

# NOW LEASING NE 33RD & BROADWAY | GRANT PARK RETAIL / MEDICAL OPPORTUNITY



## LOCATION

1835 NE 33rd Avenue, Portland OR

## AVAILABLE SPACE

7,157 SF

## ASKING RATE

Call for Details

## TRAFFIC COUNTS

NE 33rd Avenue - 36,154 ADT ('18)

NE Broadway Street - 23,873 ADT ('18)

Interstate 84 - 179,100 ADT ('19)

## HIGHLIGHTS

- Prime Grant Park location on NE 33rd near NE Broadway
- Anchored by CVS Pharmacy, now open!
- Nearby tenants include New Seasons Market, Fred Meyer, Whole Foods, Trader Joe's, Target, Mud Bay, 24 Hour Fitness and more
- Across from Beverly Cleary School (840 students) and nearby to Grant High School (2,003 students)
- Surrounded by dense NE Portland neighborhoods with strong incomes
- Easy access to I-84 and Sandy Blvd

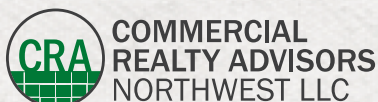


Walk Score

95

Bike Score

81



**Jeff Olson** 503.957.1452 | jeff@cra-nw.com  
**Kelli Maks** 503.680.3765 | kelli@cra-nw.com

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

# 33RD & BROADWAY

PORTLAND, OR



**SITE**

23,873 ADT (18)

BEVERLY CLEARY SCHOOL  
884 STUDENTS

GRANT HIGH SCHOOL  
1,471 STUDENTS

DANIA FURNITURE

RITE AID

TRADER JOE'S

FedEx

TARGET

FITNESS

PROVIDENCE Health & Services

PROVIDENCE Health & Services

Fred Meyer

DA VINCI MIDDLE SCHOOL

ALMA

WHOLE FOODS

LAURELHURST PARK

CENTRAL CATHOLIC HIGH SCHOOL  
881 STUDENTS

17,846 ADT (18)

HAWTHORNE FISH HOUSE

POR QUE NO?

