

APPLE (one block away)



NIKE



SEPHORA

RETAIL PRIME CORNER OPPORTUNITY!



SW 4TH AND MORRISON

REPRESENTATIVE IMAGE



GUCCI



LOUIS VUITTON



TIFFANY & CO

FOR LEASE

SW 4TH AND MORRISON



PIONEER PLACE

- LOUIS VUITTON
- 鼎泰豐
- SAINT LAURENT
- ZARA
- GUCCI
- GOLDEN GOOSE HAUS
- TORY BURCH
- PUNCH BOWL SOCIAL

Prime location at the epicenter of luxury retail on one of Portland’s highest pedestrian traffic corners in the heart of Portland’s Central Business District.

ADDRESS

401 SW Morrison Street, Portland, OR 97204

AVAILABLE SPACE

1,860 RSF plus additional non-exclusive storage space available

RENTAL RATE

Please call for details

TRAFFIC COUNTS

- SW 4th Ave – 12,540 ADT ('21)
- SW Morrison St – 2,756 ADT ('22)
- SW Alder St – 11,385 ADT ('22)

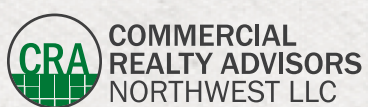
HIGHLIGHTS

- Access to nearby public parking and MAX Light Rail transit and nearby Streetcar lines.
- Located in the Kress Building, a beautiful 72,000 SF historic building. It was recently remodeled and is the home of Nike’s flagship store and Sephora’s only downtown location.
- Nearby retailers include Muji and Pioneer Place Mall, (home to Apple, Tiffany & Co., Gucci, Louis Vuitton, H&M, and many others).
- Outdoor sidewalk seating available.
- Available now!

Walk Score
99

Bike Score
95

Transit Score
100



Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

4TH & MORRISON

401 SW MORRISON STREET

PORTLAND, OR



This historic stadium hosts about 150 events per year, including professional sports games, concerts, youth camps and business events.

LINCOLN HIGH SCHOOL
1,615 STUDENTS

22,014 STUDENTS



4TH & MORRISON

401 SW MORRISON STREET

PORTLAND, OR

SITE PLAN



PIONEER PLACE

LOUIS VUITTON GUCCI SAINT LAURENT

TORY BURCH GOLDEN GOOSE HAUS ZARA PUNCH BOWL SOCIAL 鼎泰豐

TOTAL DAILY MAX RIDERSHIP - SPRING 2022

MAX BLUE LINE RIDERSHIP	23,150
MAX RED LINE RIDERSHIP	10,960
MAX GREEN LINE RIDERSHIP	10,260
MAX YELLOW LINE RIDERSHIP	6,840

