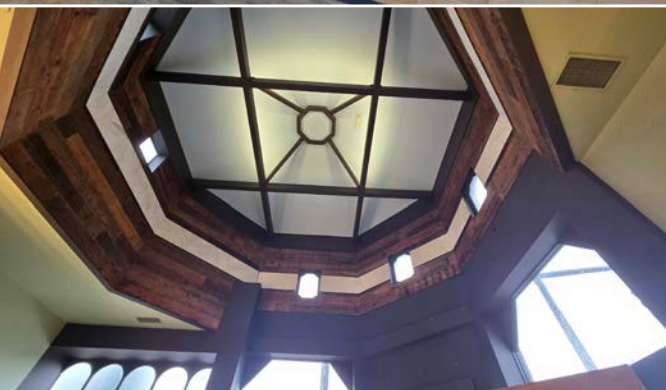
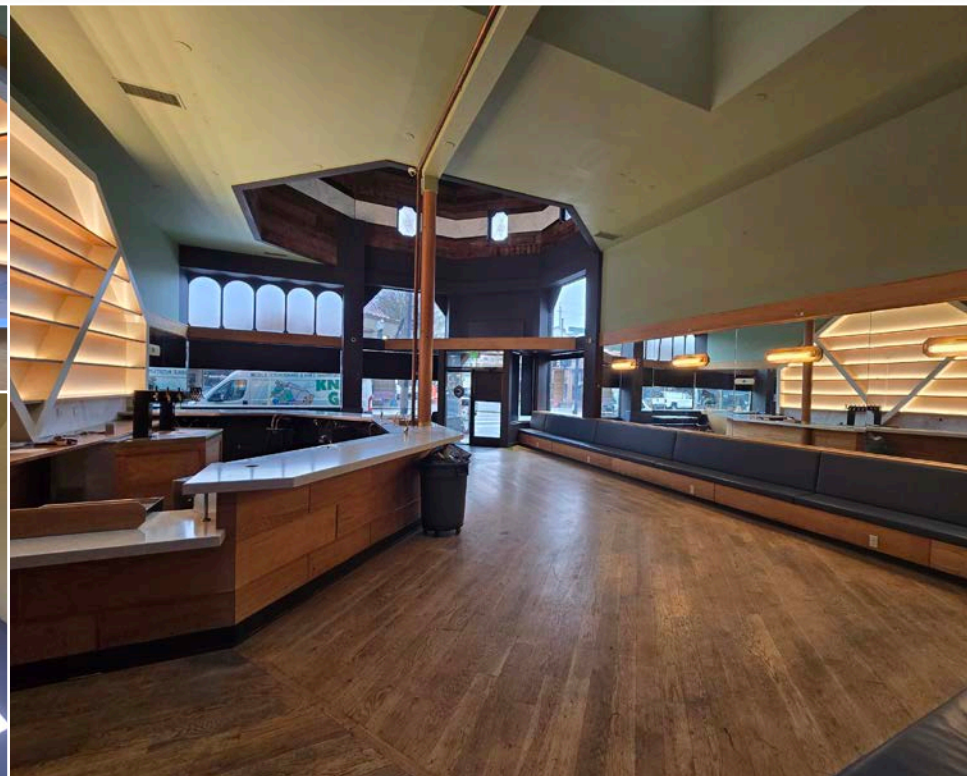


# FLAGSHIP NE BROADWAY SPACE

➤ 2ND GENERATION BAR/RETAIL SPACE FOR LEASE ◀



1440 NE BROADWAY PORTLAND, OR



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Sam LeFeber** 503.866.1956 | [sam@cra-nw.com](mailto:sam@cra-nw.com)  
**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)  
**Ashley Heichelbech** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)



## FLAGSHIP NE BROADWAY SPACE

### LOCATION

1440 NE Broadway | Portland, OR 97232

### AVAILABLE SPACE

- 3,675 - 4,560 SF Ground & 2nd level
- Plus 1,680 SF basement/storage
- And optional 742 SF exclusive patio

### RENTAL RATE

1440 NE Broadway: \$10,000/Month  
(introductory rate for initial 1-year)

### TRAFFIC COUNTS

NE Broadway - 16,826 ADT ('25)  
NE 15th Ave - 8,217 ADT ('24)



### HIGHLIGHTS

- Join Pastini and Sushi Ohana in the historic Albers Broadway Building!
- Prime corner space in the heart of the NE Broadway commercial corridor.
- High ceilings and prominent, character-rich storefronts and architectural detail.
- Great visibility from NE Broadway and NE 15th Ave.
- Existing infrastructure in place including bar, plumbing, electrical, lighting, and more.
- Common area restrooms accessible via internal common corridor.
- A full basement is available with food production and storage potential, including walk in cooler.
- Local ownership
- NE Broadway transportation improvements recently completed!
- 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!



