

PORTLAND | OREGON

Blanchard Building

802-820 SW 10 AVE, PORTLAND, OR 97205

Prime West End Corner
Steps to Transit and
Downtown Core

Move-In Ready
Second Floor Office

PRICE: \$2,100,000

\$/SF: \$112.35

Scott Logan

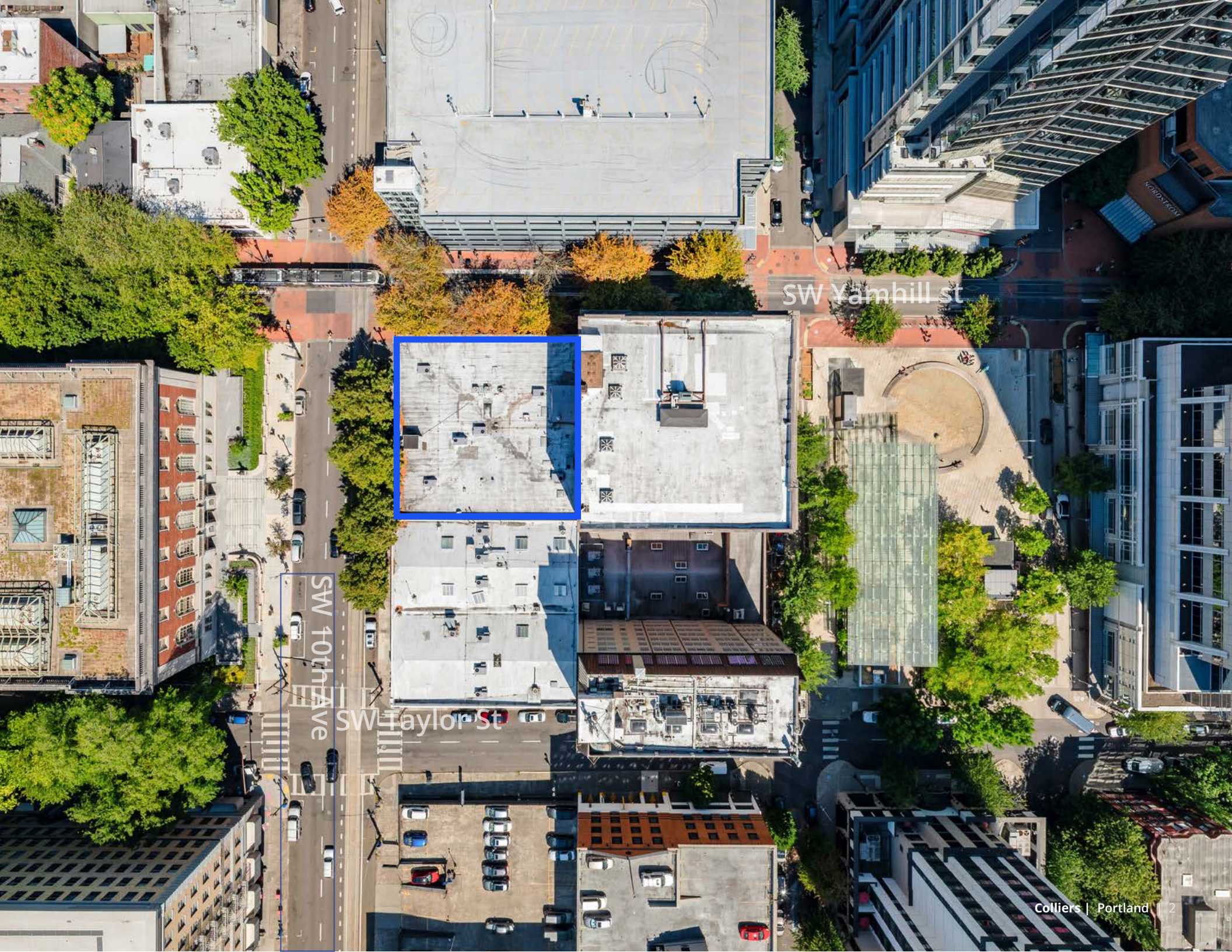
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Colliers



