

PRIME SW BROADWAY RETAIL/RESTAURANT OPPORTUNITIES!

HISTORIC MORGAN BUILDING LOCATED AT SW BROADWAY & WASHINGTON



LOCATION

SW Broadway & Washington | Portland, OR

AVAILABLE SPACE

Suite 102 (Retail fronting SW Broadway): 981 RSF

Suite 100 (Restaurant accessible from building interior/alley): 2,448 RSF

Suite 150 (Retail fronting SW Park): 2,313 RSF

Suite 724 (Café fronting SW Washington): 1,239 RSF

Suite 740 (Retail corner of Washington & Park): 1,890 RSF

Suites 103-104-28 (Interior Alley): 170-841 RSF

CAN COMBINE
FOR 4,761 RSF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SW Broadway - 11,037 ADT ('22)

SW Washington St - 7,545 ADT ('22)

HIGHLIGHTS

Suite 100: 2nd Generation Restaurant Space

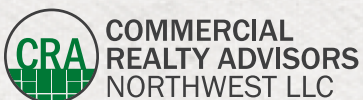
- Includes type 1 hood, and grease interceptors (above ground), sinks, mop sink, etc.— FF&E available for purchase.

- All spaces are 2nd generation and move-in ready.
- Located in the CBD, just one block from the Ritz Carlton, and within one block, five additional hotels.
- Join St. Honore Boulangerie, Oregon Wines on Broadway, Stand Up Comedy, The Shutterbug, Urbantopia, Derek's Shoe Repair and Akizawa Sushi (coming soon).
- Landlord open to short term leases/flexible terms.
- Available now!

Walk Score
100

Bike Score
98

Transit Score
95



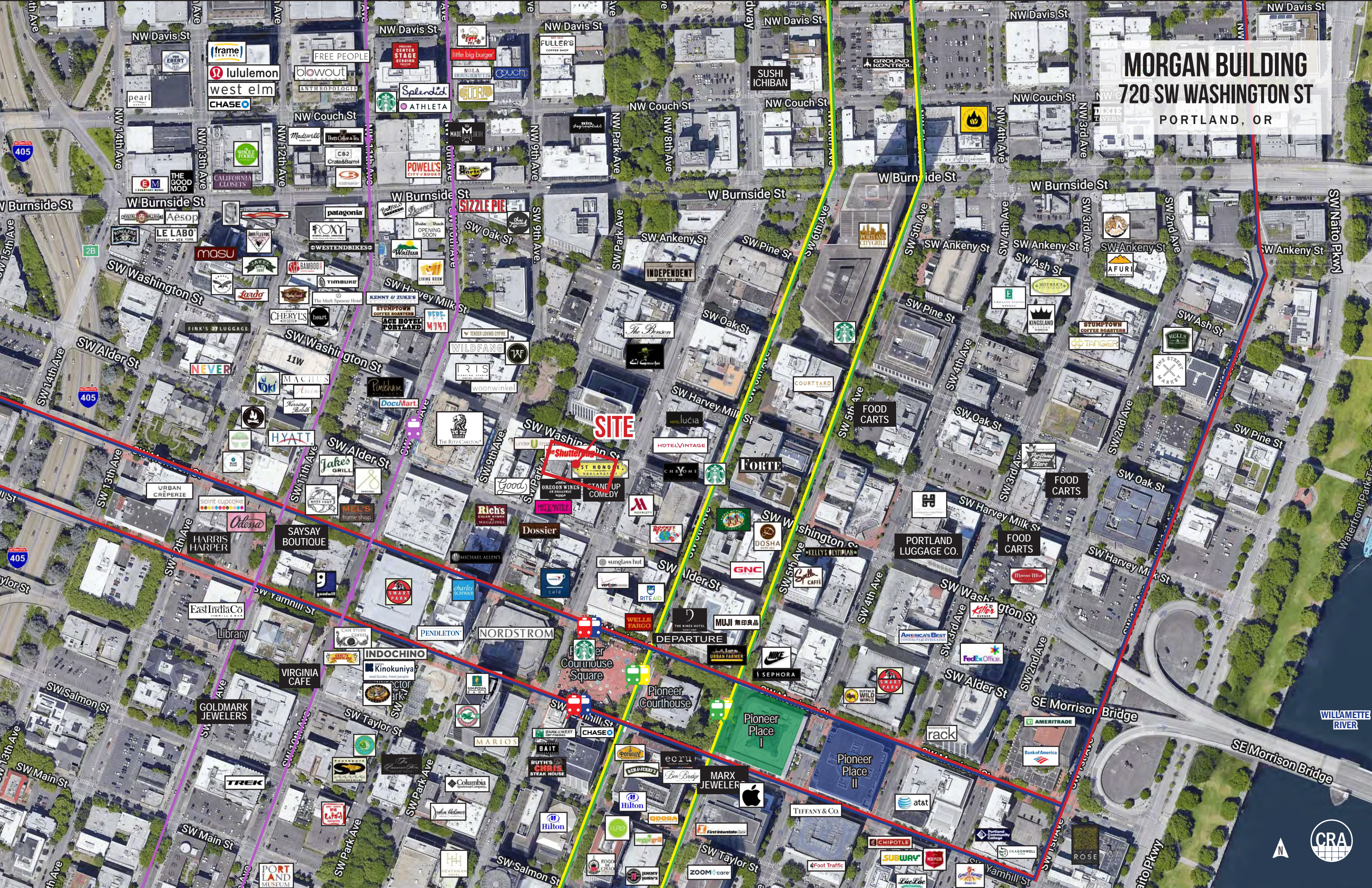
Kathleen Healy 503.880.3033 | kathleen@cra-nw.com

Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211

www.cra-nw.com

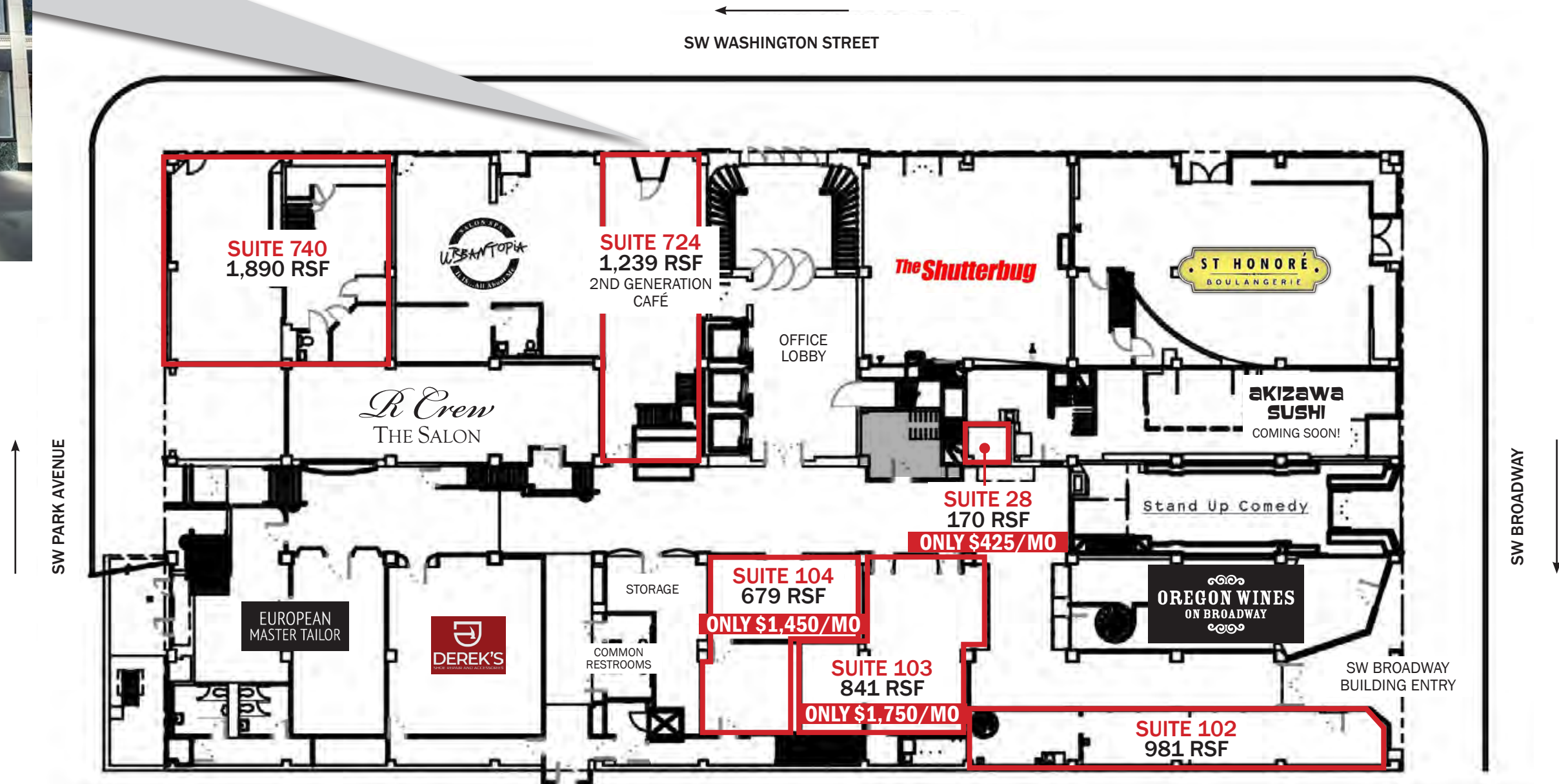
MORGAN BUILDING 720 SW WASHINGTON ST PORTLAND, OR



