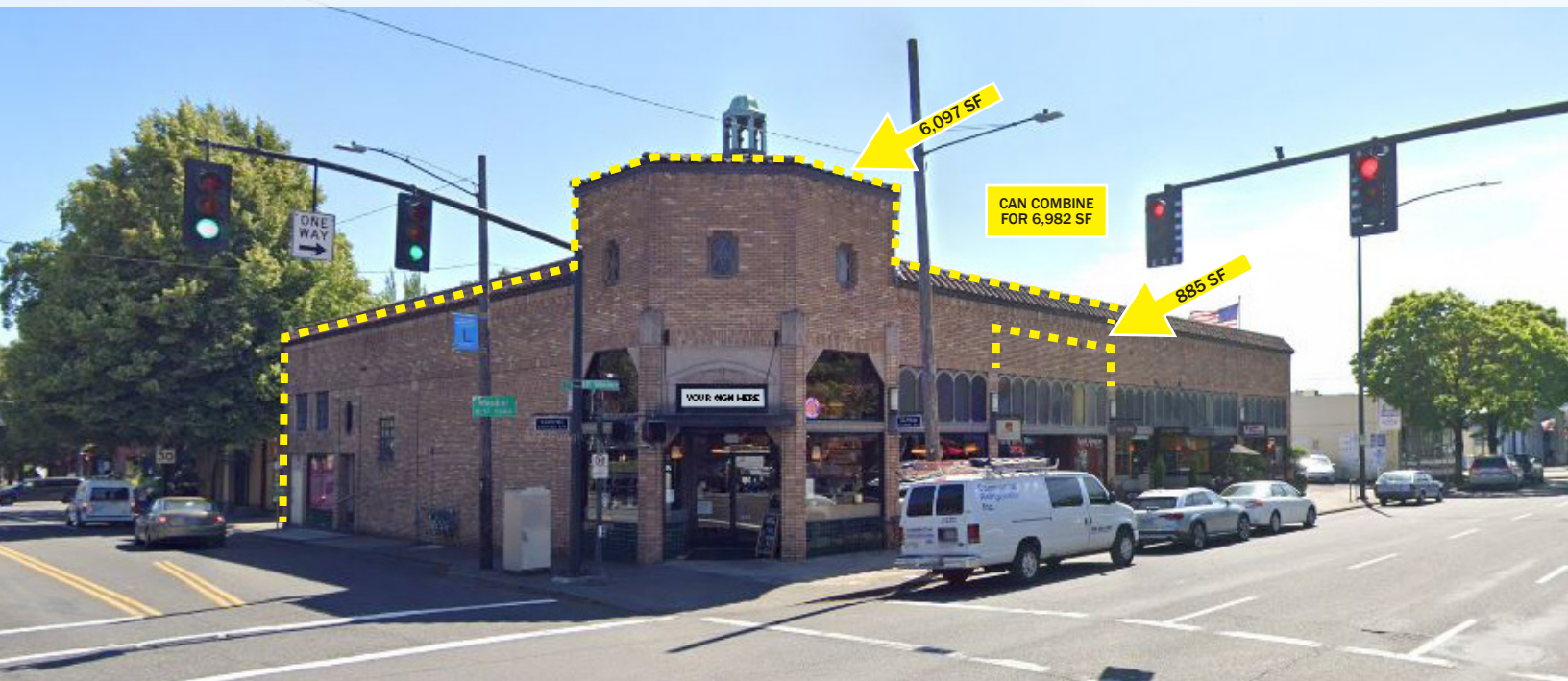


FLAGSHIP NE BROADWAY SPACE

➤ RETAIL SPACE FOR LEASE ◀



LOCATION

1440 NE Broadway | Portland, OR 97232

AVAILABLE SPACE

885 SF – second generation retail inline space

6,097 SF – second generation bar/café corner space including:

- Main Level _____ 2,075 SF
- Second Level _____ 1,600 SF
- Lower Level _____ 1,680 SF
- Exclusive Outdoor Patio__ 742 SF