SW Yamhill St

SW 10th Ave

SW Taylor St



Park Avenue
West Building

Regal Fox Tower

Hilton

Newmark Theatre

Portland Art Museum

Arlene Schnitzer
Concert Hall

Paramount
Hotel

Director Park

Pioneer Courthouse
Square

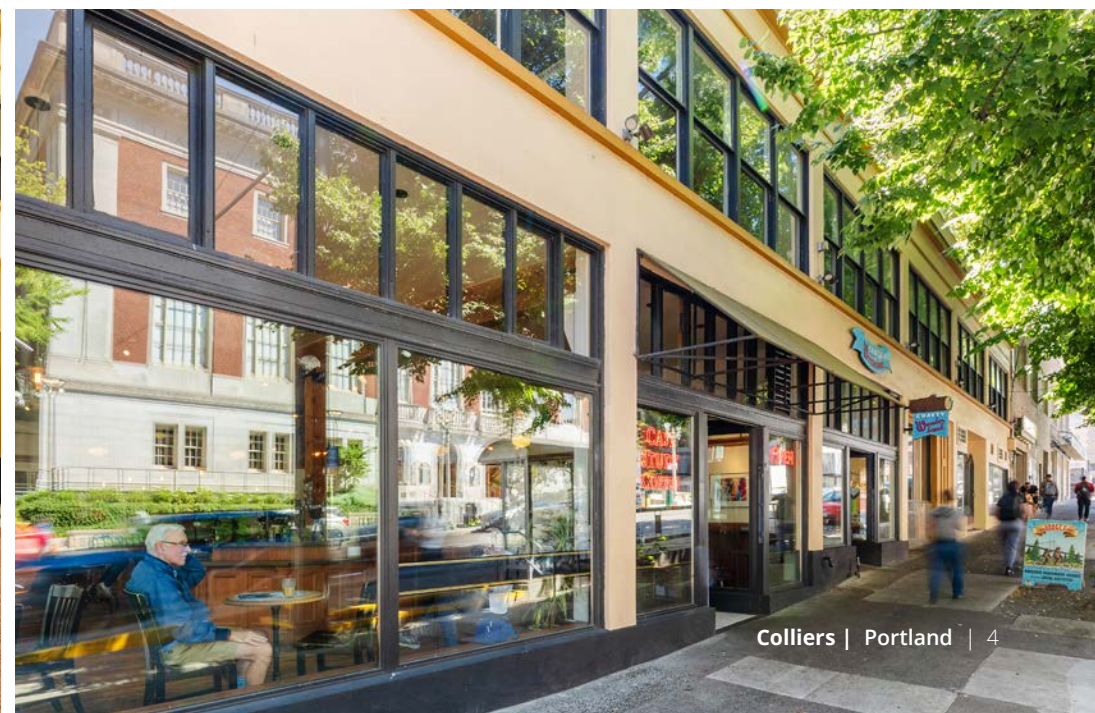
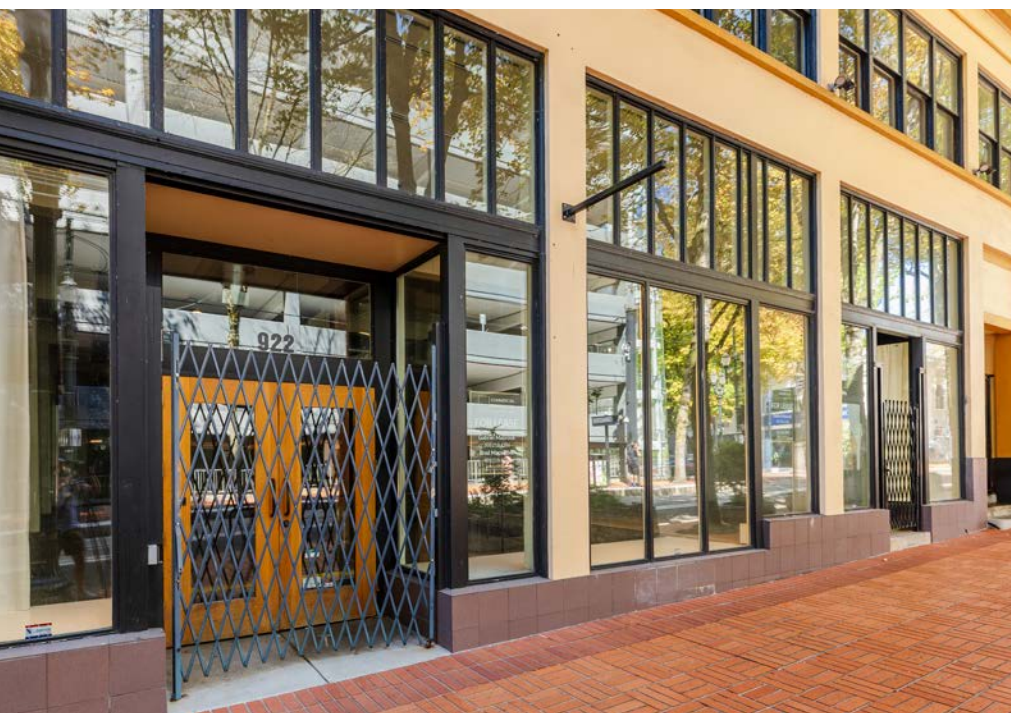
Nordstrom

