

Corbett Ave Offices



FOR LEASE | FULL SERVICE ADA OFFICE BUILDING

3518 S Corbett Avenue
Portland, OR 97239



THE SPACE

Location	3518 S Corbett Avenue Portland, OR 97239
County	Multnomah
APN	R129178
Cross Street	S Curry St

HIGHLIGHTS

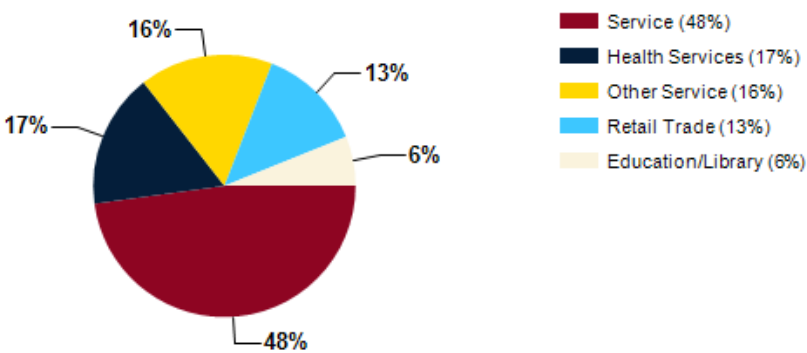
- ADA Office Building Near Downtown & I-5
- Entire Floor with 3 Offices + Private Bathroom
- Free Onsite Parking for Staff & On-Street for Clients
- Common Space Kitchenette, Conference Room, Reception

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
18,647	198,651	454,395

AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$139,188	\$136,050	\$145,959