SITE

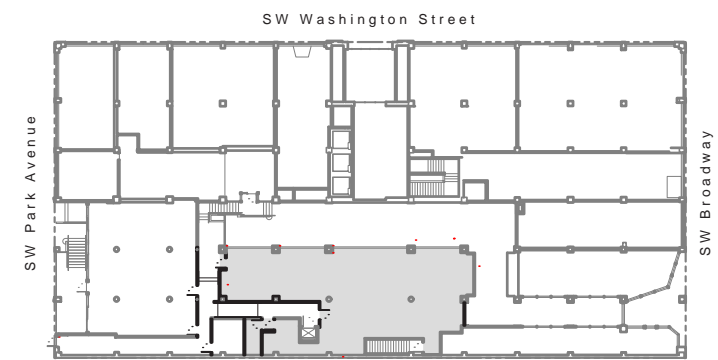
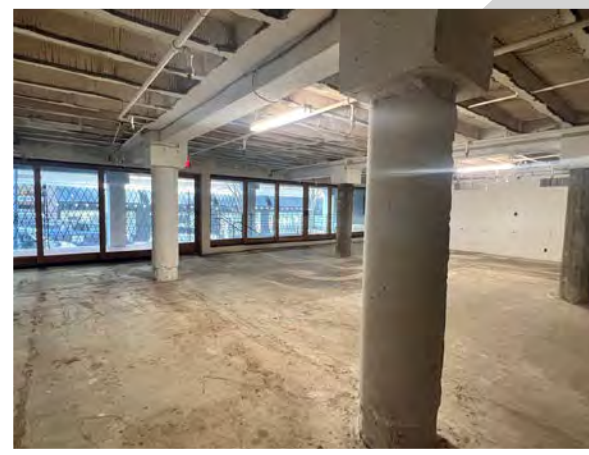
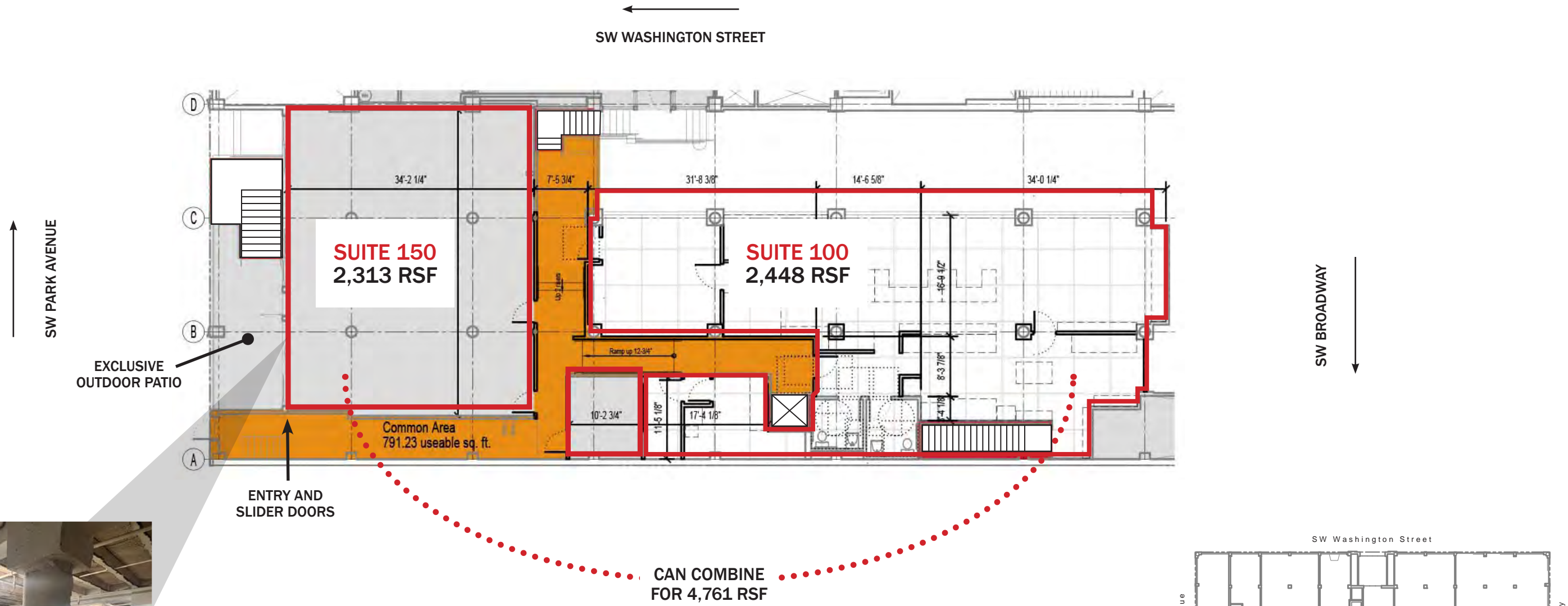


