



FOR LEASE



INNER SE RETAIL / OFFICE SPACE

2nd-Generation Retail / Office Space

2,338 SF (Divisible) | \$16 Modified Gross Rent in Year 1

1037 SE Ash St, Portland, OR 97214

- Stand-Alone Retail / Office Building with Open Floor Plan, Two (2) Private Offices, and Back Work Area and Small Kitchenette
- Great Corner Location 1 Block off Sandy Blvd in Inner Southeast Portland
- Available Now

IAN M. BIGGI

Senior Associate Broker | Licensed in OR

503-222-1683

ianbiggi@capacitycommercial.com



PROPERTY SUMMARY



FOR LEASE

PROPERTY DETAILS

Address	1037 SE Ash St, Portland, OR 97214
Available Space	2,338 SF (Divisible)
Lease Rate	\$16 Modified Gross Rent in Year 1
Use Type	Retail, Office, Service
Availability	Now
Space Condition	2nd-Generation Retail

Location Features

- Open Floor Plan with Two Private Restrooms
- One Block off Sandy Blvd (±49,232 ADTV*)
- Corner Location Facing SE 11th Ave
- Across the Street from New 132-Unit Apartment Building
- Near Many Trendy Bars and Restaurants

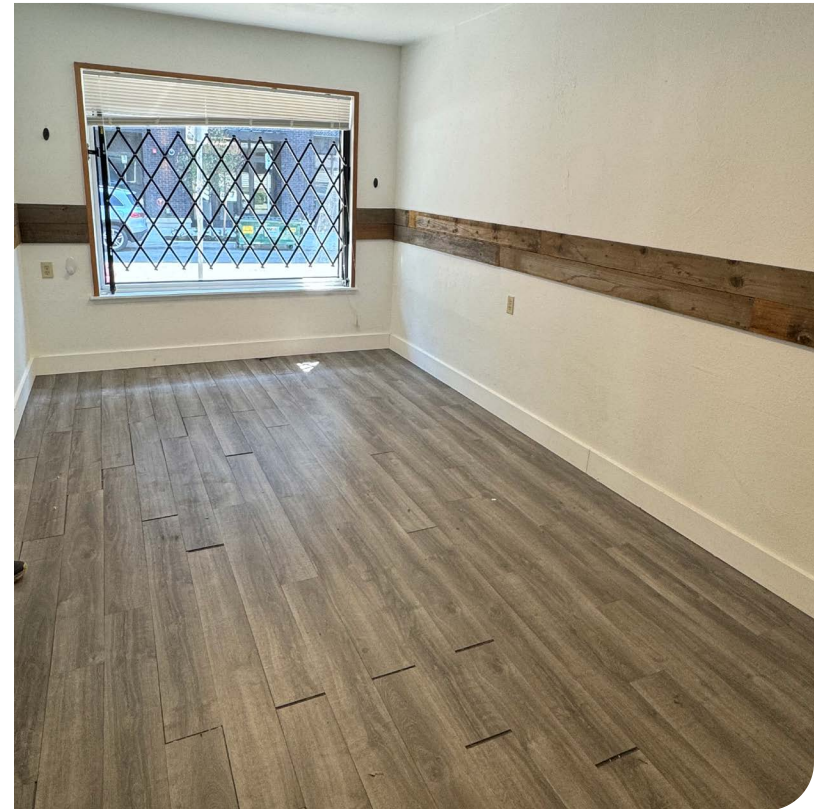
*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024

Nearby Highlights

- Soho House (New)
- Market of Choice
- Chipotle
- Orange Theory
- Afuri
- Bao Bao
- Bar Casa Vale
- Canard Burnside
- Dos Hermanos Bakery
- GNARLYS
- Hey Love
- Ironside Training
- Jackie's
- Kachka
- Kann
- Loyal Legion
- NORMADIE
- Olympia Provisions
- Portland Coffee Roasters
- Produce Row
- Rum Club
- The Coffin Club
- Wayfinder Beer



INTERIOR PHOTOS





LOCAL AERIAL MAP



Nearby Highlights

- Soho House (New)
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TriMet Bus Lines

- 3-4 blocks to routes 6, 12, 19, 20, and 70.