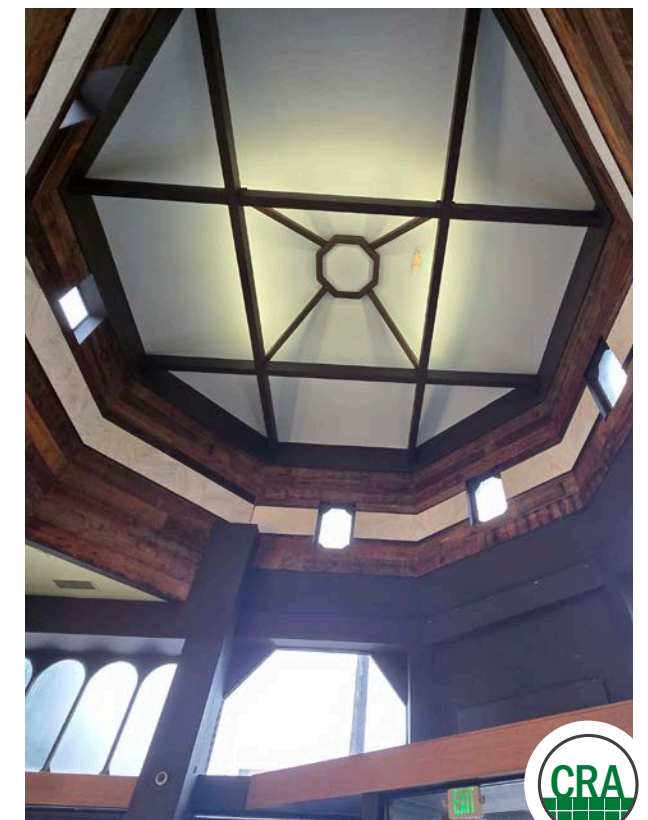
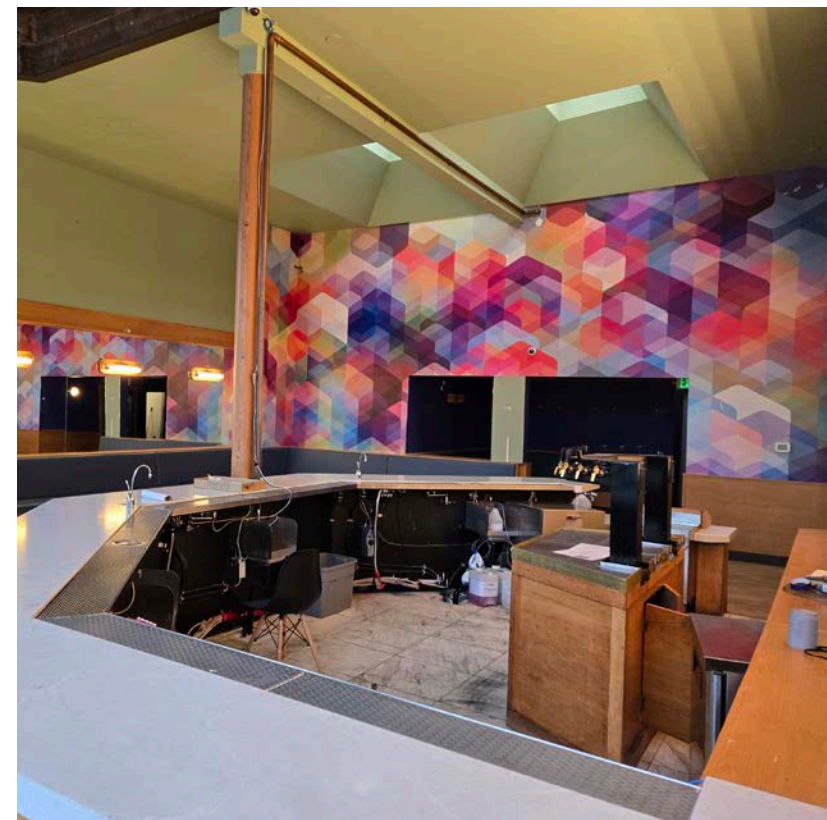
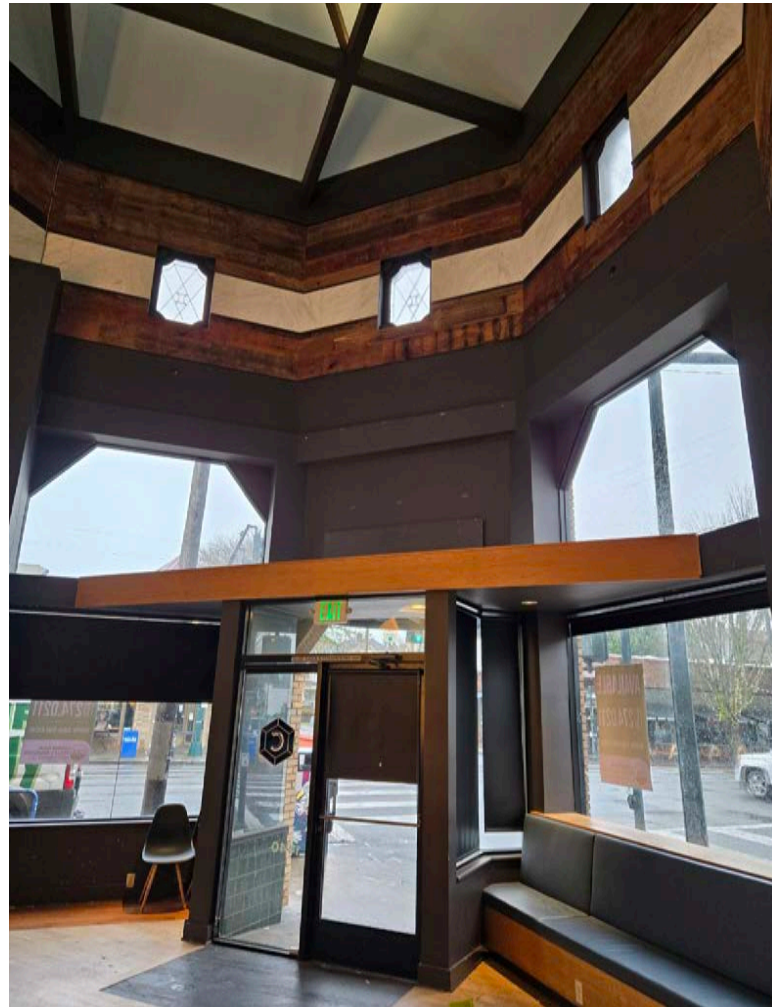
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**www.cra-nw.com**

