

# 421 SW 6th Ave Portland, OR 97204

## COMMONWEALTH BUILDING



**CALL FOR  
LEASE RATE**

## Property Highlights

- + High-traffic retail/restaurant corner space
- + Beautiful retail/creative space with:
  - 10,174 SF ground floor
  - 9,774 SF mezzanine
- + Close proximity to public transit
- + Walking distance to Portland Waterfront



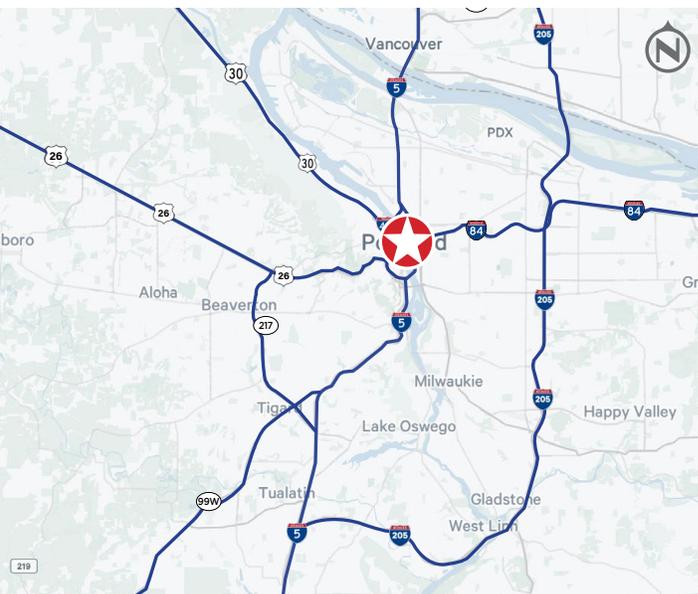
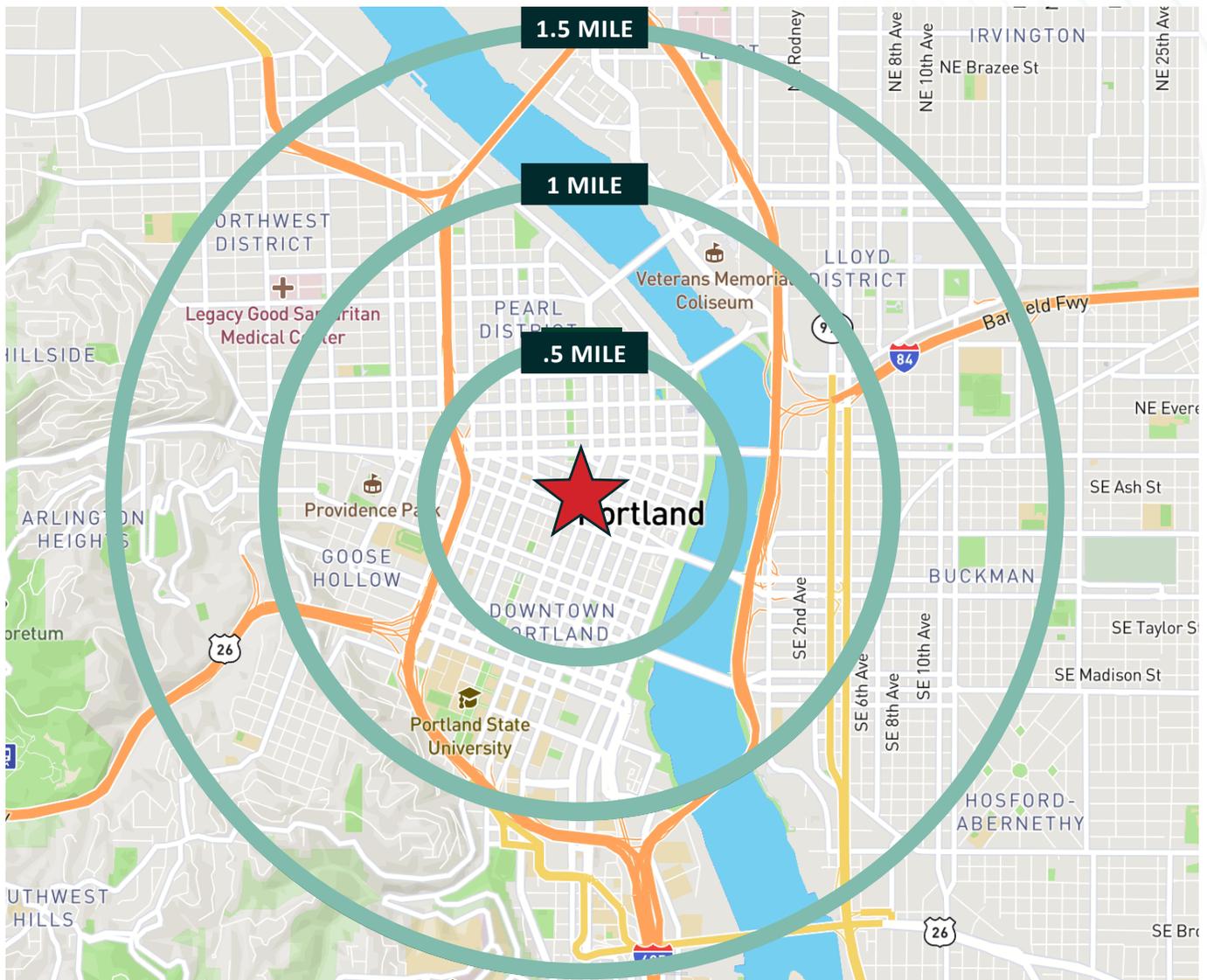
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**POPULATION**

