

Alberta 13

1206 & 1222 NE Alberta, Portland OR 97211



This Site is located in the Alberta Arts District, home to some of Portland's most trendy local boutiques and restaurants. Held every last Thursday of the month, Alberta's vibrant street fair is lined with shops, galleries, restaurants and bars.

\$4,500,000.00

Property Information:

\$296.84 PSF

**15,160 SF LOT
.348 Acres**

**11,825 Buildable
(including set backs)**

45' Buildable Height

**Current Zoning— CG 'h'
2018 Zoning— CM2**



Ashley Rhea | Scott Groves | Email: ashley@barnardcommercial.com | scott@barnardcommercial.com
503.675.0900 | www.barnardcommercial.com | Mail: 6650 SW Redwood Lane Suite 330, Portland OR 97224

Alberta 13

1206 & 1222 NE Alberta, Portland OR 97211



Proposed mixed use development located between 12th and 13th on NE Alberta. The project is in the early assistance stage with the City of Portland. Architects and engineers are lined up and ready to complete plans for design review and permitting.



Working drawings include 48 residential units. 364 square foot studios to 1,120 square foot one bedrooms spread over 3 floors above retail.

2-4 retail units on the ground level with lobby entrance for the apartments and bike storage.

Ashley Rhea | Scott Groves | Email: ashley@barnardcommercial.com | scott@barnardcommercial.com
503.675.0900 | www.barnardcommercial.com | Mail: 6650 SW Redwood Lane Suite 330, Portland OR 97224

Alberta 13

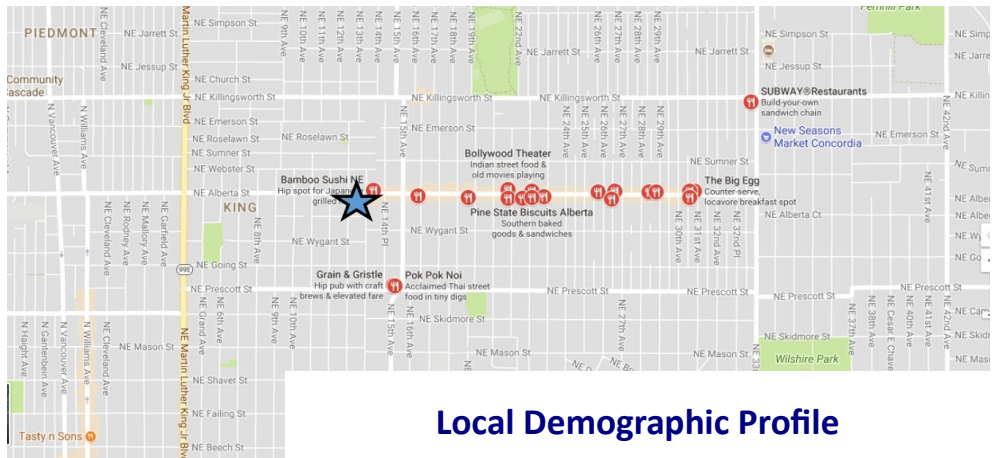
1206 & 1222 NE Alberta, Portland OR 97211



Local Rental Rates

Apartment rents
\$21-28 PSF/Year

Retail rents
\$26-36 PSF/Year



Local Demographic Profile

73.5% white collar | **80%** pursuing or received a college degree or higher | **72.9%** households have 2 or more people | **41.6%** between the ages of 25 and 44

