

**FOR LEASE: THE FAIRFIELD, 1103-1121 SW HARVEY MILK STREET, PORTLAND, OR**



THE FAIRFIELD is a four-story brick building and was originally constructed in 1911. It has been preserved and renovated including seismic upgrades and structural improvements. It was completed in August 2024. In addition to safety and livability upgrades,

the ground floor has 3,100 square feet of commercial space. The three suites are in warm shell condition, have lots of natural light, and have great visibility on the corner of 11th Avenue and Harvey Milk Street, one block from Powell's Book Store.

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**DRCOMM**  
Dwell Realty Commercial

\*The information contained herein is deemed reliable, but cannot be guaranteed as to its accuracy and should be independently verified.



## SUITE 103

- \$20/SF NNN
- 662 SF
- Inline space
- Warm shell
- Glass roll-up door
- Natural Light
- Shared restroom with Suite 104



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## SUITE 104

- \$25/SF NNN
- 957 SF
- Corner space
- Warm shell
- Natural Light
- Shared restroom with Suite 103



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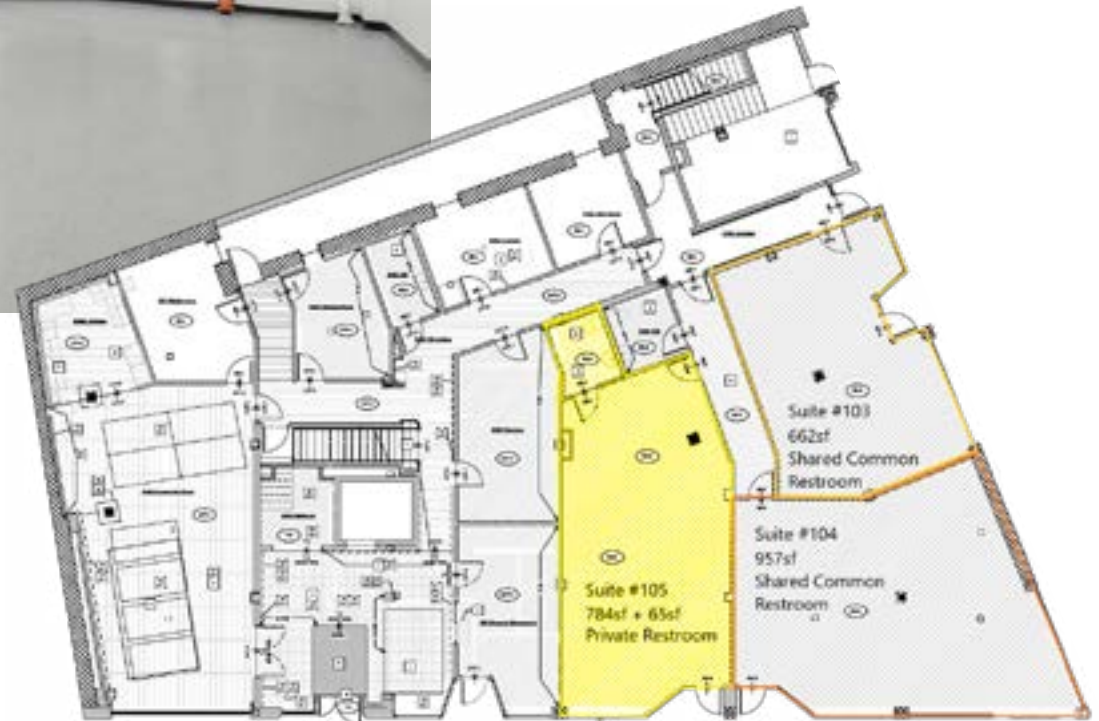
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## SUITE 105

- \$20/SF NNN
- 849 SF
- Inline space
- Warm shell
- private restroom
- Grease trap



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# DEMOGRAPHICS

Population (2 mi)

**108,134**

Avg. HH Size (2 mi)

**1.6**

Avg. Age (2 mi)

**40**

Med. HH Inc. (2 mi)

**\$71,764**

Population	2 Mile	5 Mile	10 Mile
2024 Population	108,134	428,113	1,278,673
2029 Population	108,405	422,215	1,282,765
Pop Growth 2024-2029	0.3%	(1.4%)	0.3%
2024 Average Age	40	40	40
Households			
2024 Households	63,192	199,577	532,095
2029 Households	63,311	196,751	533,532
Household Growth 2024-2029	0.2%	(1.4%)	0.3%
Median Household Income	\$71,764	\$90,540	\$84,627
Average Household Size	1.6	2.0	2.3
Average HH Vehicles	1	1	2
Housing			
Median Home Value	\$733,724	\$672,181	\$528,276
Median Year Built	1989	1962	1976

