

THE COLLECTIVE ON 4TH

RETAIL SPACE FOR LEASE

LOCATION

SW 4th Ave and SW Harrison St, Portland Oregon

AVAILABLE SPACE

Space 2: 1,819 RSF (on 4th Ave)

Space 6: 4,138 RSF – 11,913 RSF (on Harrison St)
(See page 3 for configuration options)

ASKING RATE

Call for Details

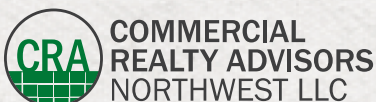
TRAFFIC COUNTS

SW 4th Ave – 11,746 ADT ('22)

SW Harrison St – 10,278 ADT ('22)

HIGHLIGHTS

- New Class A mixed-use building with 417 residential units and 37,943 SF of commercial space
- Access to building's state of the art amenities including fitness center, lounge and outdoor deck
- Retail anchored by CVS
- Adjacent to Portland Street Car stop
- Located steps from Portland State University and downtown Portland
- Ample parking

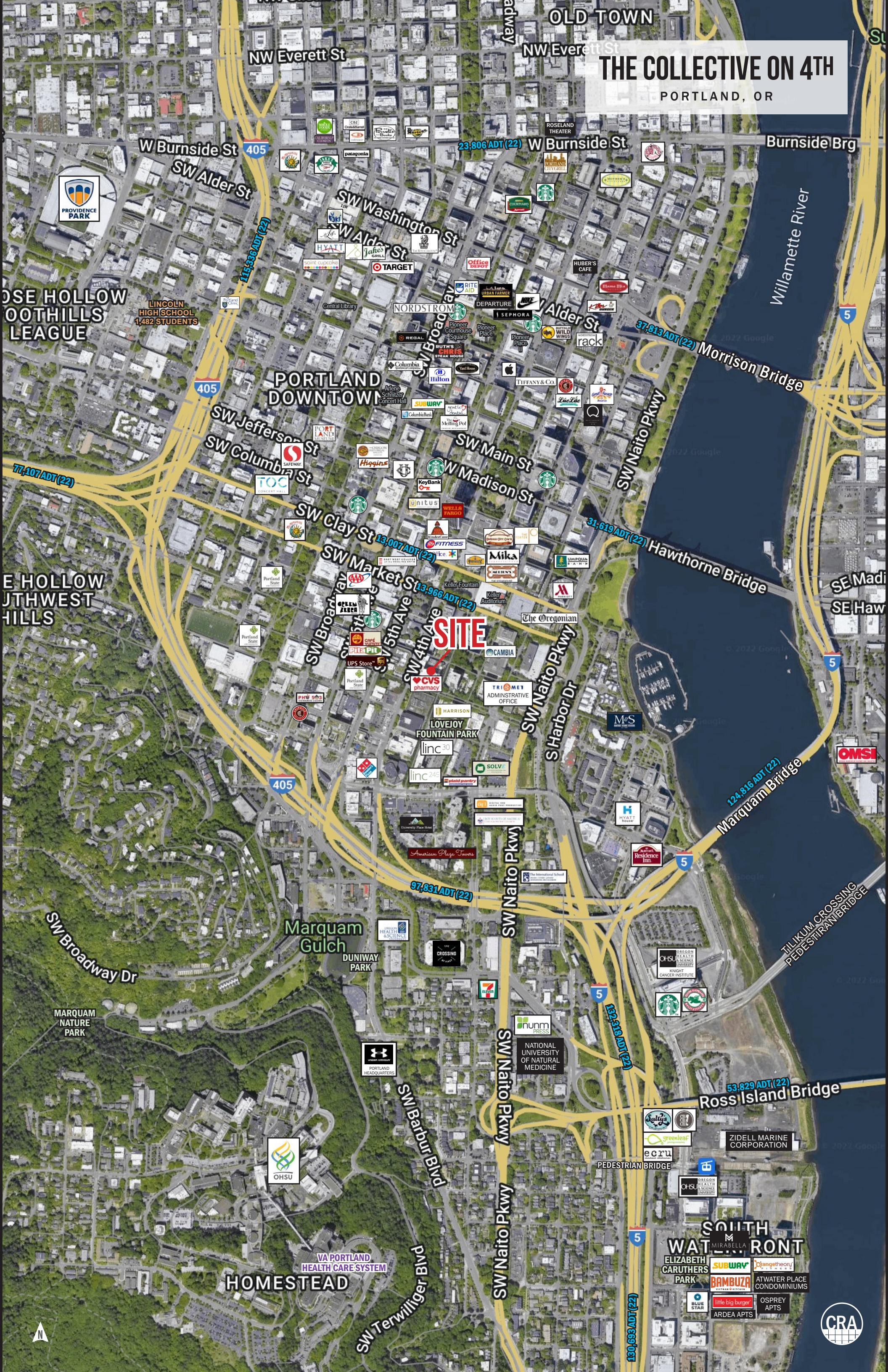


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THE COLLECTIVE ON 4TH

PORTLAND, OR



NW Everett St

OLD TOWN

NW Everett St

W Burnside St

23,806 ADT (22) W Burnside St

Burnside Brg

SW Alder St

SW Washington St

Alder St

Morrison Bridge

ROSE HOLLOW
FOOTHILLS
LEAGUE

LINCOLN
HIGH SCHOOL
1,482 STUDENTS

PORTLAND
DOWNTOWN

SW Jefferson St

SW Main St

SW Naito Pkwy

77,407 ADT (22)

SW Columbia St

SW Clay St

SW Madison St

31,619 ADT (22) Hawthorne Bridge

E HOLLOW
NORTHWEST
HILLS

SW Market St

SW 5th Ave

SITE

31,619 ADT (22)

SW Broadway

SW 4th Ave

SW Naito Pkwy

405

13,007 ADT (22)

13,966 ADT (22)

124,816 ADT (22)

Marquam Bridge

SW Broadway Dr

Marquam
Gulch

SW Naito Pkwy

97,831 ADT (22)

5

TILIKUM CROSSING
PEDESTRIAN BRIDGE

MARQUAM
NATURE
PARK

DUNIWAY
PARK

SW Naito Pkwy

132,318 ADT (22)

53,829 ADT (22)