Demographics

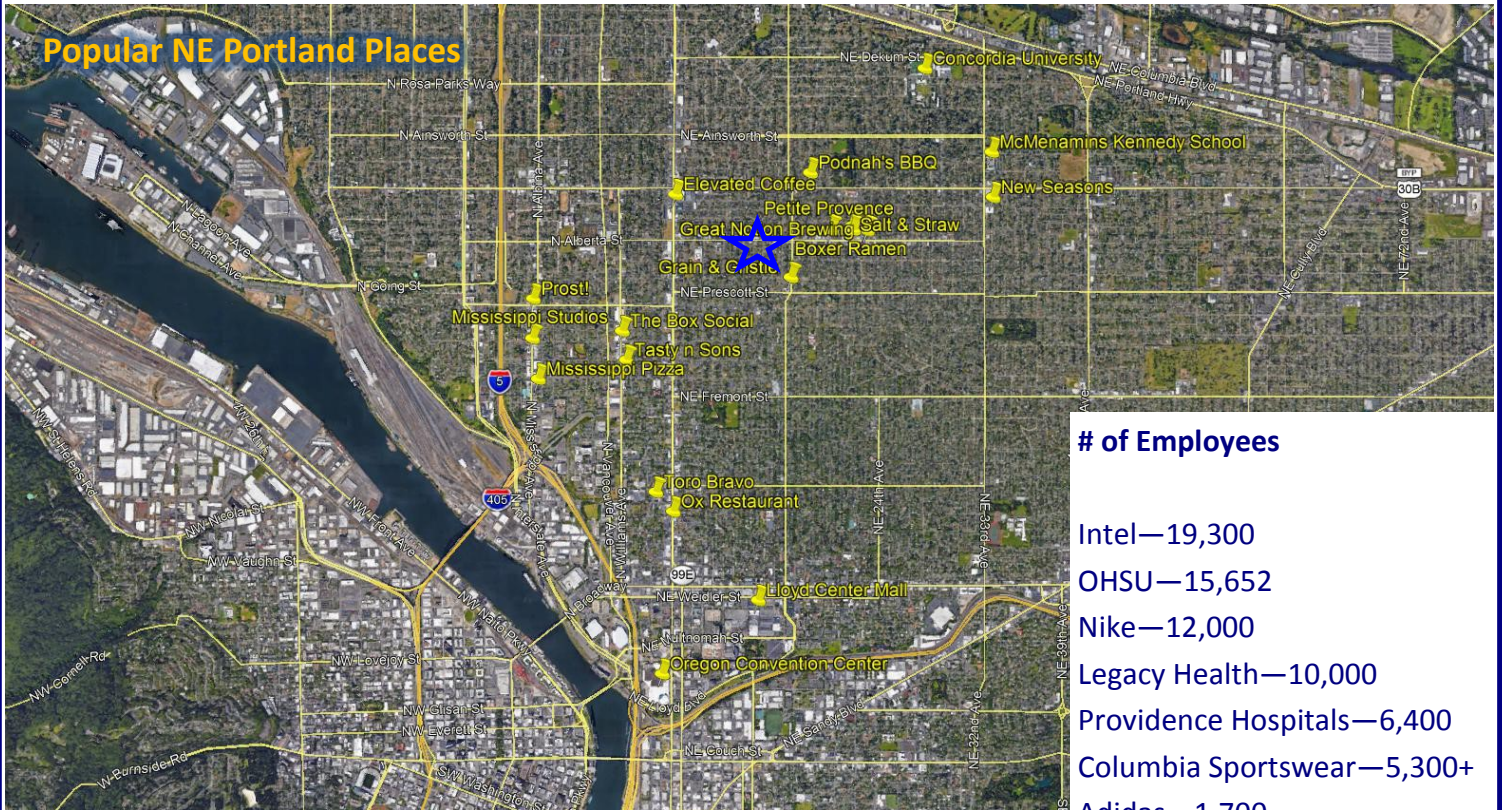
2017 Estimate	1 Mile	3 Mile	5 Mile
Population:	30,570	165,206	349,576
Average HH Income:	\$83,200	\$85,316	\$83,193

Ashley Rhea | Scott Groves | Email: ashley@barnardcommercial.com | scott@barnardcommercial.com
 503.675.0900 | www.barnardcommercial.com | Mail: 6650 SW Redwood Lane Suite 330, Portland OR 97224

