



FOR LEASE



SKY3

SKY3 RETAIL

2nd-Generation Retail / Restaurant / Service Space

1,560 RSF - 3,326 RSF (3 Suites) | \$27 - \$29 psf + NNN

1221 SW 11th Ave, Portland, OR 97205

- Leasing 2nd-gen retail / restaurant / service / cafe space in Downtown Portland
- Sky3 is a mixed-use building comprised of 186 apartment units over ground-floor commercial space
- Inline space with SW Jefferson St frontage
- Two Corner Spaces Available: One with frontage on SW 12th and one on SW 11th
- **Do Not Disturb Tenants**

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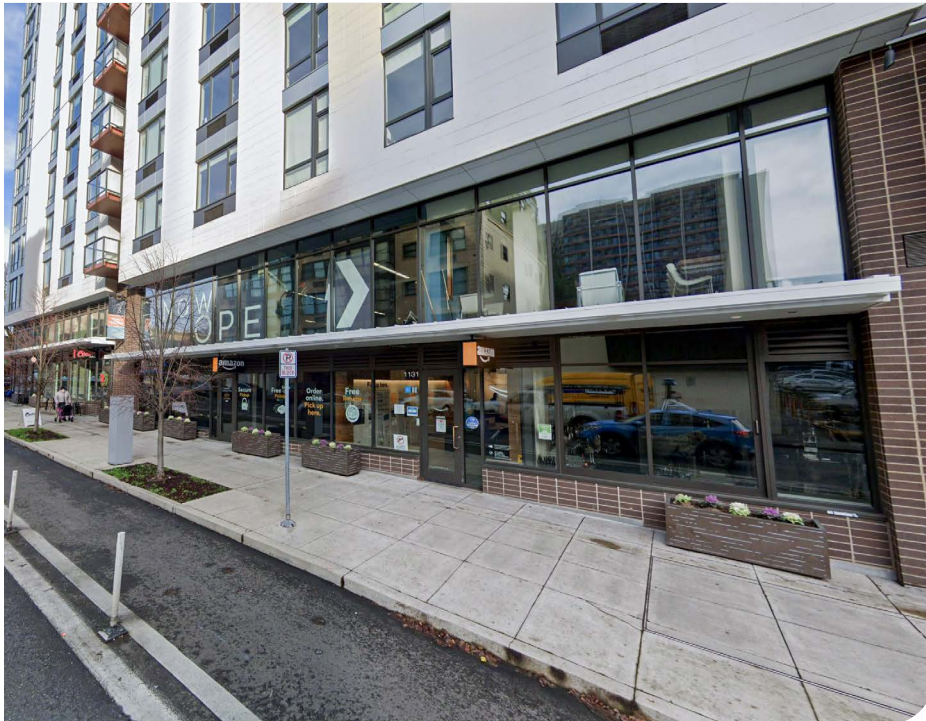
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PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

Address	1221 SW 11th Ave, Portland, OR 97205
Available Space	1,560 RSF - 3,326 RSF
N° of Suites Available	3 Suites
Lease Rate	\$27 - \$29 psf + NNN
Use Type	Retail, Restaurant, Service
Availability	Now
Space Condition	2nd-Generation

SPACE	SIZE	COMBINED	USE TYPE
Retail 1*	3,326 RSF	-	Restaurant
Retail 2	1,560 RSF	3,265 RSF	Retail / Service
Retail 3	1,705 RSF		
Retail 4	2,151 SF Total (1,139 Floor SF & 1,012 Mezz. SF)	LEASED All Your Heart Coffee	

*Do Not Disturb Tenants

Location Features

- Sky3 enjoys a prime high-traffic location on the western end of downtown Portland and three blocks from the Portland State University campus (22,000+ total students).
- Located on a half-block between SW 11th & 12th Avenues and directly on the Portland Streetcar stop for B and NS loops, Sky3 is easily connected with the rest of downtown, the Pearl District, the Northwest District, PSU, the South Waterfront and the eastside.
- The Portland Art Museum, Arlene Schnitzer Concert Hall and the South Park Blocks all within convenient walking distance.
- The building's ground-floor commercial space has frontage along SW Jefferson Street with 3,300+ VPD.

