

RETAIL SPACE FOR LEASE

2123 SE Division Street

PORTLAND, OR 97214



Move-in ready Eastside retail with parking

CONTACT

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Property snapshot

The 1,400 SF vacancy at 2123 SE Division Street represents a rare opportunity to join an established restaurant and retail destination. In the past, locating adjacent to a cannabis use may have raised doubt for prospective tenants, but Portland is now accustomed to cannabis uses, and Nectar is a well-trafficked, highly reputed cannabis retailer with 11 locations. The location also offers a small offstreet parking area - a real find for Division retail.

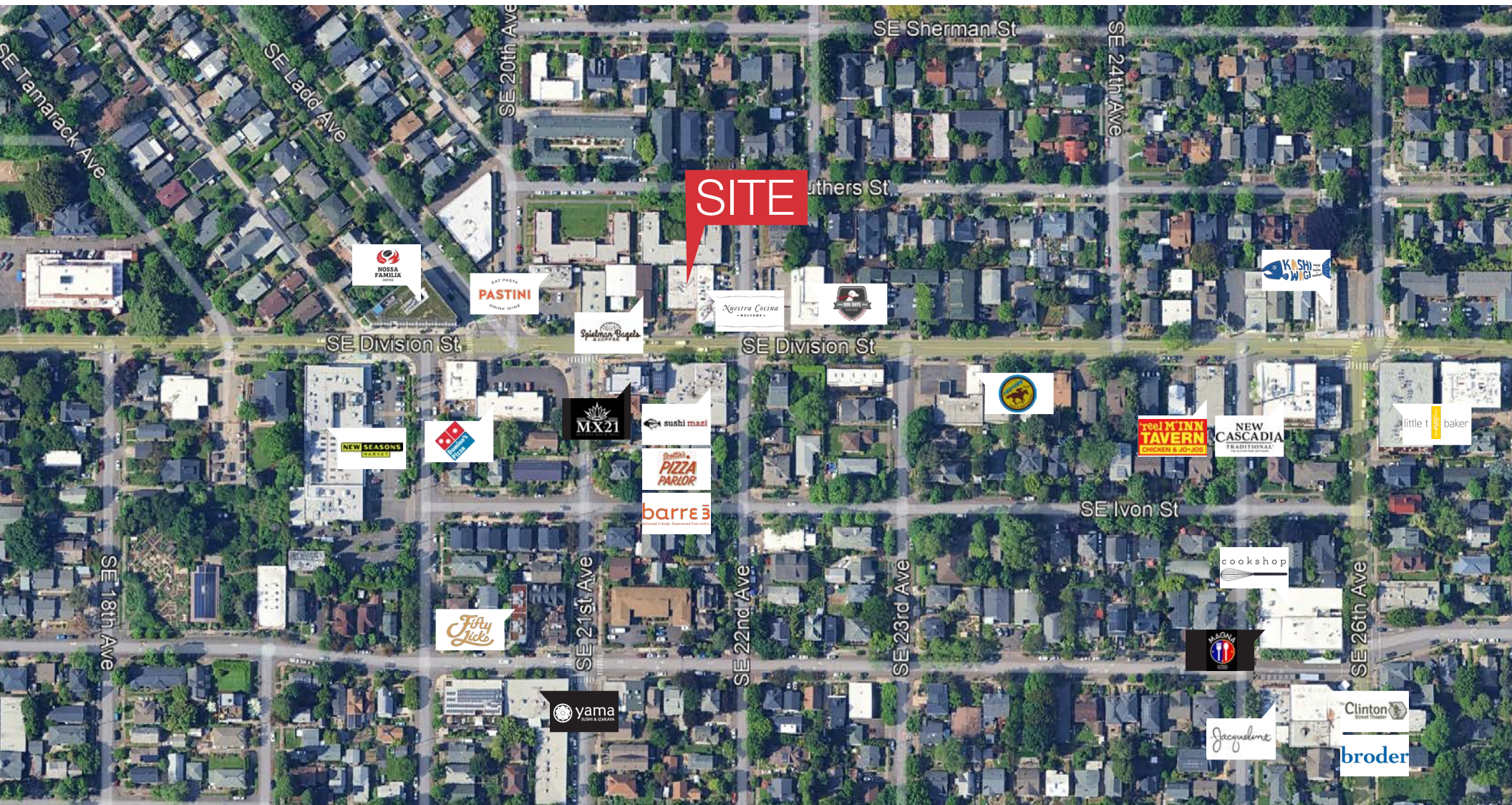
HIGHLIGHTS

- Simple open shell allows for quick tenant buildout
- Rare off-street parking — a true asset on Division
- Ideal for retail, service retail, or boutique uses
- Excellent visibility and walkability
- Located in a high-traffic retail and restaurant district



