

THE FIFTY AT DIVISION

NEW FOR LEASE!

YOUR SIGN HERE

SE DIVISION SECOND GENERATION RESTAURANT SPACE AVAILABLE NOW ON A PRIME CORNER!

ADDRESS

4937 SE Division St, Portland, OR 97206

AVAILABLE SPACE

1,268 SF

RENTAL RATE

Rent: \$25.00 PSF/YR/NNN

TRAFFIC COUNTS

SE Division Street - 11,719 ADT ('24)



HIGHLIGHTS

- Bustling upper Division Richmond neighborhood opportunity in close in SE Portland! Great space for a restaurant operator for a plug-in-play! Nearly turn-key space with type I hood, grease interceptor and other infrastructure. Shared common area restroom area.
- The Fifty on Division includes nearly 125 apartment units over ground floor retail and is located in the Richmond neighborhood. The site is at a busy signalized intersection across from Division Street Station apartments (127 units), across from DC Vegetarian, Trouble, Smaaken Waffle, Landmark Saloon, Rangoon Bistro and more.
- Please call for details.
- Available Now!



COMMERCIAL
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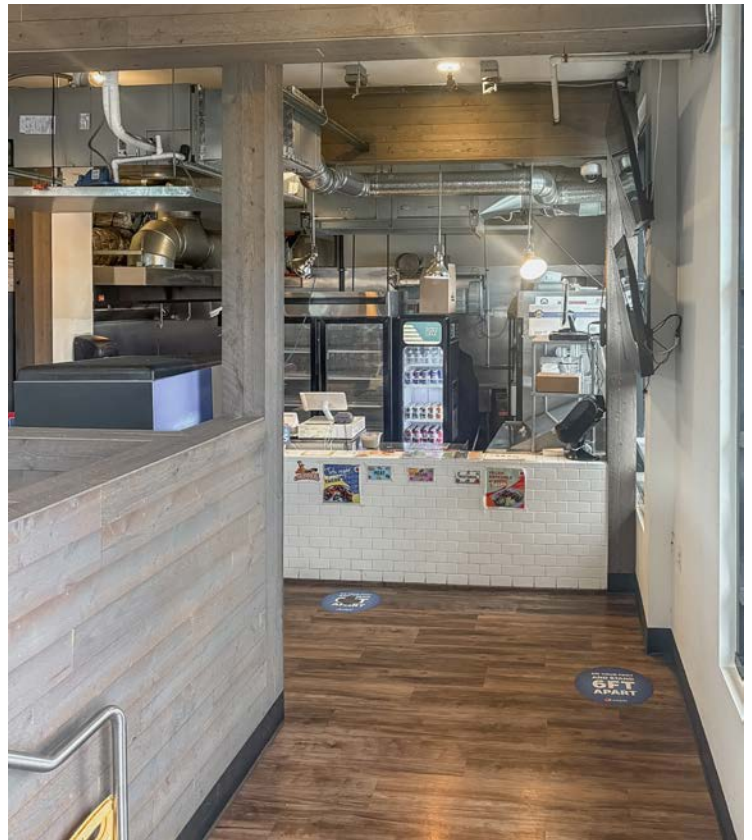
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THE FIFTY AT DIVISION