Ross Island Bridge

HOMESTEAD

VA PORTLAND
HEALTH CARE SYSTEM

SW Naito Pkwy

5

SOUTH
WATERFRONT

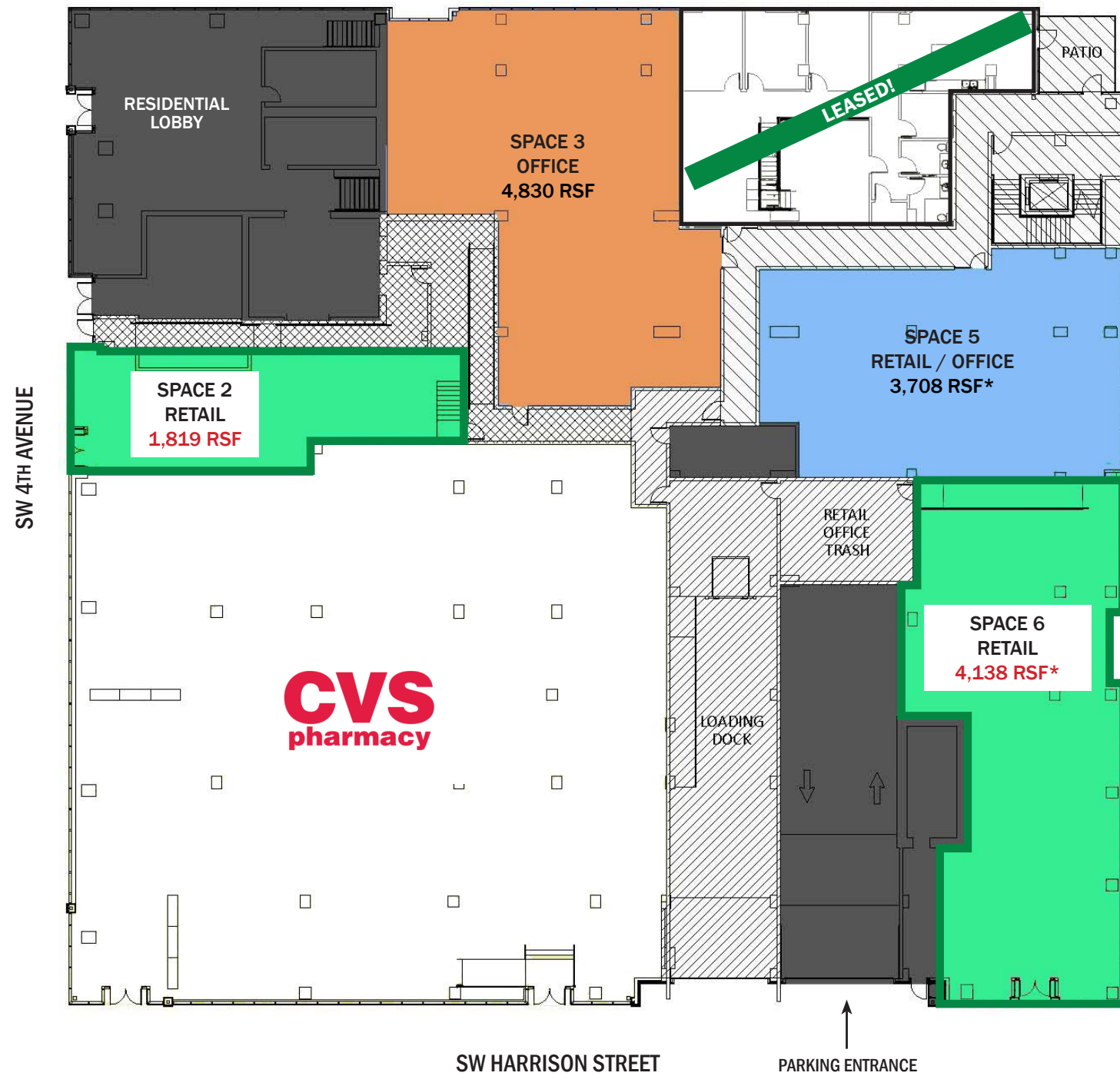
ELIZABETH
CARUTHERS
PARK

ATWATER PLACE
CONDOMINIUMS

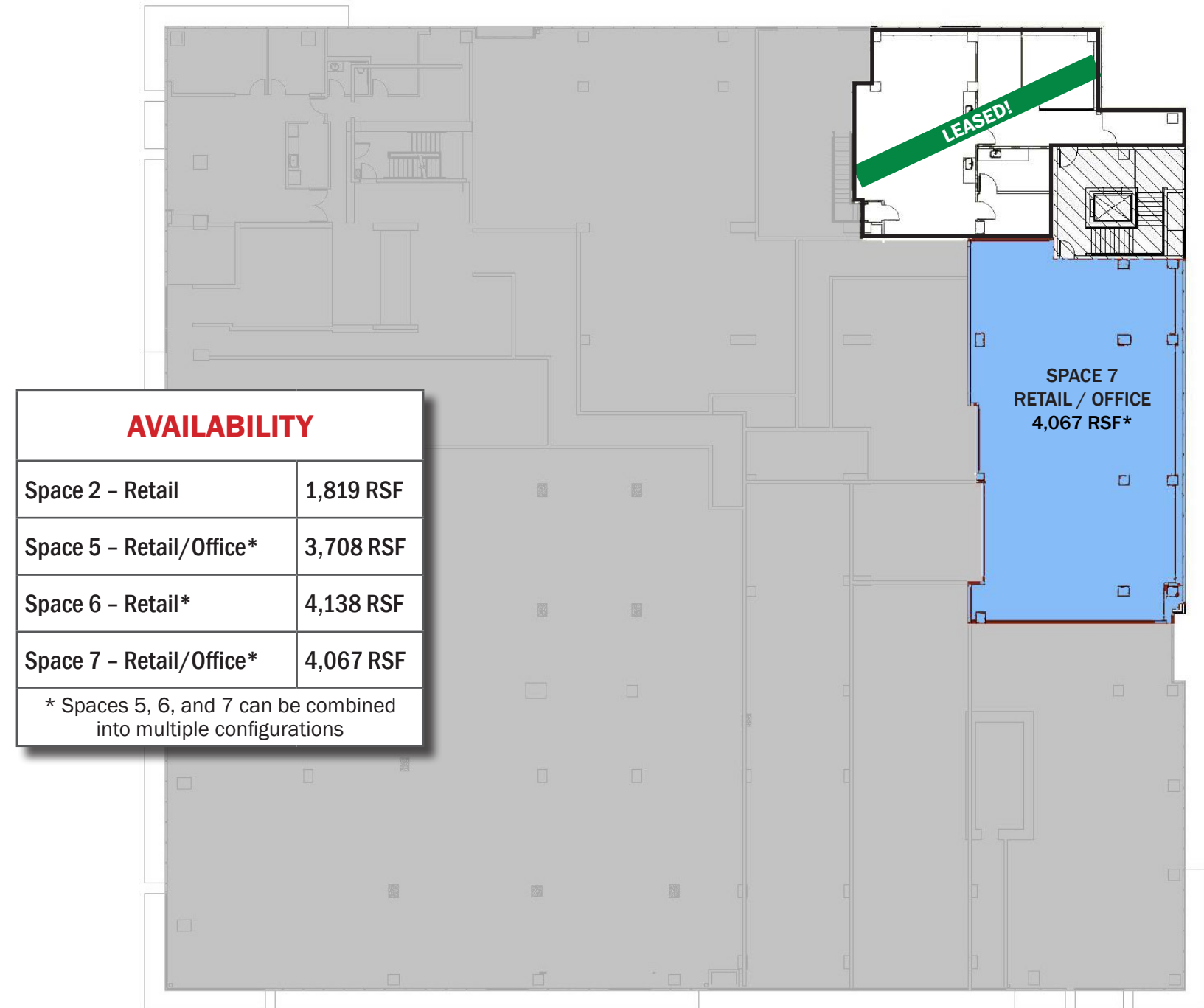
OSPREY
APTS



LEVEL 1



LEVEL 2



THE COLLECTIVE ON 4TH

PORTLAND, OR