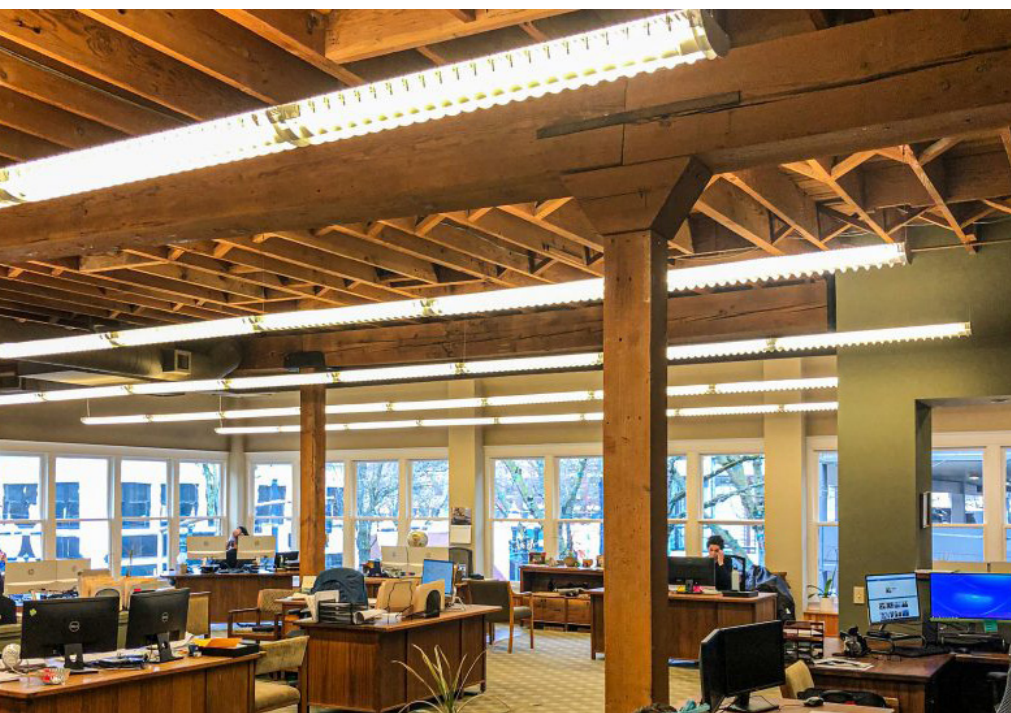
Smart Park

Multnomah County
Central Library

SW Morrison St

SW 10th Ave





Executive Summary

PRICE	Square Feet	PRICE/RSF
\$2,100,000	18,691	\$112.35

Colliers is pleased to present the Blanchard Building, a two-story masonry building occupying a prominent corner at SW 10th Avenue and SW Yamhill Street in the heart of Portland's West End. Built in 1920, the building pairs period character (exposed wood beams, hardwood floors, and large storefront glazing) with a layout suited to both ground-floor retail and second-floor office use.

Blanchard is available individually or as a paired purchase with the neighboring Pythian Building. Together, the two properties total 20,000 SF of land under shared zoning and district overlay, a rare contiguous assemblage opportunity in one of the most attractive locales in the city.

The Blanchard Building's vacant second floor consists of roughly 9,278 square feet across two separate units, and is elevator-serviced, move-in ready, and finished with exposed wood ceilings, oversized offices, conference rooms, and natural light from two exposures. These features benefit an owner/user buyer with immediate plans for the space, or an investor pursuing upside with minimal capital investment.

For over three decades the building was home to Finnegan's Toys & Gifts, which operated from its SW Yamhill-facing storefront from 1981 until 2011. Today the ground floor is anchored by Case Study Coffee, alongside Crafty Wonderland and Grand Gesture Books, continuing the building's long run as a home for independent Portland retail.

The Blanchard sits directly across from the Multnomah County Central Library and a short walk from Director Park and Pioneer Courthouse Square, in one of downtown Portland's most walkable submarkets. The location benefits from direct MAX Light Rail and Portland Streetcar access at the corner, the Portland Smart Park site across the street, and close proximity to Nordstrom, Pioneer Place, and the broader retail core.



