

PORTLAND | OREGON

# Pythian Building

918 SW YAMHILL ST, PORTLAND, OR 97205

Irreplaceable  
Downtown Location

Adjacent to Director Park,  
Max Lines, and City  
Smart Park

PRICE: \$2,500,000

\$/SF: \$53.87

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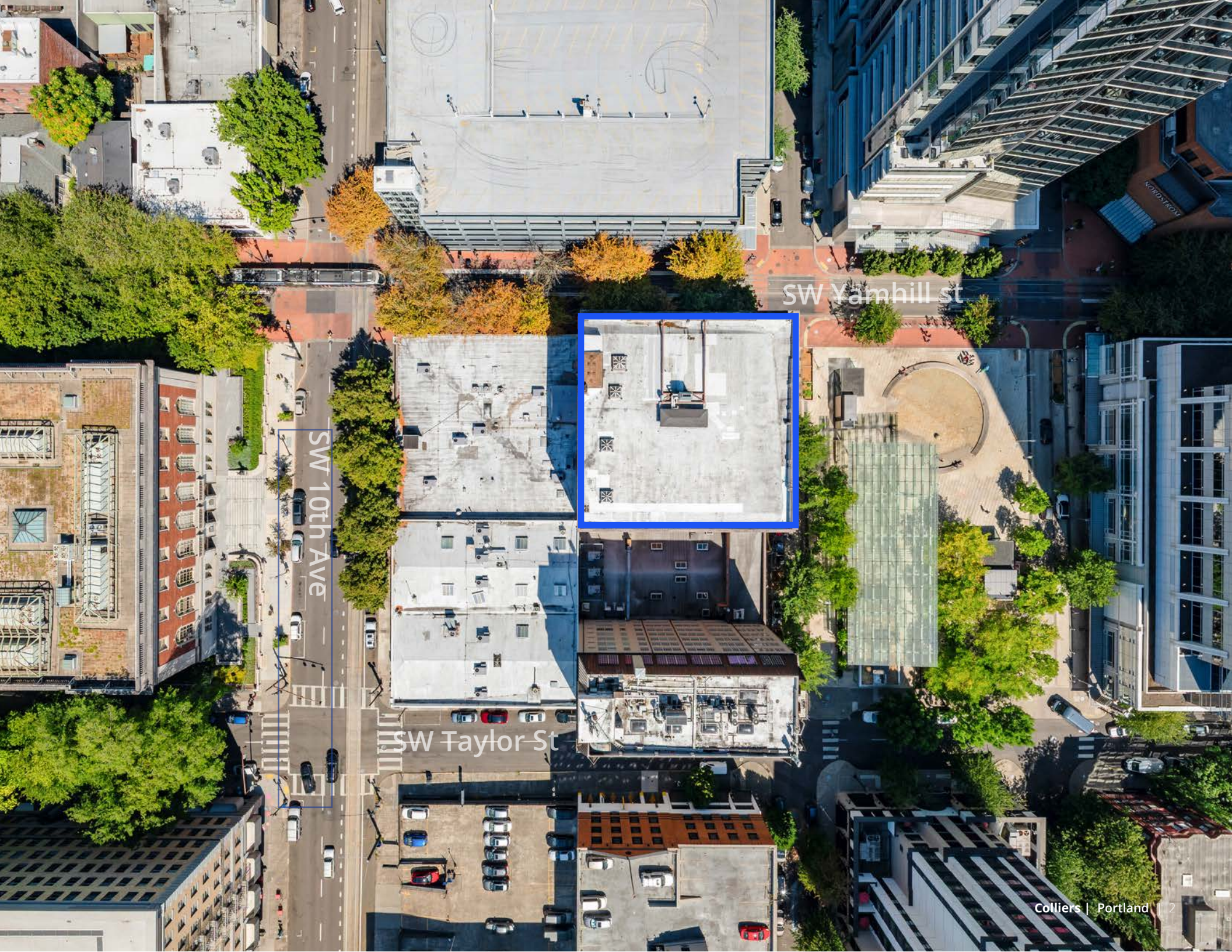
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Colliers