CAN COMBINE FOR 6,982 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

NE Broadway – 16,707 ADT ('22)

NE 15th Ave – 8,218 ADT ('22)

HIGHLIGHTS

- Join Pastini and Sushi Ohana in the historic Albers Broadway Building!
- Prime corner and inline retail spaces in the heart of the NE Broadway commercial corridor.
- Second generation bar/café and retail spaces with high ceilings and prominent, character-rich storefronts and architectural detail.
- Great visibility from NE Broadway and NE 15th Ave.
- Former bar tenant occupied the corner space and remaining plumbing/electrical and infrastructure available for future tenants. Common area restrooms accessible via internal common corridor. A full basement is available with food production and storage potential.
- Local ownership
- Nearby tenants include McMenamins, Kitchen Kaboodle, Aztec Willie's, Great Wine Buys, Peet's Coffee, Charm Thai, Taste Tickler, Five Star Cleaners, Elmer's Flag and Banner, Bluefin Tuna, Milo's City Café, and many more!



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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Kathleen Healy 503.880.3033 | kathleen@cra-nw.com

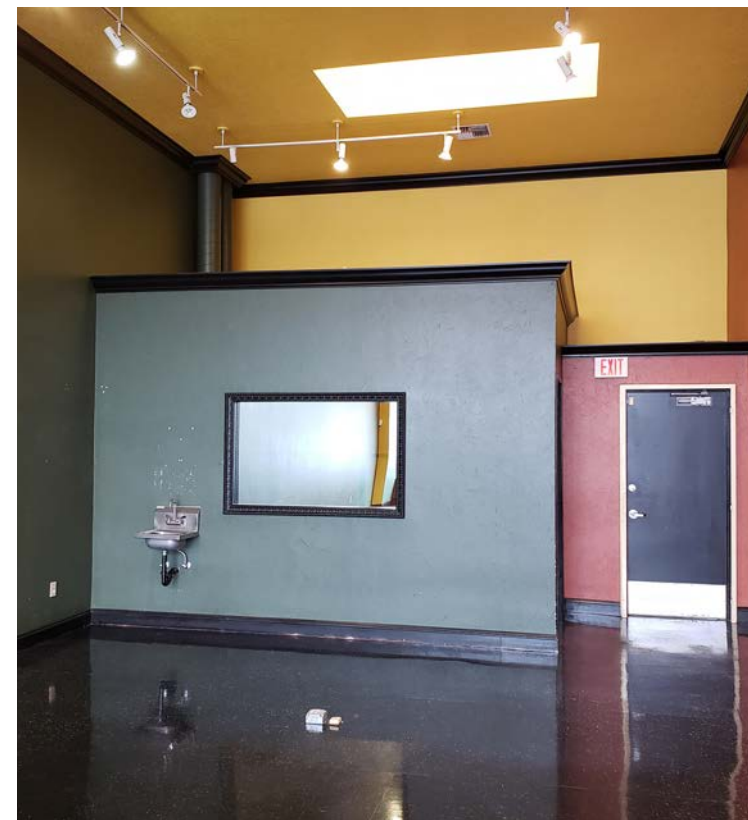
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211

www.cra-nw.com

PHOTOS - 885 SF SPACE

FLAGSHIP NE BROADWAY
1422-1444 NE BROADWAY
PORTLAND, OR



FLAGSHIP NE BROADWAY 1422-1444 NE BROADWAY PORTLAND, OR



FLAGSHIP NE BROADWAY
1422-1444 NE BROADWAY
PORTLAND, OR

MATTRESS WORLD
NorthWest.com

TASTE TICKLER

CHARM

EB & BEAN
LOCAL ORGANIC FROZEN YOGURT

Peet's Coffee & Tea

Blossoming Lotus

ATTEC
Willie's

Great Wine Buys

plaid pantry
Neighborhood Food Store

NE Broadway

AVAILABLE
885 SF

16,707 ADT ('22) NE Broadway

NE 14th Avenue

ELMERS
Flags & Banners
Kites too!
An American Flag Store



NE 15th Avenue 8,218 ADT ('22)