Alberta 13

1206 & 1222 NE Alberta, Portland OR 97211

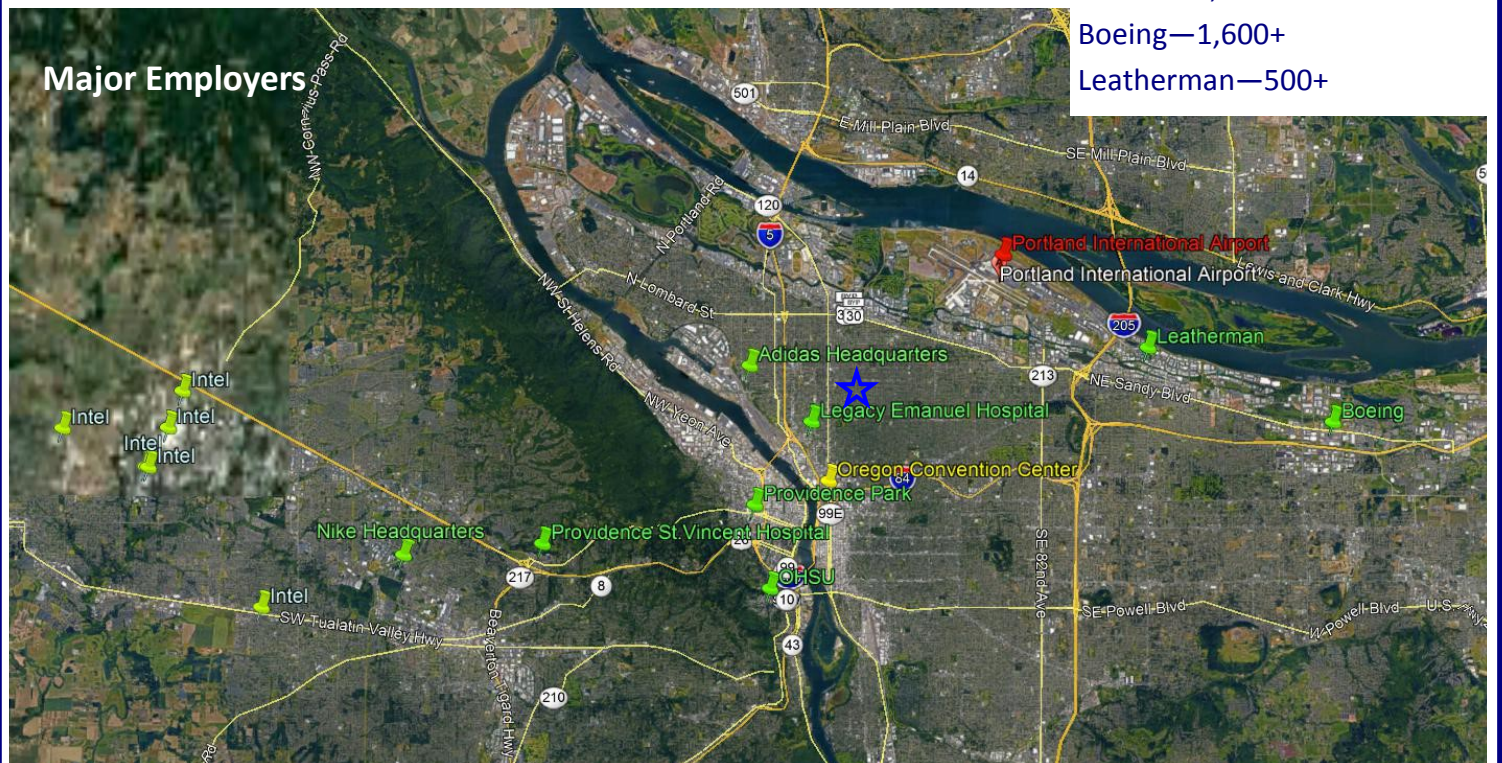
Popular NE Portland Places



of Employees

- Intel—19,300
- OHSU—15,652
- Nike—12,000
- Legacy Health—10,000
- Providence Hospitals—6,400
- Columbia Sportswear—5,300+
- Adidas—1,700
- Boeing—1,600+
- Leatherman—500+

Major Employers



Ashley Rhea | Scott Groves | Email: ashley@barnardcommercial.com | scott@barnardcommercial.com
503.675.0900 | www.barnardcommercial.com | Mail: 6650 SW Redwood Lane Suite 330, Portland OR 97224

Alberta 13

1206 & 1222 NE Alberta, Portland OR 97211



Market Profile

1222 NE Alberta St, Portland, Oregon, 97211
Rings: 1, 3, 5 mile radiiPrepared by First American Title NCS
Latitude: 45.55907
Longitude: -122.65297

