



**FOR LEASE > CLOSE-IN SE!**

## LOCATION

1120 SE Morrison Street, Portland, OR 97214

## AVAILABLE SPACE

Retail Sites: 609 SF – 3,417 SF (max contiguous SF)

Micro Retail: 389 SF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

SE 12th Avenue – 12,272 ADT ('22)

SE Morrison Street – 15,094 ADT ('22)

SE Belmont Street – 13,437 ADT ('22)

## HIGHLIGHTS

- Ground floor retail above 236 market rate apartments located in close-in SE Portland, adjacent to the **Goat Blocks** and **Market of Choice**.
- Flexible floor plans/SF available and motivated Landlord!
- Neighboring Tenants include Market of Choice, Hopscotch, Katchka, Roseline Coffee, Chipotle, Banfield Pet Hospital, Columbia Credit Union, Cascade Brewery, Grand Central Bowl, Buckman Vet Clinic and more!
- **Opportunity for secure off-street building parking for owner/employees (at market rates).**
- Available now!



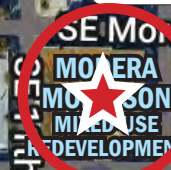






# MODERA MORRISON

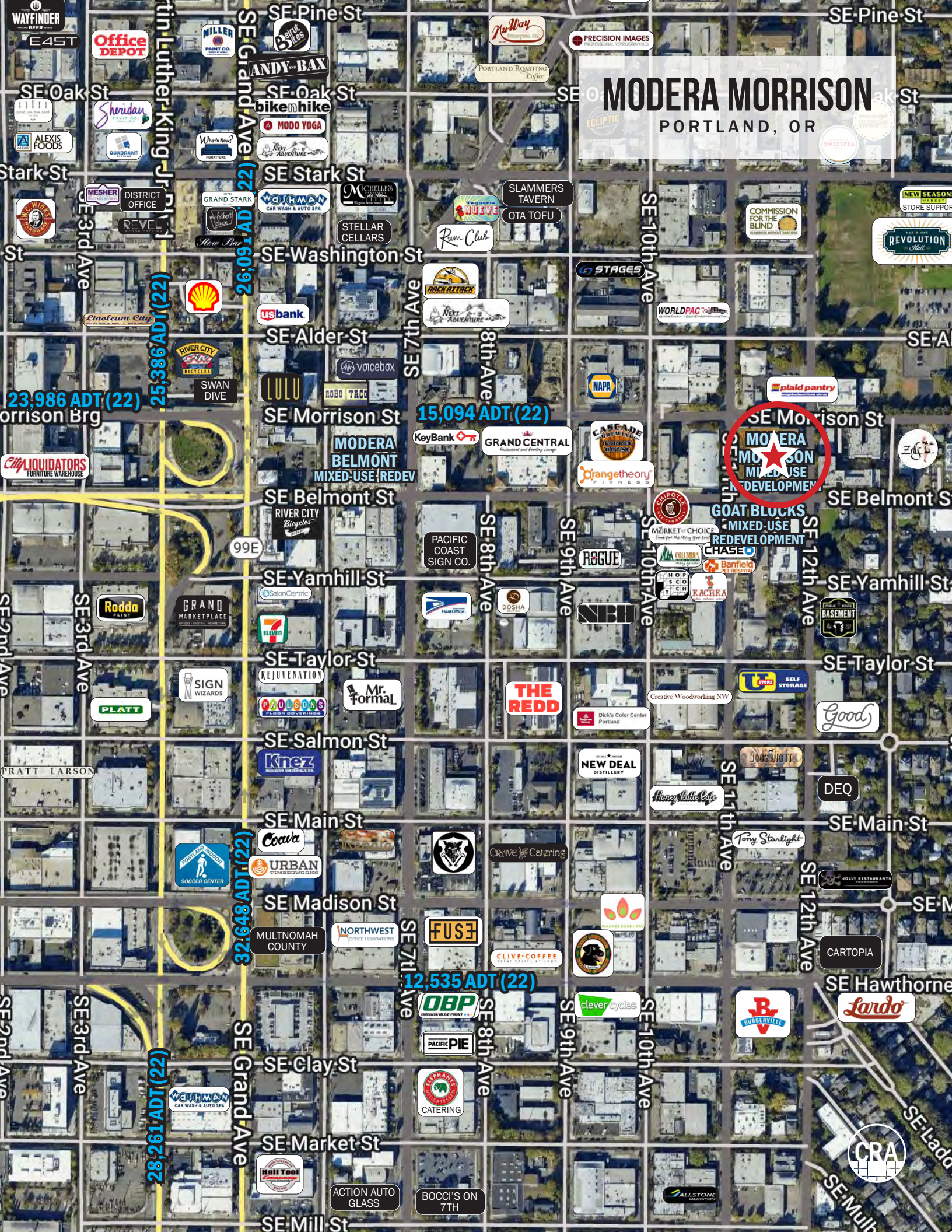
PORTLAND, OR



SE Grand Ave (22) ADT 160,922  
25,386 ADT (22)  
23,986 ADT (22)  
22,648 ADT (22)  
22,648 ADT (22)  
28,261 ADT (22)

15,094 ADT (22)

12,535 ADT (22)





