

PORTLAND LEASING OPPORTUNITY

THE BLANCHARD BUILDING

802-820 SW 10th Ave | Portland, OR 97205



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The Blanchard

802-820 SW 10th Ave | Portland, OR

The Blanchard presents a premier investment opportunity in the heart of Portland's West End. **This highly visible corner property** offers exceptional street frontage and **exposure in one of downtown's most walkable and amenity-rich locations.**

Surrounded by offices, residential towers, hotels, restaurants, and cultural landmarks, the property benefits from **consistent foot traffic and strong tenant demand.**

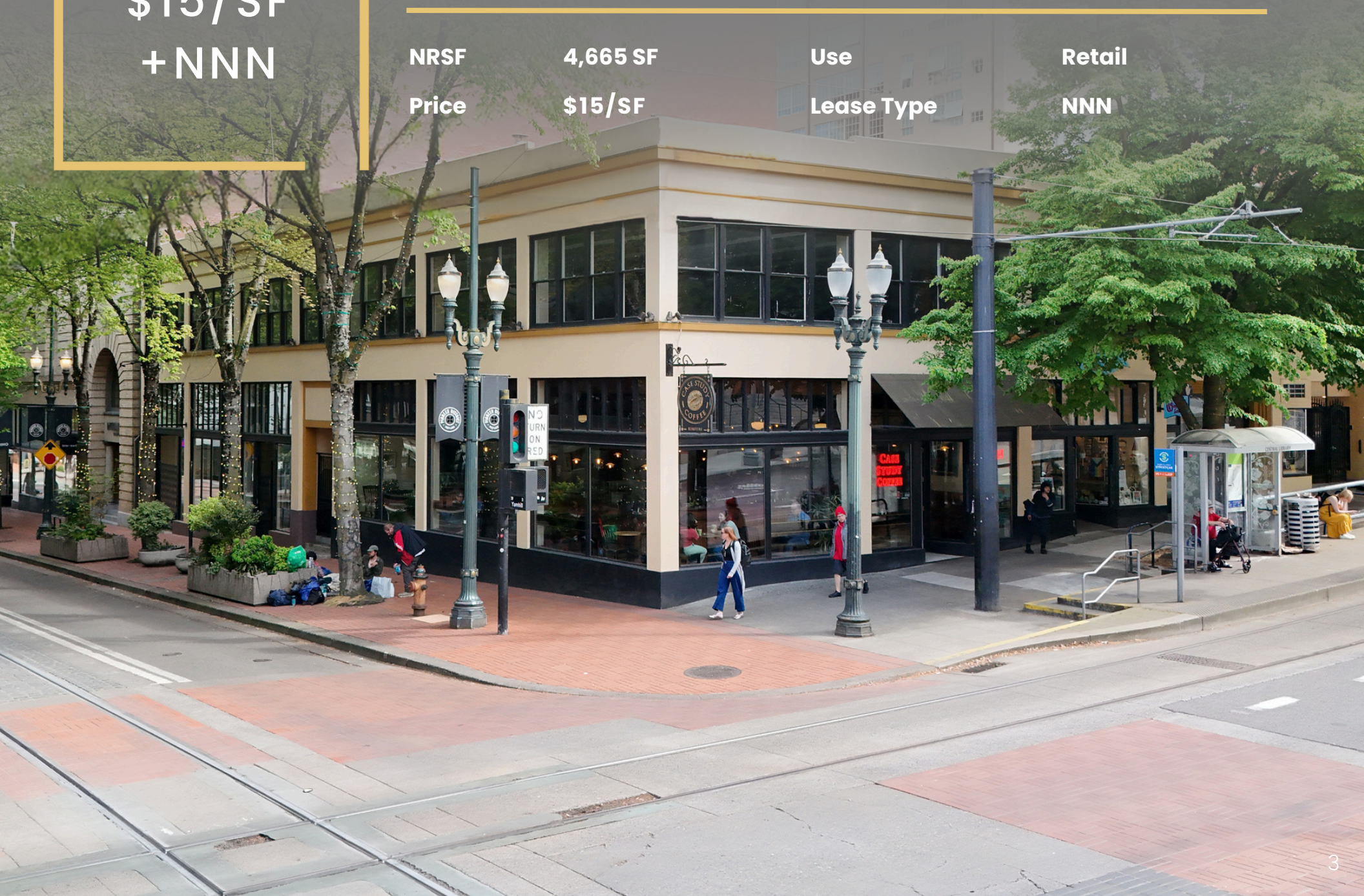
With immediate access to MAX Light Rail, Portland Streetcar, and major bus lines, **this location combines convenience, visibility, and long-term value** in Portland's dense urban core.