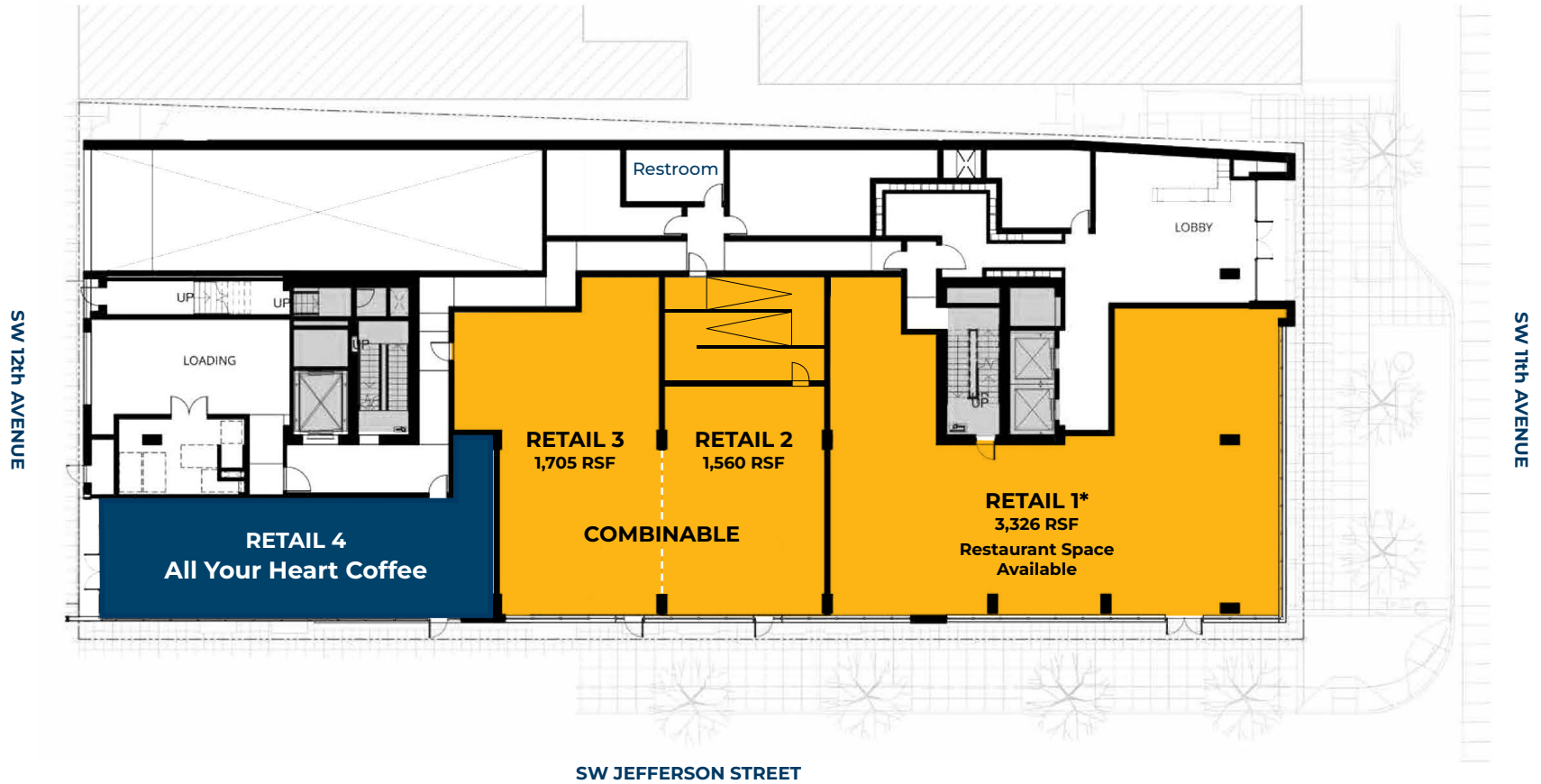
Nearby Highlights

- Portland Art Museum
- Behind the Museum Cafe
- Safeway
- Loving Hut Vegan Cuisine
- Higgins
- Caffe Umbria
- Arlene Schnitzer
- Southpark Seafood
- McMenamins Market St.