# MODERA MORRISON

## 1120 SE MORRISON ST

PORTLAND, OR

### SITE PLAN | LEVEL 1

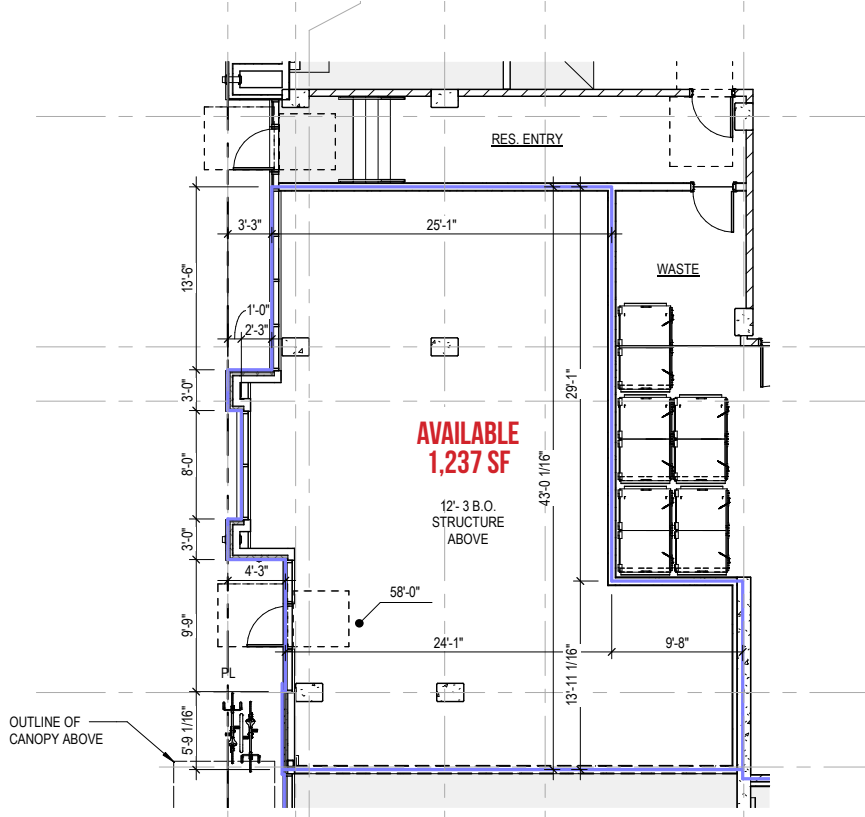


SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

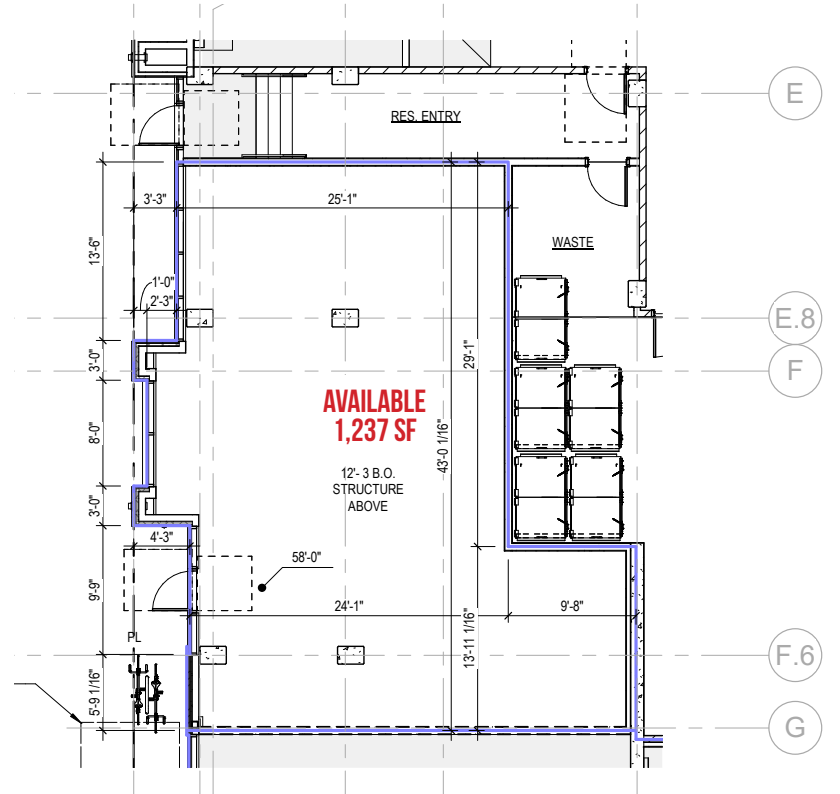
The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



