

# CANVAS

At Press Blocks

# RETAIL/RESTAURANT OPPORTUNITIES

**SW 18TH & YAMHILL ST (DIRECTLY ACROSS FROM PROVIDENCE PARK)**

## ADDRESS

1750 SW Yamhill Street | Portland, OR  
Corner of 18th & Yamhill

## AVAILABLE SPACE

1,156 - 4,260 RSF

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

SW 18th Ave @ Morrison - 5,248 ADT ('22)

Walk Score

97

Bike Score

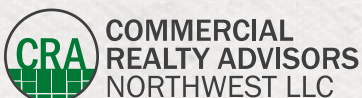
96

Transit Score

90

## HIGHLIGHTS

- Mixed-use new development: 140,000 SF of office above ground floor retail
- Phase 1 of 3 phase Press Blocks development in the heart of Goose Hollow located across from Providence Park and Multnomah Athletic Club and 2-blocks from Lincoln High School.
- Retail features high ceilings, large storefront glass and two corner opportunities
- Retail 1 & 2 has a vent shaft that can accommodate type 1 venting and full restaurant/bar/pub. Located directly across from Providence Park, ideal for catering to the many sporting and other events at Providence Park, including Timbers and Thorns games!
- Available now!



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# CANVAS AT PRESS BLOCKS

## 1750 SW YAMHILL STREET

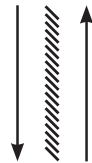
PORTLAND, OR



GROUND FLOOR PLAN



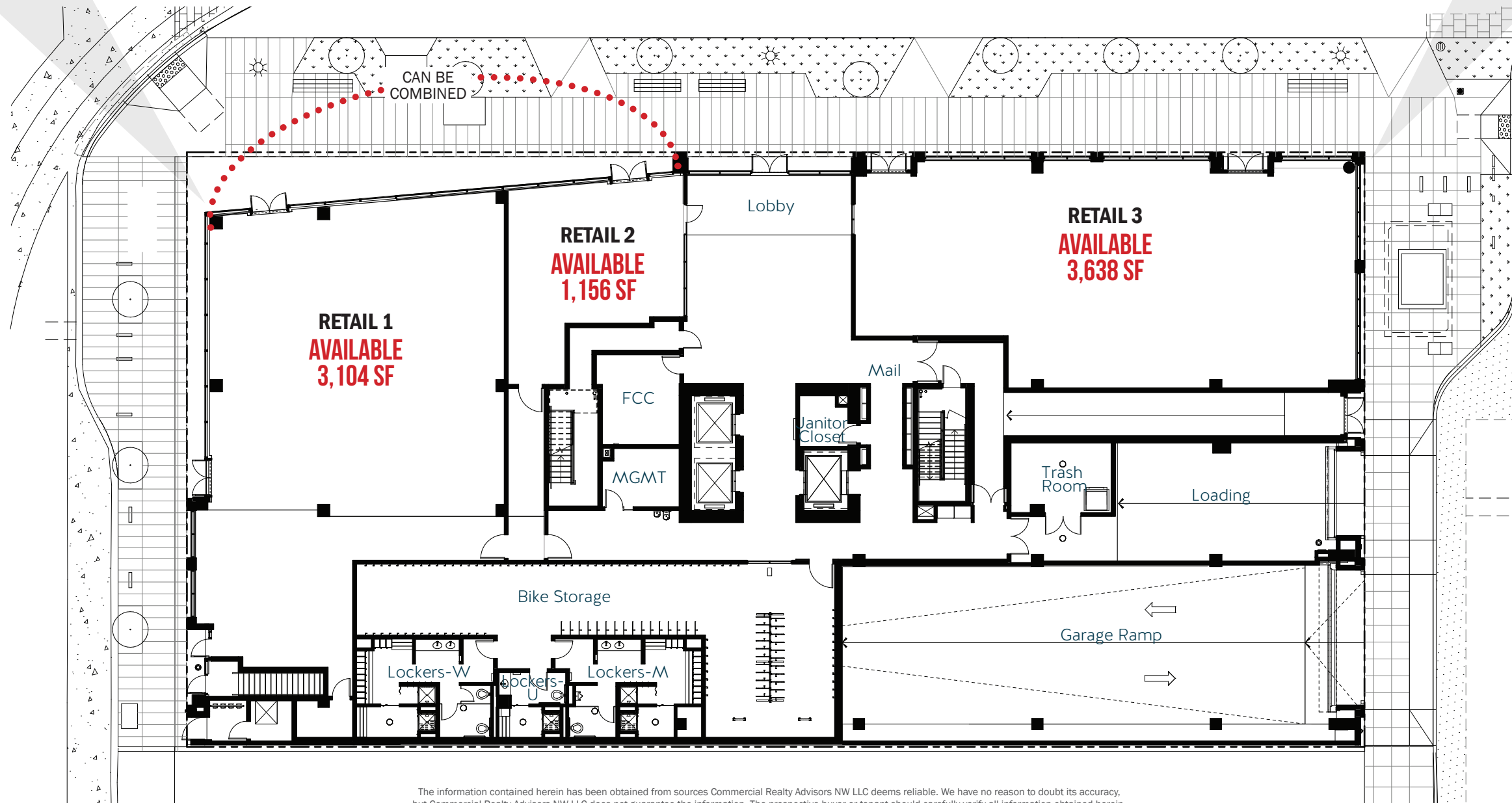
SW 18TH AVENUE



SW 17TH AVENUE



SW YAMHILL STREET  
MAX LIGHT RAIL



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**DEMOGRAPHIC SUMMARY**

Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2022	48,188	81,658	165,726
Projected Population 2027	48,455	83,477	171,937
Average HH Income	\$115,276	\$125,641	\$138,585
Median Home Value	\$641,582	\$680,362	\$661,623
Daytime Demographics 16+	118,253	189,459	255,511
Some College or Higher	85.2%	87.0%	87.4%