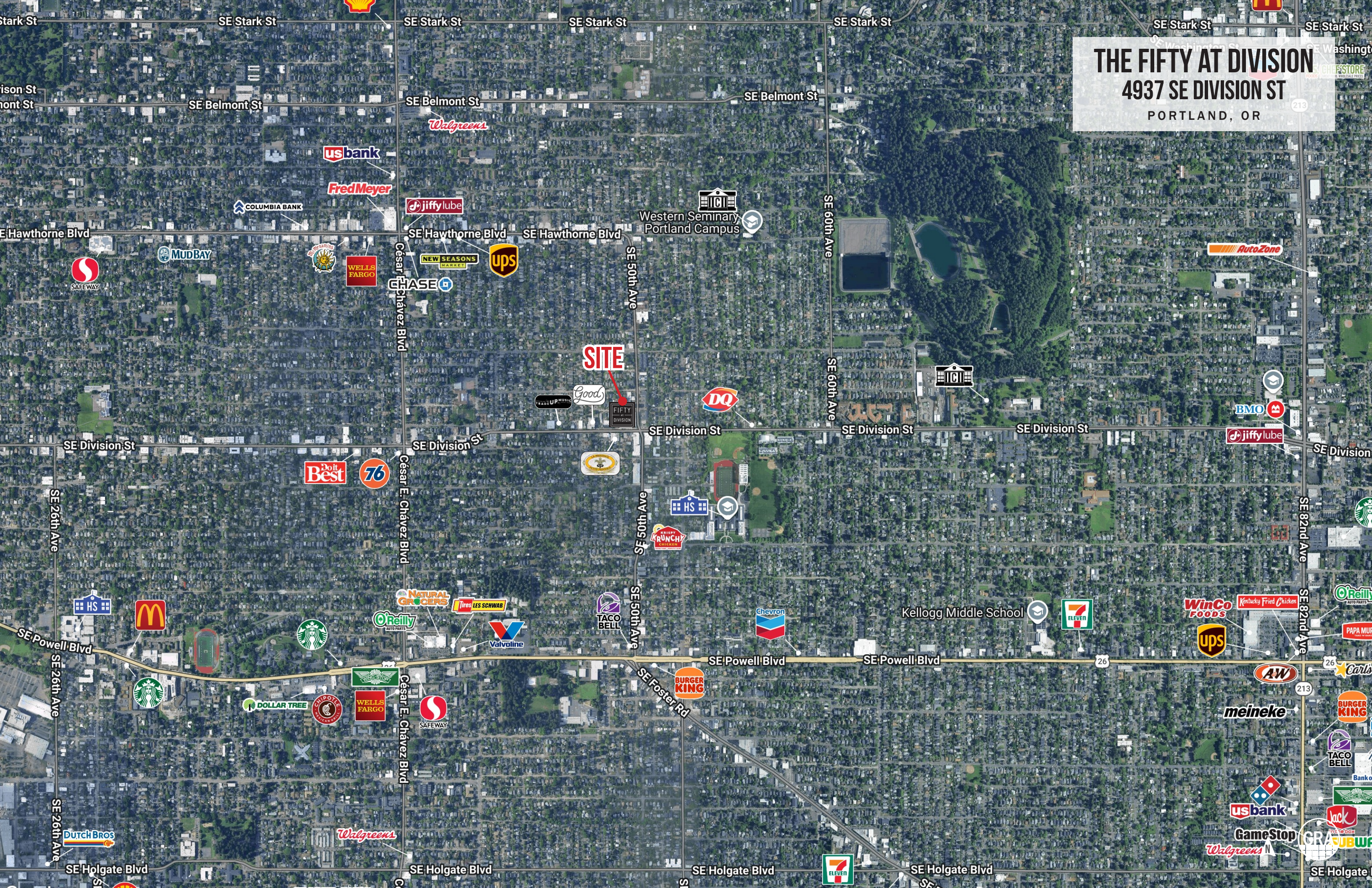
4937 SE DIVISION ST

PORTLAND, OR

PHOTOS



THE FIFTY AT DIVISION