2023 Population - Current Year Estimate  
 2028 Population - Five Year Projection  
 2020 Population - Census  
 2010 Population - Census  
 2020-2023 Annual Population Growth Rate  
 2023-2028 Annual Population Growth Rate

**HOUSEHOLDS**

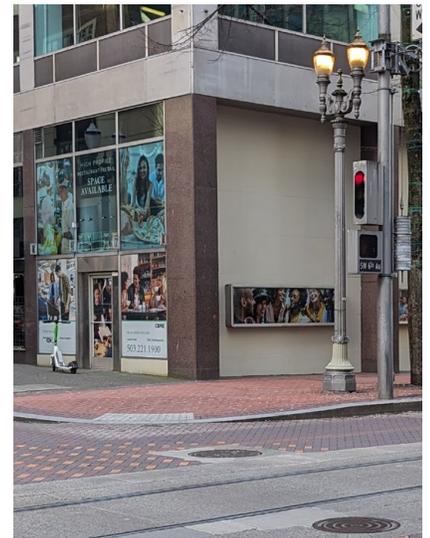
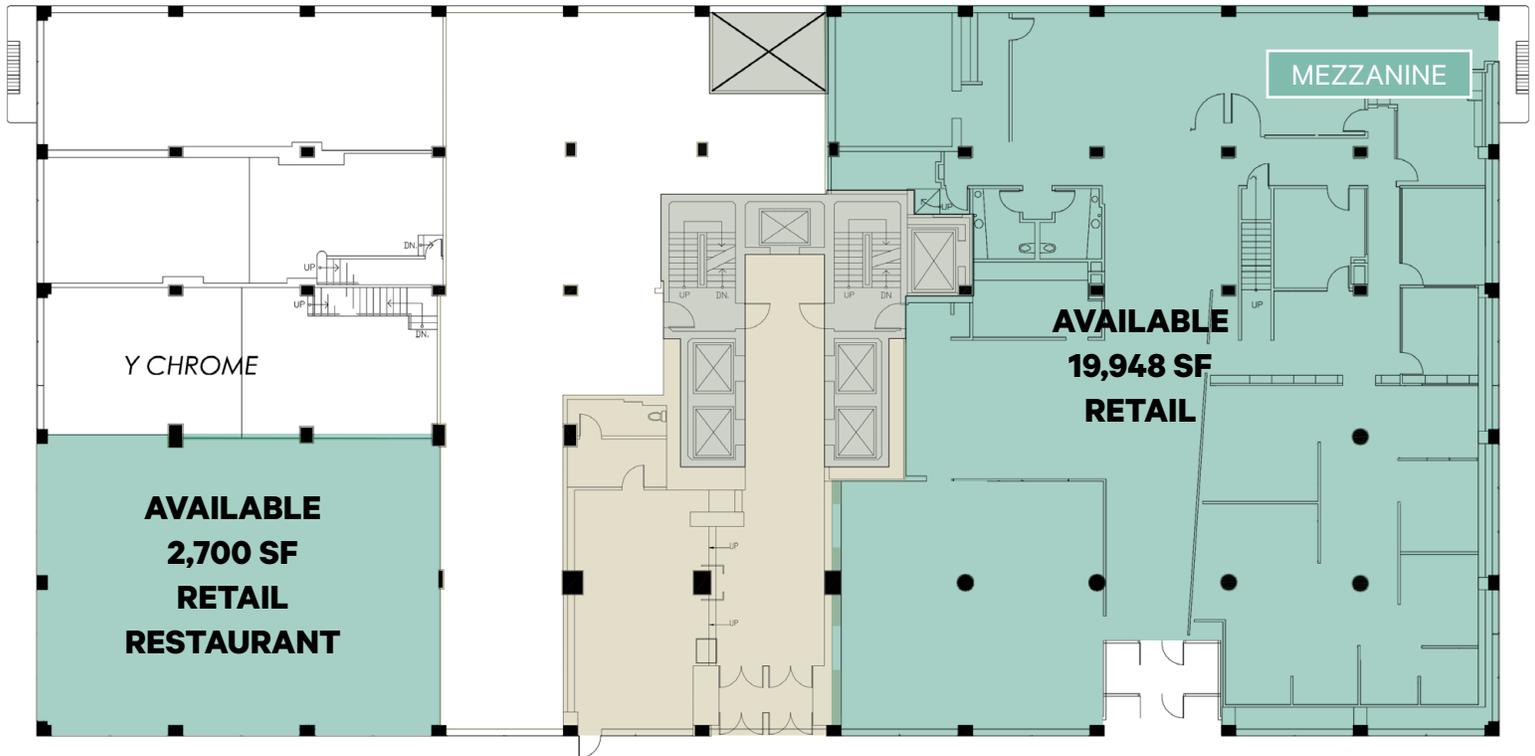
2023 Households - Current Year Estimate  
 2028 Households - Five Year Projection  
 2010 Households - Census  
 2020 Households - Census  
 2020-2023 Compound Annual Household Growth Rate  
 2023-2028 Annual Household Growth Rate  
 2023 Average Household Size

