



FOR LEASE



## THE CASCADE BUILDING

### 2nd-Generation Retail / Restaurant Space

1,224 RSF - 2,276 RSF (4 Suites) | \$21 - \$27 psf + NNN

520 SW 6th Ave, Portland, OR 97204

- Now Leasing Prime retail space across the street from The James Beard Public Market! (Coming Spring 2027)
- Located in downtown Portland, surrounded by hotels, food establishments, retailers, and world-class transit access.
- Area tenants include Muji, Pioneer Square, Nike, Rocket Fizz, St. Honoré Bakery and more.
- Mixed-Use Building with Historic Exterior

**MICHELLE D. ROZAKIS**

Principal Broker | Licensed in OR

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PROPERTY SUMMARY



FOR LEASE



High-Profile Development Across the Street From The Cascade Building!



Rendering - Design Not Final

PROPERTY DETAILS

Address	520 SW 6th Ave, Portland, OR 97204
Available Space	1,224 RSF - 2,276 RSF
N° of Suites Available	4 Suites
Lease Rate	\$21 - \$27 psf + NNN
Use Type	Retail, Service, Restaurant
Availability	Now
Space Condition	2nd-Generation

SPACE	SIZE	RATES	USE TYPE
Retail 1	1,224 RSF	\$25 psf + NNN	Restaurant
Retail 2	2,276 RSF	\$27 psf + NNN	Retail / Service
Retail 3	1,350 RSF	\$21 psf + NNN	Retail / Service
Retail 4	1,536 RSF	\$21 psf + NNN	Retail / Service