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
10,839	103,420	212,674

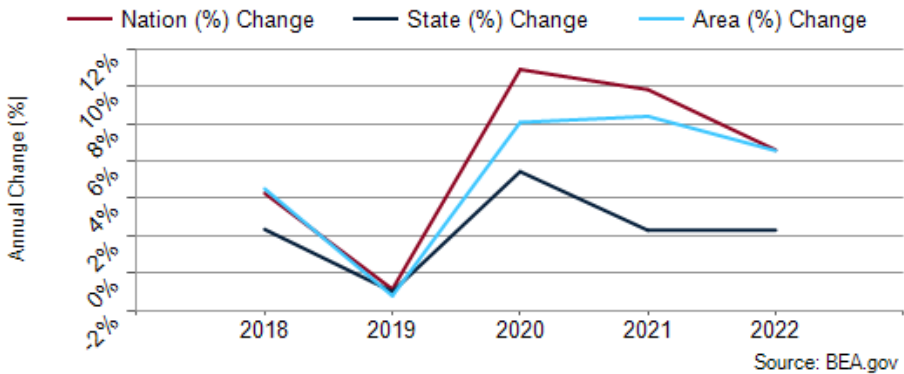
Major Industries by Employee Count

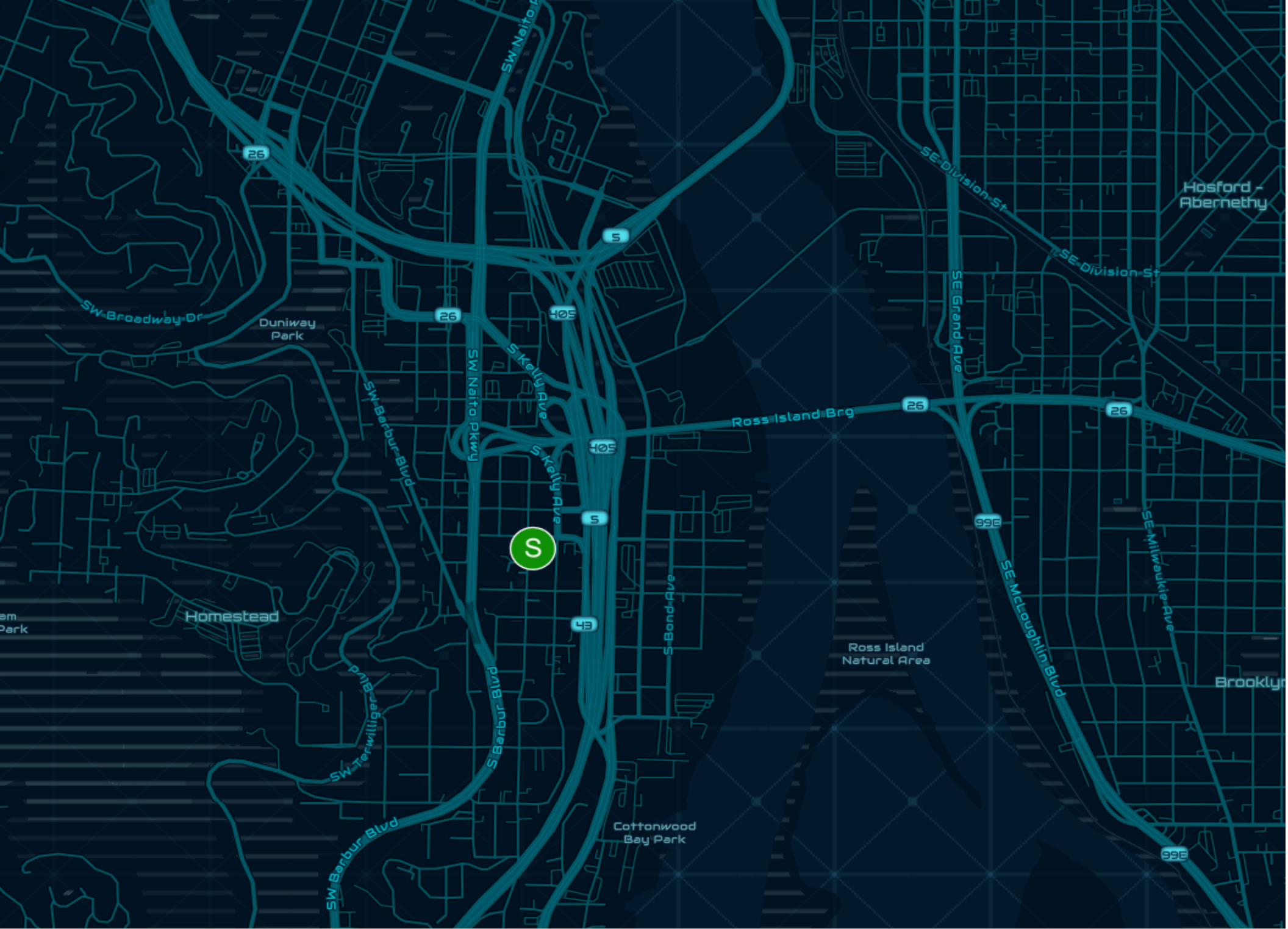


Largest Employers

Oregon Health & Science University (OHSU)	20,917
Providence Health & Services	20,700
Intel Corporation	20,000
Kaiser Foundation	13,086
Nike, Inc.	10,700
Fred Meyer	9,000
Portland Public Schools	7,638
City of Portland	6,631