Address	802-820 SW 10 Ave, Portland, OR
Buildings	1
Floors	2
Use	Retail/ Office
Gross Building Area	20,000 SF
Gross Leasable Area	18,691 SF
Lot Area (Acres)	0.23
Lot Area (SF)	10,000
Parking	Street Across from Smart Park
Year Built	1920
Opportunity Zone	Yes
County	Multnomah
Submarket	CBD
Construction	Masonry
Zoning	CX
Occupancy	25.4% Leased

Executive Summary

PROPERTY HIGHLIGHTS

- Prime West End Corner Location
- Available Individually or Combined with the Pythian Building
- Established Retail Tenancy
- Built-Out, Ready-to-Use Office Space
- 75% Vacancy | Significant Upside
- Steps from MAX Light Rail & Portland Streetcar
- Across from Portland Smart Park & Multnomah County Central Library
- Walker's Paradise | Easy Access to Pioneer Square and Central Core
- Masonry Construction | Historic Character
- Elevator-Served
- Opportunity Zone Site
- Attractive Zoning and District Overlay
- Within Two Blocks of Nordstrom, Pendleton Woolen Mills, Columbia Sportswear, Charles Schwab, The Paramount Hotel, Mario's, and Ruth's Chris Steakhouse



Combined Offering

Available Together or Separately

Pythian Building

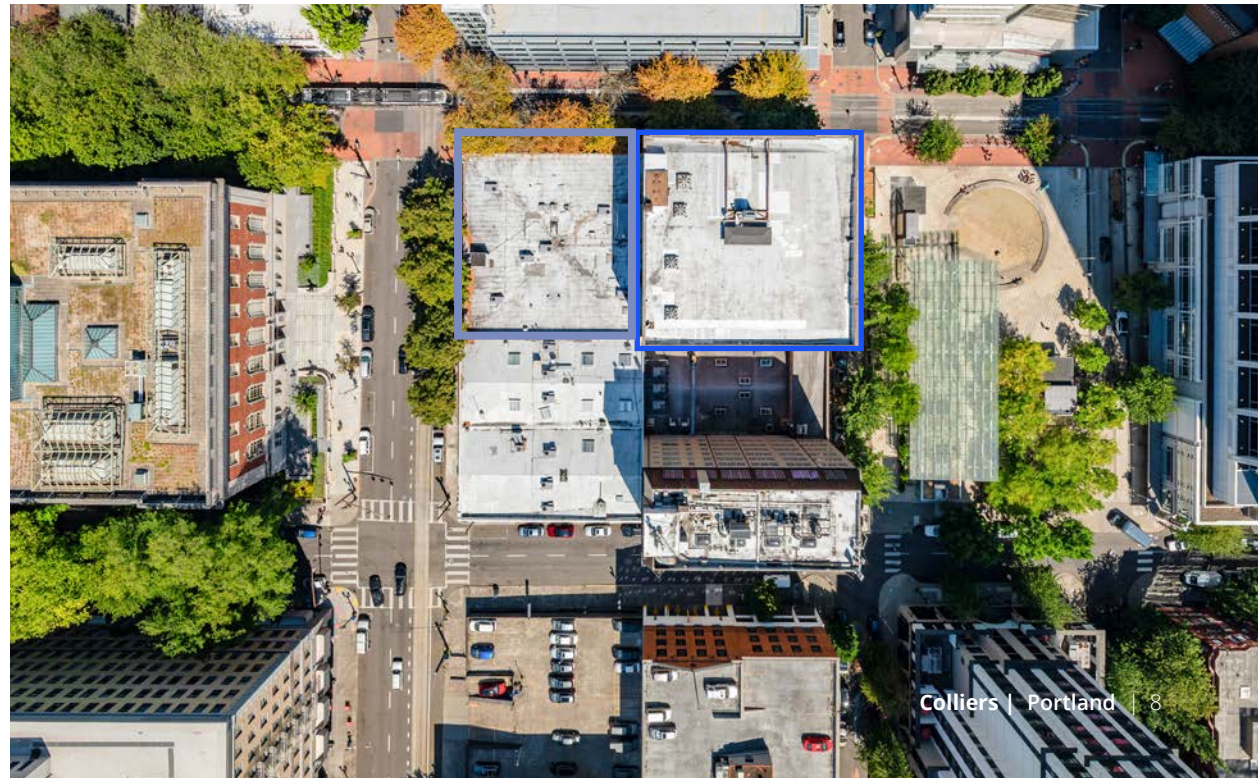
Price	\$2,500,000
Lot Area	0.23 (10,000 SF)

