

WEST END RETAIL

SECOND GENERATION SALON SPACE



PORTLAND, OR | FOR LEASE

LOCATION

1221 SW Alder | Portland, OR 97205

AVAILABLE SPACE

1,752 USF | 1,848 RSF, plus dedicated storage space

RENTAL RATE

Introductory modified gross rate:
\$4,500/month plus utilities.

TRAFFIC COUNTS

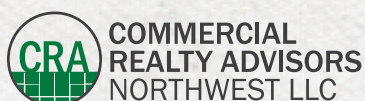
SW 13th & Alder St – 4,941 ADT ('25)

SW Alder St – 5,227 ADT ('25)



HIGHLIGHTS

- Prime West End space in the heart of the district- move-in ready!
- Plumbing/Washer/Dryer hook-ups and other infrastructure remaining.
- Co-tenants include Bar Dolly, Dolly Olive, Never Coffee and adjacent to the best of the best in the West End, including Bamboo Sushi, Nuvrei Cafe, Cheryl's, Mark Spencer Hotel, Powell's, Ace Hotel, Hyatt Centric Hotel, Jake's Famous Crawfish, Patagonia, Milworks and more.
- Convenient public parking nearby including the new 11W parking garage located across on SW 12th & Washington.
- Landlord is open to a variety of uses including retail/commercial/service tenants.
- Available Now!



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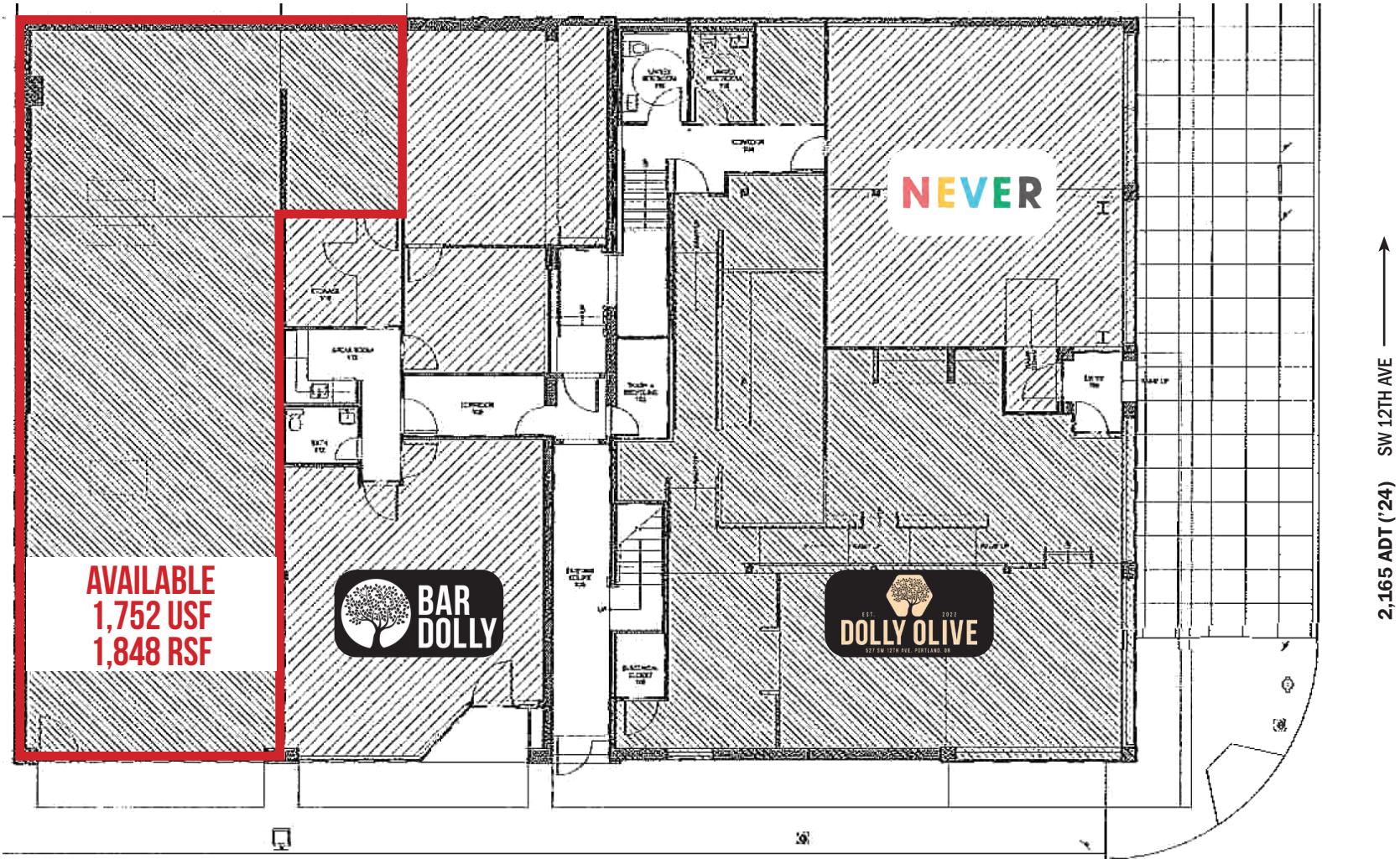
503.274.0211
www.cra-nw.com