SW Yamhill St

SW 10th Ave

SW Taylor St





Park Avenue  
West Building

Regal Fox Tower

Hilton

Newmark Theatre

Portland Art Museum

Pioneer Courthouse  
Square

Arlene Schnitzer  
Concert Hall

Paramount  
Hotel

Director Park

Nordstrom

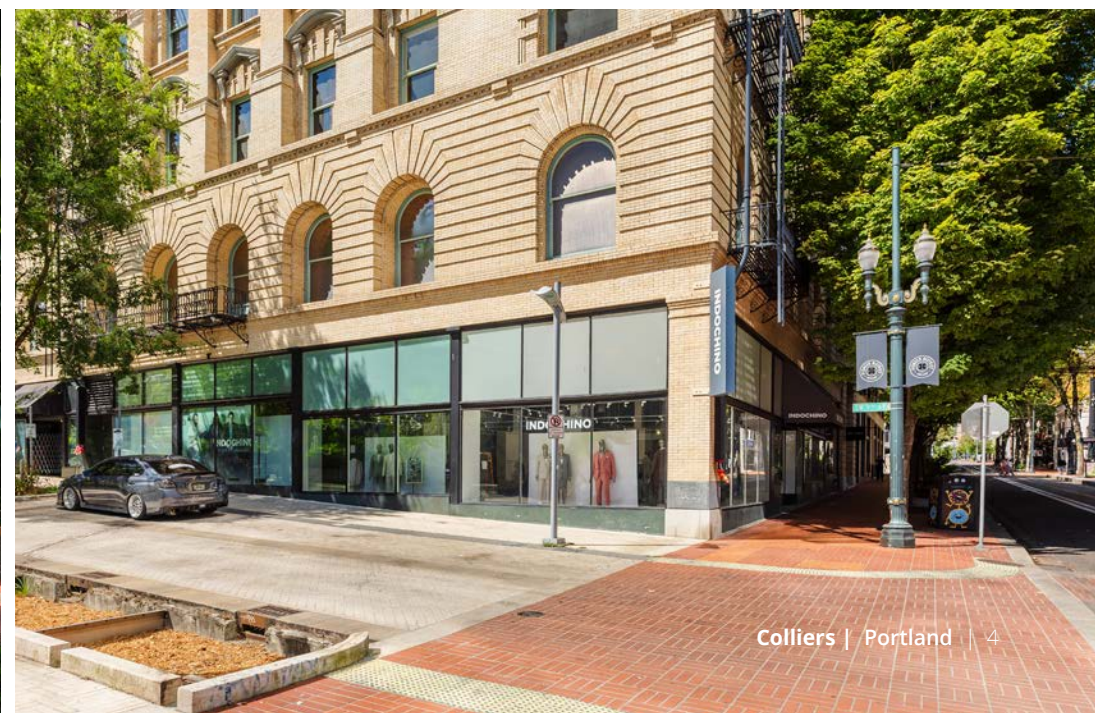
Smart Park

Multnomah County  
Central Library

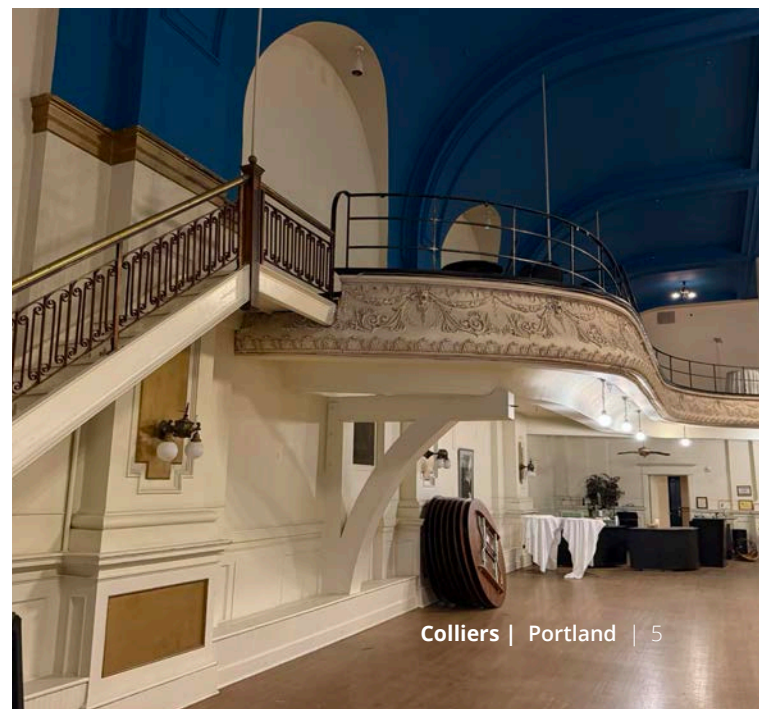
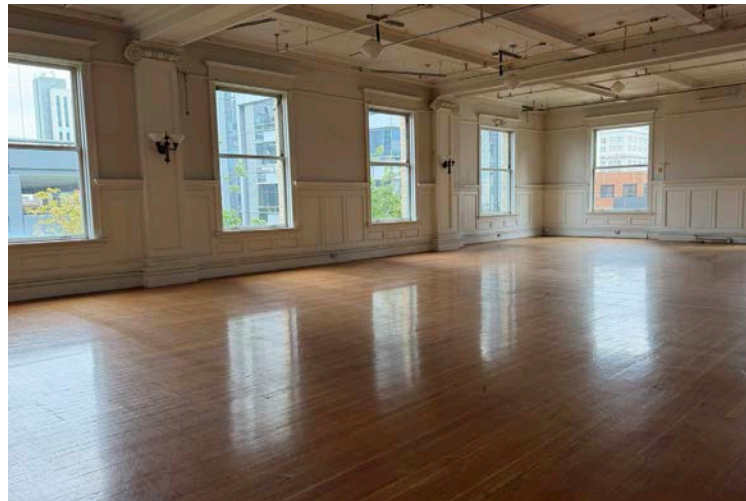
SW Morrison St

SW 10th Ave











# Executive Summary

| PRICE       | BUILDING AREA | \$/SF   |
|-------------|---------------|---------|
| \$2,500,000 | 46,407 SF     | \$53.87 |

Colliers is pleased to present the Pythian Building, one of downtown Portland's most architecturally distinctive historic assets. Built in 1907 and originally constructed as a Masonic lodge (the Knights of Pythias), the six-story masonry building has served the block at SW Yamhill and SW 9th for over a century and today combines ground-floor retail with upper-floor office and event space across roughly 46,407 square feet.

Pythian is available individually or as a paired purchase with the neighboring Blanchard 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 building's character-defining features, which include detailed masonry facade, high ceilings, large arched windows, and open, flexible floor plates, give it a level of architectural presence that is truly unique, and lends itself naturally to assembly, event, and hospitality-adjacent uses. Pythian boasts four separate floors with rare features like hardwood flooring, raised stage platforms, large wall mirrors, ornamental millwork, and period chandeliers, giving the space an elegant, theatrical character.

Beyond its architecture, the Pythian carries genuine cultural history. The building's dance hall hosted Portland's psychedelic-era rock scene in the late 1960s (bands playing bills that also featured the Grateful Dead, The Doors, and Big Brother and the Holding Company came through the venue), along with countless other music and dance events throughout the mid-20th century. The Adrianna Hill Grand Ballroom on the 2nd floor is a well-known Portland wedding and events venue that in past years has drawn a steady stream of visitors to the address.