**FLAGSHIP NE BROADWAY**  
**1440-1428 NE BROADWAY**  
PORTLAND, OR

**PHOTOS OF 1440 NE BROADWAY (2ND GENERATION BAR)**



# FLAGSHIP NE BROADWAY 1440-1428 NE BROADWAY PORTLAND, OR



MEMORIAL COLISEUM  
MODA CENTER

**SITE**

**LLOYD WEST ANCHOR REMODEL**  
RENOVATE FORMER NORDSTROM PROPOSED

**LLOYD EAST ANCHOR REMODEL**  
RENOVATE FORMER SEARS PROPOSED

**1400 NE MULTNOMAH**  
PROPOSED MIXED-USE DEVELOPMENT  
980 RESIDENTIAL UNITS

OREGON CONVENTION CENTER

OREGON SQUARE  
PROPOSED  
1,030 RESIDENTIAL UNITS

HASSALO ON EIGHTH  
THREE NEW BUILDINGS  
657 RESIDENTIAL UNITS  
44,000 SF RETAIL

MIRACLES CENTRAL  
NEWLY COMPLETED  
47 RESIDENTIAL UNITS

NE Multnomah St

NE Multnomah St

NE Holladay St

NE Oregon St

METRO COUNCIL OFFICE

NE Grand Ave

NE Lloyd Blvd

NE Davis St

NE 9th Ave

NE 7th Ave

NE 5th Ave

NE 3rd Ave

NE Everett St

NE Flanders St

NE Tillamook St

NE 11th Ave

NE 13th Ave

HOLLADAY PARK

NE 12th Ave

NE 14th Ave

NE 16th Ave

NE 18th Ave

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**FLAGSHIP NE BROADWAY**  
1440-1428 NE BROADWAY  
PORTLAND, OR

MATTRESS WORLD  
northwest.com

Milo's City Cafe

TASTE TICKLER

CHARM

EB & Bean  
LOCAL ORGANIC FROZEN YOGURT

FOOTWISE

Peet's Coffee & Tea

BROADWAY PIZZA SHOPPE

ATTEC  
Willie's

Great Wine Buys

plaid pantry  
neighborhood food stores

NE Broadway

**SITE**

16,826 ADT ('25) NE Broadway

ELMER'S  
Flags & Banners  
Kites too!  
An American Flag Store

NE 14th Avenue

Sushi Ohana

PASTINI  
EAT PASTA  
DRINK WINE

NE 15th Avenue 8,217 ADT ('24)

pure barre

Great Clips

Kitchen Kaboodle

McMenamins  
BROADWAY PUB

NAMASTE  
Fine Indian Cuisine

HaKu Sushi

xfinity

15,725 ADT ('25) NE Weidler Street

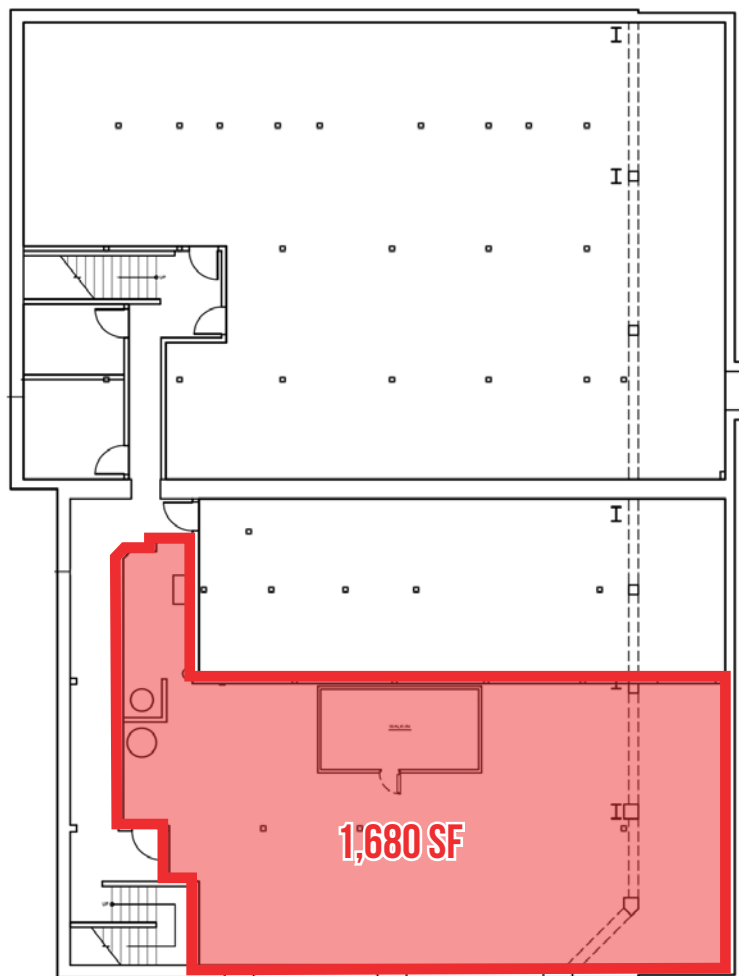
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OSAKAYA