4937 SE DIVISION ST
PORTLAND, OR

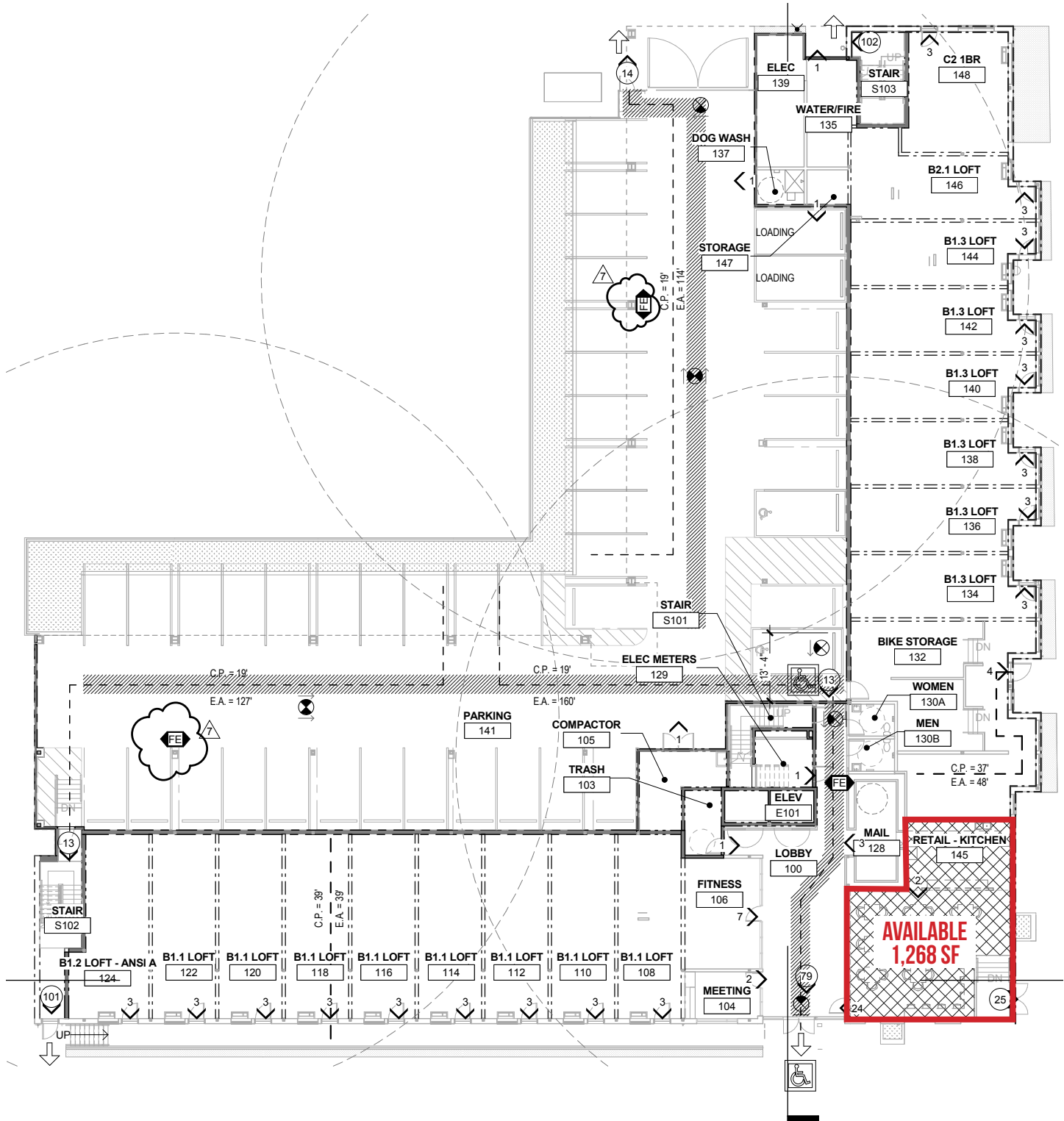