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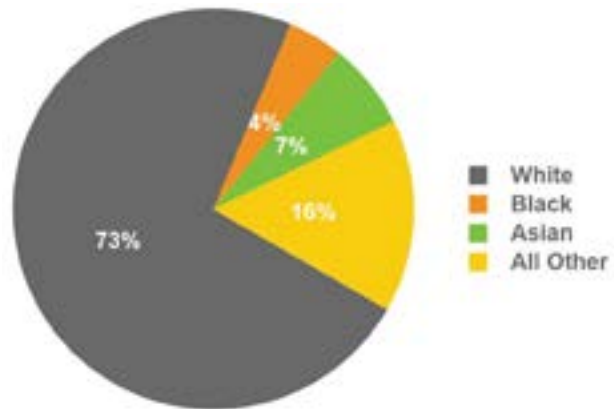
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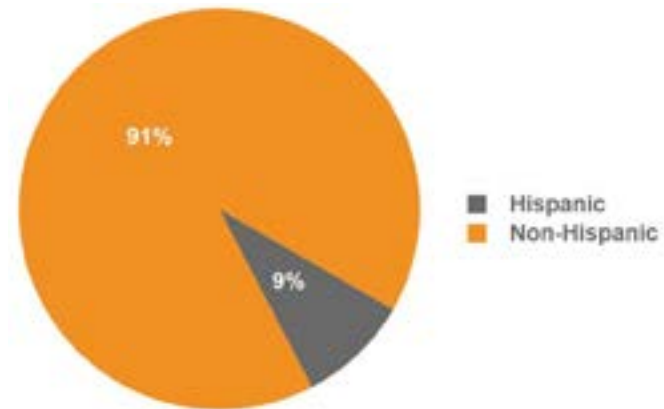
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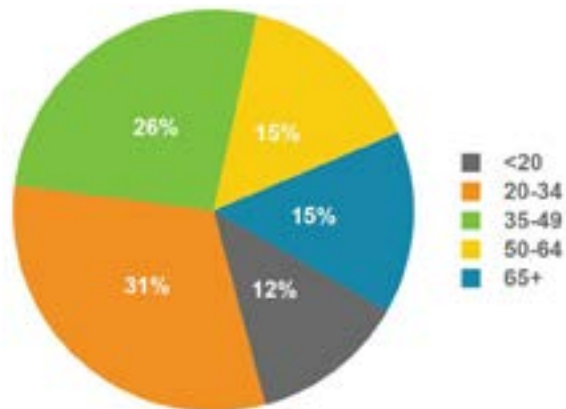
POPULATION BY RACE IN 2 MILE RADIUS



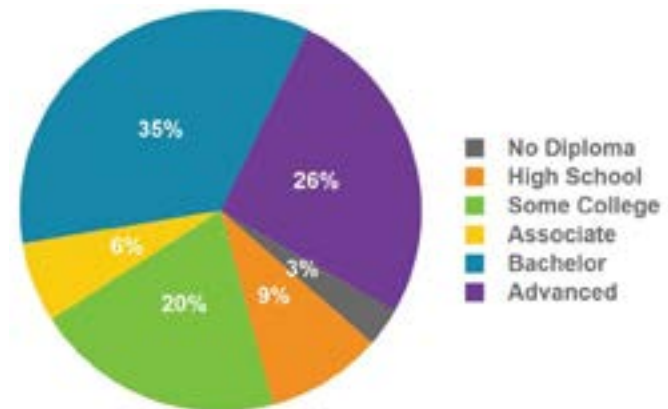
HISPANIC POPULATION IN 2 MILE RADIUS



POPULATION BY AGE IN 2 MILE RADIUS



POPULATION BY EDUCATION IN 2 MILE RADIUS



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# TRAFFIC COUNTS



Daily Traffic Counts:   
 Up 6,000 / day   
 6,001 – 15,000   
 15,001 – 30,000   
 30,001 – 50,000   
 50,001 – 100,000   
 Over 100,000 / day