Fred Meyer

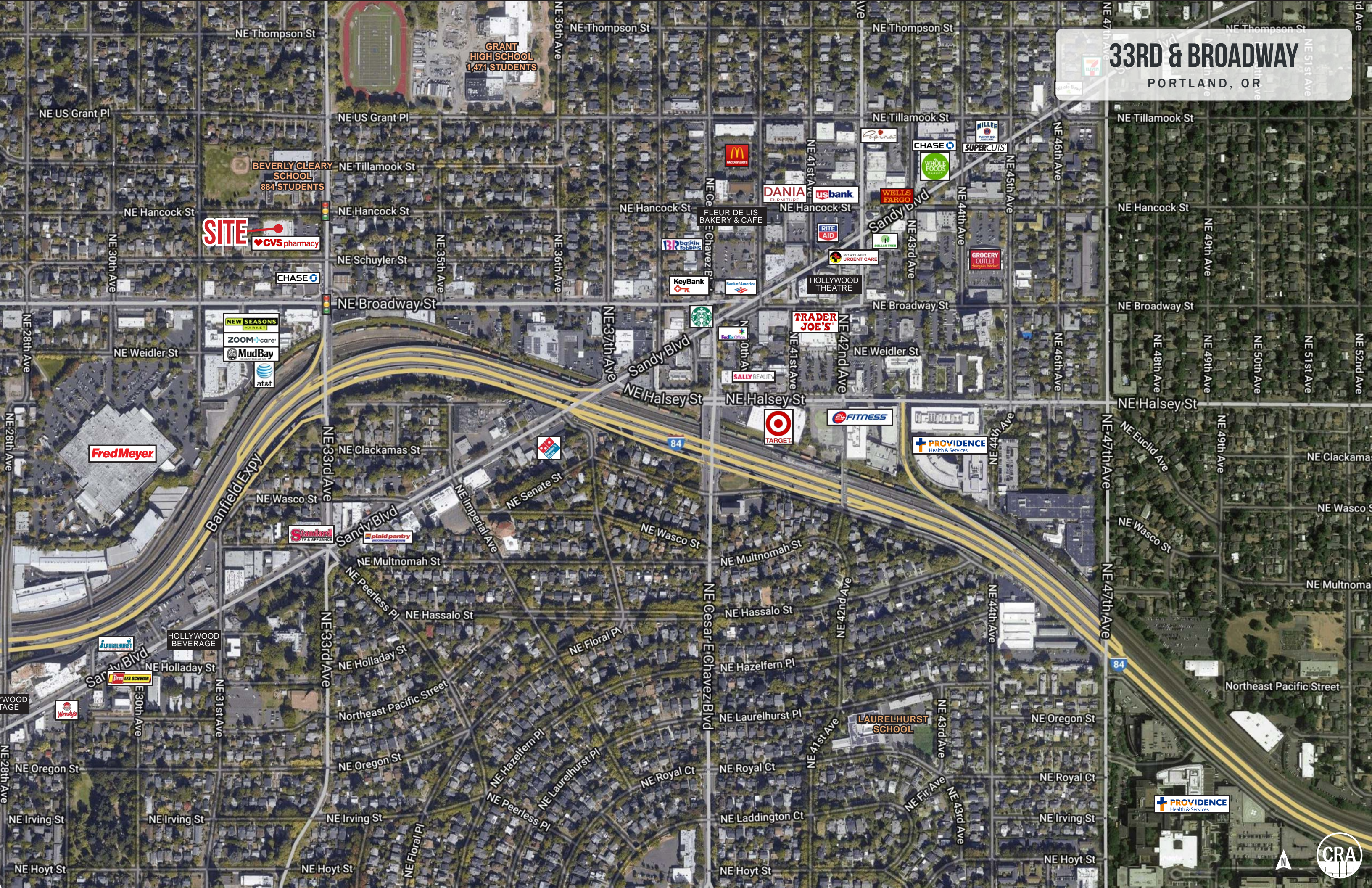
NEW SEASONS MARKET

7-ELEVEN



# 33RD & BROADWAY

PORTLAND, OR



GRANT  
HIGH SCHOOL  
1,471 STUDENTS

BEVERLY CLEARY  
SCHOOL  
884 STUDENTS

**SITE**  
CVS pharmacy

Fred Meyer

TARGET

TRADER JOE'S

PROVIDENCE  
Health & Services

LAURELHURST  
SCHOOL

PROVIDENCE  
Health & Services





# 33RD & BROADWAY

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

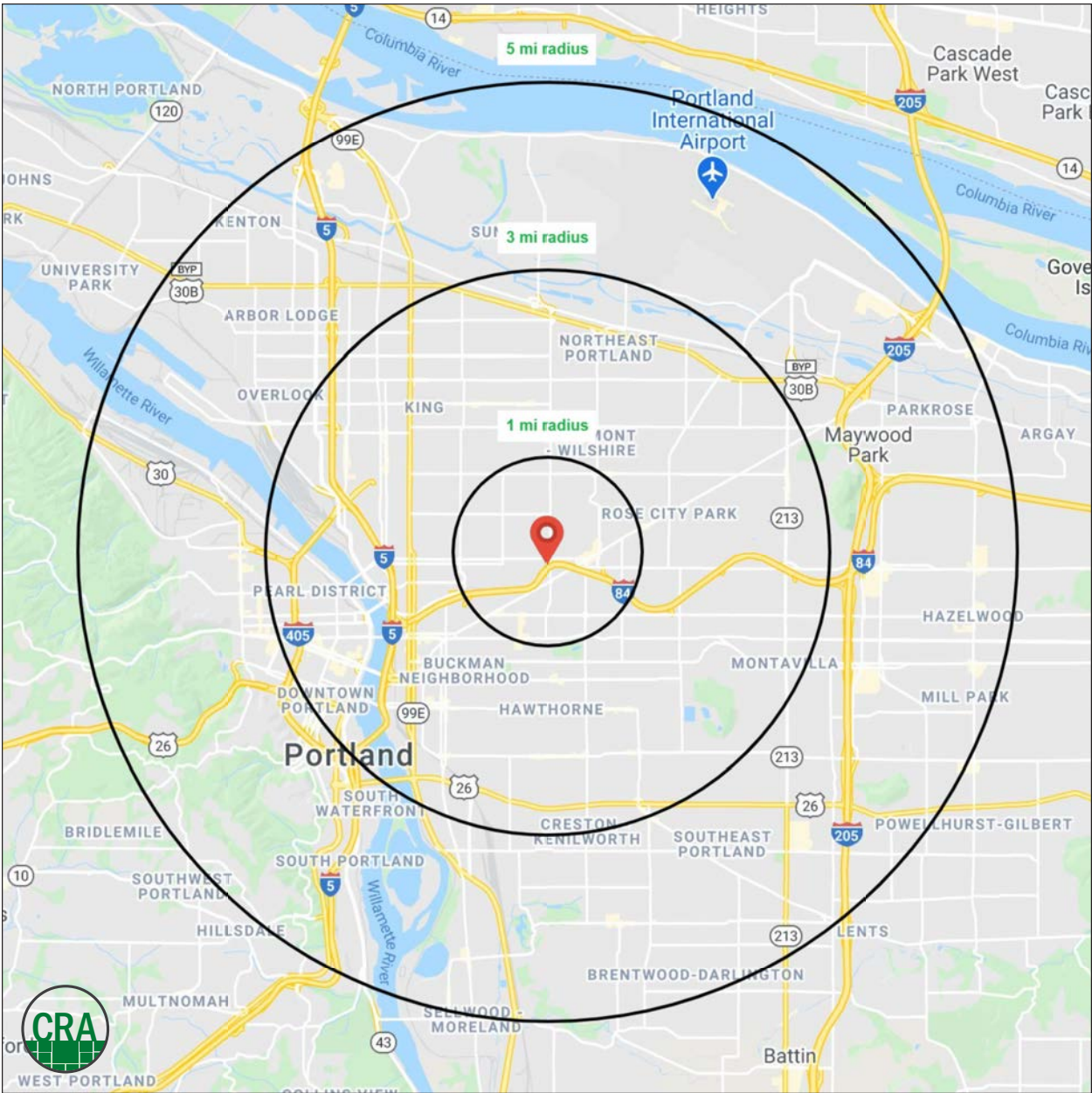
Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	28,931	238,727	450,342
Projected Population 2025	29,791	245,471	463,051
Average HH Income	\$135,936	\$104,240	\$101,378
Median Age	40.3	36.5	36.8
Total Businesses	2,563	22,811	36,653
Daytime Demographics 16+	25,727	288,665	490,153