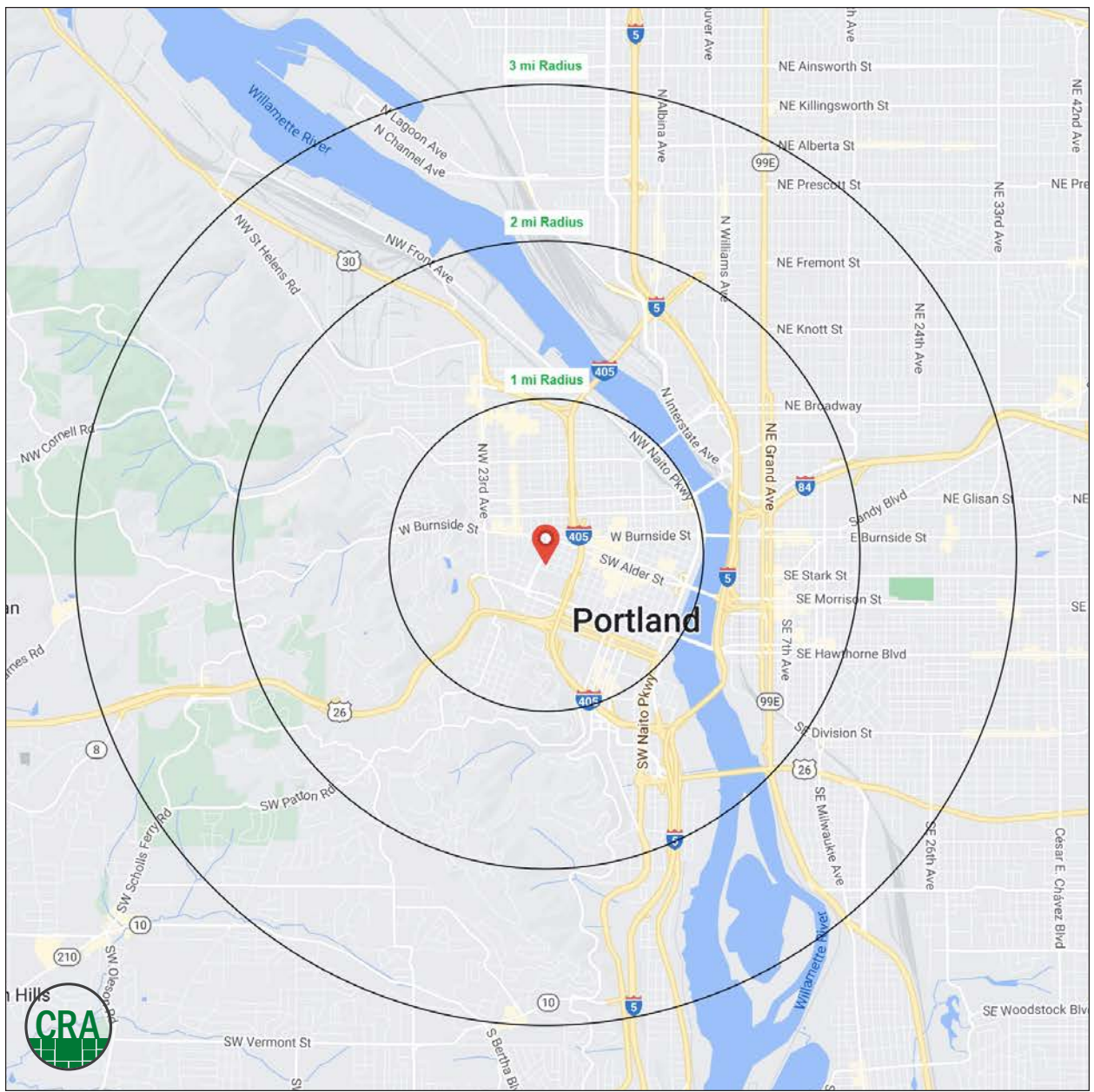
**\$641,582**  
Median Home Value

1 MILE RADIUS

**118,253**

Daytime Demographics  
Age 16 Years or Over

1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5212/-122.6901

Canvas at Press Blocks	1 mi radius	2 mi radius	3 mi radius
<b>Portland, OR 97205</b>			
<b>Population</b>			
2023 Estimated Population	48,188	81,658	165,726
2028 Projected Population	48,455	83,477	171,937
2020 Census Population	48,380	81,712	166,185
2010 Census Population	39,743	62,524	133,871
Projected Annual Growth 2023 to 2028	0.1%	0.4%	0.7%
Historical Annual Growth 2010 to 2023	1.6%	2.4%	1.8%
2023 Median Age	38.7	38.7	38.2
<b>Households</b>			
2023 Estimated Households	31,407	49,455	89,940
2028 Projected Households	31,984	51,079	94,174
2020 Census Households	31,351	49,220	89,336
2010 Census Households	24,292	36,406	70,129
Projected Annual Growth 2023 to 2028	0.4%	0.7%	0.9%
Historical Annual Growth 2010 to 2023	2.3%	2.8%	2.2%
<b>Race and Ethnicity</b>			
2023 Estimated White	71.9%	73.5%	75.5%
2023 Estimated Black or African American	4.7%	4.5%	5.2%
2023 Estimated Asian or Pacific Islander	10.3%	9.1%	7.1%
2023 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.8%
2023 Estimated Other Races	12.0%	11.8%	11.4%
2023 Estimated Hispanic	13.0%	12.6%	10.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$115,276	\$125,641	\$138,585
2023 Estimated Median Household Income	\$81,374	\$89,426	\$99,105
2023 Estimated Per Capita Income	\$76,150	\$76,996	\$75,741
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.4%	1.3%
2023 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.1%	1.8%
2023 Estimated High School Graduate	10.7%	9.5%	9.5%
2023 Estimated Some College	16.8%	16.7%	15.7%
2023 Estimated Associates Degree Only	4.8%	4.4%	4.5%
2023 Estimated Bachelors Degree Only	35.1%	36.7%	38.6%
2023 Estimated Graduate Degree	28.0%	29.1%	28.6%
<b>Business</b>			
2023 Estimated Total Businesses	8,967	14,523	21,404
2023 Estimated Total Employees	101,203	163,239	209,992
2023 Estimated Employee Population per Business	11.3	11.2	9.8
2023 Estimated Residential Population per Business	5.4	5.6	7.7

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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