

## DOWNTOWN RETAIL SPACE FOR LEASE

# 4th Avenue Building

832-838 SW 4TH AVENUE / PORTLAND, OR 97204



## Corner retail spaces in downtown Portland

### AVAILABLE SPACES

- Suite 838 - 3,700 SF
- Suite 832 - 1,300 SF

### LEASE RATE

Please call for details

### HIGHLIGHTS

- Nearby Pioneer Place Shopping Mall and many Class A office towers
- Next to public parking garage
- Attractive corner retail space with huge windows
- Attentive local ownership and management

### CONTACT

Christopher Lio 503 804 2929 / 503 224 6791 / [clio@naielliott.com](mailto:clio@naielliott.com)



# Prime location in the heart of Portland's Central Business District



- Located across from Pioneer Place Shopping Mall
- Nearby the MAX Light Rail line and Tri-Met bus mall
- Excellent exposure, visibility and daytime foot traffic
- Nearby businesses include Nordstrom, Columbia Sportswear's flagship location, Apple, Nike and many more.



94

BIKE SCORE



98

WALK SCORE



94

TRANSIT SCORE

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**NAI Elliott**

# Ground floor retail space

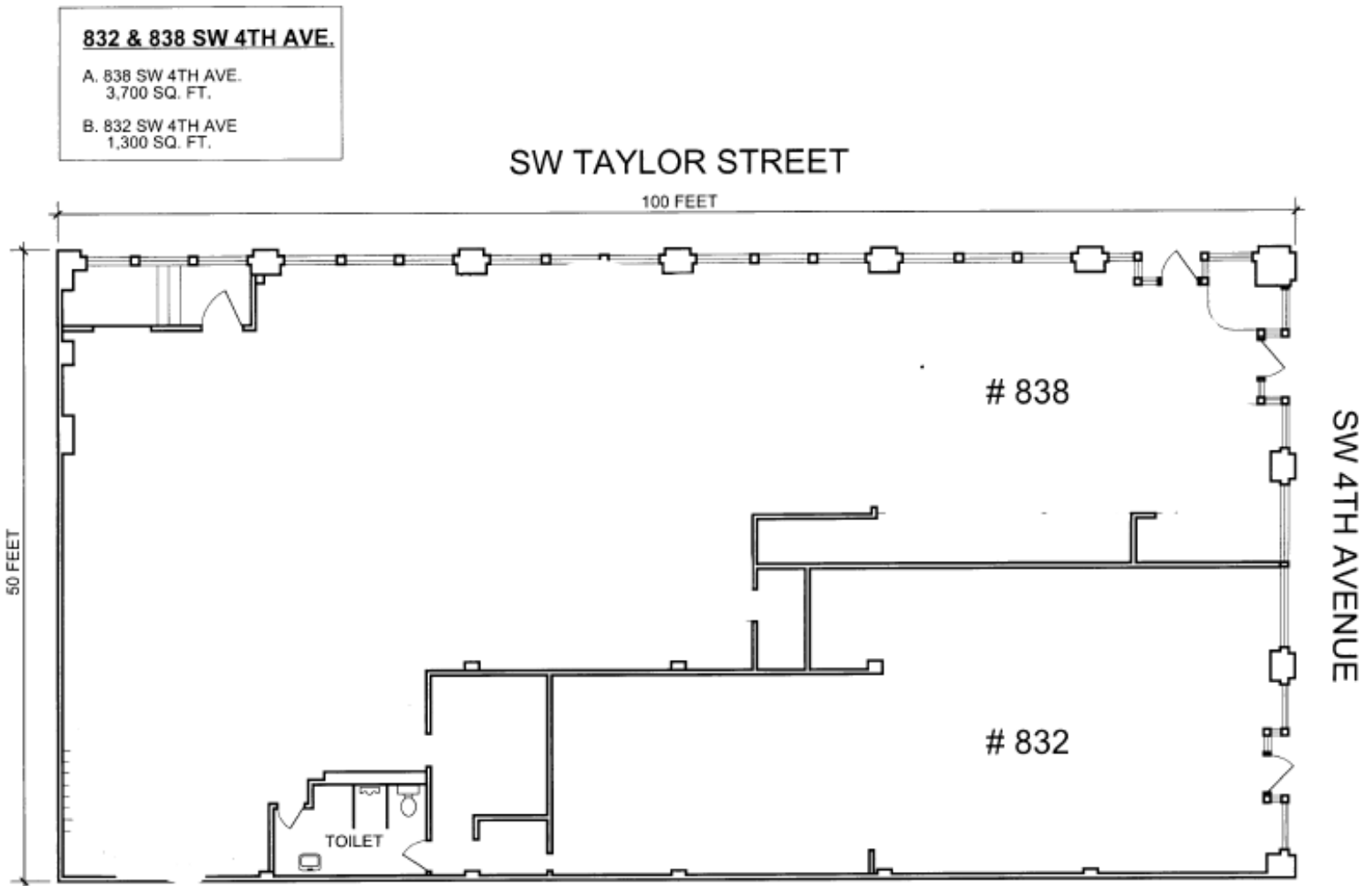


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# Available floor plans

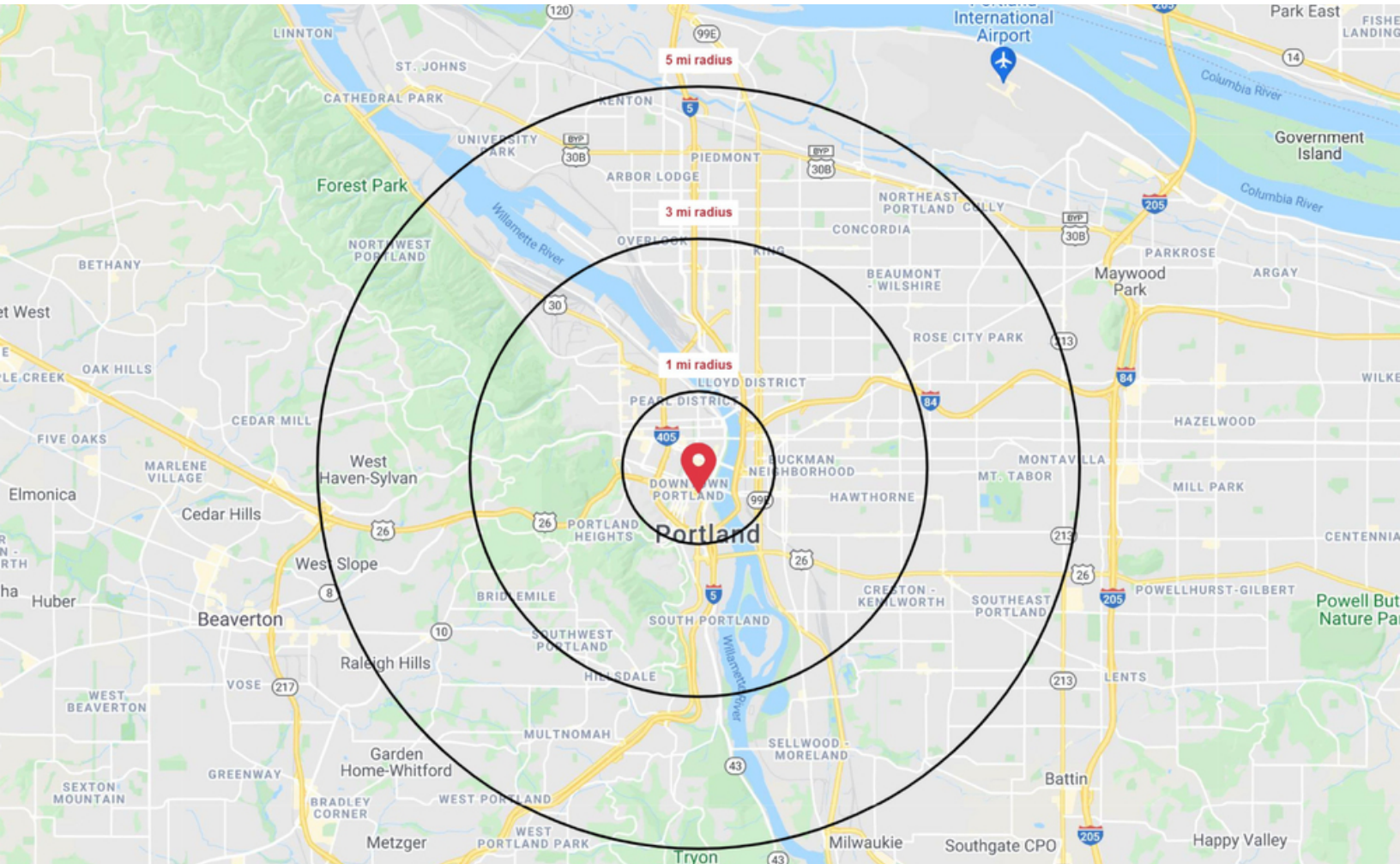


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# Demographics summary