Blanchard Building

Price	\$2,100,000
Lot Area	0.23 (10,000 SF)

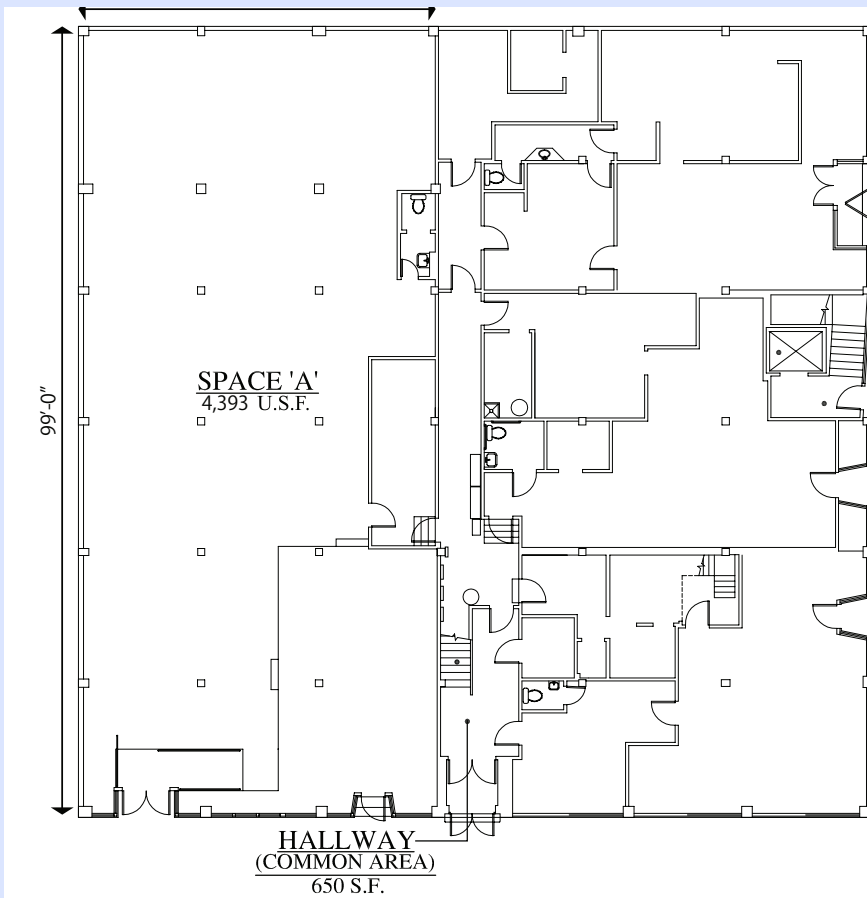
- Same Zoning and District Overlay
- Zoned CX
- Central City Plan District
- Allowable FAR - 9:1
- No Landmark Designations on Either Site
- Potential for Transferable FAR

The Pythian & Blanchard buildings are offered together as a combined portfolio or individually. Common ownership and adjacent downtown positioning make this a rare opportunity to control a contiguous assemblage in the heart of Portland's central hub.

