

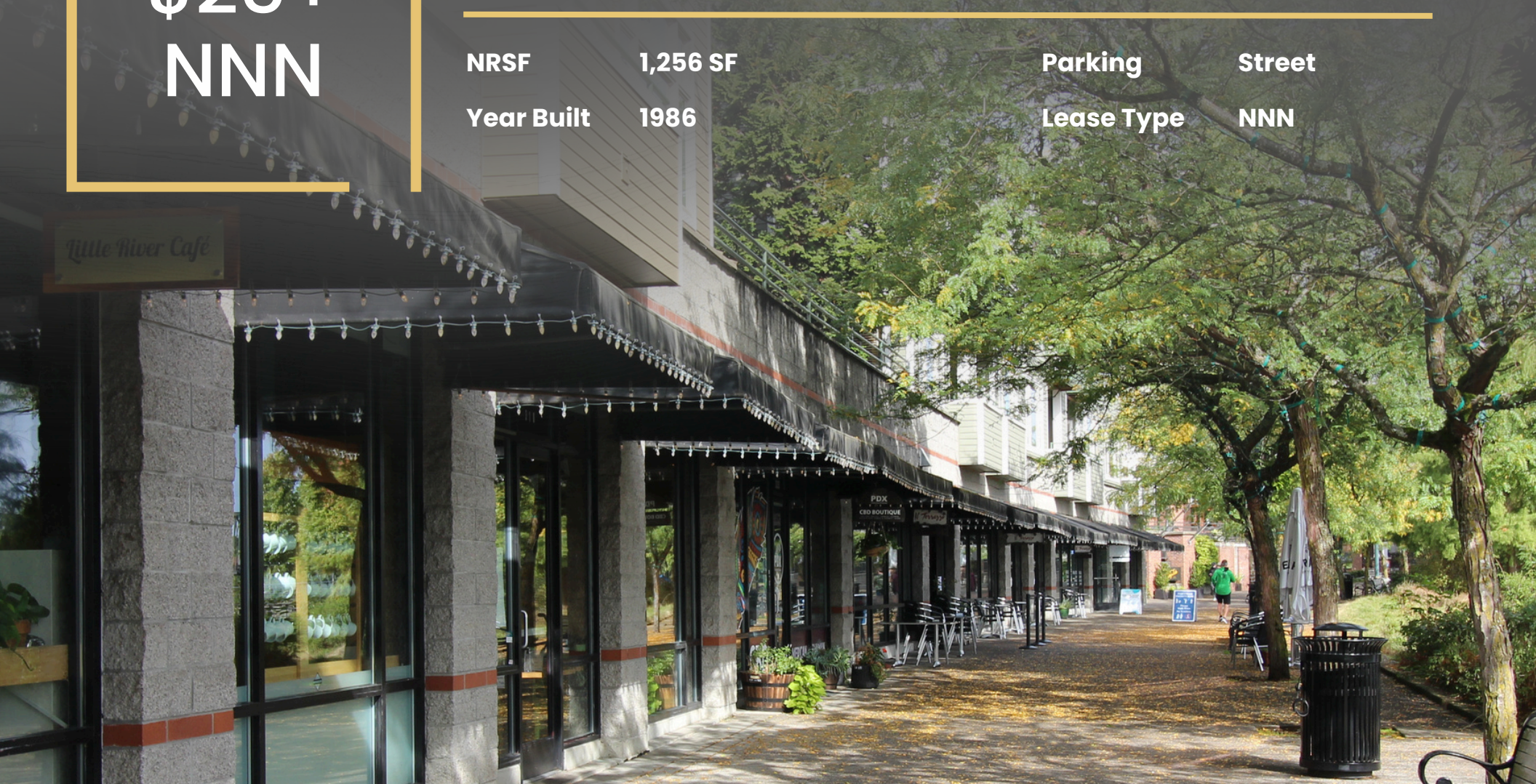
\$25+
NNN

SOUTH WATERFRONT LEASING OPPORTUNITY

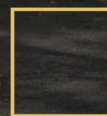
315 S. Montgomery | Portland, OR 97201

NRSF 1,256 SF
Year Built 1986

Parking Street
Lease Type NNN



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COMMERCIAL
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a real estate investment advisory company

Value-Adding Amenities

- High Quality Urban Multi-Tenant Retail Asset
- Iconic Location with gorgeous view of the Willamette River and yachts in the marina
- Located just North of the South Waterfront District and Immediately Adjacent to Portland's Central Business District
- Tenants have the Ability to Increase Their Footprint through the Use of Sidewalk Seating Area

High Pedestrian Foot Traffic from Locals and Tourists

The location of this property guarantees high pedestrian foot traffic, a critical factor in the success of retail businesses. Situated near popular tourist destinations and well-trafficked areas, the property is consistently exposed to both local residents and tourists who flock to Portland's waterfront and surrounding attractions. The combination of foot traffic from the daily commuting workforce, residents, and visitors ensures a steady stream of potential customers. This high level of exposure makes it a prime retail location, resulting in strong demand for space and high occupancy rates.

North of South Waterfront, Adjacent to Portland's CBD

This property benefits from its proximity to two key areas: the South Waterfront District and Portland's Central Business District (CBD). The South Waterfront is an up-and-coming area with significant investment and development activity, making it a growing commercial hub. Being adjacent to the CBD places the property in one of the city's most sought-after areas, providing easy access to the financial district, government buildings, and a wide array of businesses. The combination of these locations ensures excellent visibility and connectivity, making this a highly attractive asset for both tenants and visitors alike.



The Area

Population:

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

Community Breakdown: Who's Living Here

	1 mile	3 Miles	5 Miles
Population	26,450	195,382	444,792
Total Households	15,704	102,370	207,870
Average Household Income	\$96.1K	\$133.8K	\$138.7K
Total Consumer Spending	\$184.2M	\$4.8B	\$12.8B



Walkability Score:
Walker's Paradise (91)
Excellent Transit (86)



Transportation:

- 1.2 miles to nearest bus stop on 1st and Main
- 3.5 miles to Portland International Airport



Daily Car Count: (VPD)
S Montgomery St - 2,899
S Harbor Dr - 18,704
I-5 - 87,526
I-405 - 100,741