DEMOGRAPHIC SUMMARY

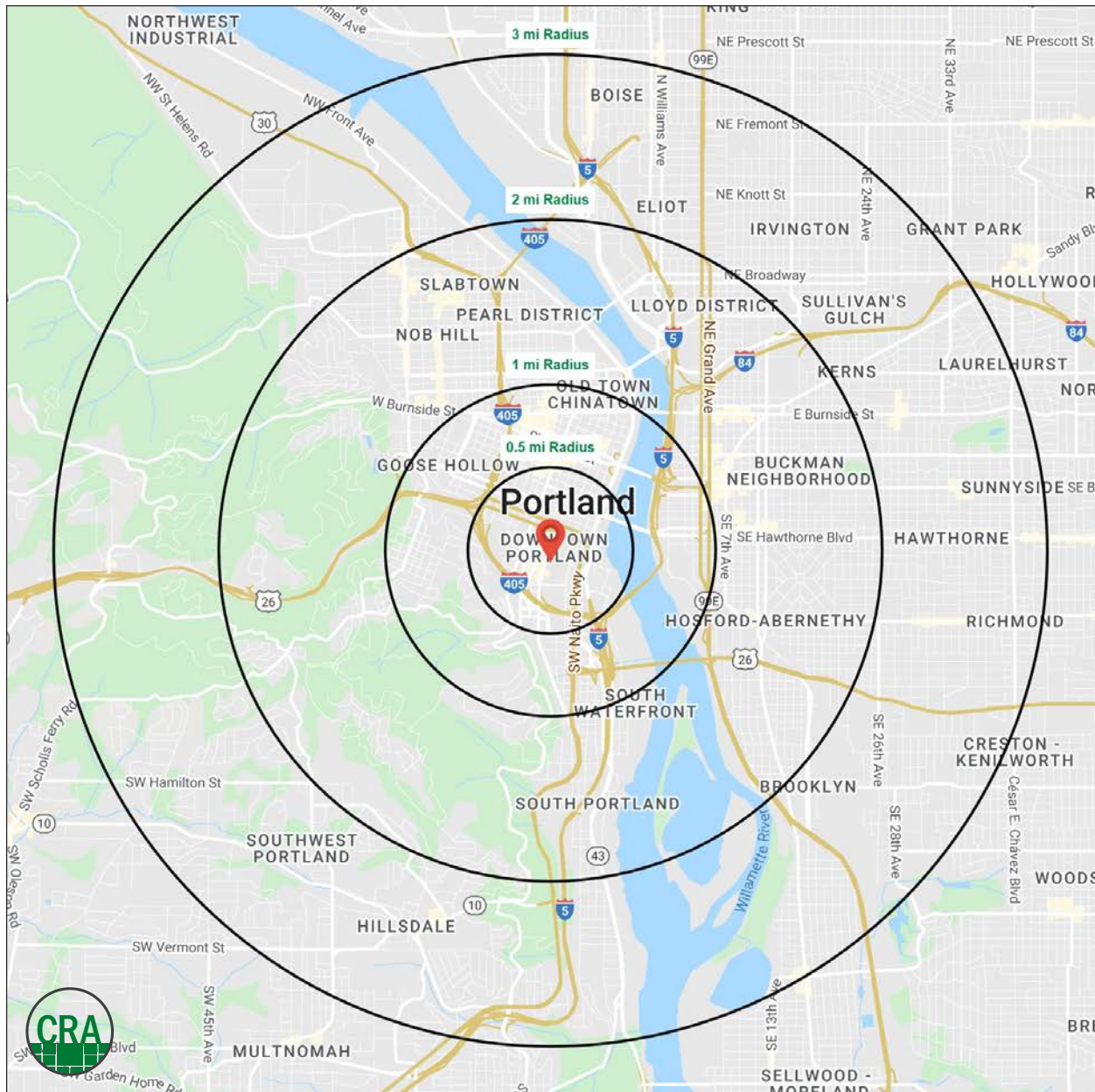
Source: Regis - SitesUSA (2022)	0.5 MILE	1 MILE	2 MILE	3 MILE
Estimated Population 2021	11,525	26,688	95,607	182,671
Projected Population 2026	12,874	29,177	105,688	182,671
Average HH Income	\$73,888	\$80,115	\$100,110	\$109,598
Median Age	36.5	38.8	37.8	38.1
Total Businesses	2,402	7,072	15,129	22,450
Est. Daytime Demographics 16+	44,835	108,812	207,910	287,180

26,688

Estimated 2021 Population
1 MILE RADIUS

108,812

Est. Daytime Demographics 16+
1 MILE RADIUS



For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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