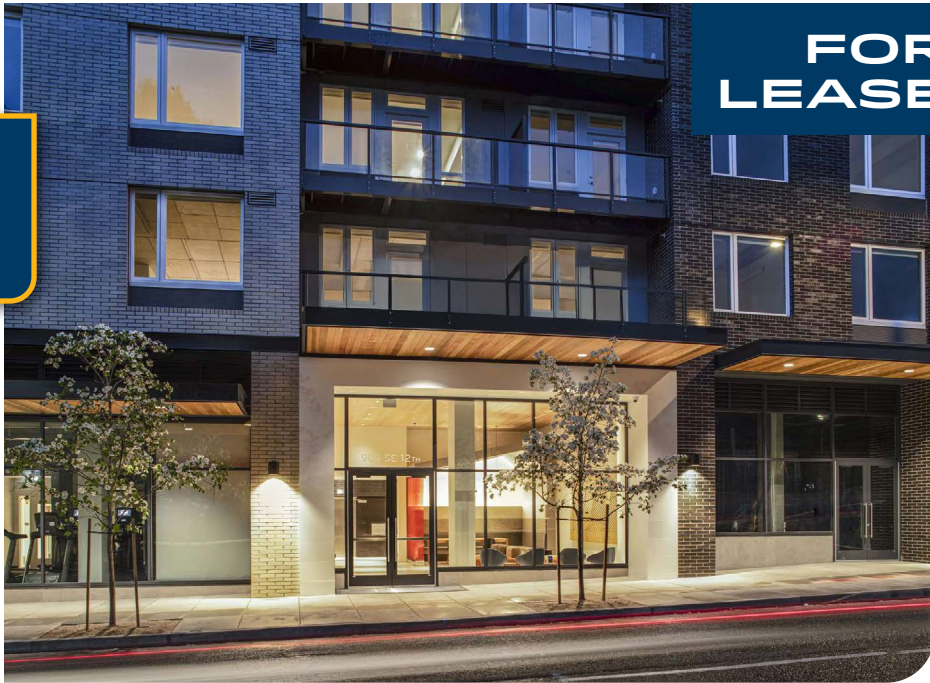
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PROPERTY SUMMARY



**FOR
LEASE**

PROPERTY DETAILS

| | |
|------------------------|-------------------------------|
| Address | 909 SE 12th Ave, Portland, OR |
| Available Space | 1,267 SF - 4,913 SF |
| N° of Suites Available | 4 Suites |
| Lease Rate | \$32 - \$35 psf + NNN |
| Use Type | Retail, Service, Restaurant |
| Availability | Immediate |
| Space Condition | Raw Space |

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

Location Features

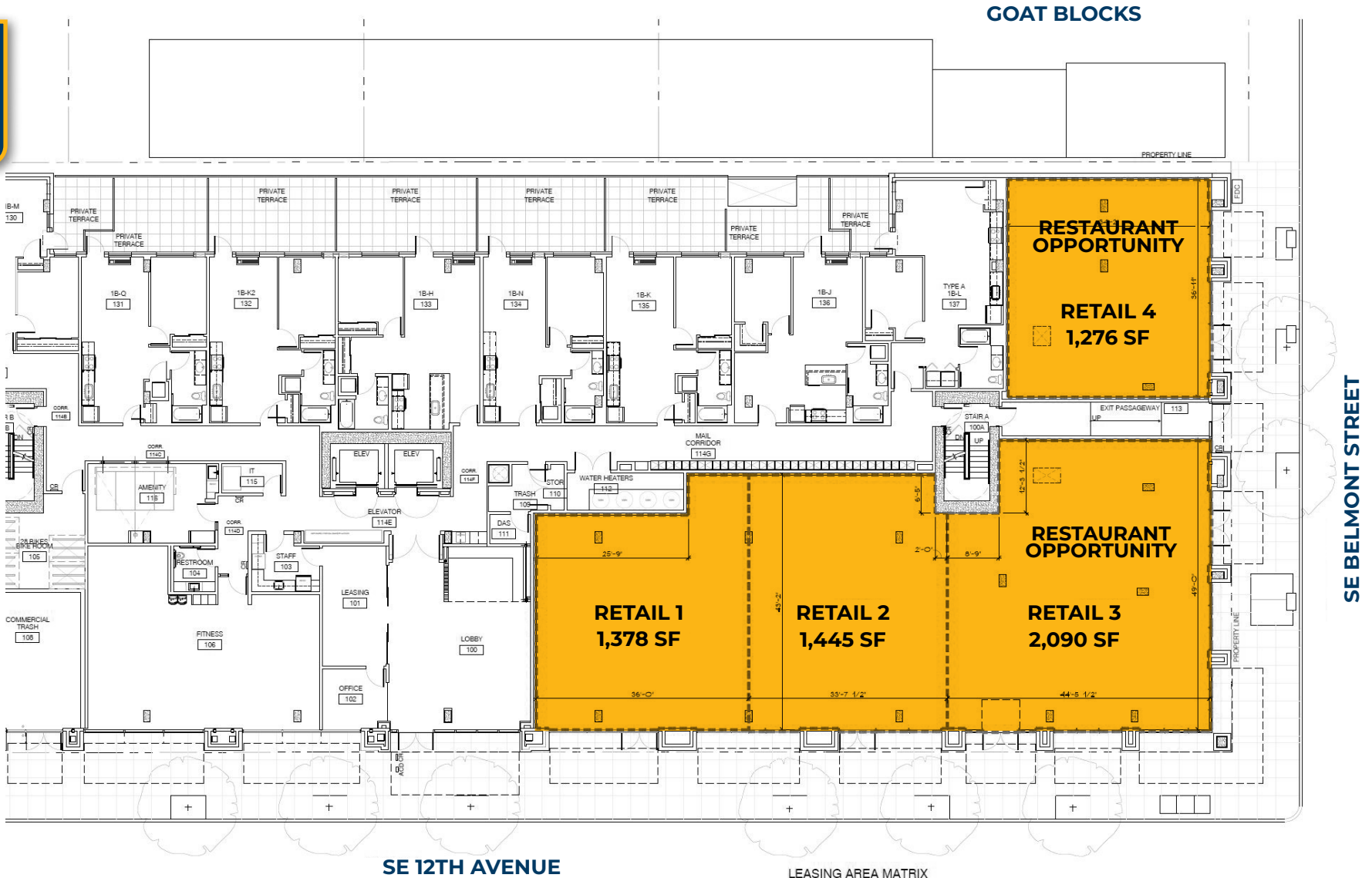
Windsor Buckman enjoys a prime high-traffic location in Portland's eclectic Buckman neighborhood on the inner east side, steps from retail and dining highlights and just blocks to the Willamette riverfront and downtown. Traffic counts are over 3,900 VPD along SE 12th Avenue and 5,400 VPD along SE Belmont 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