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2022	34,635	188,589	439,794
Projected Total Population 2027	34,547	193,557	452,135
Average HH Income	\$80,083	\$114,205	\$119,620
Median Home Value	\$574,583	\$639,899	\$583,719
Estimated Total Households	22,401	99,505	206,428
Daytime Demographics 16+	118,759	292,273	462,249
Some College or Higher	82.6%	87.5%	85.7%

Source: Regis – SitesUSA (2023)

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# Demographics—full profile

## 2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 45.5172/-122.6769

4th Avenue Building Portland, OR 97204	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	34,635	188,589	439,794
2027 Projected Population	34,547	193,557	452,135
2020 Census Population	34,902	190,217	443,632
2010 Census Population	29,954	155,676	387,915
Projected Annual Growth 2022 to 2027	-	0.5%	0.6%
Historical Annual Growth 2010 to 2022	1.3%	1.8%	1.1%
<b>Households</b>			
2022 Estimated Households	22,401	99,505	206,428
2027 Projected Households	22,613	103,355	215,188
2020 Census Households	22,592	99,959	206,968
2010 Census Households	17,997	79,696	178,042
Projected Annual Growth 2022 to 2027	0.2%	0.8%	0.8%
Historical Annual Growth 2010 to 2022	2.0%	2.1%	1.3%
<b>Age</b>			
2022 Est. Population Under 10 Years	2.3%	6.3%	8.0%
2022 Est. Population 10 to 19 Years	4.2%	6.0%	7.8%
2022 Est. Population 20 to 29 Years	24.8%	18.8%	15.4%
