



FOR LEASE



C-STREET ANNEX OFFICE

2nd-Generation Office / Service Space

± 1,665 SF | Call for Rates

2350 SE 37th Ave, Portland, OR 97214

- One block off SE Division and two blocks of SE Cesar Chavez Blvd
- Private Entry Keypad Security System
- Attractive Entry and Waiting Area
- Great Natural Light
- Two Private Offices
- Two ADA Restrooms
- Large, Open Area

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PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

Address	2350 SE 37th Ave, Portland, OR 97214
Available Space	± 1,665 SF
Lease Rate	Call for Rates
Use Type	Office, Service
Availability	April 1, 2026
Space Condition	2nd-Generation

Location Features

- Located in Portland's Richmond neighborhood — a vibrant, walkable area in Southeast Portland known for its eclectic culture, food scene, historic homes, parks, and community energy
- Trendy & Walkable: Richmond is a highly walkable urban neighborhood with easy access to shops, restaurants, cafes, and nightlife along SE Division Street and Hawthorne Boulevard — two of Portland's most active commercial corridors.

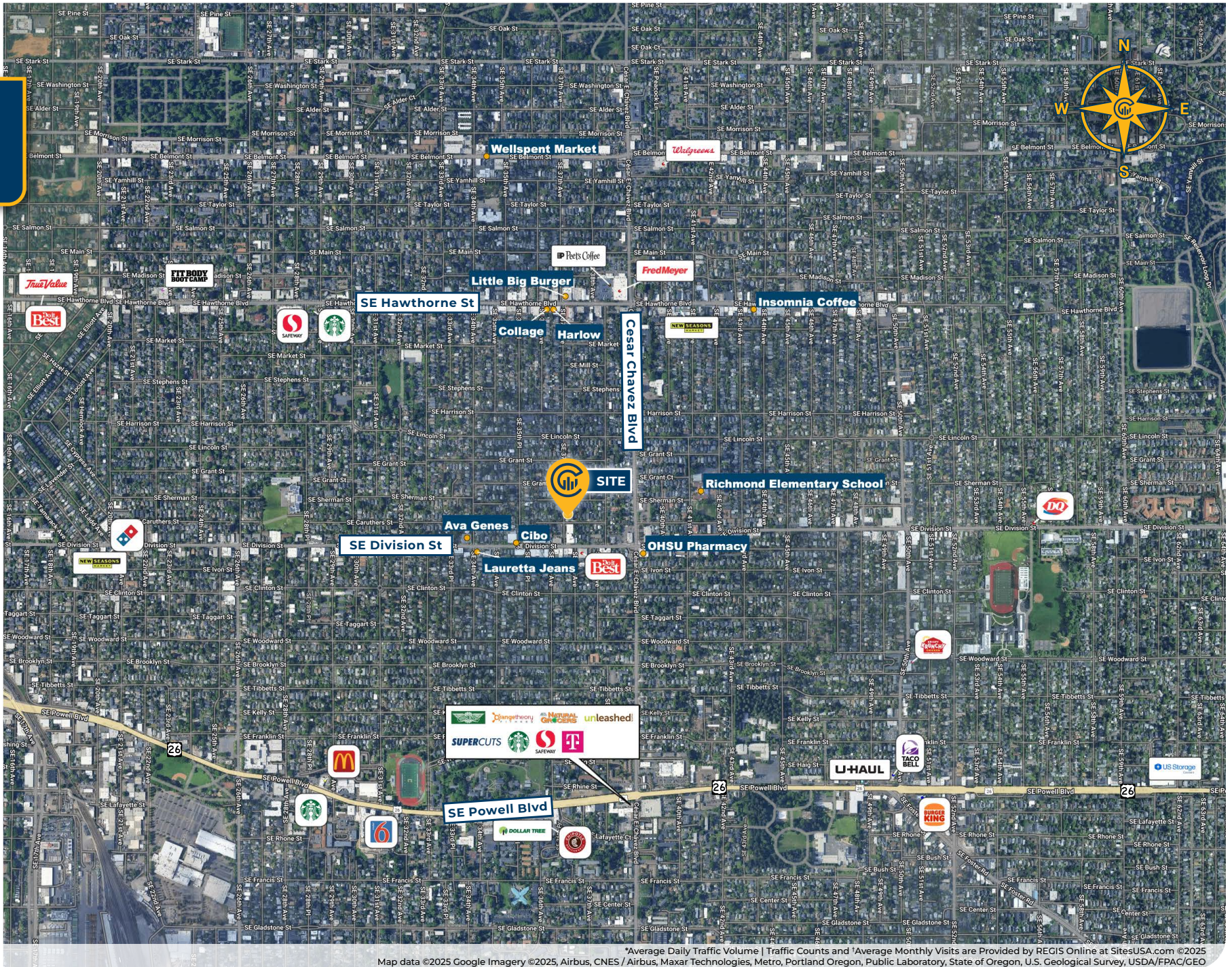
Nearby Highlights

- Alpenrausch
- Ava Genes
- Bula Kava House
- Cibo
- Collage
- Fred Meyer on Hawthorne
- Harlow
- Insomnia Coffee
- Laretta Jean's
- Little Big Burger
- New Seasons on Hawthorne
- OHSU Pharmacy - Richmond
- Richmond Elementary School
- St Honore
- Wellspend Market





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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DRIVE TIMES & DEMOGRAPHICS




94

Walk Score®
"Walker's Paradise"


99

Bike Score®
"Biker's Paradise"


51

Transit Score®
"Good Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	33,330	227,115	517,308
2030 Projected Population	32,084	223,034	509,411
2020 Census Population	36,256	223,109	514,617
2010 Census Population	31,261	195,806	456,379
Projected Annual Growth 2025 to 2030	-0.7%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2025	0.4%	1.1%	0.9%
Households & Income			
2025 Estimated Households	16,063	106,329	236,723
2025 Est. Average HH Income	\$143,008	\$135,044	\$133,160
2025 Est. Median HH Income	\$110,582	\$103,595	\$100,821
2025 Est. Per Capita Income	\$69,101	\$63,569	\$61,251
Businesses			
2025 Est. Total Businesses	2,193	21,161	39,447
2025 Est. Total Employees	11,039	176,093	318,967

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

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