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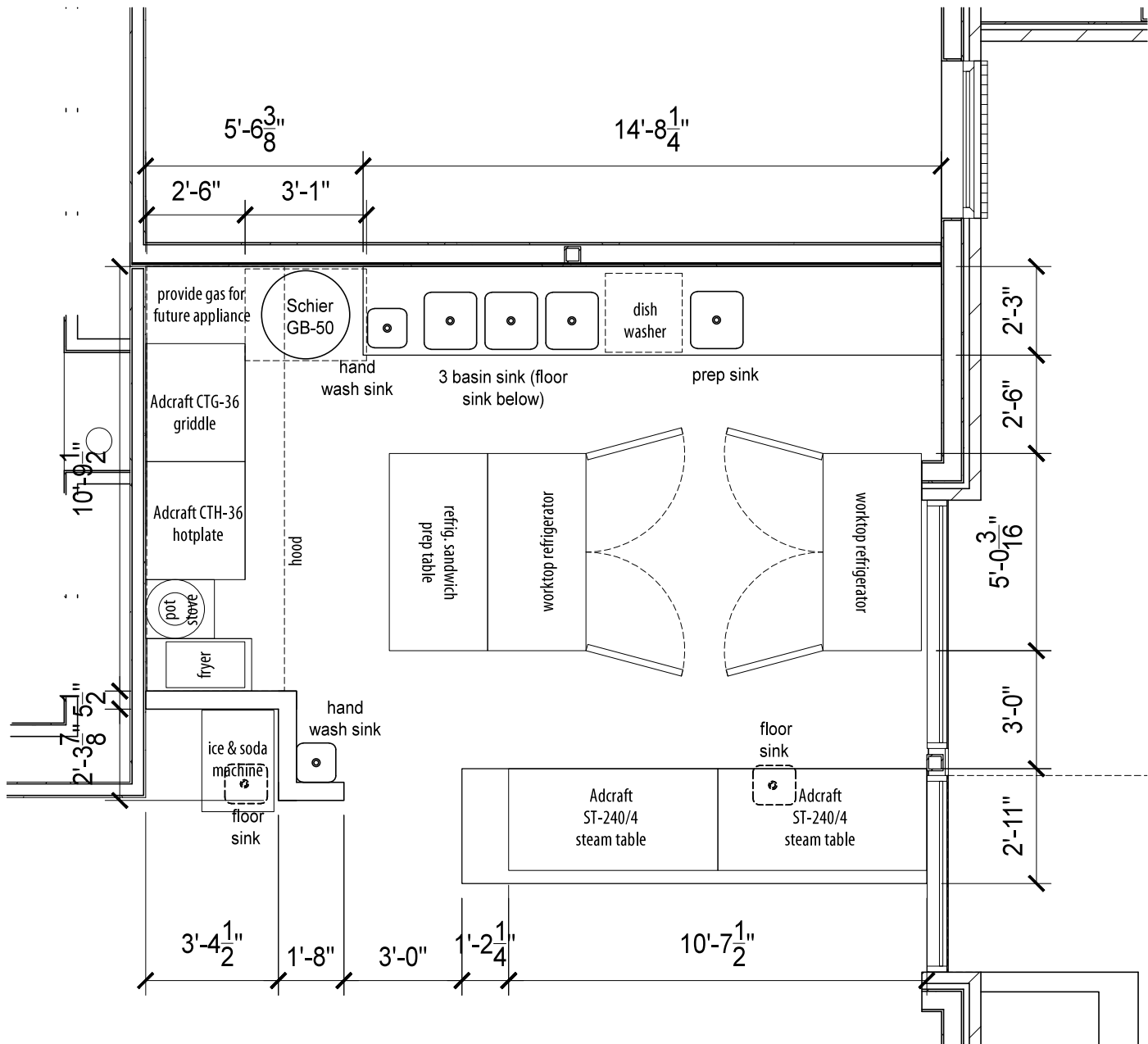
SITE PLAN



