

FOR LEASE

D Street Village #1

3050 SE DIVISION STREET / PORTLAND, OR 97202



Creative office space on Division Street

AVAILABLE SPACES

Suite 230: 1,018 SF
Suite 240: 734 SF
Suite 245: 1,078 SF
Suite 265: 794 SF
Suite 270: 613 SF

TRAFFIC COUNTS

SE Division St – 13,297 ADT ('22)

HIGHLIGHTS

- High demand location
- Intimate office space
- Dynamic micro-village of shops, residential, and office space
- Interior alley/activity space with common access to other businesses
- Elevator access

CONTACT

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Located in a prime location on the “50 yard line” of Division

Recent renovations and new construction on both sides of SE Division and 30th Avenue have cultivated a curated tenant mix of office space, shops, and restaurants in D Street Village. Located in the heart of the rapidly expanding and renewing community, D Street Village offers a dynamic environment for a wide range of tenants. The subject space is in a historic building once housing a hardware store and Nature's grocery store.



NEARBY BUSINESSES INCLUDE

- Bollywood Theater
- Eb & Bean Frozen Yogurt
- Salt & Straw Ice Cream
- St. Honoré Bakery
- Pinn Salon
- Wallflower Coffee
- PDX Sliders
- NOW Yoga
- Kati Portland–Vegetarian/Vegan Thai Restaurant
- Casa Italia
- Rayleigh Consignments
- Little Rituals Gift Shop
- Tight Tacos



93

BIKE SCORE



96

WALK SCORE



53

TRANSIT SCORE

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NAIElliott

Trendy mixed-use development



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.naielliott.com/agencydisclosures