GROUND FLOOR SITE PLAN



MEZZANINE LEVEL SITE PLAN

MORGAN BUILDING
720 SW WASHINGTON ST
PORTLAND, OR



The Morgan Building Mezzanine
720 SW Washington Street Portland, OR 97205

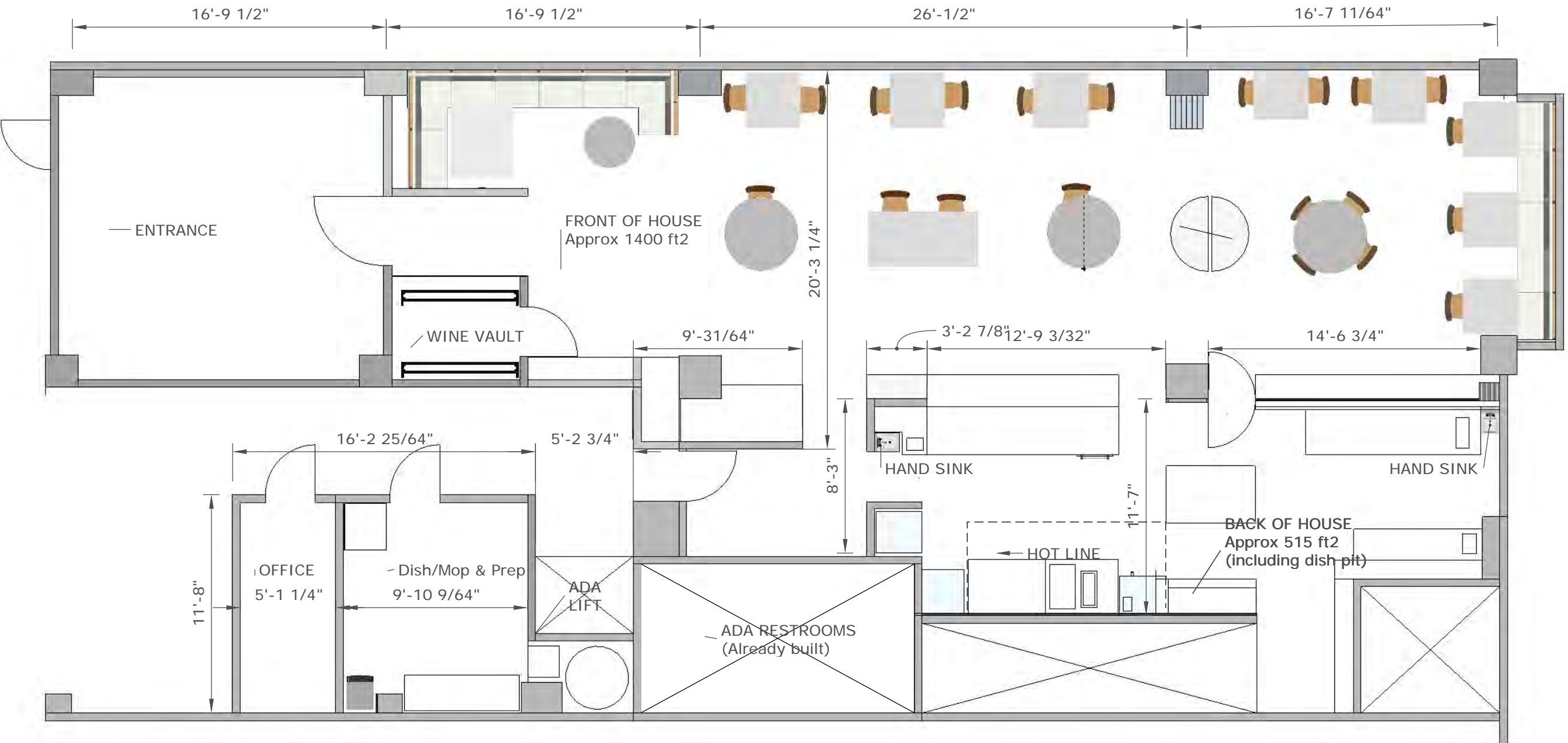


SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



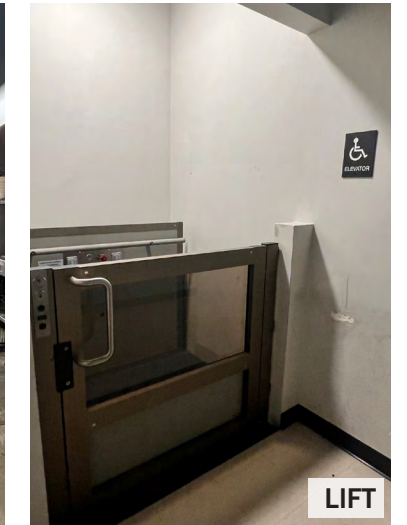
SUITE 100 | FLOOR PLAN

SUITE 100
 2,448 RSF



2ND GENERATION RESTAURANT PHOTOS
515 SW BROADWAY, SUITE 100 (MORGAN BUILDING)