2022 Est. Population 30 to 44 Years	28.3%	30.8%	29.7%
2022 Est. Population 45 to 59 Years	19.3%	18.2%	19.0%
2022 Est. Population 60 to 74 Years	16.1%	15.0%	15.0%
2022 Est. Population 75 Years or Over	5.0%	4.8%	5.1%
2022 Est. Median Age	38.7	38.1	38.4
<b>Marital Status &amp; Gender</b>			
2022 Est. Male Population	57.0%	51.0%	49.8%
2022 Est. Female Population	43.0%	49.0%	50.2%
2022 Est. Never Married	56.9%	48.7%	42.7%
2022 Est. Now Married	21.0%	33.8%	39.6%
2022 Est. Separated or Divorced	19.7%	14.9%	14.8%
2022 Est. Widowed	2.4%	2.6%	3.0%
<b>Income</b>			
2022 Est. HH Income \$200,000 or More	8.9%	14.8%	14.8%
2022 Est. HH Income \$150,000 to \$199,999	5.9%	8.2%	9.5%
2022 Est. HH Income \$100,000 to \$149,999	13.2%	16.8%	18.2%
2022 Est. HH Income \$75,000 to \$99,999	10.2%	12.8%	14.0%
2022 Est. HH Income \$50,000 to \$74,999	12.4%	14.5%	14.7%
2022 Est. HH Income \$35,000 to \$49,999	9.2%	9.0%	8.7%
2022 Est. HH Income \$25,000 to \$34,999	9.8%	6.4%	5.8%
2022 Est. HH Income \$15,000 to \$24,999	7.3%	5.3%	4.8%
2022 Est. HH Income Under \$15,000	23.1%	12.2%	9.5%
2022 Est. Average Household Income	\$80,083	\$114,205	\$119,620
2022 Est. Median Household Income	\$60,412	\$87,113	\$92,347
2022 Est. Per Capita Income	\$53,222	\$60,764	\$56,517
2022 Est. Total Businesses	8,868	23,248	37,920
2022 Est. Total Employees	105,608	242,359	347,266