The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

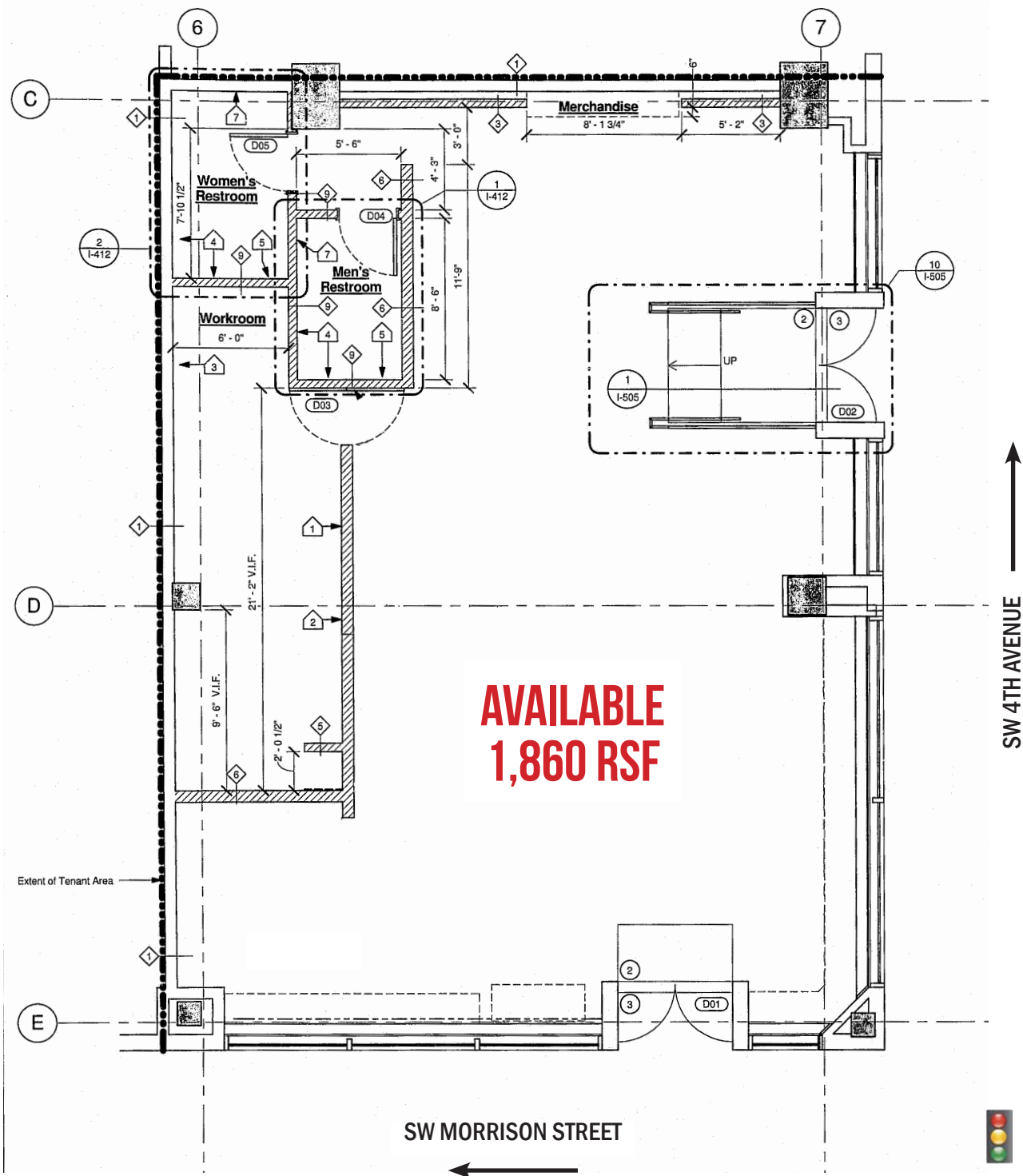


4TH & MORRISON

401 SW MORRISON STREET

FLOOR PLAN

PORTLAND, OR



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4TH & MORRISON

401 SW MORRISON STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

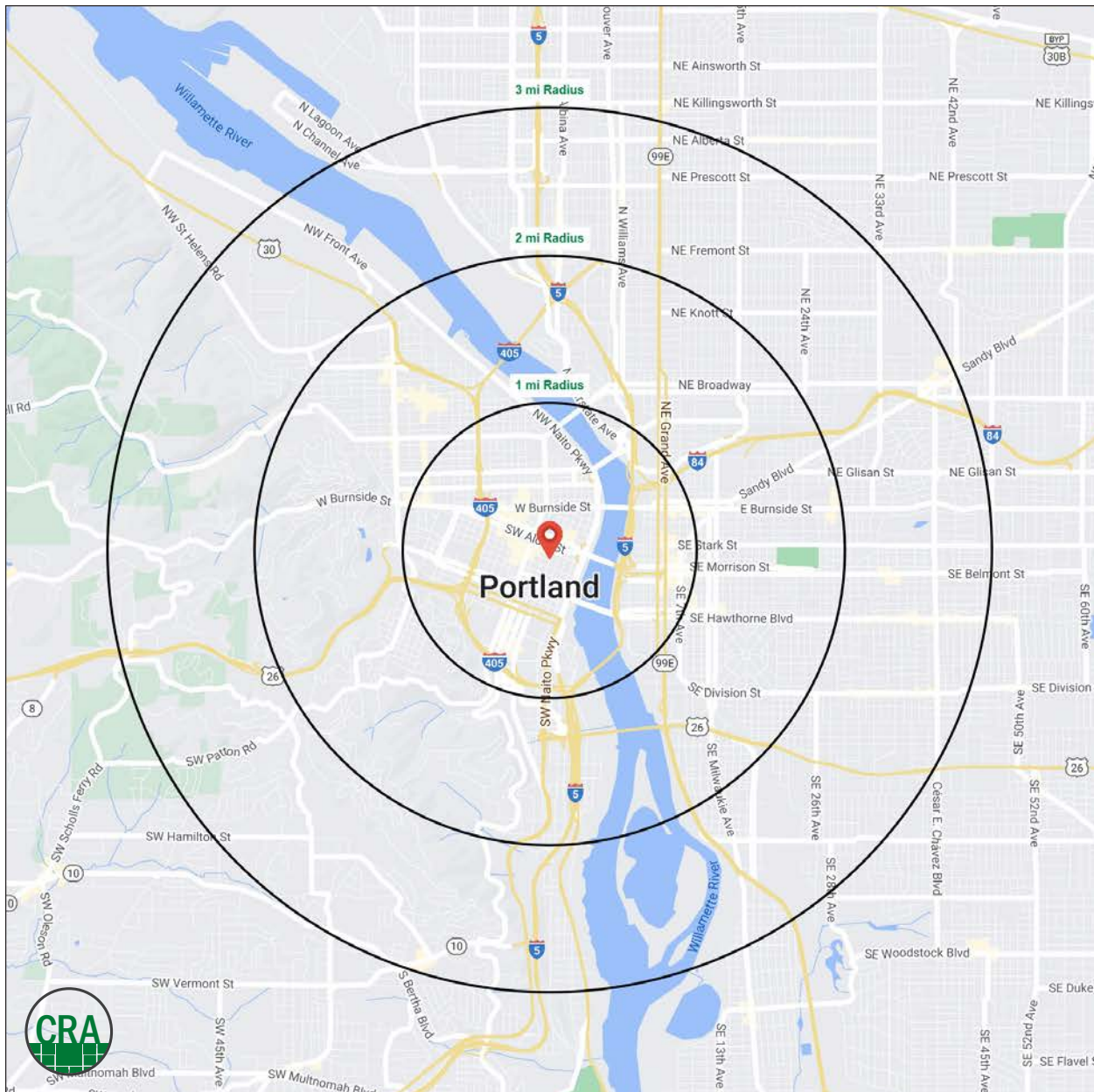
Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	37,319	105,161	190,366
Estimated Households	24,505	62,447	100,879
Average HH Income	\$99,504	\$122,594	\$140,173
Median Home Value	\$574,665	\$656,973	\$655,369
Daytime Demographics 16+	118,499	203,564	268,872
Some College or Higher	82.4%	86.9%	87.8%