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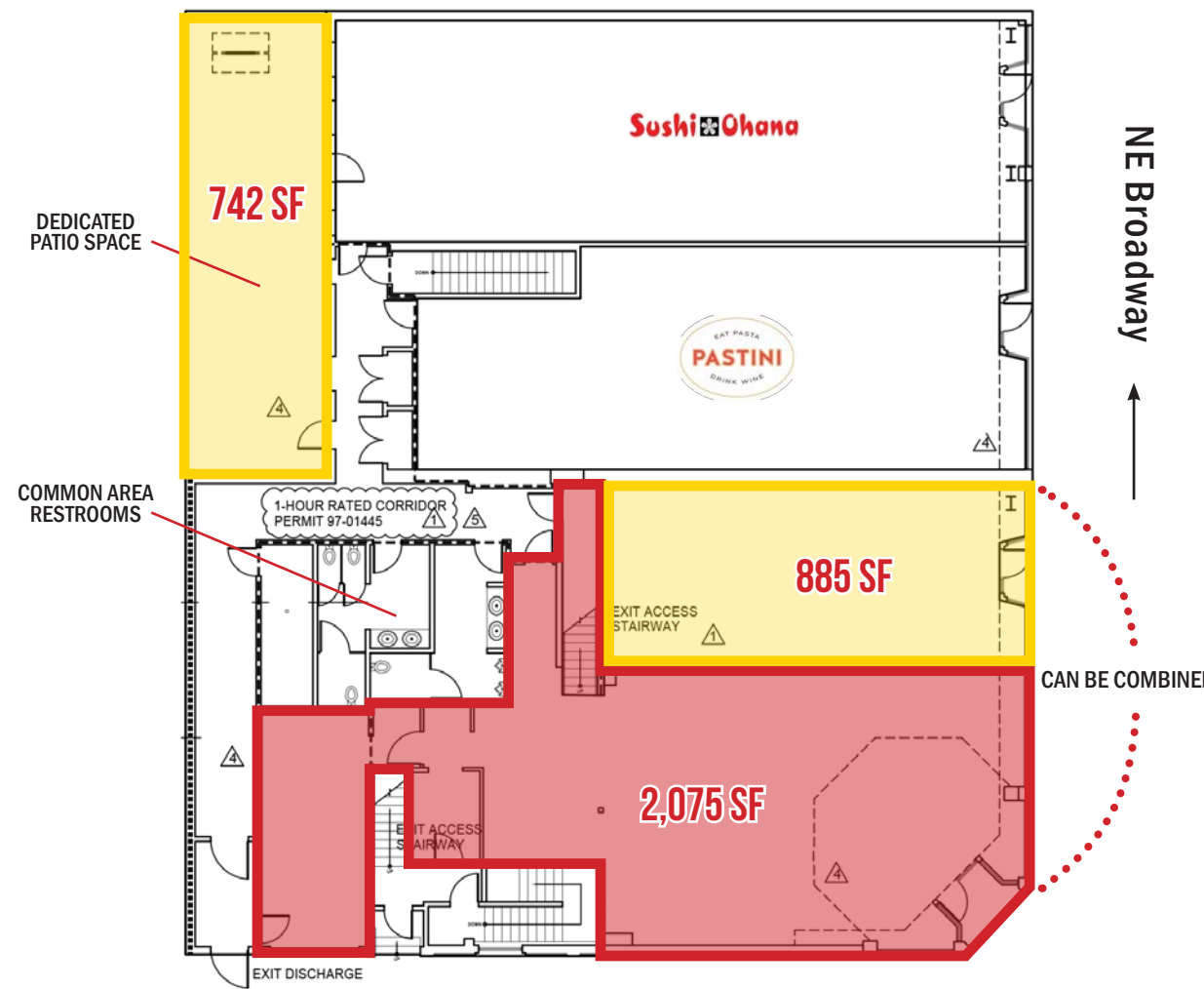
**FLOOR PLAN**