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<b>Race</b>			
2022 Est. White	69.6%	76.4%	76.1%
2022 Est. Black	5.2%	4.7%	4.7%
2022 Est. Asian or Pacific Islander	11.1%	7.0%	7.6%
2022 Est. American Indian or Alaska Native	1.2%	0.7%	0.7%
2022 Est. Other Races	12.9%	11.1%	11.0%
<b>Hispanic</b>			
2022 Est. Hispanic Population	5,176	19,455	42,346
2022 Est. Hispanic Population	14.9%	10.3%	9.6%
2027 Proj. Hispanic Population	15.0%	10.3%	9.6%
2020 Hispanic Population	10.8%	9.8%	9.4%
<b>Education (Adults 25 &amp; Older)</b>			
2022 Est. Adult Population (25 Years or Over)	28,517	152,700	344,235
2022 Est. Elementary (Grade Level 0 to 8)	2.5%	1.2%	1.6%
2022 Est. Some High School (Grade Level 9 to 11)	3.1%	1.9%	2.1%
2022 Est. High School Graduate	11.8%	9.4%	10.6%
2022 Est. Some College	17.2%	14.9%	16.3%
2022 Est. Associate Degree Only	5.5%	4.8%	5.7%
2022 Est. Bachelor Degree Only	32.6%	37.9%	36.1%
2022 Est. Graduate Degree	27.3%	29.8%	27.6%
<b>Housing</b>			
2022 Est. Total Housing Units	25,610	110,467	223,837
2022 Est. Owner-Occupied	20.0%	36.0%	49.7%
2022 Est. Renter-Occupied	67.4%	54.1%	42.6%
2022 Est. Vacant Housing	12.5%	9.9%	7.8%
<b>Homes Built by Year</b>			
2022 Homes Built 2010 or later	13.1%	13.1%	11.0%
2022 Homes Built 2000 to 2009	12.7%	10.0%	9.2%
2022 Homes Built 1990 to 1999	7.6%	6.3%	6.7%
2022 Homes Built 1980 to 1989	8.8%	6.6%	6.6%
2022 Homes Built 1970 to 1979	11.1%	10.3%	10.9%
2022 Homes Built 1960 to 1969	6.8%	7.1%	7.5%
2022 Homes Built 1950 to 1959	5.2%	6.6%	8.5%
2022 Homes Built Before 1949	22.1%	30.0%	31.7%
<b>Home Values</b>			
2022 Home Value \$1,000,000 or More	11.3%	10.5%	6.5%
2022 Home Value \$500,000 to \$999,999	42.9%	59.9%	54.7%
2022 Home Value \$400,000 to \$499,999	23.0%	17.5%	23.5%
2022 Home Value \$300,000 to \$399,999	14.7%	7.8%	10.6%
2022 Home Value \$200,000 to \$299,999	4.6%	2.1%	2.4%
2022 Home Value \$150,000 to \$199,999	0.6%	0.4%	0.4%
2022 Home Value \$100,000 to \$149,999	0.5%	0.2%	0.2%
2022 Home Value \$50,000 to \$99,999	1.0%	0.8%	0.8%
2022 Home Value \$25,000 to \$49,999	0.5%	0.4%	0.5%
2022 Home Value Under \$25,000	0.7%	0.4%	0.5%
2022 Median Home Value	\$574,583	\$639,899	\$583,719
2022 Median Rent	\$1,294	\$1,365	\$1,378

