

Call for Pricing

PORTLAND LEASING OPPORTUNITY

826 SW 2nd | Portland, OR 97204

Square Feet 2,002 SF

Parking

Street

Year Built 1986

Lease Type

NNN

**Qualified tenants receive massive
rent savings!**

*For a limited time, select new tenants can lock in
**exclusive, deeply discounted lease rates for the
first 24 months.** Don't miss this rare opportunity to
secure premier space at an unbeatable value.*

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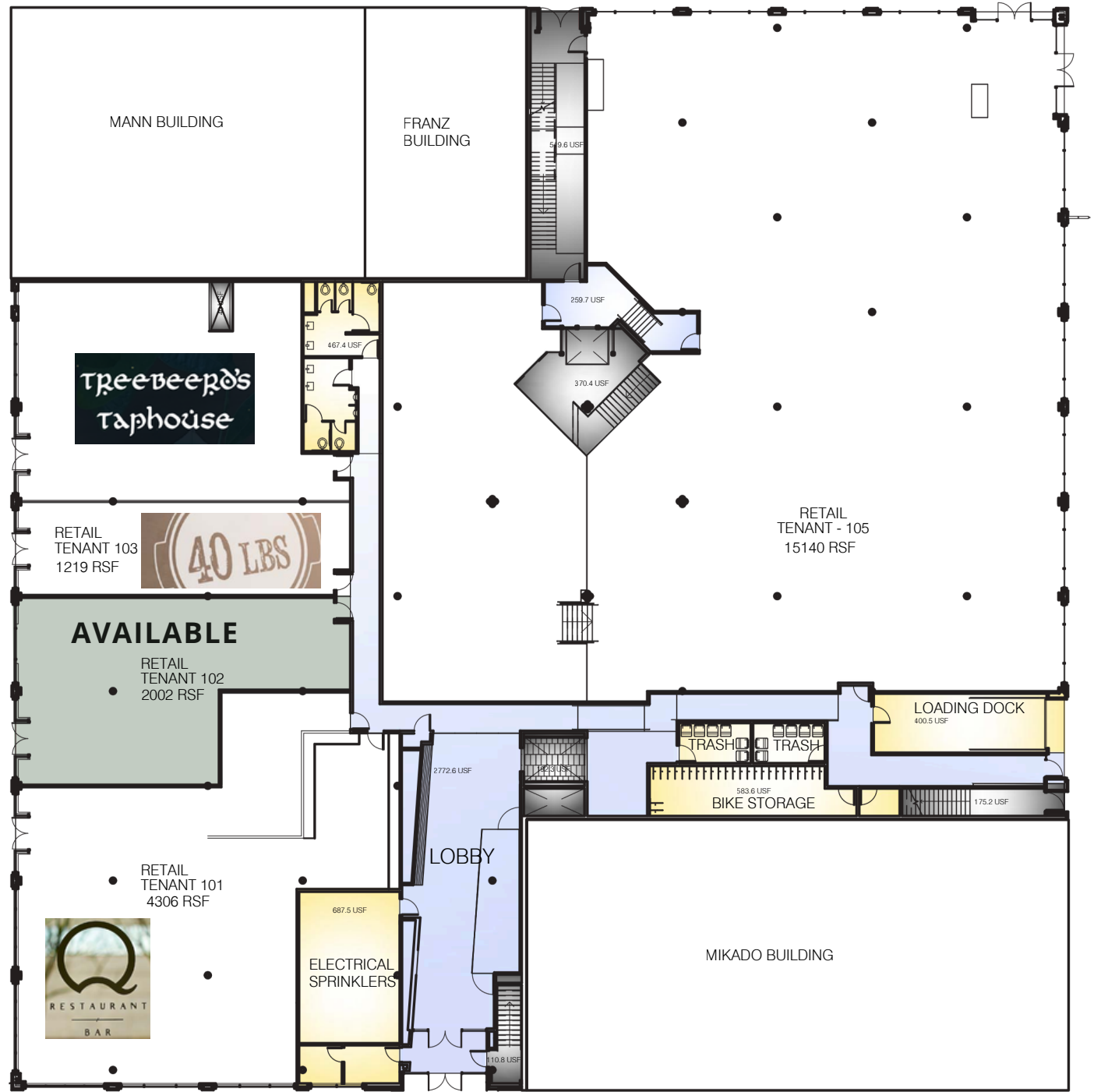
**COMMERCIAL
INTEGRITY nw**

a real estate investment advisory company



SITE PLAN

SW 2ND AVE



SW TAYLOR ST.

Property Highlights

With **office buildings over 75,000 SF in a three-block radius maintaining just 7.9% vacancy** [CoStar], 2nd & Taylor benefits from a dense daytime population that **drives consistent foot traffic and demand** for retail, food, and service tenants.

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
2M +0%	0 -	(71.9K) -206.9%	7.9% +3.7%	\$37.54 +1.3%	\$338 -7.5%	7.9% +0.4%
Prior Period 2M	Prior Period 0	Prior Period 67.2K	Prior Period 4.2%	Prior Period \$37.06	Prior Period \$365	Prior Period 7.5%

This premier storefront space features large window lines, **excellent pedestrian exposure**, and strong co-tenancy with office users in the building and surrounding area. Ideal for food and beverage, boutique retail, or service uses, the suite benefits from consistent foot traffic, **nearby residential density**, and proximity to key downtown destinations including Pioneer Courthouse Square, the World Trade Center, and the Yamhill Historic District.

The building proves **easy access to MAX light rail**, Portland Streetcar, and major bus lines, with **exceptional walkability and bike connectivity**. Tenants will also enjoy proximity to a wide range of dining, hospitality, and professional services—all within a few blocks. This is a rare opportunity to secure retail space in a landmark downtown location with built-in customer flow and strong branding potential.



ELPHANT'S DELICATESSEN
 LÚC LÚC VIETNAMESE KITCHEN
 AC HOTELS MARRIOTT
 Hilton PORTLAND DOWNTOWN
 PIONEER PLACE ON FIFTH
 NORDSTROM
 rack Paddy's
 HOTEL ROSE PORTLAND
 鼎泰豐 DIN DIN TAI TAI FUNG FUNG
 Apple
 Bangkok palace THAI CUISINE

OREGON Oregon Convention Center
 LLOYD CENTER
 moda center
 HYATT REGENCY

Moda Center



0.3 miles from waterfront

BURNSIDE BRIDGE

MORRISON BRIDGE

HAWTHORNE BRIDGE

Community Breakdown: Who's Living Here

Population:

State: Oregon	4.18M
County: Multnomah	789,698
MSA: Portland-Metro	2.49M
City: Portland	630,498

	1 mile	3 Miles	5 Miles
Population	36,460	194,744	435,017
Total Households	22,768	102,302	204,365
Average Household Income	\$95.3K	\$136.2K	\$138.8K
Total Consumer Spending	\$162.3M	\$5B	\$12.5B



Walkability Score:

Walker's Paradise (99)
Rider's Paradise (94)



Transportation:

- 12.3 miles to Portland International Airport
- 1.0 miles to Portland Amtrak
- 8.2 miles to Beaverton Transit Center



TriMet Rail Transit:

- Yamhill District - 0.1 mi
- Morrison/Sw 3rd - 0.1 mi
- Pioneer Place/Sw 5th - 0.2 mi
- Mall/Sw 5th - 0.2 mi
- Pioneer Square South - 0.3 mi



Daily Car Count: (VPD)

SW 2nd Ave - 8,037
SW Naito Pkwy - 24,929
Morrison Bridge - 33,208
Hawthorne Bridge - 17,316
I 5 - 145,620