\$37,319

Estimated Population
1 MILE RADIUS

38.5

Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5187/-122.6767

Kress Building	1 mi radius	2 mi radius	3 mi radius
401 SW Morrison St Portland, OR 97204			
Population			
2023 Estimated Population	37,319	105,161	190,366
2028 Projected Population	37,125	107,187	196,246
2020 Census Population	37,369	105,627	191,463
2010 Census Population	31,771	82,604	156,601
Projected Annual Growth 2023 to 2028	-0.1%	0.4%	0.6%
Historical Annual Growth 2010 to 2023	1.3%	2.1%	1.7%
2023 Median Age	38.5	37.9	38.1
Households			
2023 Estimated Households	24,505	62,447	100,879
2028 Projected Households	24,653	64,363	105,083
2020 Census Households	24,403	62,297	100,384
2010 Census Households	19,359	47,210	79,975
Projected Annual Growth 2023 to 2028	0.1%	0.6%	0.8%
Historical Annual Growth 2010 to 2023	2.0%	2.5%	2.0%
Race and Ethnicity			
2023 Estimated White	70.0%	74.8%	76.3%
2023 Estimated Black or African American	5.1%	4.5%	4.9%
2023 Estimated Asian or Pacific Islander	10.8%	8.2%	6.9%
2023 Estimated American Indian or Native Alaskan	1.2%	0.9%	0.7%
2023 Estimated Other Races	12.9%	11.6%	11.2%
2023 Estimated Hispanic	14.8%	11.9%	10.3%
Income			
2023 Estimated Average Household Income	\$99,504	\$122,594	\$140,173
2023 Estimated Median Household Income	\$71,843	\$88,882	\$101,547
2023 Estimated Per Capita Income	\$66,636	\$73,537	\$74,761
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.3%	1.3%
2023 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.1%	1.8%
2023 Estimated High School Graduate	12.1%	9.6%	9.1%
2023 Estimated Some College	19.1%	17.0%	15.9%
2023 Estimated Associates Degree Only	5.2%	4.5%	4.7%
2023 Estimated Bachelors Degree Only	33.2%	37.5%	38.5%
2023 Estimated Graduate Degree	24.8%	27.9%	28.7%
Business			
2023 Estimated Total Businesses	8,916	16,506	23,126
2023 Estimated Total Employees	104,200	172,377	217,824
2023 Estimated Employee Population per Business	11.7	10.4	9.4
2023 Estimated Residential Population per Business	4.2	6.4	8.2

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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:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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