MORGAN BUILDING
720 SW WASHINGTON ST
PORTLAND, OR



MORGAN BUILDING 720 SW WASHINGTON ST

PORTLAND, OR

DEMOGRAPHIC SUMMARY

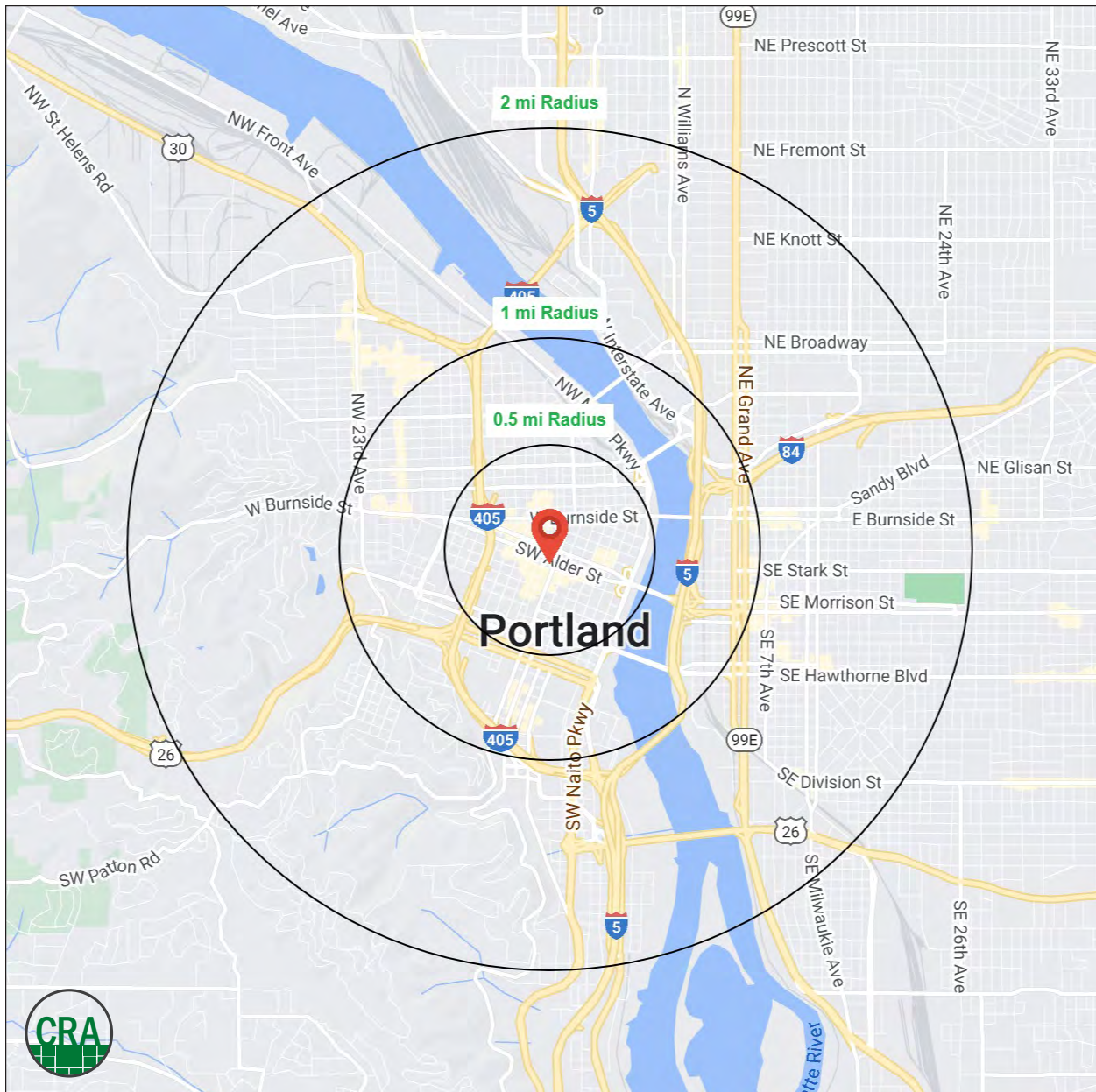
Source: Regis - SitesUSA (2023)	½ MILE	1 MILE	2 MILE
Estimated Population 2023	12,599	44,175	101,469
Estimated Households	8,608	29,326	60,417
Average HH Income	\$81,438	\$109,777	\$122,884
Median Home Value	\$540,147	\$585,412	\$659,954
Daytime Demographics 16+	72,125	119,299	203,578
Some College or Higher	76.1%	83.7%	87.0%

\$659,954

Median Home Value
2 MILE RADIUS

119,299

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: 45.5207/-122.6797

Morgan Building	0.5 mi radius	1 mi radius	2 mi radius
Portland, OR 97205			
Population			
2023 Estimated Population	12,599	44,175	101,469
2028 Projected Population	12,745	43,976	103,406
2020 Census Population	13,093	44,451	101,877
2010 Census Population	11,507	36,519	78,696
Projected Annual Growth 2023 to 2028	0.2%	-	0.4%
Historical Annual Growth 2010 to 2023	0.7%	1.6%	2.2%
2023 Median Age	42.8	38.4	38.0
Households			