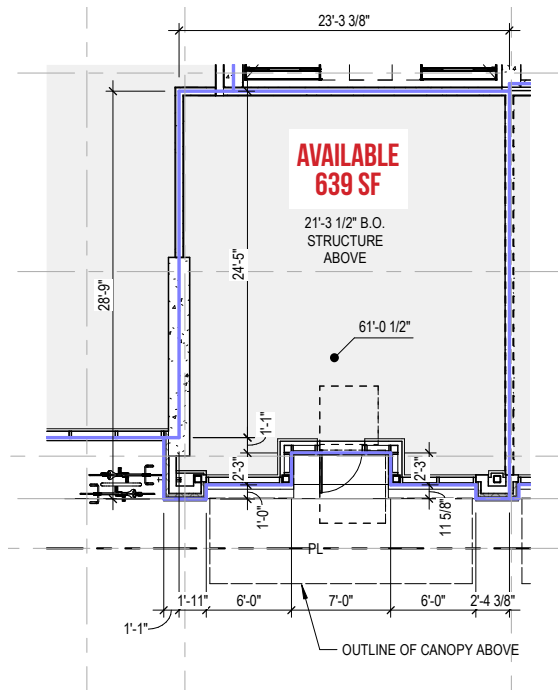
**RETAIL 162 - WEST**



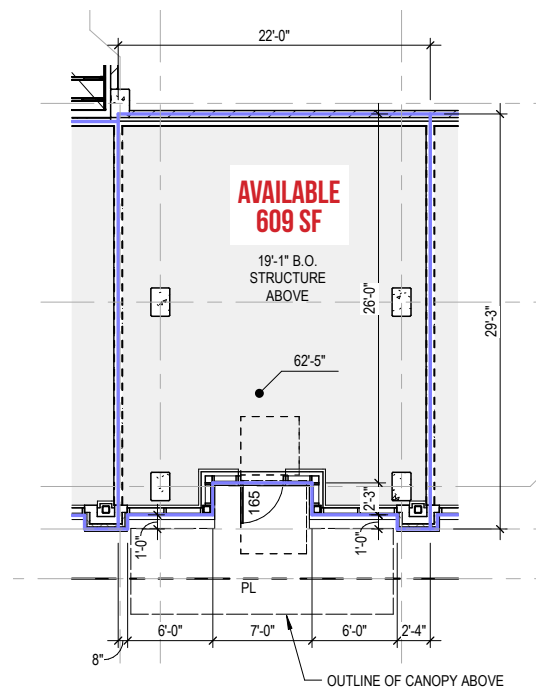
**RETAIL 163 - WEST**



**RETAIL 164 - SOUTH**



**RETAIL 165 - SOUTH**

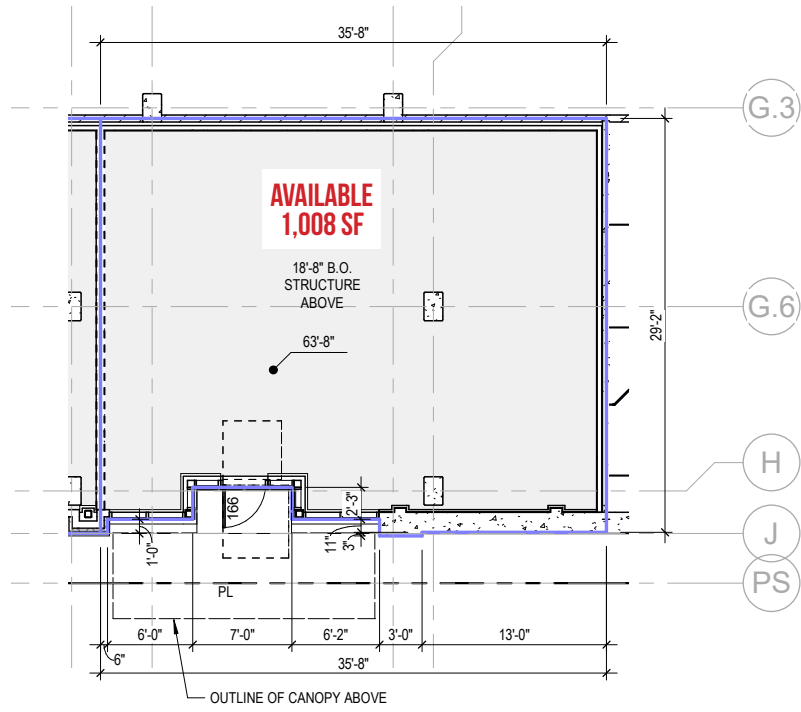