The Pythian sits one block from Pioneer Courthouse Square, Portland's most heavily trafficked public space, and directly across from Director Park. The location benefits from direct MAX Light Rail and Portland Streetcar access, exceptional walkability, and immediate proximity to Nordstrom, Pioneer Place, and the broader retail core. Ground-floor retail tenants benefit from heavy pedestrian frontage on SW Yamhill, and adjacent positioning to Portland Smart Park directly across Yamhill Street.



|                         |                                 |
|-------------------------|---------------------------------|
| <b>Address</b>          | 918 SW Yamhill St, Portland, OR |
| <b>Buildings</b>        | 1                               |
| <b>Floors</b>           | 6, Plus Basement                |
| <b>Use</b>              | Assembly; Ground Floor Retail   |
| <b>Building Area</b>    | 46,407 SF                       |
| <b>Lot Area (Acres)</b> | 0.23                            |
| <b>Lot Area (SF)</b>    | 10,000                          |
| <b>Parking</b>          | Street   Across from Smart Park |
| <b>Year Built</b>       | 1907                            |
| <b>Opportunity Zone</b> | Yes                             |
| <b>County</b>           | Multnomah                       |
| <b>Submarket</b>        | CBD                             |
| <b>Construction</b>     | Masonry                         |
| <b>Zoning</b>           | CX, Central Commercial          |
| <b>Occupancy</b>        | 18.4% Leased                    |

# Executive Summary

## PROPERTY HIGHLIGHTS

- Core Downtown Asset
- Available Individually or Combined with the Blanchard Building
- Adjacent to Director Park | One Block from Pioneer Square
- Direct MAX Light Rail Access
- Across from Portland Smart Park
- Historic Masonry Architecture
- Flexible, Open Floor Plates
- Home to the Adrianna Hill Grand Ballroom
- High-Visibility Ground-Floor Retail
- Affluent, Dense Urban Demographics
- Within Two Blocks of Nordstrom, Pendleton Woolen Mills, Columbia Sportswear, Charles Schwab, The Paramount Hotel, Ruth's Chris Steakhouse, Mario's, and The Heathman Hotel





# Combined Offering

Available Together or Separately

## Pythian Building

|              |             |
|--------------|-------------|
| <b>Price</b> | \$2,500,000 |
|--------------|-------------|

|                 |                  |
|-----------------|------------------|
| <b>Lot Area</b> | 0.23 (10,000 SF) |
|-----------------|------------------|