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<b>Labor Force</b>			
2022 Est. Labor Population Age 16 Years or Over	33,472	169,967	384,351
2022 Est. Civilian Employed	60.7%	70.6%	70.0%
2022 Est. Civilian Unemployed	3.2%	3.0%	2.7%
2022 Est. in Armed Forces	-	-	-
2022 Est. not in Labor Force	36.1%	26.4%	27.3%
2022 Labor Force Males	57.2%	51.1%	49.6%
2022 Labor Force Females	42.8%	48.9%	50.4%
<b>Occupation</b>			
2022 Occupation: Population Age 16 Years or Over	20,304	119,975	269,215
2022 Mgmt, Business, & Financial Operations	22.1%	23.0%	22.4%
2022 Professional, Related	35.5%	37.8%	37.0%
2022 Service	13.0%	10.6%	11.2%
2022 Sales, Office	16.9%	17.7%	17.6%
2022 Farming, Fishing, Forestry	0.2%	0.2%	0.2%
2022 Construction, Extraction, Maintenance	4.1%	3.4%	3.9%
2022 Production, Transport, Material Moving	8.2%	7.3%	7.7%
2022 White Collar Workers	74.5%	78.5%	77.0%
2022 Blue Collar Workers	25.5%	21.5%	23.0%
<b>Transportation to Work</b>			
2022 Drive to Work Alone	32.3%	39.8%	42.6%
2022 Drive to Work in Carpool	3.9%	4.6%	5.3%
2022 Travel to Work by Public Transportation	6.6%	4.9%	4.2%
2022 Drive to Work on Motorcycle	-	0.1%	0.1%
2022 Walk or Bicycle to Work	13.0%	8.9%	6.6%
2022 Other Means	1.3%	1.1%	0.9%
2022 Work at Home	42.9%	40.6%	40.2%
<b>Travel Time</b>			
2022 Travel to Work in 14 Minutes or Less	31.4%	26.3%	23.1%
2022 Travel to Work in 15 to 29 Minutes	45.7%	48.3%	48.2%
2022 Travel to Work in 30 to 59 Minutes	19.3%	21.5%	24.6%
2022 Travel to Work in 60 Minutes or More	3.7%	4.0%	4.1%
2022 Average Travel Time to Work	18.7	19.9	20.9
<b>Consumer Expenditure</b>			
2022 Est. Total Household Expenditure	\$1.32 B	\$7.65 B	\$16.48 B
2022 Est. Apparel	\$46.96 M	\$274.64 M	\$590.77 M
2022 Est. Contributions, Gifts	\$77.92 M	\$469.73 M	\$1.01 B
2022 Est. Education, Reading	\$46.09 M	\$275.58 M	\$588.1 M
2022 Est. Entertainment	\$73.86 M	\$438.21 M	\$948.23 M
2022 Est. Food, Beverages, Tobacco	\$202.36 M	\$1.16 B	\$2.49 B
2022 Est. Furnishings, Equipment	\$45.95 M	\$271.71 M	\$587.81 M
2022 Est. Health Care, Insurance	\$118.04 M	\$679.1 M	\$1.47 B
2022 Est. Household Operations, Shelter, Utilities	\$435.84 M	\$2.48 B	\$5.31 B
2022 Est. Miscellaneous Expenses	\$25.28 M	\$146.22 M	\$314.5 M
2022 Est. Personal Care	\$17.81 M	\$102.89 M	\$221.5 M
2022 Est. Transportation	\$230.83 M	\$1.36 B	\$2.96 B

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