



FOR LEASE



PRIME DIVISION ST RETAIL

Retail Space in the Heart of Division Corridor

± 1,500 SF | \$32 psf + NNN

2123 SE Division St, Portland, OR 97214

- Prime Division St Location
- Rare Off-street Parking in Division Area
- Space to be Delivered in Warm Vanilla Shell Condition
- Open Floor Plan Allows for a Variety of Uses
- ± 5,200 ADTV* on SE Division St

*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	2123 SE Division St, Portland, OR 97214
Available Space	± 1,500 SF
Lease Rate	\$32 psf + NNN
Use Type	Retail, Service, Office
Availability	Now
Space Condition	Warm Shell

2123 SE Division St. is an opportunity to lease 1,500 SF of retail space in the heart of the Division trade area. The property features rare off-street parking and a prominent signage opportunity. There are many nearby notable retailers and restaurants, including Nuestra Cocina, Spielman Bagels, and Double Barrel Tavern. It is also 1.5 blocks from the New Seasons on Division.

The space is currently being renovated and will be delivered in a warm vanilla shell condition with new central HVAC. The open layout is great for a variety of uses, including general retail, health and beauty, personal services, food & beverage, and boutique shops.

Location Features

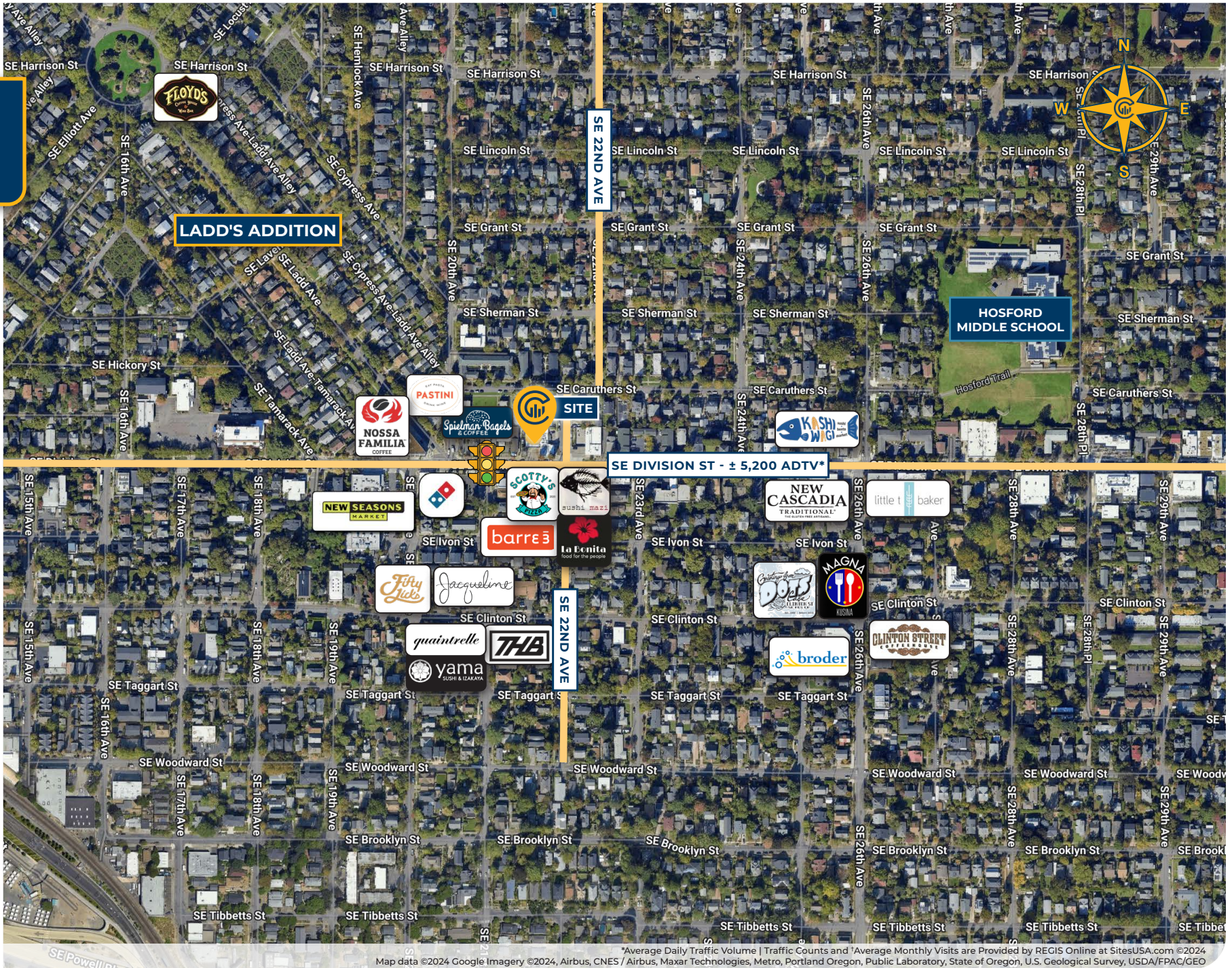
- Located 1.5 Blocks from New Seasons
- In The Heart of The Division Retail Trade Area
- Nearby Many Notable Local, Regional, and National Retailers and Restaurants
- Highly Walkable Area