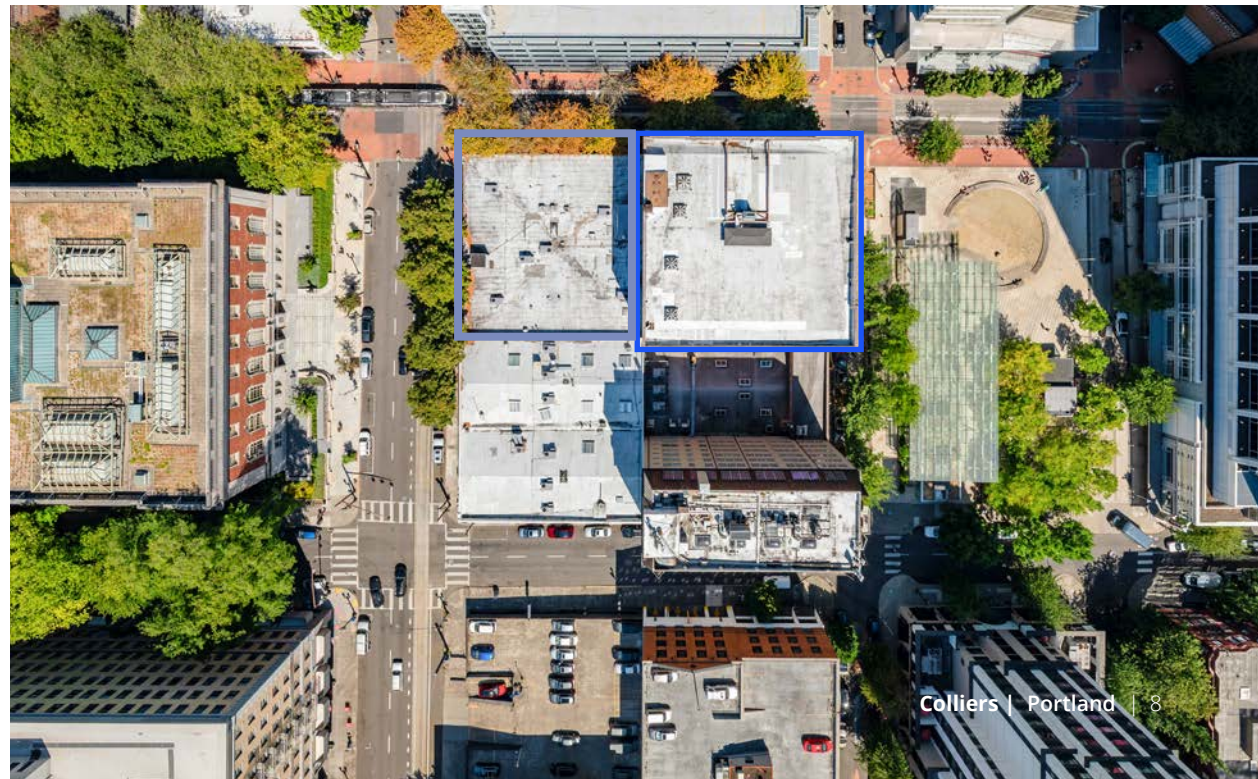
## Blanchard Building

|              |             |
|--------------|-------------|
| <b>Price</b> | \$2,100,000 |
|--------------|-------------|

|                 |                  |
|-----------------|------------------|
| <b>Lot Area</b> | 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.









**Figure 1**

[illegible]



# Amenity Map



## 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

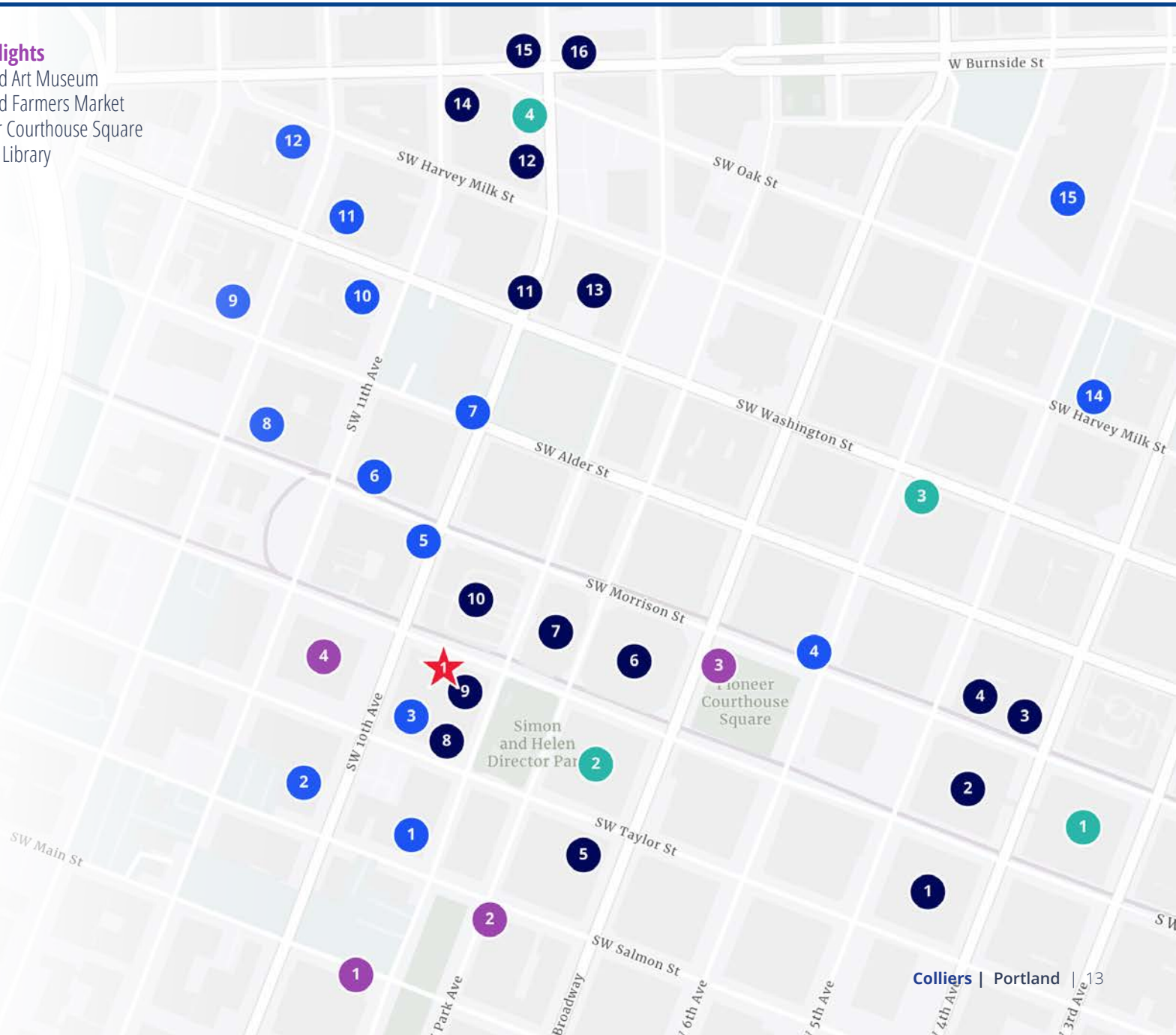
- 1 Portland Art Museum
- 2 Portland Farmers Market
- 3 Pioneer Courthouse Square
- 4 Central Library