<div><div><div>1</div></div><div>7,275</div><div>2024 Est. daily traffic counts</div></div> <div><div>Street: Southwest Harvey Milk Street</div><div>Cross: SW 11th Ave</div><div>Cross Dir: SE</div><div>Dist: —</div></div> <div><div>Historical counts</div><table><thead><tr><th>Year</th><th>Count</th><th>Type</th></tr></thead><tbody><tr><td>2018</td><td><div><div></div>7,440</div></td><td>AADT</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr></tbody></table></div>	Year	Count	Type	2018	<div><div></div>7,440</div>	AADT	.....			.....			.....			.....			.....			.....			.....			.....			.....			<div><div><div>2</div></div><div>19,774</div><div>2024 Est. daily traffic counts</div></div> <div><div>Street: W Burnside St</div><div>Cross: NW 11th Ave</div><div>Cross Dir: E</div><div>Dist: —</div></div> <div><div>Historical counts</div><table><thead><tr><th>Year</th><th>Count</th><th>Type</th></tr></thead><tbody><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr></tbody></table></div>	Year	Count	Type	.....			.....			.....			.....			.....			.....			.....			.....			.....			.....			<div><div><div>3</div></div><div>18,342</div><div>2022 Est. daily traffic counts</div></div> <div><div>Street: W BURNSIDE STREET</div><div>Cross: NW 11th Ave</div><div>Cross Dir: E</div><div>Dist: 0.01 miles</div></div> <div><div>Historical counts</div><table><thead><tr><th>Year</th><th>Count</th><th>Type</th></tr></thead><tbody><tr><td>2020</td><td><div><div></div>20,754</div></td><td>AADT</td></tr><tr><td colspan="3">.....</td></tr><tr><td>2012</td><td><div><div></div>22,670</div></td><td>AADT</td></tr><tr><td colspan="3">.....</td></tr><tr><td>2001</td><td><div><div></div>18,297</div></td><td>AADT</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr></tbody></table></div>	Year	Count	Type	2020	<div><div></div>20,754</div>	AADT	.....			2012	<div><div></div>22,670</div>	AADT	.....			2001	<div><div></div>18,297</div>	AADT	.....			.....			.....			.....			.....			<div><div><div>4</div></div><div>4,183</div><div>2024 Est. daily traffic counts</div></div> <div><div>Street: SW 12th Ave</div><div>Cross: SW Stark St</div><div>Cross Dir: S</div><div>Dist: —</div></div> <div><div>Historical counts</div><table><thead><tr><th>Year</th><th>Count</th><th>Type</th></tr></thead><tbody><tr><td>2018</td><td><div><div></div>4,250</div></td><td>AADT</td></tr><tr><td colspan="3">.....</td></tr><tr><td>2012</td><td><div><div></div>3,930</div></td><td>AADT</td></tr><tr><td colspan="3">.....</td></tr><tr><td>2001</td><td><div><div></div>3,936</div></td><td>ADT</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr></tbody></table></div>	Year	Count	Type	2018	<div><div></div>4,250</div>	AADT	.....			2012	<div><div></div>3,930</div>	AADT	.....			2001	<div><div></div>3,936</div>	ADT	.....			.....			.....			.....			.....			<div><div><div>5</div></div><div>21,967</div><div>2024 Est. daily traffic counts</div></div> <div><div>Street: W Burnside St</div><div>Cross: NW 12th Ave</div><div>Cross Dir: E</div><div>Dist: —</div></div> <div><div>Historical counts</div><table><thead><tr><th>Year</th><th>Count</th><th>Type</th></tr></thead><tbody><tr><td>2012</td><td><div><div></div>21,660</div></td><td>AADT</td></tr><tr><td colspan="3">.....</td></tr><tr><td>2001</td><td><div><div></div>27,003</div></td><td>AADT</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr><tr><td colspan="3">.....</td></tr></tbody></table></div>	Year	Count	Type	2012	<div><div></div>21,660</div>	AADT	.....			2001	<div><div></div>27,003</div>	AADT	.....			.....			.....			.....			.....			.....			.....		
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

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## FINANCIAL PROGRAMS

With a mission to create economic growth and opportunity for Portland, Prosper Portland connects you to resources to create more jobs for Portland. We work with Portland businesses to identify business needs and eligibility for either our assistance programs or those of our partners, and then help you find the program that fits best.

### BUSINESS FINANCE PROGRAMS

## AFFORDABLE COMMERCIAL TENANTING INITIATIVES

Prosper Portland engages in several different initiatives to increase availability of affordable commercial space for local small businesses. These efforts include development of commercial space offered at below market rates, funds for tenant improvements to make a space ready to open, technical assistance to support small businesses – ranging from pre-development work to operations, and incentives for developers to increase affordable commercial space throughout the city.

### LEARN MORE

## GRANTS

The Prosperity Investment Program (PIP) offers a matching grant that assists businesses and property owners to make tenant improvements, and small and large scale improvements to new and existing buildings.

### PROSPERITY INVESTMENT PROGRAM (PIP)

The Repair Grant Program supports Portland small businesses experiencing exterior damages to storefronts with reimbursements up to \$10,000 for eligible repairs.

### REPAIR GRANT PROGRAM

The Restore Grant Program supports Portland small businesses with expenses related to vandalism and break-

ins such as security and prevention installations, insurance premium increases, interior repairs and inventory/equipment loss, with reimbursements up to \$25,000 for eligible expenses.

### RESTORE GRANT PROGRAM

The Reimagine Oregon Economic Opportunity Investment Fund Grant focuses on economic and business development for those disproportionately affected by the cannabis prohibition. This fund offers grants to both for-profit and nonprofit entities, as well as social service organizations with a 501(c)3 as a fiscal sponsor, that operate within the City of Portland.

### REIMAGINE OREGON ECONOMIC OPPORTUNITY INVESTMENT FUND GRANT

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