	1 mile	3 miles	5 miles
2017 Households by Income			
Household Income Base	12,374	74,498	159,400
<\$15,000	12.5%	12.8%	13.3%
\$15,000 - \$24,999	7.4%	9.1%	9.7%
\$25,000 - \$34,999	7.5%	9.0%	9.4%
\$35,000 - \$49,999	12.6%	10.9%	11.7%
\$50,000 - \$74,999	19.2%	16.0%	16.6%
\$75,000 - \$99,999	13.2%	12.8%	12.2%
\$100,000 - \$149,999	15.1%	15.7%	14.2%
\$150,000 - \$199,999	6.7%	7.0%	6.0%
\$200,000+	5.9%	6.7%	6.9%
Average Household Income	\$83,200	\$85,316	\$83,193
2022 Households by Income			
Household Income Base	13,126	79,606	169,813
<\$15,000	11.1%	11.2%	11.6%
\$15,000 - \$24,999	6.4%	7.5%	8.1%
\$25,000 - \$34,999	6.2%	7.2%	7.6%
\$35,000 - \$49,999	10.0%	8.4%	9.1%
\$50,000 - \$74,999	18.1%	15.1%	15.8%
\$75,000 - \$99,999	15.3%	15.6%	15.0%
\$100,000 - \$149,999	17.9%	18.9%	17.3%
\$150,000 - \$199,999	8.1%	8.3%	7.4%
\$200,000+	6.8%	7.8%	8.1%
Average Household Income	\$96,133	\$99,780	\$98,021
2017 Owner Occupied Housing Units by Value			
Total	7,185	35,570	73,317
<\$50,000	1.3%	1.8%	2.3%
\$50,000 - \$99,999	0.8%	0.5%	0.8%
\$100,000 - \$149,999	1.3%	1.5%	2.4%
\$150,000 - \$199,999	2.6%	3.8%	5.8%
\$200,000 - \$249,999	7.3%	8.9%	11.2%
\$250,000 - \$299,999	11.7%	12.5%	12.4%
\$300,000 - \$399,999	38.5%	30.1%	27.4%
\$400,000 - \$499,999	22.1%	19.5%	16.6%
\$500,000 - \$749,999	11.8%	15.5%	13.6%
\$750,000 - \$999,999	2.0%	4.7%	5.1%
\$1,000,000 +	0.5%	1.3%	2.6%
Average Home Value	\$387,846	\$410,730	\$405,480
2022 Owner Occupied Housing Units by Value			
Total	7,603	37,524	77,505
<\$50,000	0.5%	0.7%	1.3%
\$50,000 - \$99,999	0.3%	0.2%	0.4%
\$100,000 - \$149,999	0.5%	0.6%	1.1%
\$150,000 - \$199,999	1.0%	1.7%	3.0%
\$200,000 - \$249,999	3.7%	4.8%	6.8%
\$250,000 - \$299,999	7.9%	9.0%	9.5%
\$300,000 - \$399,999	38.2%	30.3%	28.4%
\$400,000 - \$499,999	28.6%	24.1%	21.0%
\$500,000 - \$749,999	15.9%	20.5%	18.1%
\$750,000 - \$999,999	2.9%	6.5%	6.8%
\$1,000,000 +	0.6%	1.8%	3.7%
Average Home Value	\$427,696	\$461,337	\$461,226