Multnomah County GDP Trend



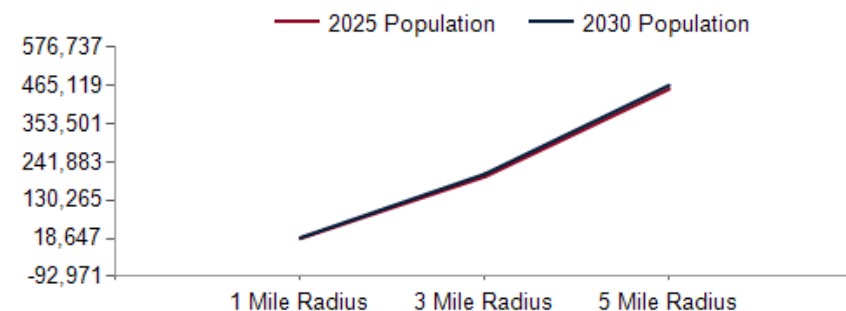




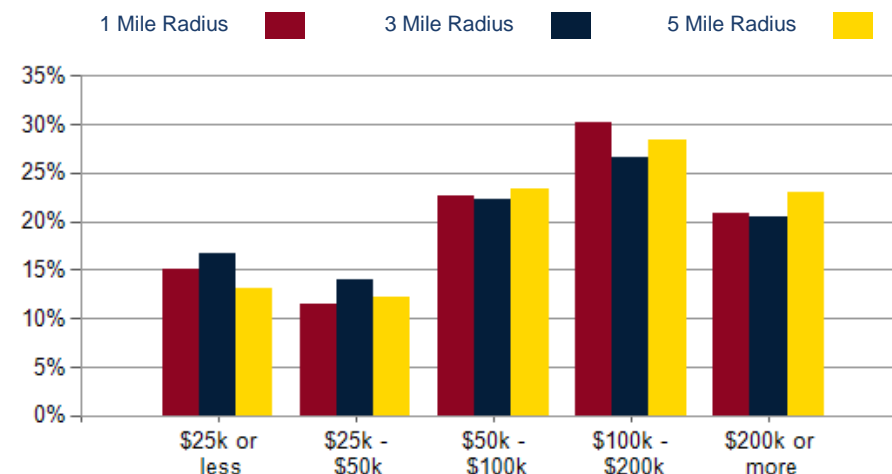


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,476	139,099	363,922
2010 Population	12,448	156,754	388,221
2025 Population	18,647	198,651	454,395
2030 Population	20,295	206,327	465,119
2025 African American	583	6,272	17,688
2025 American Indian	313	1,782	3,750
2025 Asian	1,958	13,091	29,187
2025 Hispanic	1,563	17,397	40,377
2025 Other Race	542	5,684	13,822
2025 White	13,219	149,045	337,120
2025 Multiracial	1,975	22,326	51,534
2025-2030: Population: Growth Rate	8.55%	3.80%	2.35%

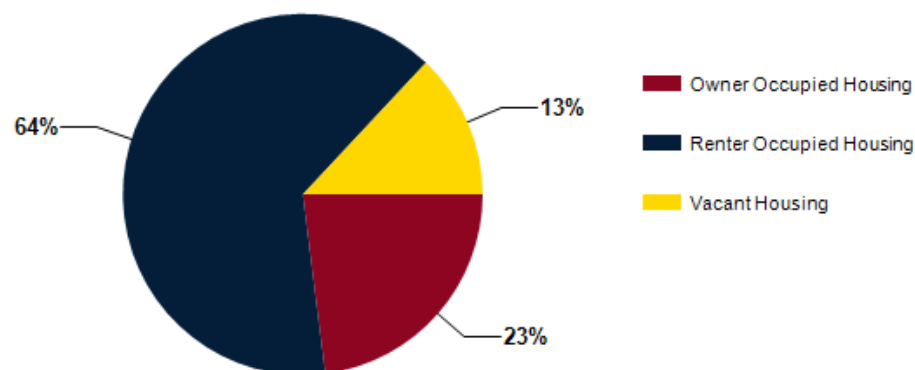
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,025	11,662	17,760
\$15,000-\$24,999	612	5,662	10,129
\$25,000-\$34,999	456	5,771	10,024
\$35,000-\$49,999	782	8,648	16,054
\$50,000-\$74,999	1,149	11,833	25,483
\$75,000-\$99,999	1,298	11,262	24,157
\$100,000-\$149,999	2,267	17,102	37,088
\$150,000-\$199,999	997	10,290	23,321
\$200,000 or greater	2,253	21,190	48,658
Median HH Income	\$101,776	\$91,753	\$102,730
Average HH Income	\$139,188	\$136,050	\$145,959



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

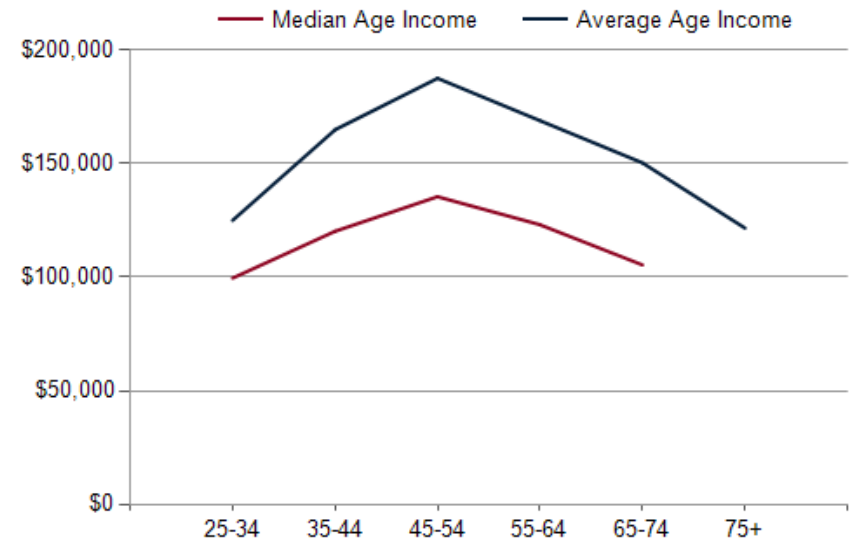
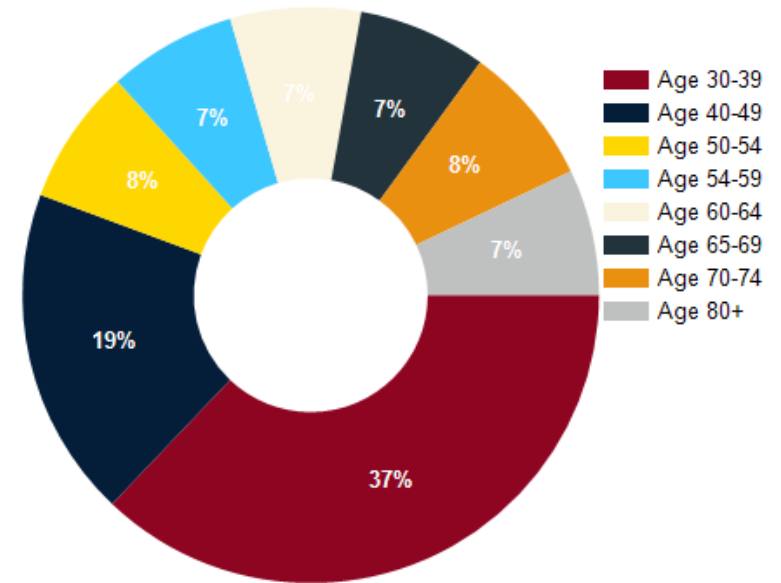