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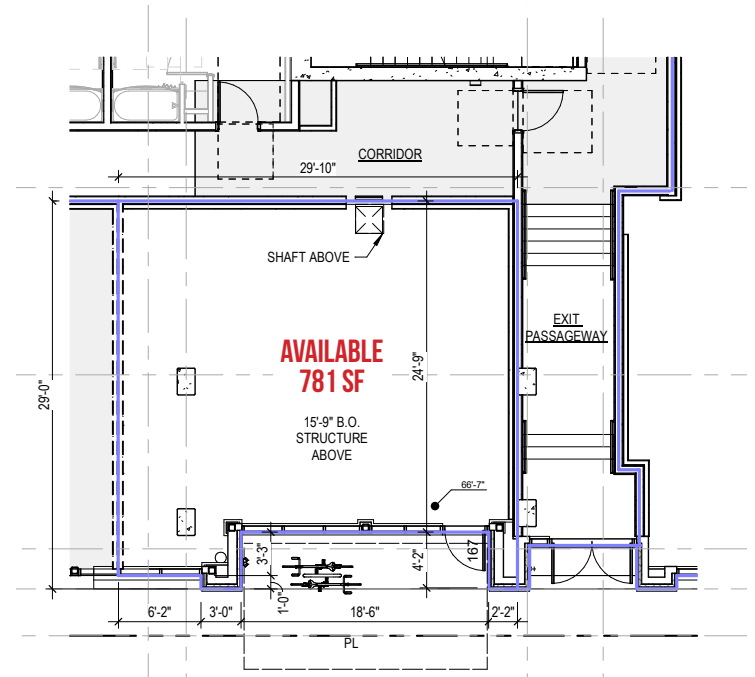
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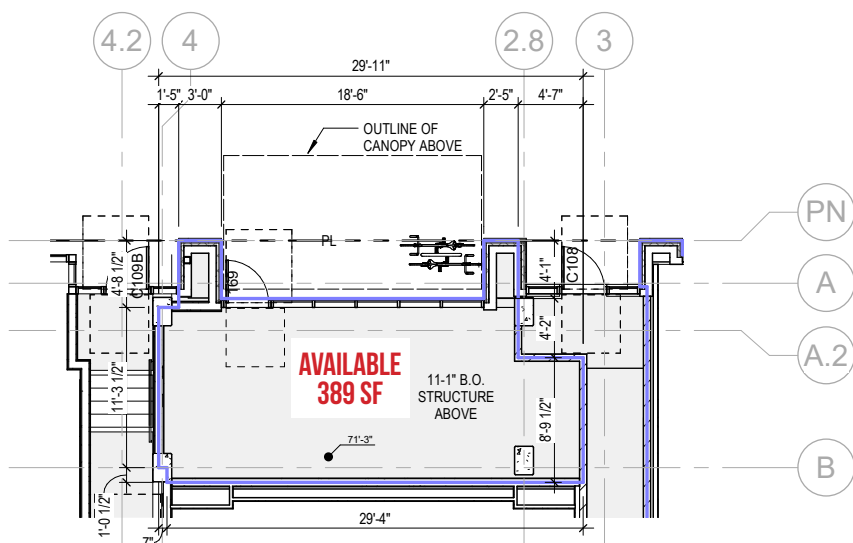
**RETAIL 166 - SOUTH**