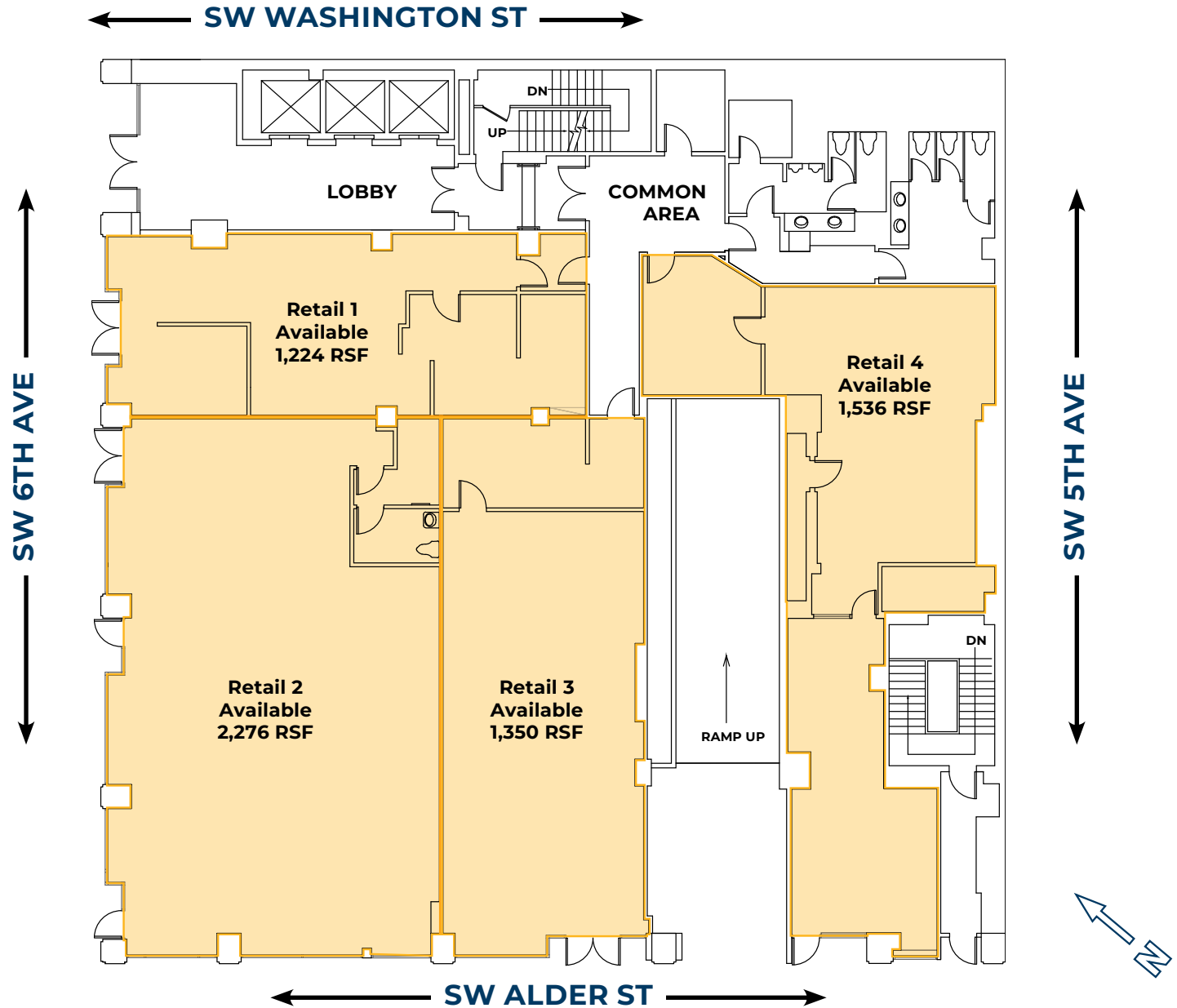
Nearby Highlights

- Apple Store
- Case Study Coffee
- Columbia Sportswear
- Departure
- Director Park
- Flying Elephants Deli
- Fogo de Chão
- Golden Goose
- Gucci
- H&M
- Jake's Grill
- Kure Superfood Cafe
- Louis Vuitton
- Mario's
- Muji
- Multnomah Whiskey Library
- Nike Portland
- Nordstrom
- Pastini
- Pioneer Place Mall
- Portland State University
- Regal Fox Tower
- Ruth's Chris Steak House
- Saint Laurent
- St. Honoré Bakery
- The Melting Pot
- Wells Fargo
- Zara