Nearby Highlights

- New Seasons
- Spielman Bagels and Coffee
- Pastini
- Double Barrel Tavern
- barre3
- Nossa Familia Coffee
- Nuestra Cocina
- Sushi Mazi
- Scottie's Pizza Parlor SE
- La Bonita
- Jacqueline
- Reel M Inn
- New Cascadia Traditional
- Kahiwagi
- Little T American Baker



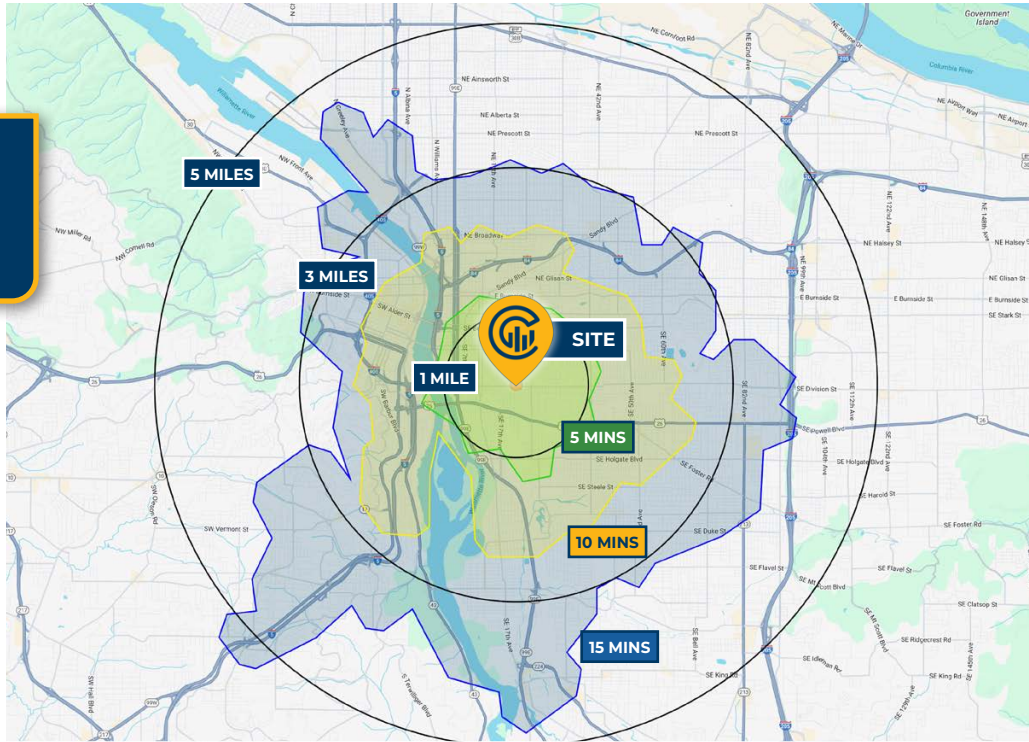
LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2024
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DRIVE TIMES & DEMOGRAPHICS



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93

Walk Score®
"Walker's Paradise"



97

Bike Score®
"Biker's Paradise"



59

Transit Score®
"Good Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	27,493	227,867	482,072
2029 Projected Population	26,811	224,411	473,486
2020 Census Population	28,821	227,696	488,952
2010 Census Population	25,074	194,362	432,476
Projected Annual Growth 2024 to 2029	-0.5%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2024	0.7%	1.2%	0.8%
Households & Income			
2024 Estimated Households	13,761	118,250	227,332
2024 Est. Average HH Income	\$135,405	\$133,861	\$134,731
2024 Est. Median HH Income	\$101,396	\$98,811	\$100,150
2024 Est. Per Capita Income	\$67,949	\$69,870	\$63,856
Businesses			
2024 Est. Total Businesses	2,798	23,477	38,841
2024 Est. Total Employees	18,872	207,514	317,181

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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INNER SOUTHEAST RETAIL SPACE