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

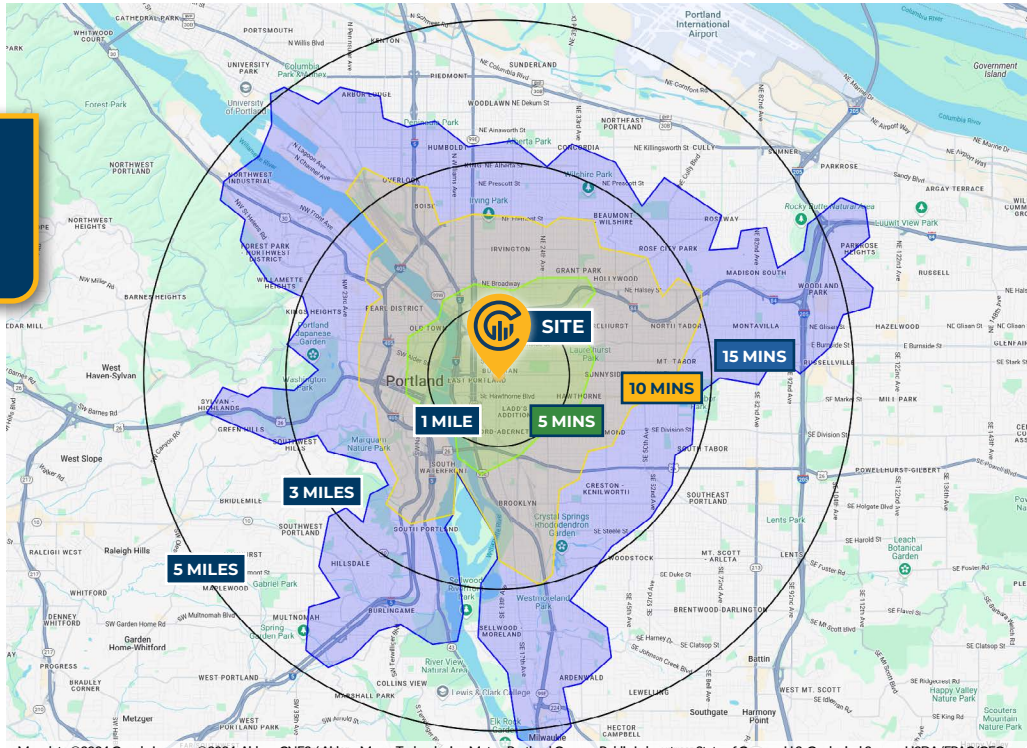
- 3-4 blocks to routes 6, 12, 19, 20, and 70.

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



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96

Walk Score®
"Walker's Paradise"



96

Bike Score®
"Biker's Paradise"



64

Transit Score®
"Good Transit"

Ratings provided by
www.walkscore.com/

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
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,
TIGER Geography - RS1

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WINDSOR BUCKMAN