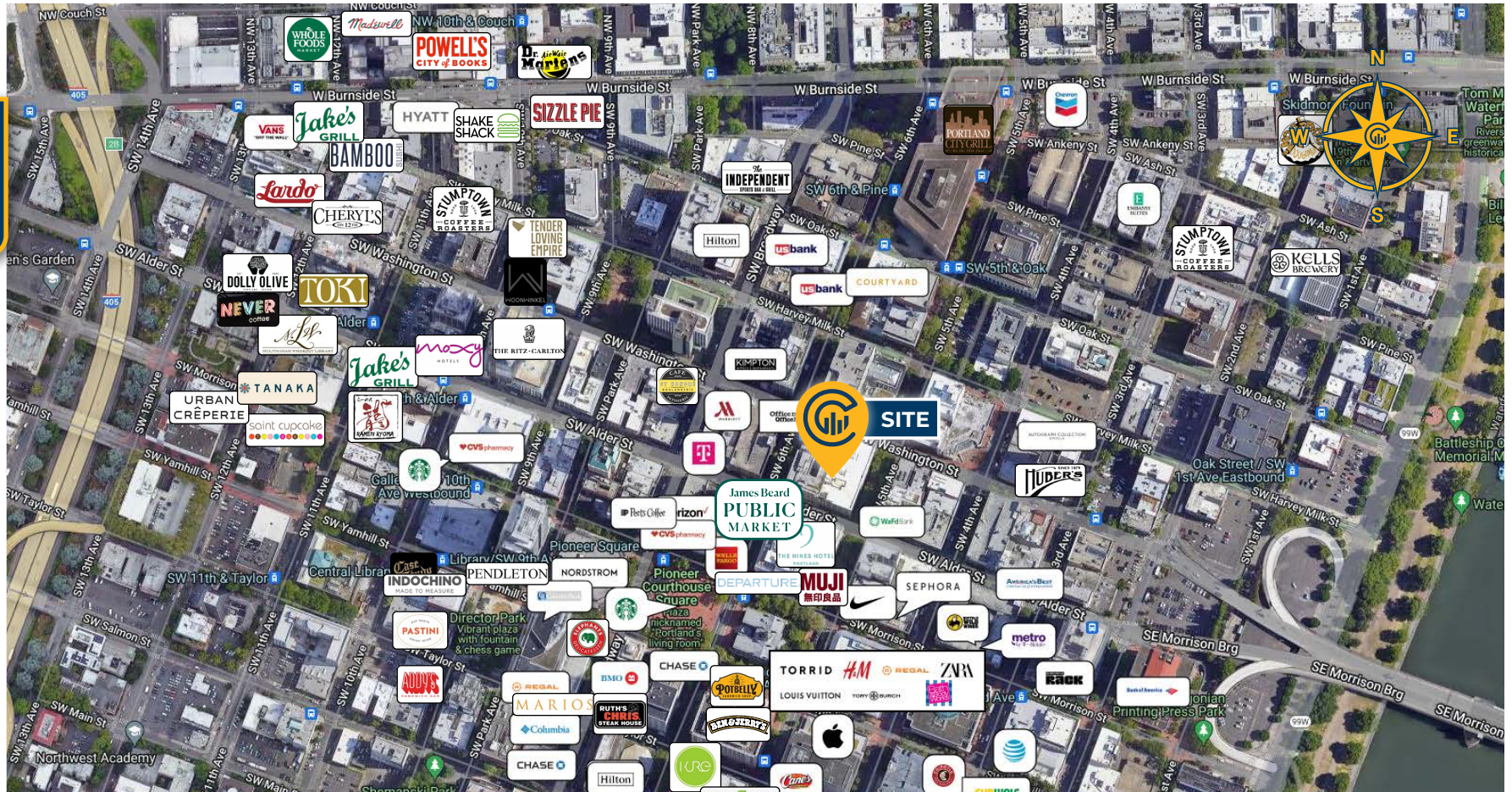
# SITE PLAN

## SITE PLAN





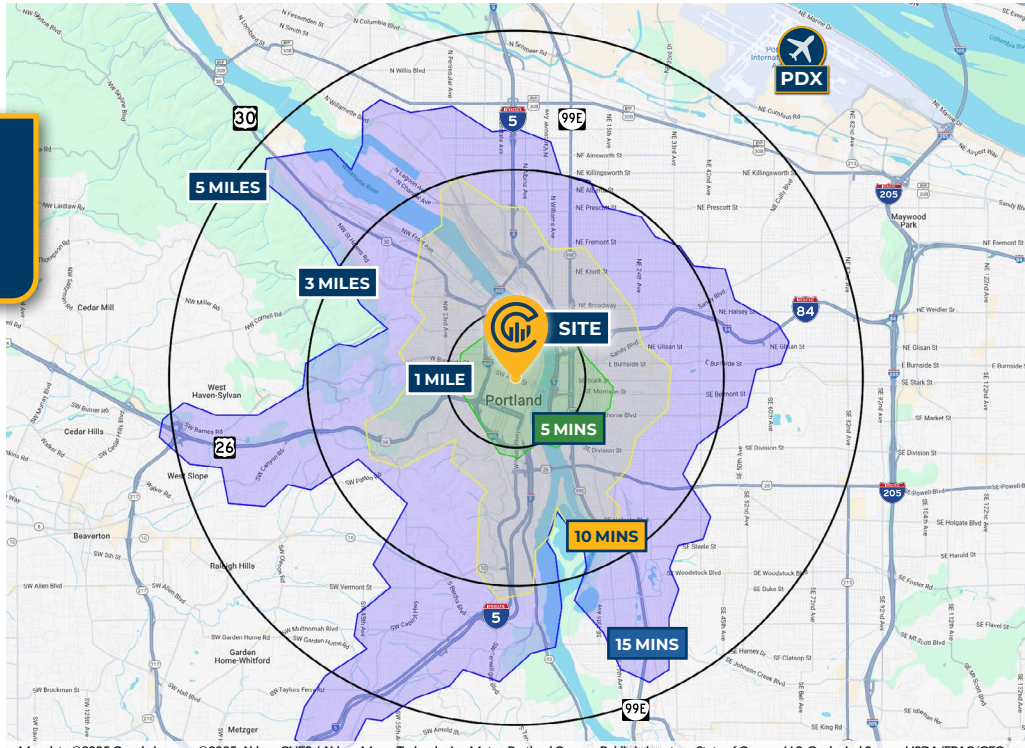
# LOCAL AERIAL MAP



Online at SitesUSA.com ©2025 Geological Survey, USDA/FPAC/GEO



# DRIVE TIMES & DEMOGRAPHICS



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	56,888	204,304	447,060
2030 Projected Population	56,958	204,594	441,237
2020 Census Population	41,506	189,179	439,864
2010 Census Population	34,380	154,395	383,920
Projected Annual Growth 2025 to 2030	-	-	-0.3%
Historical Annual Growth 2010 to 2025	4.4%	2.2%	1.1%
Households & Income			
2025 Estimated Households	30,431	106,201	211,472
2025 Est. Average HH Income	\$113,194	\$141,599	\$148,440
2025 Est. Median HH Income	\$79,111	\$103,320	\$110,655
2025 Est. Per Capita Income	\$61,210	\$73,981	\$70,533
Businesses			
2025 Est. Total Businesses	9,137	23,376	38,128
2025 Est. Total Employees	104,100	219,247	312,006
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

**100**

Walk Score®  
"Walker's Paradise"

**96**

Bike Score®  
"Biker's Paradise"

**94**

Transit Score®  
"Rider's Paradise"

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

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**THE CASCADE BUILDING**