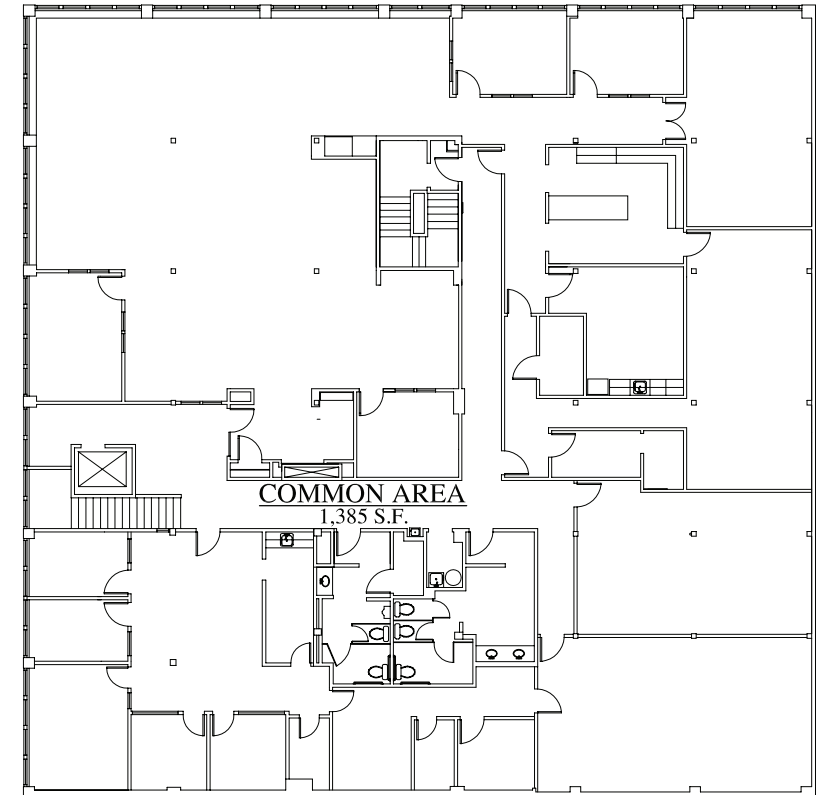


Blanchard Building Floor Plans

1st Floor



2nd Floor



Income & Expenses

Income	\$1,000,000	
Expenses	\$750,000	
Real Estate Taxes	\$100,000	\$100,000
Insurance	\$50,000	\$50,000
Management Fees	\$100,000	\$100,000
Utilities	\$50,000	\$50,000
Repairs & Maintenance	\$100,000	\$100,000
Marketing & Advertising	\$50,000	\$50,000
Other Expenses	\$100,000	\$100,000
Total Expenses	\$750,000	\$750,000
Net Operating Income	\$250,000	\$250,000
Property Taxes	\$100,000	\$100,000
Insurance	\$50,000	\$50,000
Utilities	\$50,000	\$50,000
Repairs & Maintenance	\$100,000	\$100,000
Marketing & Advertising	\$50,000	\$50,000
Other Expenses	\$100,000	\$100,000
Total Expenses	\$750,000	\$750,000
Net Operating Income	\$250,000	\$250,000

Contact Broker for Full
Income & Expenses Information

Rent **Roll**

2020												
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Contact Broker for Full Rent Roll Information

Amenity Map



Blanchard Building

Retail

- 1 Pioneer Place
- 2 Apple Store
- 3 SEPHORA
- 4 Nike
- 5 Columbia Sportswear
- 6 Nordstrom
- 7 Pendleton
- 8 Kinokuniya Bookstore
- 9 INDOCHINO
- 10 Kokoro POX
- 11 Tender Loving Empire
- 12 Portland Gear
- 13 Woonwinkel
- 14 Buffalo Exchange
- 15 Powell's City of Books
- 16 Dr. Martens Portland