PORTLAND LEASE OPPORTUNITY

802-820 SW 10th Ave | Portland, OR 97205

**\$15/SF
+ NNN**

NRSF	4,665 SF	Use	Retail
Price	\$15/SF	Lease Type	NNN



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	46,657	185,035	458,053
Total Households	29,394	97,830	212,116
Average Household Income	\$103.2K	\$136.8K	\$139.8K
Total Consumer Spending	\$328.9M	\$4.5B	\$12B



Walkability Score:

Walker's Paradise (100)
Rider's Paradise (94)



Transportation:

- 12 miles to Portland International Airport
- 7 miles to Beaverton Transit Center



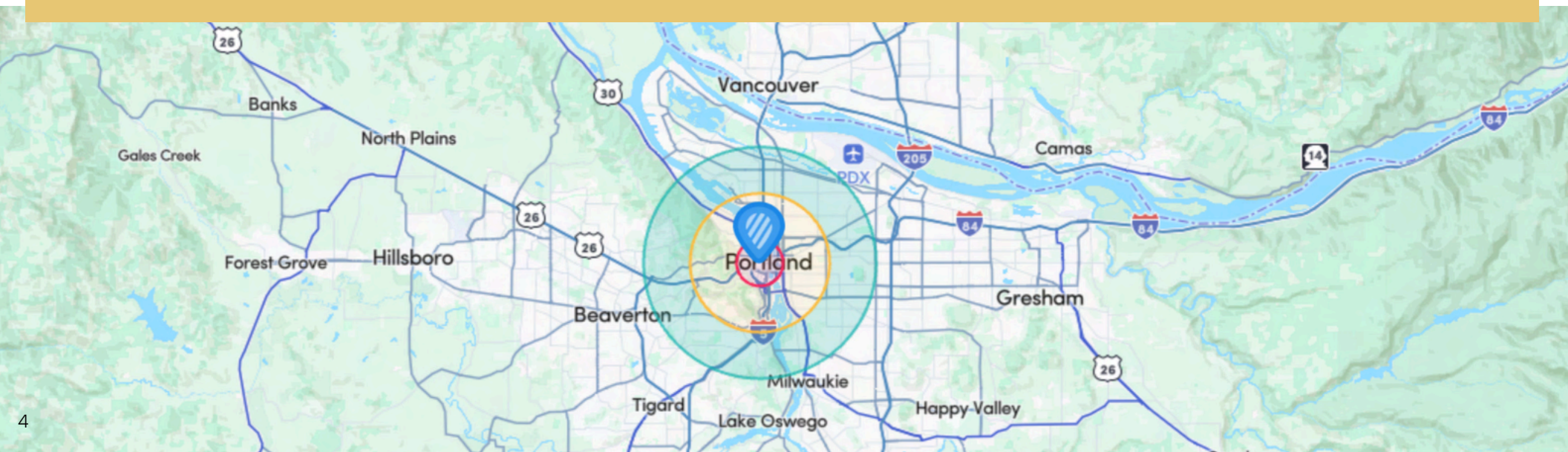
MAX / Streetcar Transit:

- Library/SW 9th - 0.0 mi
- Central Library- 0.1 mi
- Pioneer Square North- 0.2 mi
- SW 10th & Alder- 0.3 mi



Daily Car Count: (VPD)

SW Yamhill St - 2,105
I 405 - 88,628
US 26 - 71,681
I-5 - 118,641



Community Breakdown:

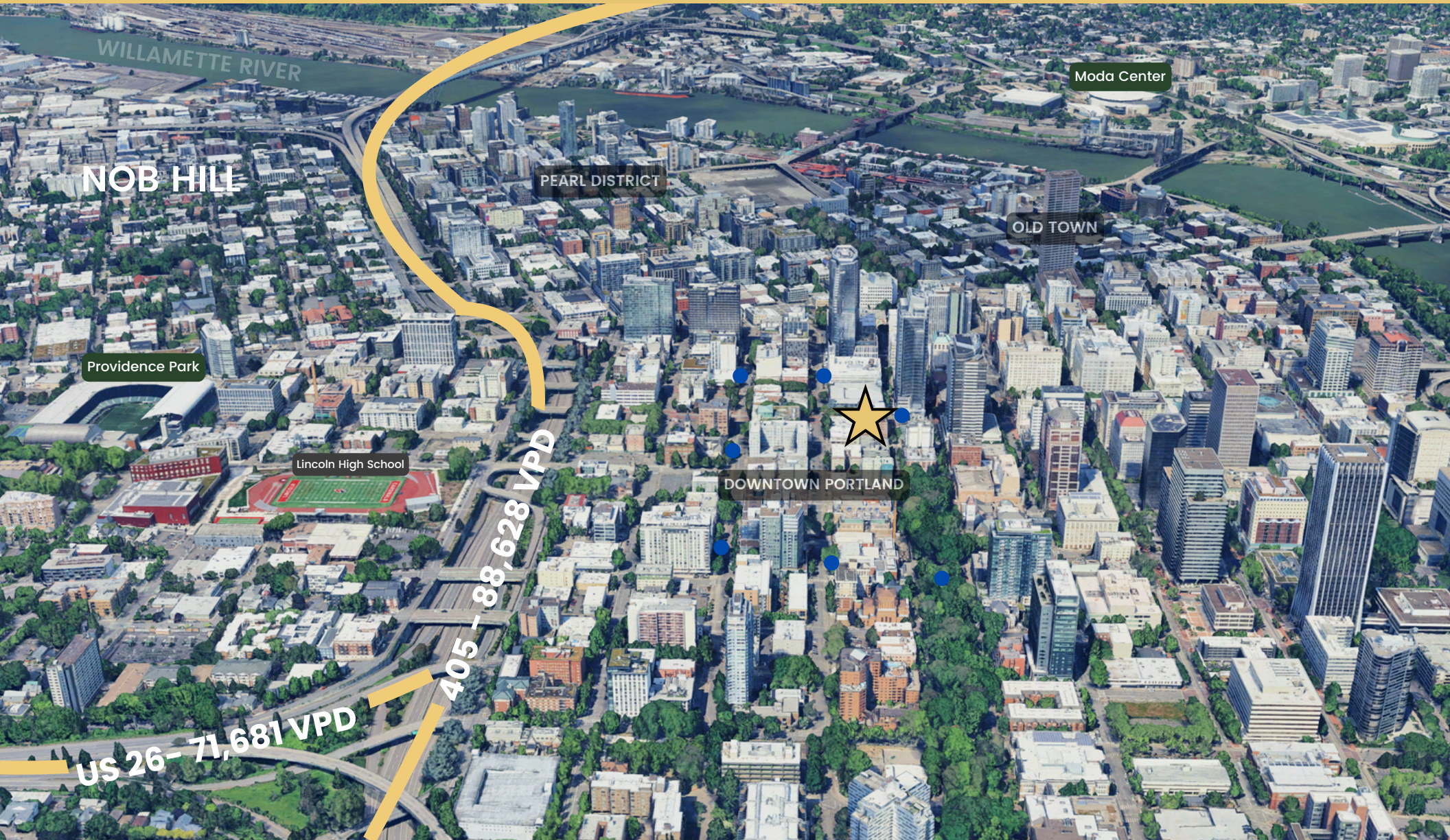
Who's Living Here



802-820 SW 10th Ave | Portland, OR



Bus Stops / Transit



NOB HILL

PEARL DISTRICT

Moda Center

OLD TOWN

Providence Park

Lincoln High School

DOWNTOWN PORTLAND

US 26 - 71,681 VPD

405 - 88,628 VPD

WILLAMETTE RIVER

Take a Closer Look: Steps from It All

★ 802-820 SW 10th Ave | Portland, OR

● Bus Stops / Transit



405 - 88,628 VPD

Yamhill St - 2,105 VPD

DOLLY OLIVE

INDIA HOUSE

THE RITZ-CARLTON RESIDENCES

THE BIDWELL

Google

Pioneer Courthouse Square

Pioneer Place Shopping Center

Portland Clinic

Central Library

Case Study

Kinokuniya

Director Park

ELEPHANT DELICATESSEN

Apple

Hilton

Shemanski Park

Lowndale Square

PORTLANDIA

Chapman Square



Downtown Portland

Downtown Portland offers a convenient mix of amenities, transportation, dining, and shopping. The area is easily accessible by MAX Light Rail, Portland Streetcar, and bus lines, making it well-connected to the rest of the city.

It features a wide range of shops, from national retailers to local boutiques, and is home to popular spots like Pioneer Place and Nordstrom. The food scene includes restaurants, food carts, cafes, and breweries, providing options for all tastes. Nearby parks such as Director Park and the South Park Blocks offer open space in the city center.

Overall, Downtown Portland combines accessibility, services, and a variety of daily conveniences in one central location.