 Optional space

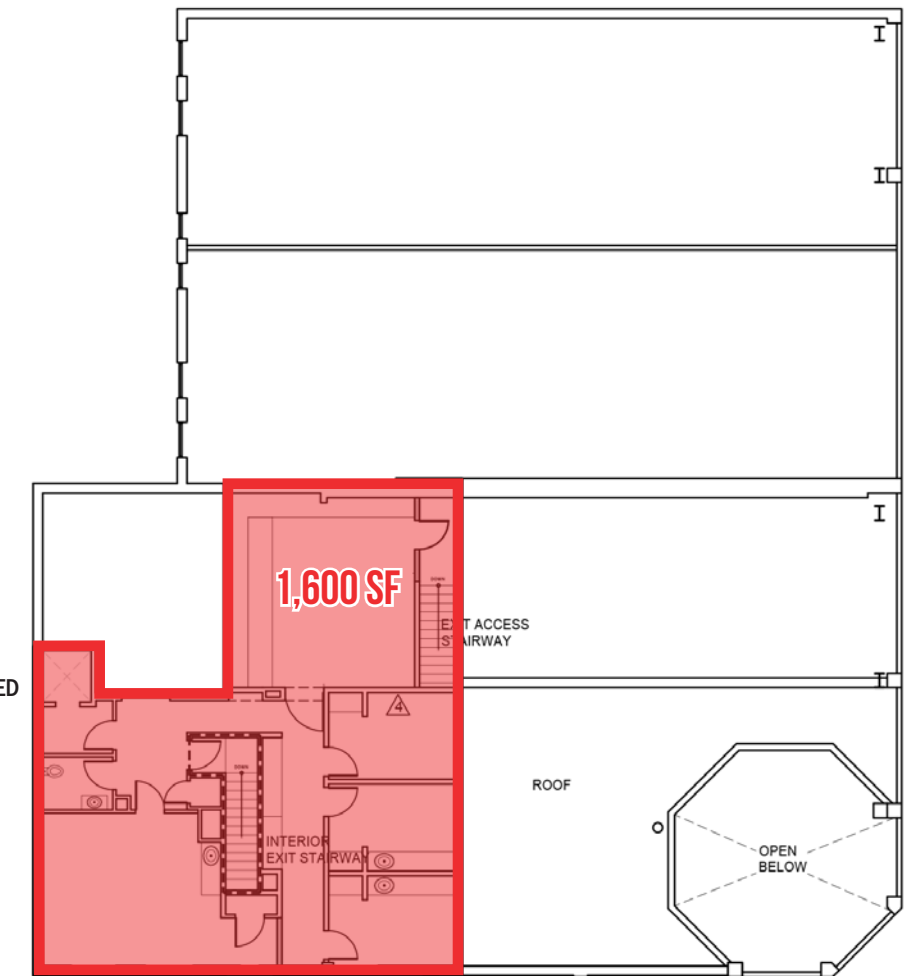
**BASEMENT**



**GROUND FLOOR**



**SECOND FLOOR**



NE Broadway ↑

NE 15th Avenue ↔



# FLAGSHIP NE BROADWAY 1440-1428 NE BROADWAY

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

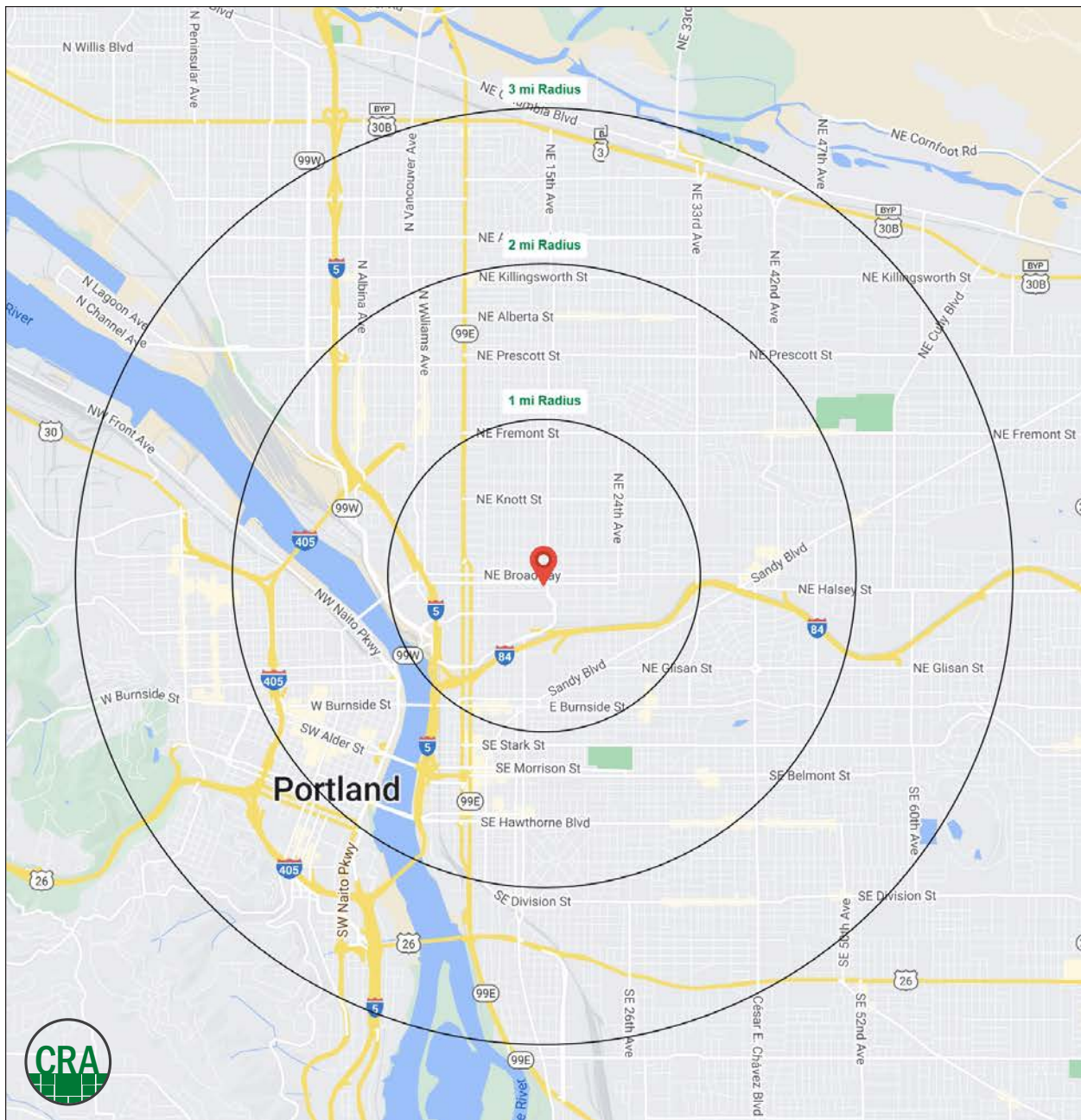
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	29,070	127,854	256,267
Estimated Households	15,938	64,144	129,066
Average HH Income	\$134,343	\$145,687	\$138,259
Median Home Value	\$749,388	\$708,974	\$672,062
Daytime Demographics 16+	39,787	184,773	289,588