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,490	25,149	47,104
2025 Population Age 35-39	1,649	19,068	41,623
2025 Population Age 40-44	1,233	15,885	38,622
2025 Population Age 45-49	839	12,670	32,254
2025 Population Age 50-54	854	11,846	29,108
2025 Population Age 55-59	801	10,156	24,654
2025 Population Age 60-64	816	9,284	22,156
2025 Population Age 65-69	803	8,799	21,838
2025 Population Age 70-74	883	8,485	20,672
2025 Population Age 75-79	790	6,743	15,967
2025 Population Age 80-84	610	3,813	8,945
2025 Population Age 85+	563	2,883	7,199
2025 Population Age 18+	17,370	176,703	388,161
2025 Median Age	37	38	39
2030 Median Age	39	39	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$99,587	\$82,486	\$89,186
Average Household Income 25-34	\$124,979	\$113,344	\$122,260
Median Household Income 35-44	\$120,219	\$113,166	\$127,306
Average Household Income 35-44	\$164,926	\$157,176	\$169,539
Median Household Income 45-54	\$135,455	\$143,234	\$151,265
Average Household Income 45-54	\$187,587	\$188,227	\$193,364
Median Household Income 55-64	\$123,082	\$117,707	\$123,937
Average Household Income 55-64	\$168,934	\$166,462	\$171,482
Median Household Income 65-74	\$105,374	\$72,727	\$80,856
Average Household Income 65-74	\$150,348	\$123,959	\$127,278
Average Household Income 75+	\$121,621	\$96,571	\$92,433

Population By Age





Greg Goodenough
Owner & Principal Broker

As a lifelong Oregonian and a professional real estate advisor who is also a Certified Commercial Investment Member (CCIM), Greg is privileged to lead with listening and strategize around what is most important to you. His business is about service and each client achieving their goals while navigating transactions well.

Greg has a background of extensive analysis with experience in areas including statewide land use and advanced studies covering topics such as property law. He is also a practicing mediator with skills and capacity to help you negotiate effectively and with integrity. Specializing in multi-family, small-business and investment analysis, Greg has successfully served clients with needs across all four main commercial categories of multi-family, industrial, office and retail.

Named the Commercial Office Director in 2024, Greg is recognized as a leader in the company's commercial division and a top-performing agent at PPG. He has earned awards including the President's Circle in 2021 and the Circle of Excellence in 2022. More importantly, his expertise continues to help many clients achieve their real estate goals. Greg is licensed in and practices throughout the State of Oregon. He lives in the Willamette Valley with his wife and son.

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Good Moves Oregon, LLC and it should not be made available to any other person or entity without the written consent of Good Moves Oregon, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Good Moves Oregon, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Good Moves Oregon, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Good Moves Oregon, LLC has not verified, and will not verify, any of the information contained herein, nor has Good Moves Oregon, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Greg Goodenough

Good Moves Oregon, LLC

Owner & Principal Broker

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