**HOUSEHOLD INCOME**

2023 Average Household Income  
 2028 Average Household Income  
 2023 Median Household Income  
 2028 Median Household Income  
 2023 Per Capita Income  
 2028 Per Capita Income

	0.5 MILES	1 MILE	1.50 MILES
2023 Population - Current Year Estimate	12,483	49,171	73,651
2028 Population - Five Year Projection	12,945	52,710	79,105
2020 Population - Census	11,581	45,158	68,193
2010 Population - Census	10,216	35,289	50,747
2020-2023 Annual Population Growth Rate	2.33%	2.65%	2.40%
2023-2028 Annual Population Growth Rate	0.73%	1.40%	1.44%
2023 Households - Current Year Estimate	7,768	31,119	45,529
2028 Households - Five Year Projection	8,120	33,683	49,429
2010 Households - Census	5,978	21,898	30,676
2020 Households - Census	7,248	28,658	42,093
2020-2023 Compound Annual Household Growth Rate	2.15%	2.57%	2.44%
2023-2028 Annual Household Growth Rate	0.89%	1.60%	1.66%
2023 Average Household Size	1.39	1.46	1.51
2023 Average Household Income	\$94,961	\$104,105	\$112,793
2028 Average Household Income	\$109,432	\$122,492	\$131,361
2023 Median Household Income	\$42,592	\$63,447	\$70,119
2028 Median Household Income	\$57,602	\$80,564	\$86,357
2023 Per Capita Income	\$60,755	\$65,659	\$69,080
2028 Per Capita Income	\$70,539	\$77,833	\$81,385