## 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

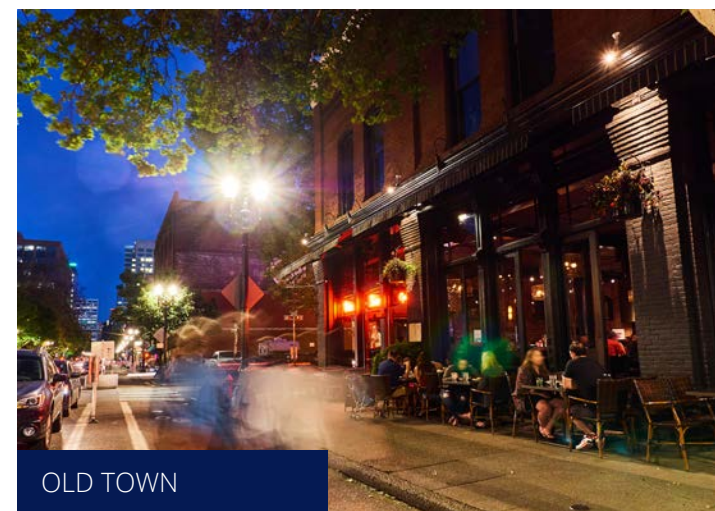
LIVE. WORK. PLAY.



ART DISTRICT



DOWNTOWN



OLD TOWN



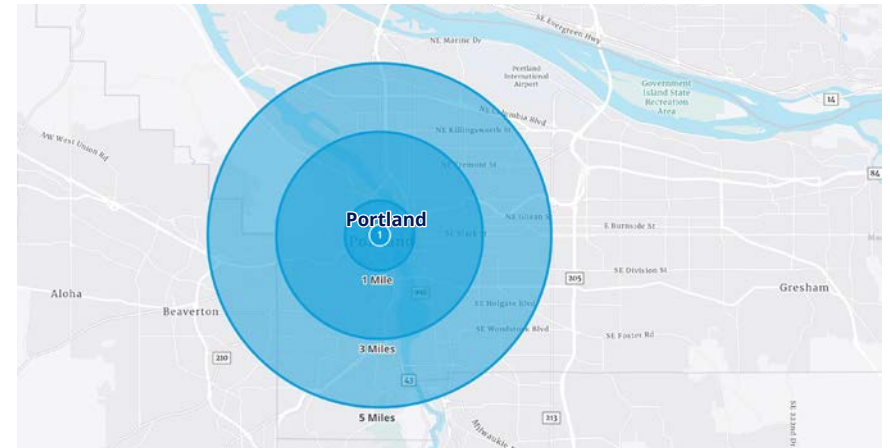
# About Portland, OR

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

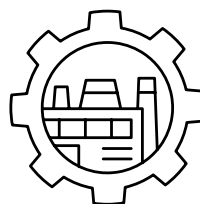
## TOP 5 INDUSTRIES



**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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