pure barre

Great Clips

Kitchen Kaboodle

McDonald's
BROADWAY PUB

Sushi Ohana

PASTINI
EAT PASTA
DRINK WINE

AVAILABLE
6,097 SF

NAMASTE
Fine Indian Cuisine

HaKu Sushi

xfinity

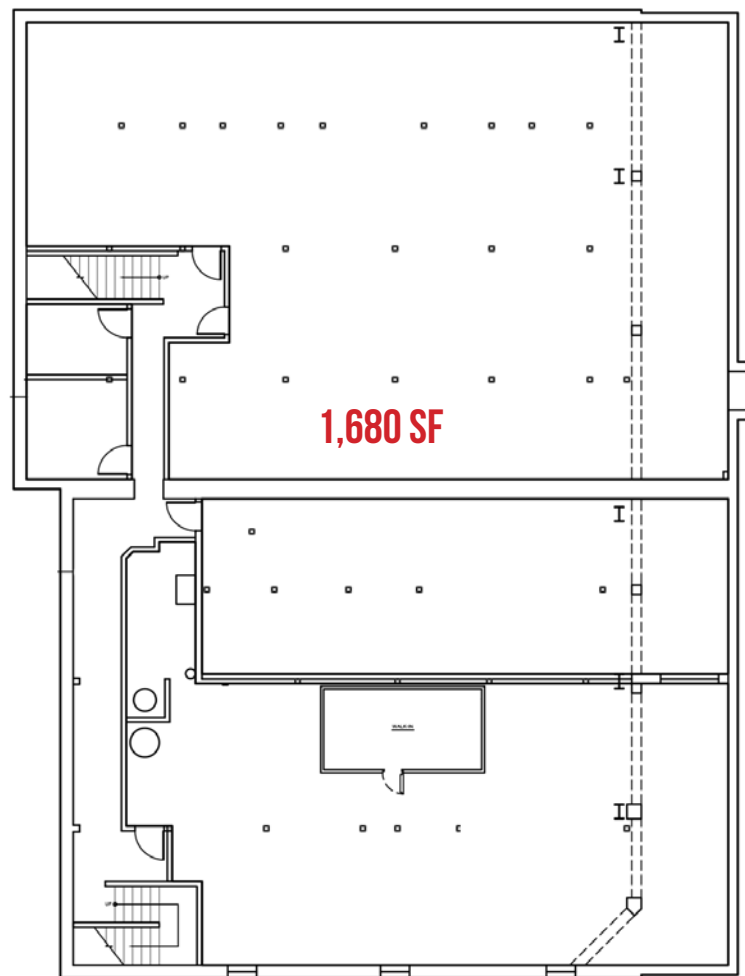
15,686 ADT ('22) NE Weidler Street

Koji
OSAKAYA