Site Plan



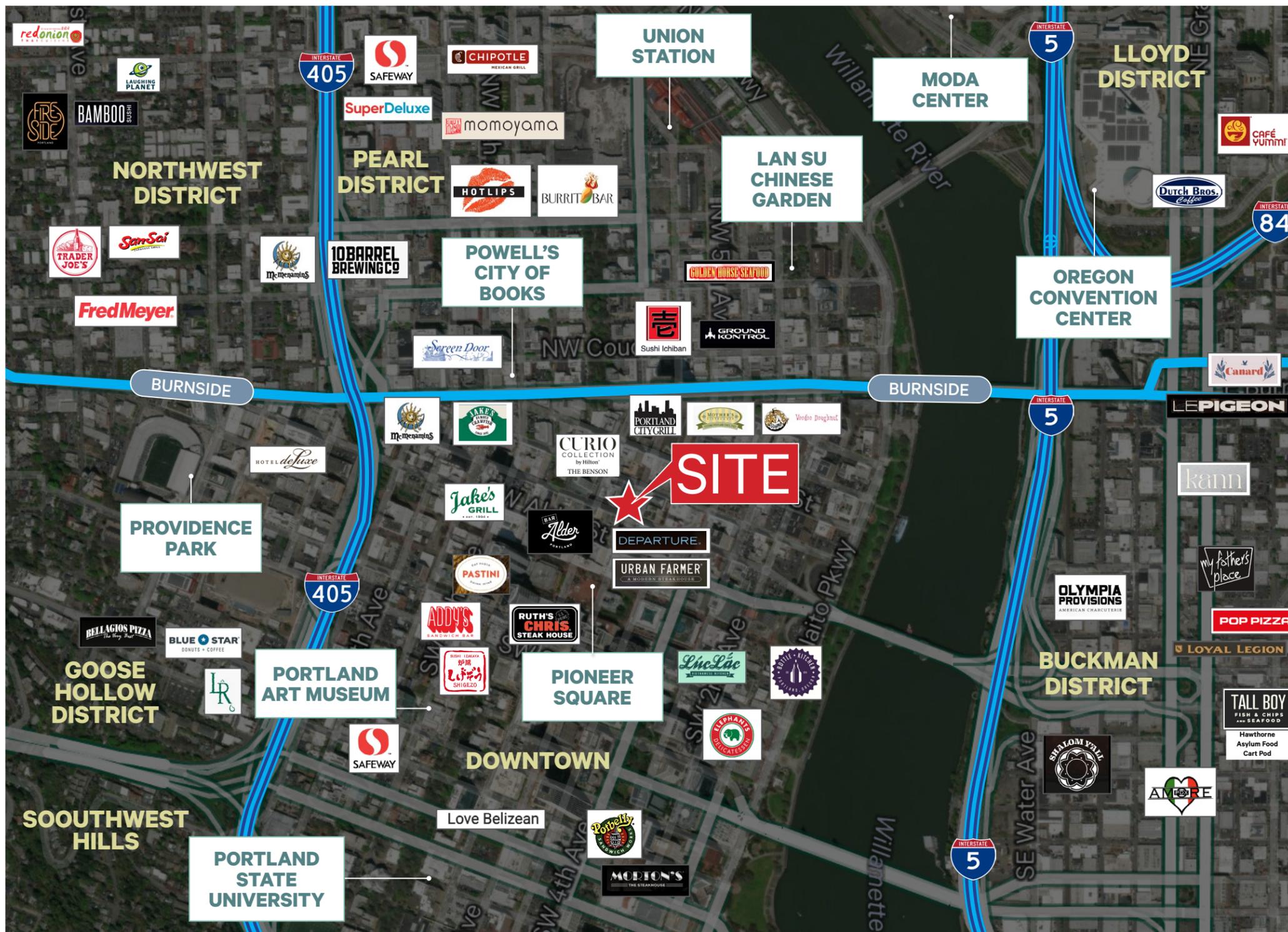
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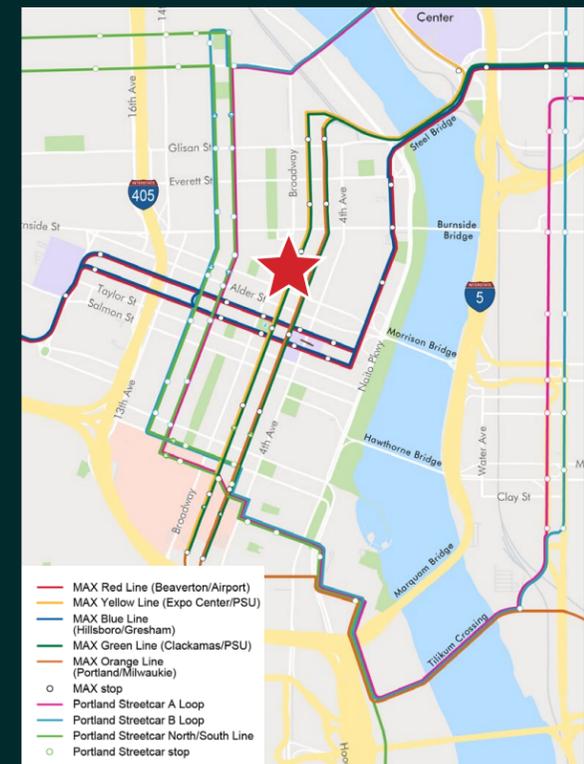
## Contact Us



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