Photos



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Interior photos

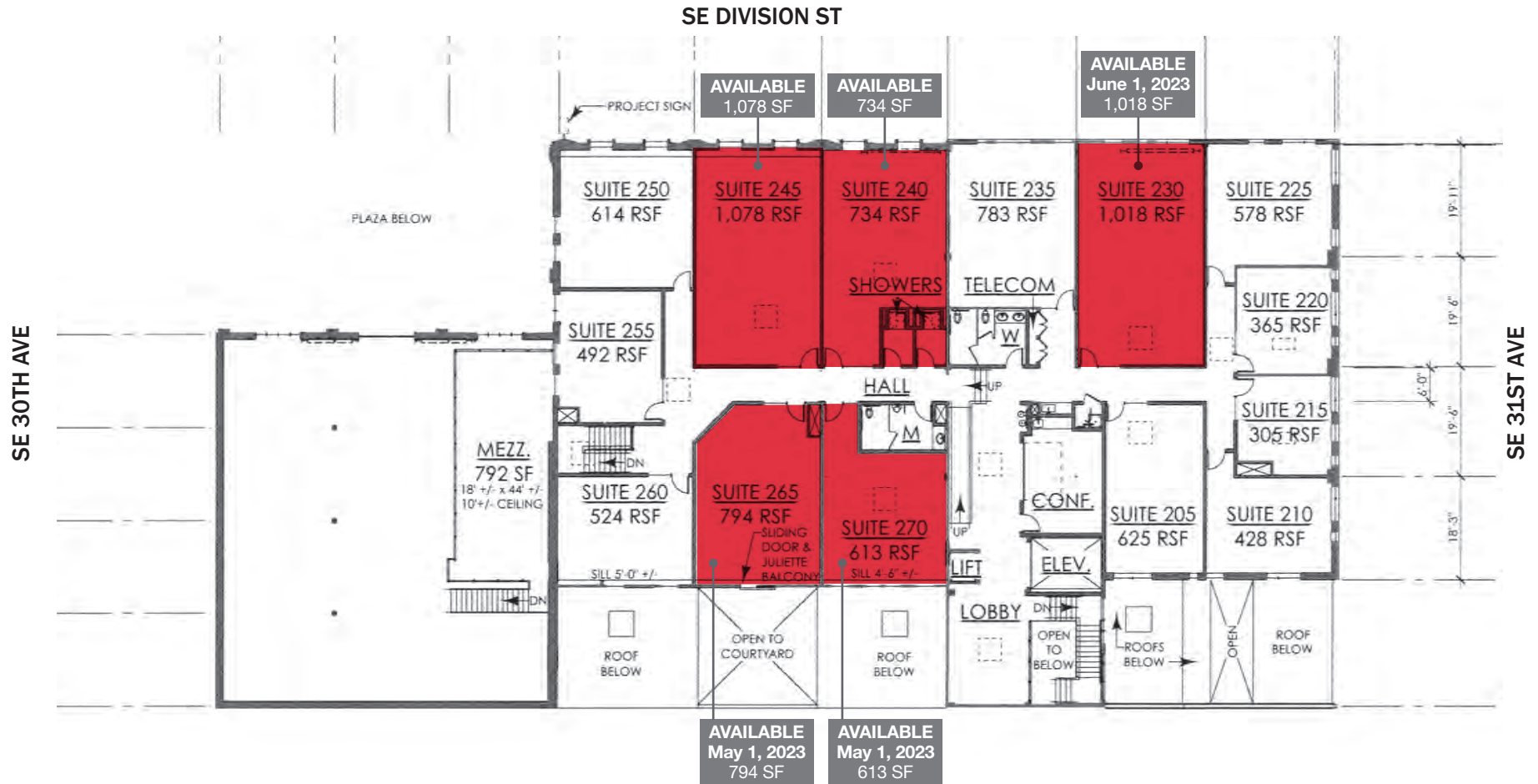


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Site plan | 2nd floor

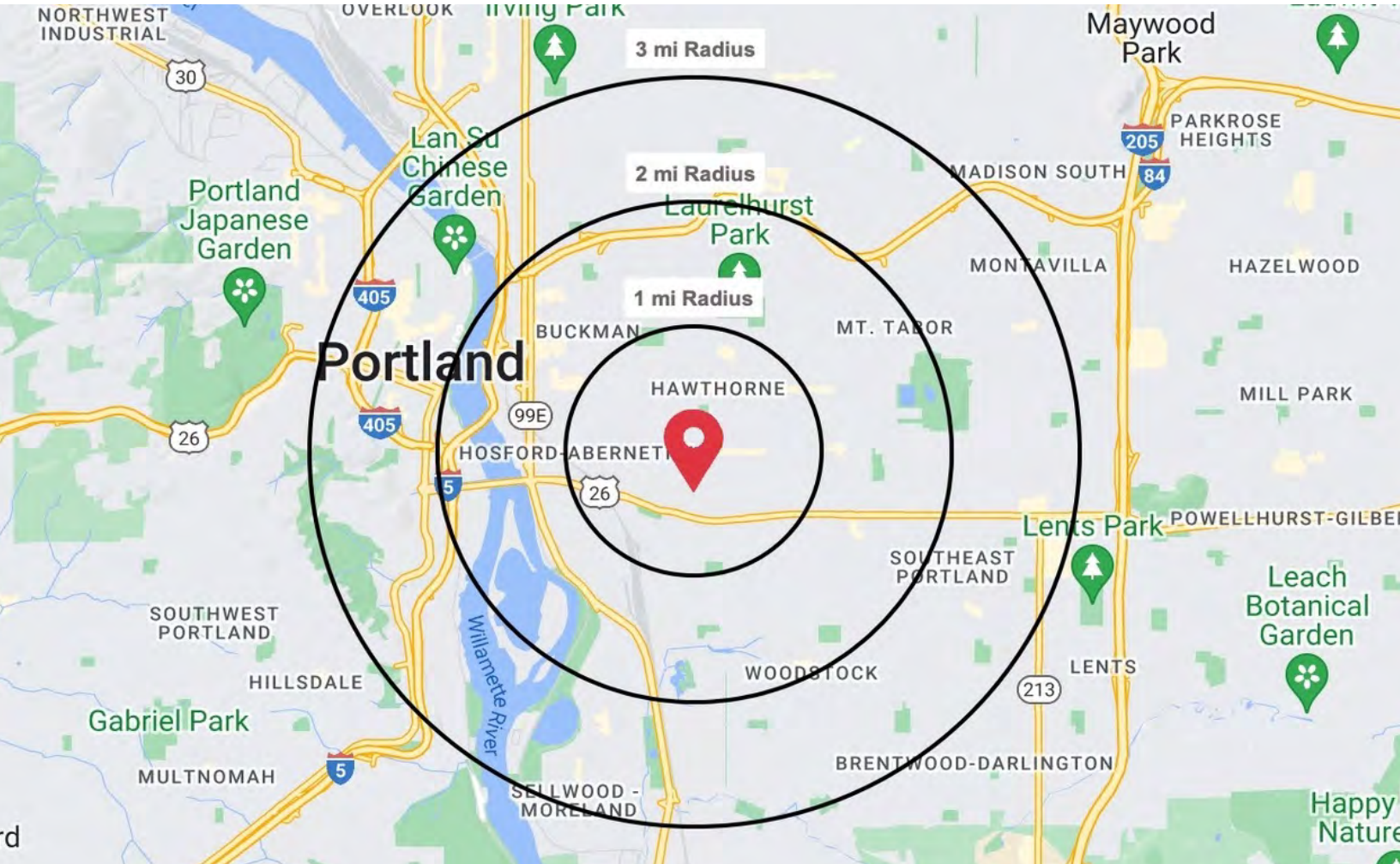


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Demographics summary



	1 MILE	2 MILE	3 MILE
Estimated Total Population 2022	34,087	100,962	224,615
Projected Total Population 2027	34,744	103,623	229,098
Average Household Income	\$106,150	\$102,367	\$104,531
Median Home Value	\$549,664	\$546,840	\$534,454
Estimated Total Households	15,902	48,482	109,439
Daytime Demographics 16+	21,234	93,544	279,534
Some College or Higher	86.2%	86.0%	83.6%

Source: Regis – SitesUSA (2023)

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