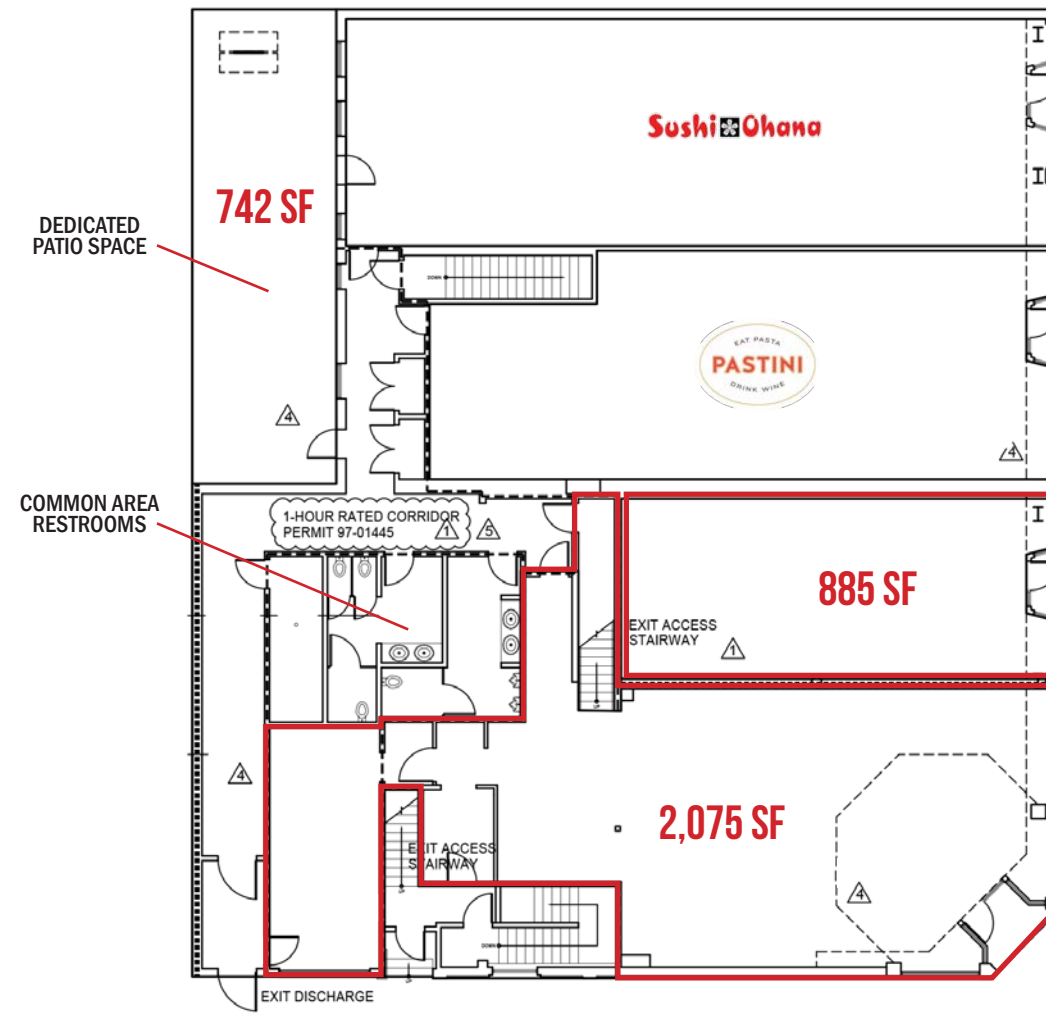


EXISTING FLOOR PLANS

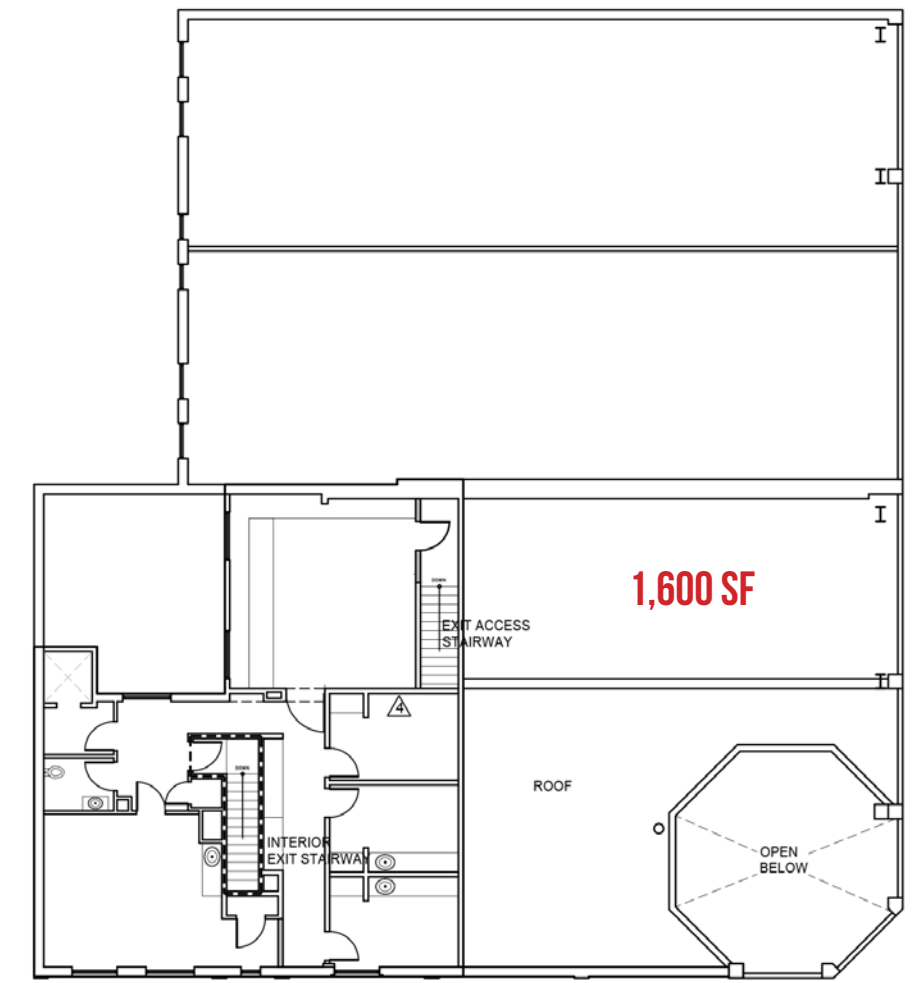
BASEMENT



GROUND FLOOR



SECOND FLOOR



NE Broadway ↑

NE 15th Avenue ↔



FLAGSHIP NE BROADWAY 1422-1444 NE BROADWAY

PORTLAND, OR

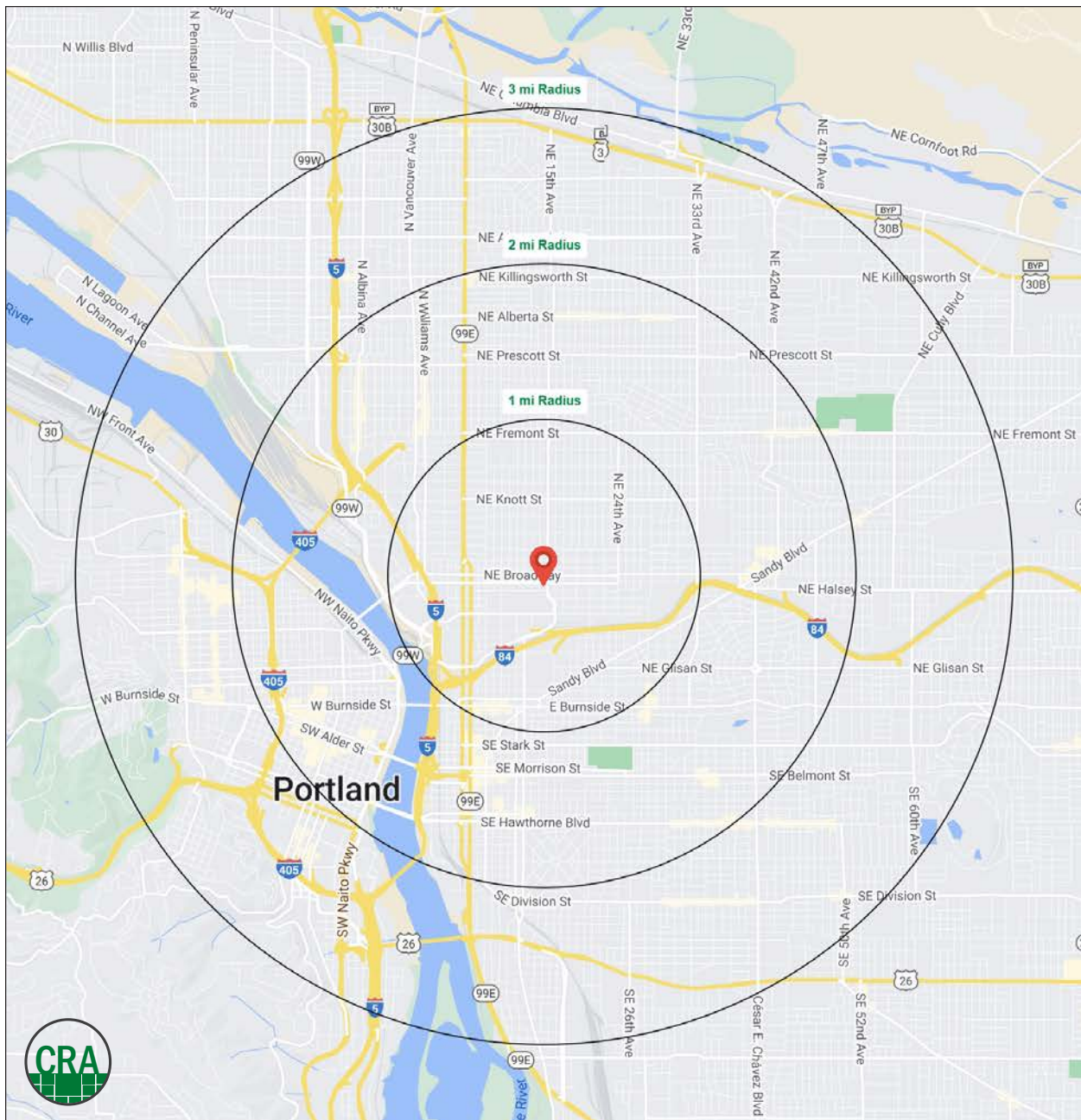
DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	30,622	120,740	248,233
Estimated Households	16,215	63,891	128,506
Average HH Income	\$127,146	\$140,214	\$134,840
Median Home Value	\$639,164	\$620,084	\$595,866
Daytime Demographics 16+	40,140	181,933	285,336