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

November 22, 2017

Alberta 13

1206 & 1222 NE Alberta, Portland OR 97211



Market Profile

1222 NE Alberta St, Portland, Oregon, 97211
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.55907

Longitude: -122.65297

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	27,817	148,632	316,639
0 - 4	6.8%	5.7%	5.3%
5 - 9	5.1%	4.7%	4.5%
10 - 14	4.3%	3.9%	3.8%
15 - 24	10.7%	10.2%	12.5%
25 - 34	24.7%	23.0%	22.4%
35 - 44	20.0%	18.6%	17.0%
45 - 54	11.3%	13.3%	12.8%
55 - 64	9.7%	11.9%	11.9%
65 - 74	4.4%	5.1%	5.4%
75 - 84	2.0%	2.4%	2.9%
85 +	0.9%	1.3%	1.5%
18 +	81.3%	83.5%	84.1%
2017 Population by Age			
Total	30,571	165,205	349,575
0 - 4	6.1%	5.0%	4.8%
5 - 9	5.2%	4.6%	4.4%
10 - 14	4.6%	4.3%	4.1%
15 - 24	10.8%	10.5%	12.1%
25 - 34	22.7%	21.1%	20.8%
35 - 44	18.9%	17.5%	16.4%
45 - 54	11.9%	13.3%	12.6%
55 - 64	10.0%	12.0%	12.1%
65 - 74	6.5%	7.5%	7.8%
75 - 84	2.3%	2.7%	3.1%
85 +	1.0%	1.5%	1.7%
18 +	81.6%	83.8%	84.4%
2022 Population by Age			
Total	32,593	176,586	372,897
0 - 4	6.0%	4.9%	4.7%
5 - 9	4.9%	4.3%	4.2%
10 - 14	4.5%	4.1%	4.0%
15 - 24	10.7%	10.5%	11.8%
25 - 34	21.5%	20.9%	20.6%
35 - 44	18.5%	17.0%	16.0%
45 - 54	12.5%	13.1%	12.5%
55 - 64	9.9%	11.4%	11.5%
65 - 74	7.4%	8.6%	9.0%
75 - 84	3.1%	3.6%	4.0%
85 +	1.0%	1.5%	1.7%
18 +	82.2%	84.3%	84.9%
2010 Population by Sex			
Males	13,434	74,566	158,109
Females	14,385	74,065	158,530
2017 Population by Sex			
Males	14,845	82,981	174,899
Females	15,725	82,225	174,677
2022 Population by Sex			
Males	15,958	88,850	186,752
Females	16,635	87,735	186,145

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

November 22, 2017

Alberta 13

1206 & 1222 NE Alberta, Portland OR 97211



Market Profile

1222 NE Alberta St, Portland, Oregon, 97211
Rings: 1, 3, 5 mile radii

Prepared by First American Title NCS

Latitude: 45.55907

Longitude: -122.65297

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	27,818	148,630	316,638
White Alone	67.8%	76.0%	77.7%
Black Alone	20.2%	10.9%	7.5%
American Indian Alone	0.9%	1.0%	1.0%
Asian Alone	2.1%	3.7%	5.3%
Pacific Islander Alone	0.4%	0.4%	0.5%
Some Other Race Alone	3.3%	3.2%	3.3%
Two or More Races	5.4%	4.8%	4.7%
Hispanic Origin	7.9%	7.9%	7.9%
Diversity Index	57.2	49.6	47.6
2017 Population by Race/Ethnicity			
Total	30,569	165,206	349,576
White Alone	66.5%	74.7%	76.1%
Black Alone	20.1%	10.7%	7.4%
American Indian Alone	0.9%	1.0%	1.0%
Asian Alone	2.6%	4.5%	6.3%
Pacific Islander Alone	0.4%	0.5%	0.5%
Some Other Race Alone	3.5%	3.4%	3.4%
Two or More Races	6.0%	5.3%	5.3%
Hispanic Origin	8.6%	8.5%	8.4%
Diversity Index	59.2	51.8	50.2
2022 Population by Race/Ethnicity			
Total	32,594	176,585	372,896
White Alone	65.6%	73.6%	74.9%
Black Alone	20.1%	10.6%	7.3%
American Indian Alone	0.9%	1.0%	1.0%
Asian Alone	2.9%	5.0%	7.0%
Pacific Islander Alone	0.5%	0.5%	0.6%
Some Other Race Alone	3.7%	3.6%	3.6%
Two or More Races	6.5%	5.7%	5.6%
Hispanic Origin	9.3%	9.1%	9.1%
Diversity Index	60.9	53.7	52.4
2010 Population by Relationship and Household Type			
Total	27,819	148,631	316,639
In Households	99.1%	96.5%	96.3%
In Family Households	64.3%	59.7%	59.2%
Householder	20.6%	19.8%	19.8%
Spouse	13.6%	14.3%	14.3%
Child	23.2%	20.2%	19.6%
Other relative	3.3%	2.7%	2.8%
Nonrelative	3.5%	2.7%	2.6%
In Nonfamily Households	34.8%	36.8%	37.1%
In Group Quarters	0.9%	3.5%	3.7%
Institutionalized Population	0.0%	1.1%	0.9%
Noninstitutionalized Population	0.8%	2.4%	2.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