**142,538**

Average HH Income  
2 MILE RADIUS

**38.1**

Median Age  
2 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5349/-122.6507

1428 NE Broadway Portland, OR 97232	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	29,070	127,854	256,267
2029 Projected Population	28,519	127,053	253,520
2020 Census Population	30,300	121,126	248,280
2010 Census Population	22,814	96,153	207,807
Projected Annual Growth 2024 to 2029	-0.4%	-0.1%	-0.2%
Historical Annual Growth 2010 to 2024	2.0%	2.4%	1.7%
2024 Median Age	38.1	38.9	38.5
<b>Households</b>			
2024 Estimated Households	15,938	64,144	129,066
2029 Projected Households	15,768	64,535	128,910
2020 Census Households	15,640	61,159	123,422
2010 Census Households	11,312	46,817	100,619
Projected Annual Growth 2024 to 2029	-0.2%	0.1%	-
Historical Annual Growth 2010 to 2024	2.9%	2.6%	2.0%
<b>Race and Ethnicity</b>			
2024 Estimated White	75.1%	75.2%	74.7%
2024 Estimated Black or African American	6.7%	6.4%	6.5%
2024 Estimated Asian or Pacific Islander	5.7%	6.0%	6.5%
2024 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.8%
2024 Estimated Other Races	11.8%	11.6%	11.5%
2024 Estimated Hispanic	10.5%	10.2%	10.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$134,343	\$145,687	\$138,259
2024 Estimated Median Household Income	\$100,064	\$105,731	\$102,792
2024 Estimated Per Capita Income	\$74,122	\$73,533	\$69,985
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.4%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.8%	2.4%
2024 Estimated High School Graduate	10.4%	11.7%	10.8%
2024 Estimated Some College	14.5%	15.3%	15.9%
2024 Estimated Associates Degree Only	5.8%	5.3%	5.7%
2024 Estimated Bachelors Degree Only	40.0%	37.4%	37.4%
2024 Estimated Graduate Degree	26.6%	26.2%	26.1%
<b>Business</b>			
2024 Estimated Total Businesses	3,269	16,036	25,319
2024 Estimated Total Employees	32,784	151,464	222,924
2024 Estimated Employee Population per Business	10.0	9.4	8.8
2024 Estimated Residential Population per Business	8.9	8.0	10.1



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

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



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

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