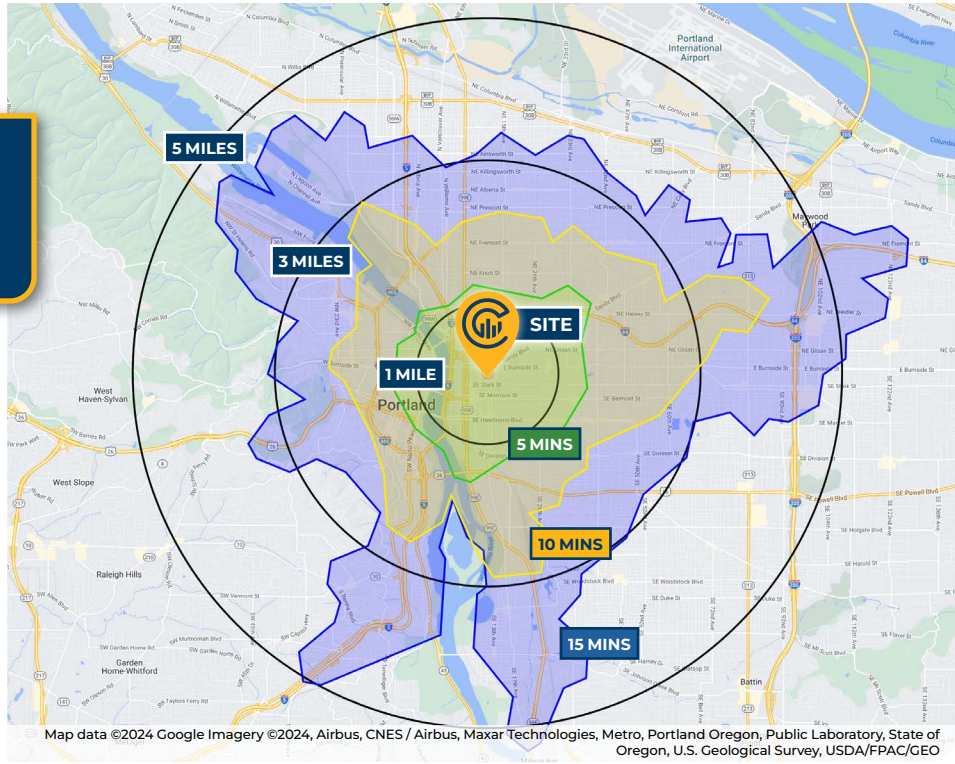
Portland Street Car

- The A & B Loops operate two routes connecting the Pearl District, Lloyd, Central Eastside Industrial District, Central Business District and PSU in loops around the Central City.

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DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	29,913	247,993	461,387
2030 Projected Population	30,407	246,372	455,123
2020 Census Population	26,919	234,994	456,409
2010 Census Population	19,748	195,800	400,349
Projected Annual Growth 2025 to 2030	0.3%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2025	3.4%	1.8%	1.0%
Households & Income			
2025 Estimated Households	16,776	126,234	217,129
2025 Est. Average HH Income	\$101,066	\$139,365	\$140,513
2025 Est. Median HH Income	\$76,084	\$102,849	\$105,688
2025 Est. Per Capita Income	\$57,349	\$71,294	\$66,441
Businesses			
2025 Est. Total Businesses	4,905	25,534	38,553
2025 Est. Total Employees	50,180	224,903	324,738

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RF1



Neighborhood Scores

97

Walk Score®
"Walker's Paradise"

96

Bike Score®
"Biker's Paradise"

73

Transit Score®
"Excellent Transit"

Ratings provided by <https://www.walkscore.com>

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