November 22, 2017

Alberta 13

1206 & 1222 NE Alberta, Portland OR 97211



Market Profile

1222 NE Alberta St, Portland, Oregon, 97211
Rings: 1, 3, 5 mile radiiPrepared by First American Title NCS
Latitude: 45.55907
Longitude: -122.65297

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	11,457	67,525	145,810
Households with 1 Person	27.1%	38.9%	39.6%
Households with 2+ People	72.9%	61.1%	60.4%
Family Households	50.4%	43.4%	43.1%
Husband-wife Families	33.3%	31.4%	31.2%
With Related Children	15.9%	13.6%	12.7%
Other Family (No Spouse Present)	17.1%	12.0%	11.9%
Other Family with Male Householder	4.1%	3.2%	3.4%
With Related Children	2.3%	1.7%	1.8%
Other Family with Female Householder	13.0%	8.7%	8.5%
With Related Children	8.3%	5.5%	5.3%
Nonfamily Households	22.4%	17.7%	17.4%
All Households with Children	26.9%	21.2%	20.1%
Multigenerational Households	2.5%	1.7%	1.7%
Unmarried Partner Households	13.4%	11.7%	11.4%
Male-female	10.2%	9.0%	9.0%
Same-sex	3.2%	2.7%	2.4%
2010 Households by Size			
Total	11,457	67,525	145,810
1 Person Household	27.1%	38.9%	39.6%
2 Person Household	35.4%	33.1%	33.9%
3 Person Household	18.3%	13.5%	12.9%
4 Person Household	12.3%	9.3%	8.6%
5 Person Household	4.0%	3.1%	3.0%
6 Person Household	1.5%	1.1%	1.1%
7 + Person Household	1.3%	0.9%	0.9%
2010 Households by Tenure and Mortgage Status			
Total	11,457	67,525	145,810
Owner Occupied	61.2%	51.3%	49.0%
Owned with a Mortgage/Loan	52.2%	41.9%	38.7%
Owned Free and Clear	9.0%	9.4%	10.3%
Renter Occupied	38.8%	48.7%	51.0%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	12,064	72,390	156,932
Housing Units Inside Urbanized Area	100.0%	100.0%	99.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

November 22, 2017

Alberta 13

1206 & 1222 NE Alberta, Portland OR 97211



Market Profile

1222 NE Alberta St, Portland, Oregon, 97211
Rings: 1, 3, 5 mile radiiPrepared by First American Title NCS
Latitude: 45.55907
Longitude: -122.65297

		1 mile	3 miles	5 miles
Top 3 Tapestry Segments				
	1.	Emerald City (8B)	Emerald City (8B)	Emerald City (8B)
	2.	Urban Chic (2A)	Metro Renters (3B)	Metro Renters (3B)
	3.	Set to Impress (11D)	Urban Chic (2A)	Urban Chic (2A)
2017 Consumer Spending				
Apparel & Services: Total \$		\$28,208,128	\$175,631,561	\$366,647,626
Average Spent		\$2,279.63	\$2,357.53	\$2,300.17
Spending Potential Index		106	109	106
Education: Total \$		\$19,621,064	\$124,944,971	\$264,756,092
Average Spent		\$1,585.67	\$1,677.16	\$1,660.95
Spending Potential Index		109	115	114
Entertainment/Recreation: Total \$		\$39,456,843	\$241,670,219	\$504,208,248
Average Spent		\$3,188.69	\$3,243.98	\$3,163.16
Spending Potential Index		102	104	101
Food at Home: Total \$		\$63,785,179	\$395,048,485	\$827,515,897
Average Spent		\$5,154.77	\$5,302.81	\$5,191.44
Spending Potential Index		102	105	103
Food Away from Home: Total \$		\$43,597,785	\$272,260,713	\$568,569,119
Average Spent		\$3,523.34	\$3,654.60	\$3,566.93
Spending Potential Index		106	110	107
Health Care: Total \$		\$66,882,224	\$403,610,782	\$842,871,013
Average Spent		\$5,405.06	\$5,417.74	\$5,287.77
Spending Potential Index		97	97	95
HH Furnishings & Equipment: Total \$		\$24,721,345	\$151,311,952	\$315,205,997
Average Spent		\$1,997.85	\$2,031.09	\$1,977.45
Spending Potential Index		103	104	102
Personal Care Products & Services: Total \$		\$10,312,110	\$63,582,222	\$132,487,795
Average Spent		\$833.37	\$853.48	\$831.17
Spending Potential Index		105	107	104
Shelter: Total \$		\$216,805,488	\$1,353,361,075	\$2,834,828,667
Average Spent		\$17,521.05	\$18,166.41	\$17,784.37
Spending Potential Index		108	112	110
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$28,857,599	\$173,883,002	\$361,374,672
Average Spent		\$2,332.12	\$2,334.06	\$2,267.09
Spending Potential Index		100	100	97
Travel: Total \$		\$26,577,902	\$162,420,065	\$337,343,664
Average Spent		\$2,147.88	\$2,180.19	\$2,116.33
Spending Potential Index		104	105	102
Vehicle Maintenance & Repairs: Total \$		\$13,379,299	\$81,578,111	\$170,549,066
Average Spent		\$1,081.24	\$1,095.04	\$1,069.94
Spending Potential Index		101	102	100