Local Highlights

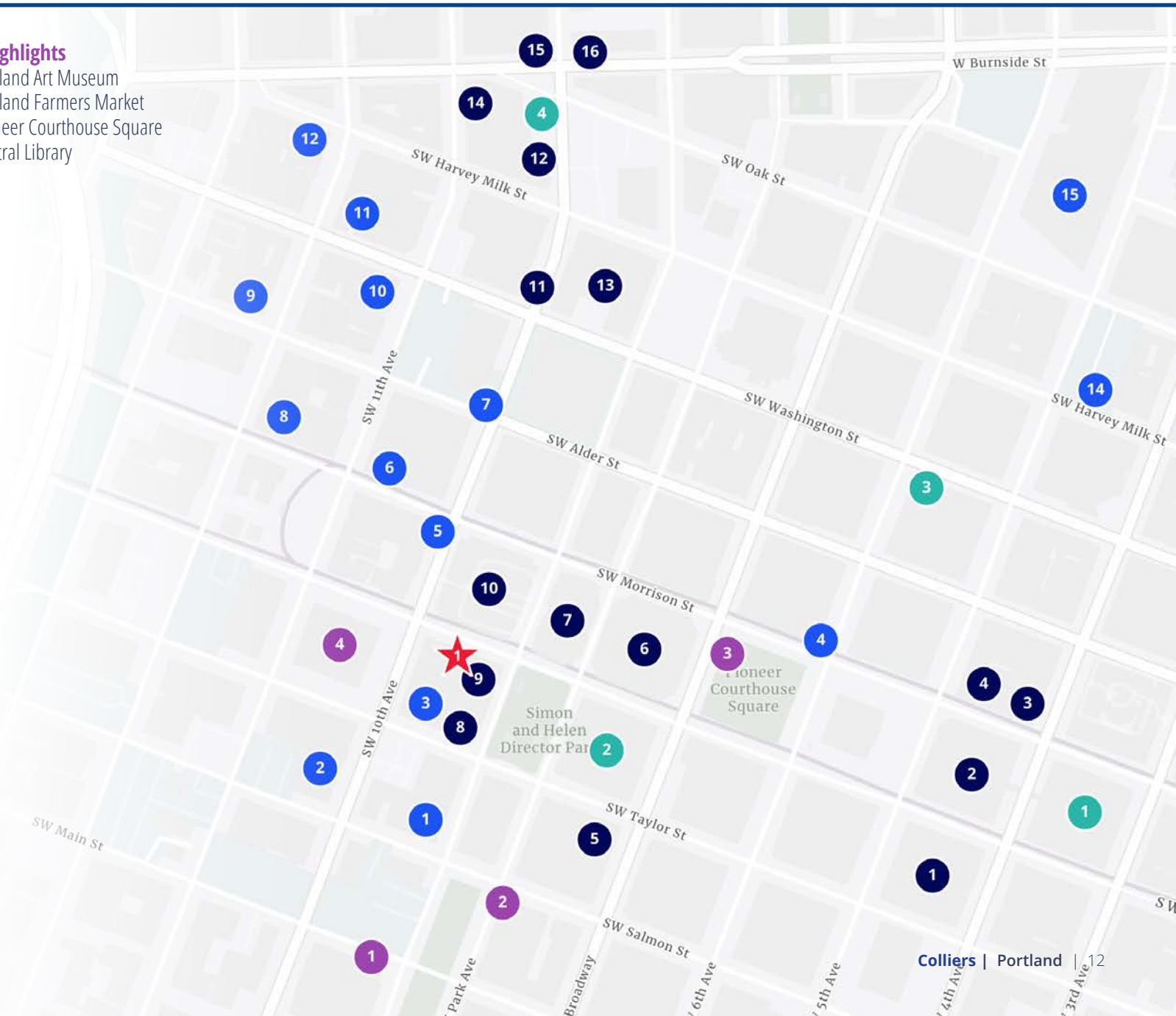
- 1 Portland Art Museum
- 2 Portland Farmers Market
- 3 Pioneer Courthouse Square
- 4 Central Library

Dinning

- 1 Southpark Seafood
- 2 Addy's Sandwich Bar
- 3 Virginia Cafe
- 4 Marsh & Mallow Co
- 5 Mayas Taqueria
- 6 Flock
- 7 TANAKA
- 8 Flock
- 9 DollyOlive
- 10 Cheryl's on 12th
- 11 Cheryl's on 12th
- 12 Jake's Famous Crawfish

Entertainment

- 1 Punch Bowl Social
- 2 Regal Fox Tower
- 3 5Glowing Greens Indoor Mini-Golf
- 4 Living Room Theaters



PORTLAND, OREGON

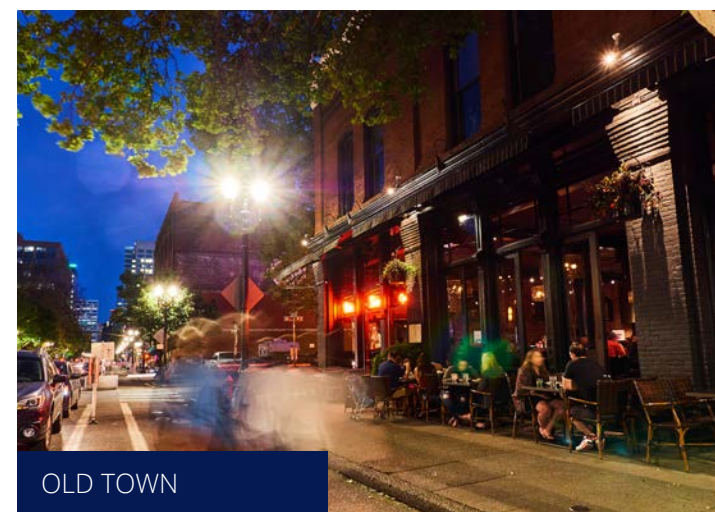
LIVE. WORK. PLAY.