ADDRESS	2123 SE Division St, Portland, OR 97214
AVAILABLE SF	1,400 SF
RENT	\$26.50/SF/YR, NNN
PARKING	Off-street
TRAFFIC COUNT	SE Division & 22nd - 13,017 ADT (2008)

Surrounded by restaurants, boutiques & foot traffic



97

BIKE SCORE



93

WALK SCORE

Neighborhood photos



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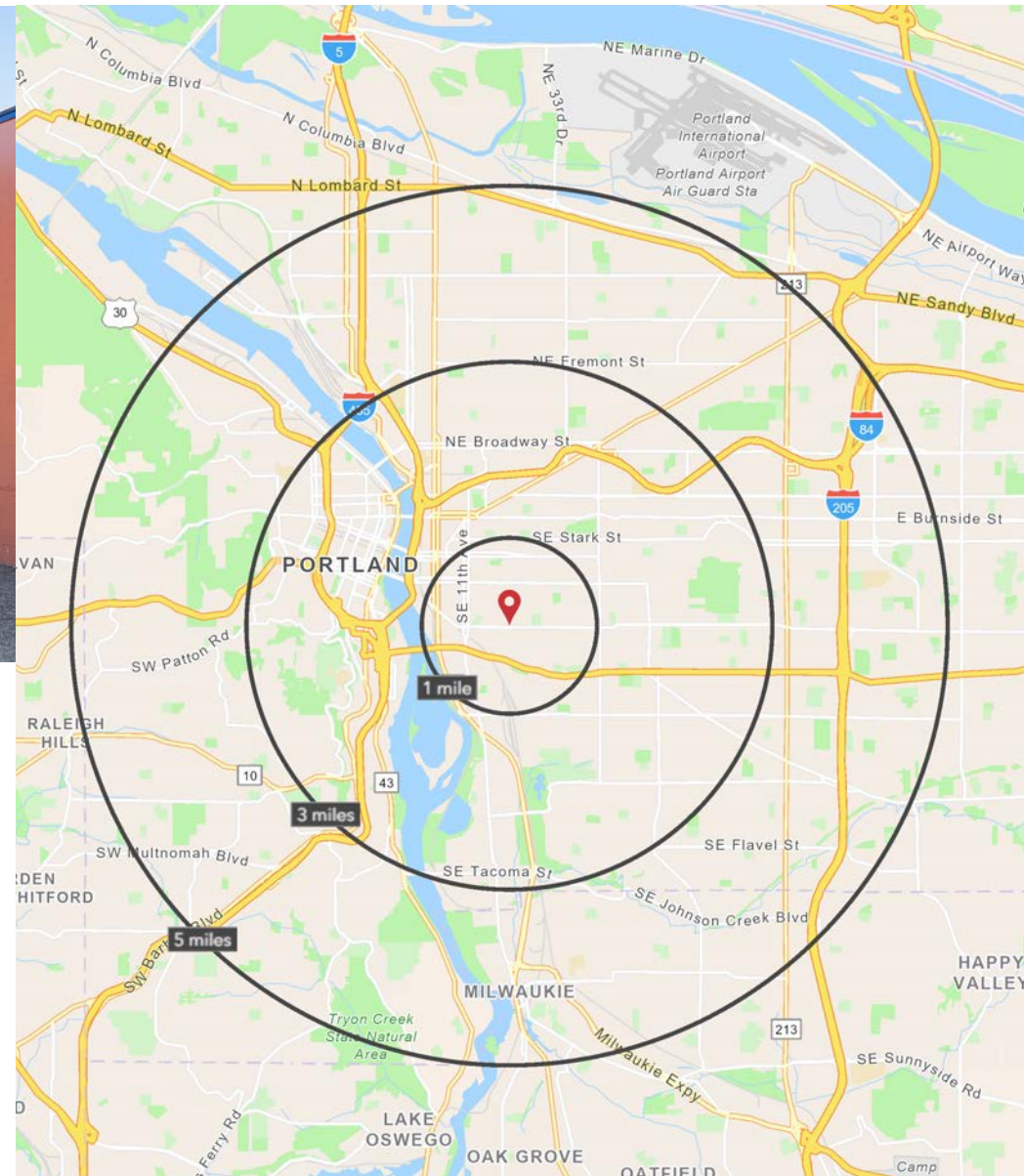
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Demographics



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	28,623	237,046	499,271
2030 EST TOTAL POPULATION	29,205	244,470	509,717
INCOME	\$134,258	\$135,363	\$136,175
MEDIAN HOME VALUE	\$736,512	\$717,495	\$663,780
TOTAL HOUSEHOLDS	14,146	119,082	227,786
DAYTIME POPULATION	34,427	381,439	615,451
EDUCATIONAL ATTAINMENT	89%	88%	84%

Source: ©2024 Esri



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