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

THE FIFTY AT DIVISION
4937 SE DIVISION ST
PORTLAND, OR

KITCHEN FLOOR PLAN



THE FIFTY AT DIVISION

4937 SE DIVISION ST

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)

	1 MILE	2 MILE	3 MILE
Estimated Population 2026	27,676	106,979	212,345
Estimated Households 2026	12,924	49,739	99,152
Average HH Income	\$161,251	\$144,440	\$138,095
Median Home Value	\$687,125	\$645,370	\$636,621
Daytime Demographics 16+	15,225	66,249	170,911
Some College or Higher	88.4%	84.6%	82.6%

\$161,251

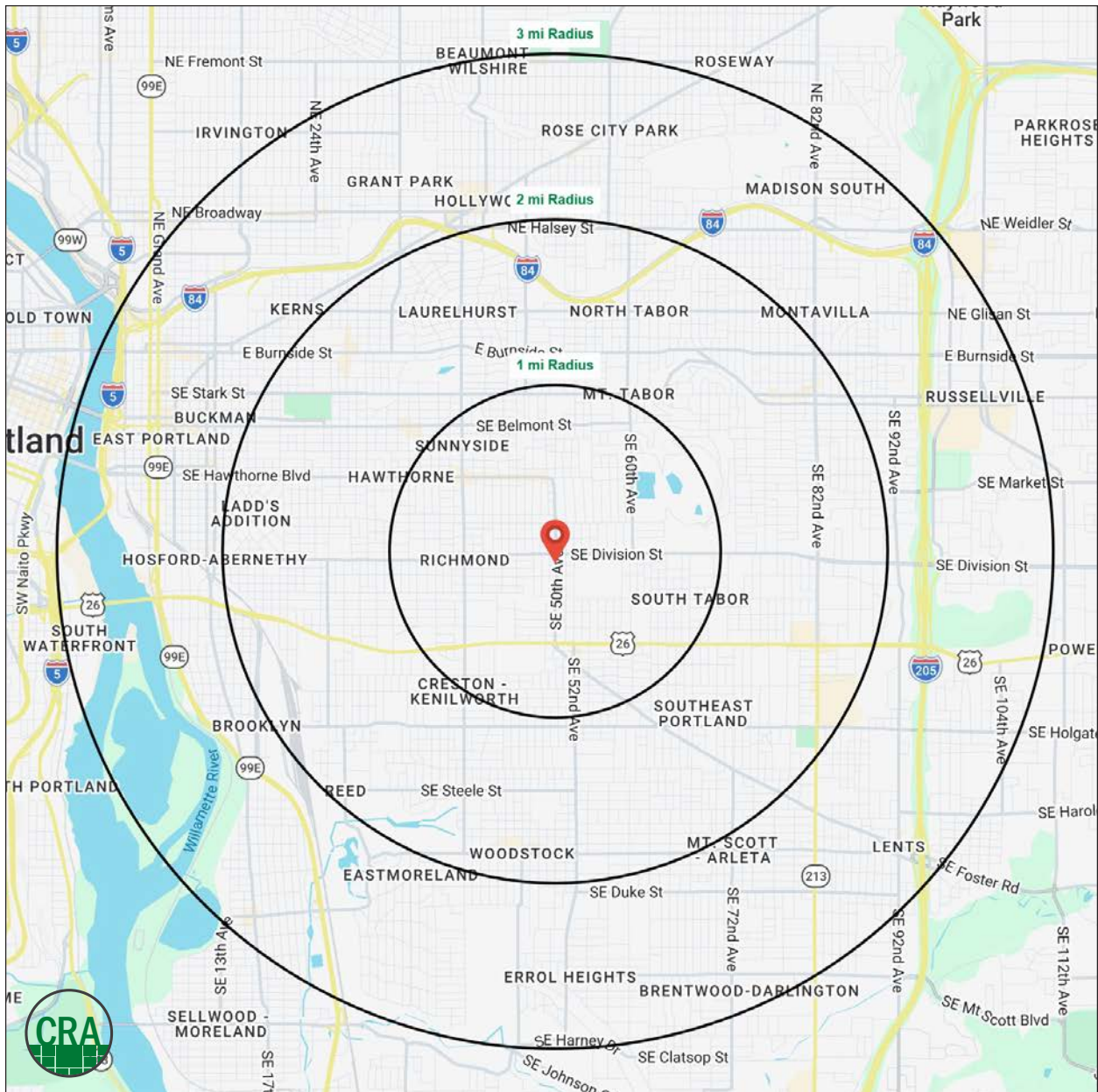
Average Household Income

1 MILE RADIUS

38.9

Median Age

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5054/-122.6114

The Fifty at Division Portland, OR 97206	1 mi radius	2 mi radius	3 mi radius
Population			
2026 Estimated Population	27,676	106,979	212,345
2031 Projected Population	26,558	104,858	209,042
2020 Census Population	30,197	112,460	218,313
2010 Census Population	26,364	102,146	193,808
Projected Annual Growth 2026 to 2031	-0.8%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2026	0.3%	0.3%	0.6%
2026 Median Age	38.9	38.6	39.0
Households			
2026 Estimated Households	12,924	49,739	99,152
2031 Projected Households	12,340	48,532	97,621
2020 Census Households	13,427	50,353	96,839
2010 Census Households	11,656	45,755	84,867
Projected Annual Growth 2026 to 2031	-0.9%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2026	0.7%	0.5%	1.1%
Race and Ethnicity			
2026 Estimated White	78.4%	76.0%	73.6%
2026 Estimated Black or African American	2.3%	3.3%	4.2%
2026 Estimated Asian or Pacific Islander	7.3%	8.6%	9.3%
2026 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.7%
2026 Estimated Other Races	11.6%	11.6%	12.2%
2026 Estimated Hispanic	10.1%	10.1%	11.1%
Income			
2026 Estimated Average Household Income	\$161,251	\$144,440	\$138,095
2026 Estimated Median Household Income	\$116,555	\$109,707	\$105,605
2026 Estimated Per Capita Income	\$75,488	\$67,452	\$64,818
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.6%	2.1%
2026 Estimated Some High School (Grade Level 9 to 11)	1.2%	2.3%	2.8%
2026 Estimated High School Graduate	9.4%	11.5%	12.6%
2026 Estimated Some College	14.7%	16.2%	17.0%
2026 Estimated Associates Degree Only	6.3%	6.4%	6.5%
2026 Estimated Bachelors Degree Only	38.2%	35.8%	34.2%
2026 Estimated Graduate Degree	29.3%	26.3%	24.8%
Business			
2026 Estimated Total Businesses	1,826	6,661	15,277
2026 Estimated Total Employees	8,706	39,923	114,951
2026 Estimated Employee Population per Business	4.8	6.0	7.5
2026 Estimated Residential Population per Business	15.2	16.1	13.9

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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:

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KNOWLEDGE

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