**28,931**

Estimated 2020 Population  
1 MILE RADIUS

**\$135,936**

Average Household Income  
1 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5361/-122.6315

RS1

**1835 NE 33rd Ave**

**1 mi radius    3 mi radius    5 mi radius**

**Portland, OR 97212**

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	28,931	238,727	450,342
	2025 Projected Population	29,791	245,471	463,051
	2010 Census Population	25,762	203,104	390,259
	2000 Census Population	25,030	190,732	362,008
	Projected Annual Growth 2020 to 2025	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	0.8%	1.3%	1.2%
<b>HOUSEHOLDS</b>	2020 Median Age	40.7	36.7	37.2
	2020 Estimated Households	13,747	115,935	210,798
	2025 Projected Households	14,550	123,204	224,396
	2010 Census Households	11,778	93,801	174,863
	2000 Census Households	11,666	84,358	158,674
	Projected Annual Growth 2020 to 2025	1.2%	1.3%	1.3%
<b>RACE AND ETHNICITY</b>	Historical Annual Growth 2000 to 2020	0.9%	1.9%	1.6%
	2020 Estimated White	86.3%	75.2%	74.1%
	2020 Estimated Black or African American	3.2%	8.4%	7.1%
	2020 Estimated Asian or Pacific Islander	4.1%	6.3%	8.5%
	2020 Estimated American Indian or Native Alaskan	0.6%	1.0%	1.0%
	2020 Estimated Other Races	5.8%	9.1%	9.3%
<b>INCOME</b>	2020 Estimated Hispanic	7.1%	10.5%	10.2%
	2020 Estimated Average Household Income	\$135,936	\$104,240	\$101,378
	2020 Estimated Median Household Income	\$102,091	\$83,543	\$82,111
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Per Capita Income	\$64,710	\$50,978	\$47,794
	2020 Estimated Elementary (Grade Level 0 to 8)	0.6%	1.9%	2.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	1.2%	2.5%	3.2%
	2020 Estimated High School Graduate	7.9%	11.5%	13.6%
	2020 Estimated Some College	15.1%	18.7%	19.3%
	2020 Estimated Associates Degree Only	5.1%	6.5%	6.8%
	2020 Estimated Bachelors Degree Only	38.5%	34.9%	32.1%
<b>BUSINESS</b>	2020 Estimated Graduate Degree	31.7%	24.0%	22.5%
	2020 Estimated Total Businesses	2,563	22,811	36,653
	2020 Estimated Total Employees	16,986	221,403	354,850
	2020 Estimated Employee Population per Business	6.6	9.7	9.7
	2020 Estimated Residential Population per Business	11.3	10.5	12.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

**JEFF OLSON** 503.957.1452 | [jeff@cra-nw.com](mailto:jeff@cra-nw.com)

**KELLI MAKS** 503.680.3765 | [kelli@cra-nw.com](mailto:kelli@cra-nw.com)



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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