38.1

Median Age

2 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5349/-122.6508

1428 NE Broadway Portland, OR 97232	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	30,622	120,740	248,233
2028 Projected Population	29,825	117,816	240,807
2020 Census Population	30,557	121,144	248,230
2010 Census Population	22,891	96,170	207,757
Projected Annual Growth 2023 to 2028	-0.5%	-0.5%	-0.6%
Historical Annual Growth 2010 to 2023	2.6%	2.0%	1.5%
2023 Median Age	38.3	38.1	37.8
Households			
2023 Estimated Households	16,215	63,891	128,506
2028 Projected Households	16,596	65,304	130,221
2020 Census Households	15,815	61,180	123,413
2010 Census Households	11,375	46,831	100,610
Projected Annual Growth 2023 to 2028	0.5%	0.4%	0.3%
Historical Annual Growth 2010 to 2023	3.3%	2.8%	2.1%
Race and Ethnicity			
2023 Estimated White	76.8%	75.8%	74.6%
2023 Estimated Black or African American	7.0%	7.2%	7.2%
2023 Estimated Asian or Pacific Islander	5.1%	5.6%	6.8%
2023 Estimated American Indian or Native Alaskan	0.7%	0.7%	0.7%
2023 Estimated Other Races	10.4%	10.6%	10.7%
2023 Estimated Hispanic	10.5%	10.5%	10.1%
Income			
2023 Estimated Average Household Income	\$127,146	\$140,214	\$134,840
2023 Estimated Median Household Income	\$95,560	\$102,363	\$99,940
2023 Estimated Per Capita Income	\$67,759	\$74,724	\$70,205
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.8%	0.9%	1.4%
2023 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.0%	1.9%
2023 Estimated High School Graduate	9.7%	10.0%	9.7%
2023 Estimated Some College	15.5%	15.6%	16.4%
2023 Estimated Associates Degree Only	4.8%	4.8%	5.2%
2023 Estimated Bachelors Degree Only	41.1%	39.2%	38.7%
2023 Estimated Graduate Degree	26.5%	27.5%	26.7%
Business			
2023 Estimated Total Businesses	3,310	16,064	25,305
2023 Estimated Total Employees	33,024	151,705	222,727
2023 Estimated Employee Population per Business	10.0	9.4	8.8
2023 Estimated Residential Population per Business	9.3	7.5	9.8

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



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503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.