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

November 22, 2017

Alberta 13

1206 & 1222 NE Alberta, Portland OR 97211



Market Profile

1222 NE Alberta St, Portland, Oregon, 97211
Rings: 1, 3, 5 mile radiiPrepared by First American Title NCS
Latitude: 45.55907
Longitude: -122.65297

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	27,838	137,233	294,081
2010 Total Population	27,819	148,631	316,639
2017 Total Population	30,570	165,206	349,576
2017 Group Quarters	238	5,211	11,744
2022 Total Population	32,594	176,585	372,896
2017-2022 Annual Rate	1.29%	1.34%	1.30%
2017 Total Daytime Population	20,258	257,058	538,498
Workers	8,172	188,905	390,273
Residents	12,086	68,153	148,225
Household Summary			
2000 Households	10,659	59,482	131,619
2000 Average Household Size	2.58	2.23	2.15
2010 Households	11,457	67,525	145,810
2010 Average Household Size	2.41	2.12	2.09
2017 Households	12,374	74,498	159,400
2017 Average Household Size	2.45	2.15	2.12
2022 Households	13,126	79,606	169,813
2022 Average Household Size	2.47	2.15	2.13
2017-2022 Annual Rate	1.19%	1.34%	1.27%
2010 Families	5,780	29,301	62,806
2010 Average Family Size	2.93	2.89	2.85
2017 Families	6,152	31,371	67,195
2017 Average Family Size	2.97	2.93	2.89
2022 Families	6,485	33,096	70,926
2022 Average Family Size	2.98	2.94	2.90
2017-2022 Annual Rate	1.06%	1.08%	1.09%
Housing Unit Summary			
2000 Housing Units	11,312	63,292	140,482
Owner Occupied Housing Units	58.9%	50.4%	47.0%
Renter Occupied Housing Units	35.3%	43.6%	46.7%
Vacant Housing Units	5.8%	6.0%	6.3%
2010 Housing Units	12,064	72,390	156,932
Owner Occupied Housing Units	58.2%	47.8%	45.6%
Renter Occupied Housing Units	36.8%	45.5%	47.4%
Vacant Housing Units	5.0%	6.7%	7.1%
2017 Housing Units	12,911	79,047	170,126
Owner Occupied Housing Units	55.7%	45.0%	43.1%
Renter Occupied Housing Units	40.2%	49.2%	50.6%
Vacant Housing Units	4.2%	5.8%	6.3%
2022 Housing Units	13,650	84,123	180,676
Owner Occupied Housing Units	55.7%	44.6%	42.9%
Renter Occupied Housing Units	40.5%	50.0%	51.1%
Vacant Housing Units	3.8%	5.4%	6.0%
Median Household Income			
2017	\$60,562	\$60,668	\$56,922
2022	\$71,497	\$75,711	\$70,167
Median Home Value			
2017	\$364,815	\$369,922	\$355,549
2022	\$394,984	\$411,994	\$398,580
Per Capita Income			
2017	\$33,686	\$39,136	\$38,589
2022	\$38,685	\$45,605	\$45,241
Median Age			
2010	34.3	36.2	35.8
2017	35.3	37.4	37.2
2022	36.2	37.9	37.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

November 22, 2017