WEST END RETAIL
1221 SW ALDER
PORTLAND, OR



SITE PLAN

WEST END RETAIL
1221 SW ALDER
PORTLAND, OR



4,840 ADT ('24) SW ALDER →



PHOTO GALLERY

WEST END RETAIL

1221 SW ALDER

PORTLAND, OR



DEMOGRAPHIC SUMMARY

WEST END RETAIL 1221 SW ALDER PORTLAND, OR

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	61,000	109,808	189,679
Projected Population 2029	60,882	110,137	188,761
Average HH Income	\$119,416	\$128,736	\$143,851
Median Home Value	\$657,297	\$719,145	\$722,748
Daytime Demographics 16+	121,216	204,011	266,588
Some College or Higher	80.7%	84.1%	85.3%

\$119,416

Average Household Income
1 MILE RADIUS

39

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: 45.5214/-122.6842

1221 SW Alder St Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	61,000	109,808	189,679
2029 Projected Population	60,882	110,137	188,761
2020 Census Population	46,421	94,061	177,193
2010 Census Population	38,469	71,937	143,760
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	4.2%	3.8%	2.3%
2024 Median Age	39.0	38.5	38.6
Households			
2024 Estimated Households	33,398	61,563	99,597
2029 Projected Households	34,106	62,780	100,228
2020 Census Households	30,373	56,039	93,794
2010 Census Households	23,685	41,532	74,082
Projected Annual Growth 2024 to 2029	0.4%	0.4%	0.1%
Historical Annual Growth 2010 to 2024	2.9%	3.4%	2.5%
Race and Ethnicity			
2024 Estimated White	72.2%	73.4%	74.9%
2024 Estimated Black or African American	6.0%	5.6%	5.8%
2024 Estimated Asian or Pacific Islander	8.9%	8.2%	7.0%
2024 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.8%
2024 Estimated Other Races	11.9%	11.8%	11.5%
2024 Estimated Hispanic	11.2%	10.9%	10.3%
Income			
2024 Estimated Average Household Income	\$119,416	\$128,736	\$143,851
2024 Estimated Median Household Income	\$79,084	\$90,161	\$103,212
2024 Estimated Per Capita Income	\$66,033	\$72,799	\$75,959
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.9%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	3.4%	2.5%	2.3%
2024 Estimated High School Graduate	13.5%	11.6%	10.8%
2024 Estimated Some College	17.5%	16.1%	15.2%
2024 Estimated Associates Degree Only	5.3%	5.2%	5.2%
2024 Estimated Bachelors Degree Only	31.1%	34.6%	36.9%
2024 Estimated Graduate Degree	26.8%	28.2%	27.9%
Business			
2024 Estimated Total Businesses	8,696	15,539	22,269
2024 Estimated Total Employees	99,556	169,399	214,340
2024 Estimated Employee Population per Business	11.4	10.9	9.6
2024 Estimated Residential Population per Business	7.0	7.1	8.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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