FLOOR PLAN

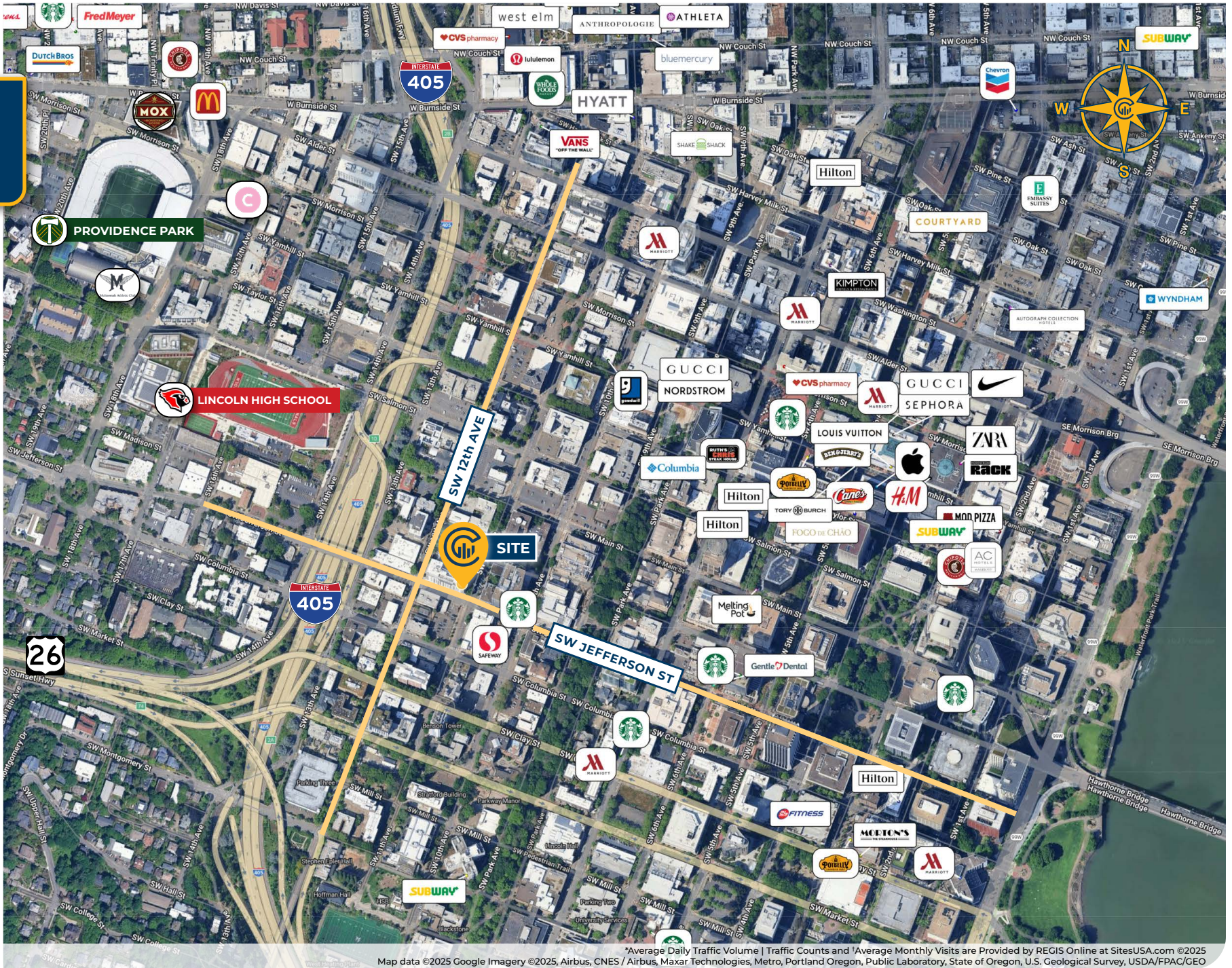
FLOOR PLAN



*Do Not Disturb Tenants



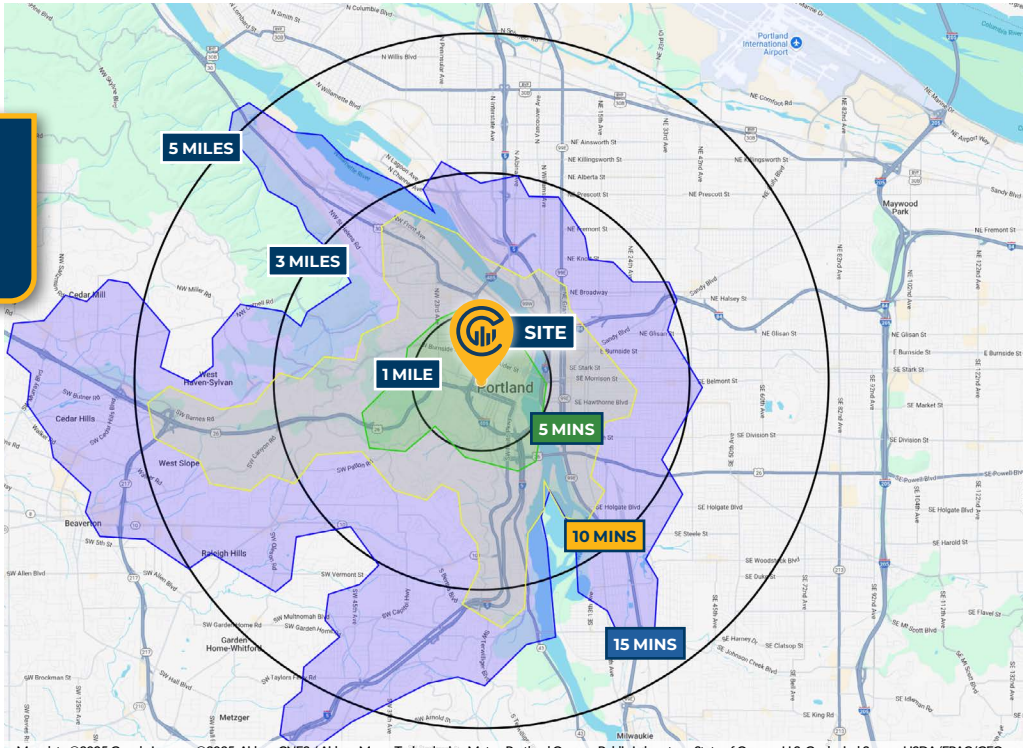
LOCAL AERIAL MAP



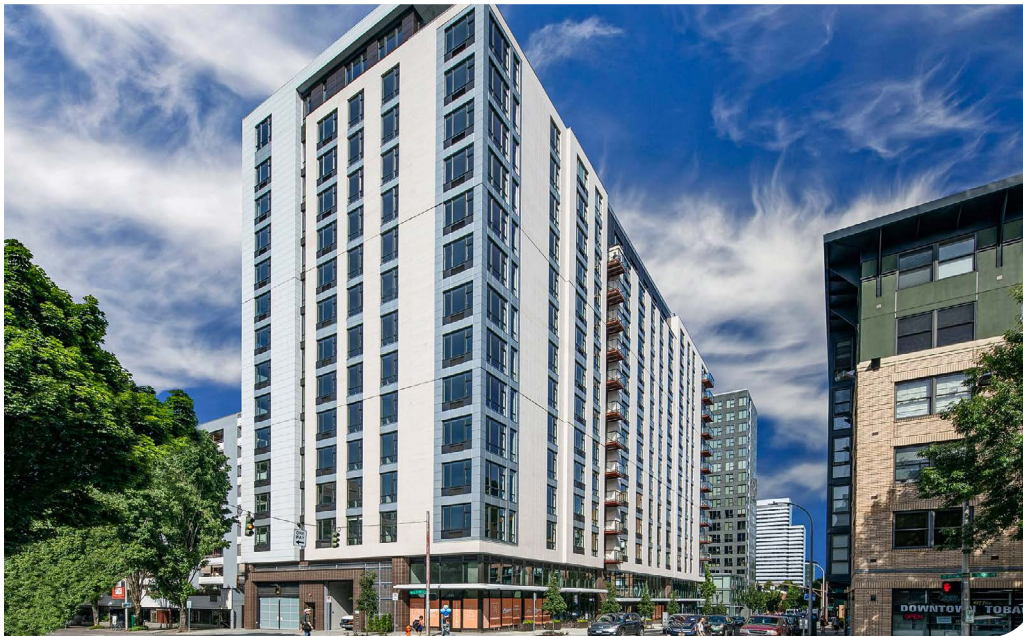
*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	53,234	189,354	442,612
2030 Projected Population	52,604	189,596	436,862
2020 Census Population	40,474	173,169	434,702
2010 Census Population	35,811	140,509	379,510
Projected Annual Growth 2025 to 2030	-0.2%	-	-0.3%
Historical Annual Growth 2010 to 2025	3.2%	2.3%	1.1%
Households & Income			
2025 Estimated Households	28,092	98,561	208,986
2025 Est. Average HH Income	\$112,307	\$139,789	\$149,955
2025 Est. Median HH Income	\$78,349	\$99,983	\$111,125
2025 Est. Per Capita Income	\$59,877	\$73,163	\$71,115
Businesses			
2025 Est. Total Businesses	8,363	22,182	37,819
2025 Est. Total Employees	96,489	212,330	305,901
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			

Neighborhood Scores

99

Walk Score®
"Walker's Paradise"

93

Bike Score®
"Biker's Paradise"

94

Transit Score®
"Rider's Paradise"

Ratings provided by <https://www.walkscore.com>

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