ART DISTRICT



DOWNTOWN



OLD TOWN

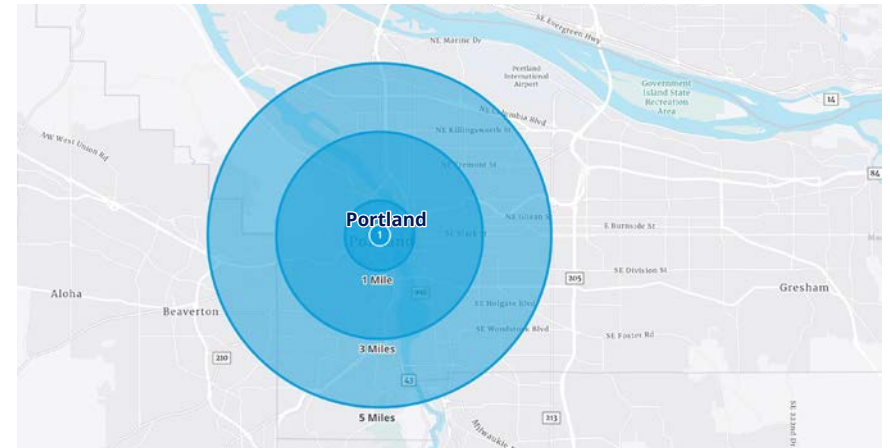
About Portland, OR

Portland, Oregon, functions as the economic, cultural, and transportation hub of the Pacific Northwest. Portland occupies a strategic position that connects regional markets throughout Oregon, Washington, and the broader western United States. Historically rooted in shipping, timber, manufacturing, and trade, the city has evolved into a diverse metropolitan center supported by technology, healthcare, professional services, advanced manufacturing, education, and athletic apparel industries.

The city's location along Interstate 5 and Interstate 84 provides direct access to major north-south and east-west transportation corridors, making Portland a critical center for freight movement, commerce, and regional connectivity. Businesses and residents also benefit from convenient access to Portland International Airport, which offers extensive domestic and international service and serves as one of the region's primary transportation gateways.

Downtown Portland serves as the metropolitan area's principal business and employment district, featuring a mix of corporate offices, retail destinations, cultural institutions, restaurants, and government facilities. The urban core is complemented by a network of vibrant neighborhood business districts that support a diverse and dynamic local economy. Renowned for its walkability, public transportation system, and commitment to sustainable urban planning, Portland offers a distinctive quality of life that attracts residents, businesses, and visitors from across the country. Cultural events, professional sports, higher education institutions, and a thriving arts and culinary scene contribute to year-round economic activity and reinforce the city's regional prominence.

Retail and commercial development throughout Portland serves both the city's population and the broader metropolitan area encompassing Multnomah, Washington, and Clackamas counties. National retailers, major employment centers, and locally owned businesses collectively create a diverse and resilient economic environment. Furthermore, Portland continues to attract investment in mixed-use development, industrial facilities, and innovation-focused employment sectors. Ongoing infrastructure improvements, a highly educated workforce, and strong connections to domestic and international markets support long-term economic stability and investment potential throughout the region.



AREA DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2026 Population	51,042	191,966	451,871
2031 Population	53,179	199,817	463,410

Households	1 mile	3 miles	5 miles
2000 Households	17,647	65,019	158,322
2026 Households	32,096	101,675	210,390
2031 Households (est.)	33,330	105,830	215,892
2000 to 2026 Household Change	81.9%	56.4%	32.9%
2026 to 2031 Household Change	3.8%	4.1%	2.6%

Median Household Income	1 mile	3 miles	5 miles
2026 Median HH Income	\$74,042	\$100,652	\$109,657
2031 Median HH Income	\$88,743	\$116,668	\$129,101
2025-2030 Annual Change	0.76%	0.80%	0.52%

Housing	1 mile	3 miles	5 miles
2026 Owner Occupied Housing	17%	30.7%	45.9%
2026 Renter Occupied Housing	82.4%	69.3%	54.1%
2026 Vacant Housing Units	14.2%	11.7%	9.3%

Source: Esri, U.S. Census

Employment in Portland

BUSINESSES & EMPLOYMENT



7,407

total businesses



98174

total employees



80.7%

white collar jobs



19.3%

blue collar jobs



6.3%

unemployment rate

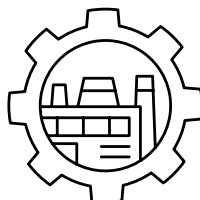
TOP 5 INDUSTRIES



**Technology &
Semi Conductors**



Healthcare



Manufacturing

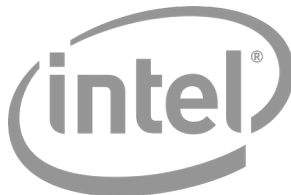


**Apparel & Outdoor
Products**



Food & Beverage

TOP EMPLOYERS



Source: U.S. Census Bureau; Oregon Employment Department; DataUSA

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