**RETAIL 167 - SOUTH**



**MICRO RETAIL 169 - NORTH**



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# MODERA MORRISON

## 1120 SE MORRISON ST

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	½ MILE	1 MILE	1½ MILE
Estimated Population 2024	9,004	24,435	65,102
Projected Population 2029	9,364	24,747	65,082
Average HH Income	\$108,580	\$105,963	\$115,251
Median Home Value	\$717,542	\$722,385	\$649,064
Daytime Demographics 16+	12,156	44,296	144,007
Some College or Higher	85.6%	84.9%	83.6%

**\$722,385**

Median Home Value  
1 MILE RADIUS

**35.2**

Median Age  
1 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.5168/-122.6543

<b>Modera Morrison Portland, OR 97214</b>	<b>0.5 mi radius</b>	<b>1 mi radius</b>	<b>1.5 mi radius</b>
<b>Population</b>			
2024 Estimated Population	9,004	24,435	65,102
2029 Projected Population	9,364	24,747	65,082
2020 Census Population	8,978	24,590	64,677
2010 Census Population	5,739	18,072	52,713
Projected Annual Growth 2024 to 2029	0.8%	0.3%	-
Historical Annual Growth 2010 to 2024	4.1%	2.5%	1.7%
2024 Median Age	33.7	35.2	37.5
<b>Households</b>			
2024 Estimated Households	5,371	14,270	37,494
2029 Projected Households	5,677	14,666	38,060
2020 Census Households	5,082	13,849	36,052
2010 Census Households	3,161	9,610	28,237
Projected Annual Growth 2024 to 2029	1.1%	0.6%	0.3%
Historical Annual Growth 2010 to 2024	5.0%	3.5%	2.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	75.4%	77.3%	76.9%
2024 Estimated Black or African American	4.1%	4.1%	4.4%
2024 Estimated Asian or Pacific Islander	5.7%	5.8%	6.5%
2024 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
2024 Estimated Other Races	14.0%	12.1%	11.4%
2024 Estimated Hispanic	12.3%	10.7%	9.9%
<b>Income</b>			
2024 Estimated Average Household Income	\$108,580	\$105,963	\$115,251
2024 Estimated Median Household Income	\$77,541	\$79,398	\$83,003
2024 Estimated Per Capita Income	\$65,499	\$62,520	\$67,056
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.7%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	1.0%	2.0%	2.5%
2024 Estimated High School Graduate	12.0%	11.4%	12.1%
2024 Estimated Some College	19.6%	18.5%	18.2%
2024 Estimated Associates Degree Only	3.8%	4.5%	5.0%
2024 Estimated Bachelors Degree Only	38.0%	39.1%	36.0%
2024 Estimated Graduate Degree	24.2%	22.8%	24.4%
<b>Business</b>			
2024 Estimated Total Businesses	1,463	4,396	11,827
2024 Estimated Total Employees	10,305	38,998	125,384
2024 Estimated Employee Population per Business	7.0	8.9	10.6
2024 Estimated Residential Population per Business	6.2	5.6	5.5



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

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



503.274.0211

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