2023 Estimated Households	8,608	29,326	60,417
2028 Projected Households	8,823	29,578	62,274
2020 Census Households	8,926	29,302	60,249
2010 Census Households	7,098	22,554	45,141
Projected Annual Growth 2023 to 2028	0.5%	0.2%	0.6%
Historical Annual Growth 2010 to 2023	1.6%	2.3%	2.6%
Race and Ethnicity			
2023 Estimated White	68.2%	71.0%	74.4%
2023 Estimated Black or African American	7.3%	5.1%	4.8%
2023 Estimated Asian or Pacific Islander	7.6%	10.6%	8.3%
2023 Estimated American Indian or Native Alaskan	1.6%	1.1%	0.9%
2023 Estimated Other Races	15.3%	12.3%	11.6%
2023 Estimated Hispanic	19.2%	13.8%	12.0%
Income			
2023 Estimated Average Household Income	\$81,438	\$109,777	\$122,884
2023 Estimated Median Household Income	\$63,771	\$75,886	\$88,733
2023 Estimated Per Capita Income	\$57,841	\$73,998	\$73,936
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.1%	1.9%	1.3%
2023 Estimated Some High School (Grade Level 9 to 11)	6.1%	2.9%	2.0%
2023 Estimated High School Graduate	14.8%	11.5%	9.7%
2023 Estimated Some College	24.0%	17.6%	16.8%
2023 Estimated Associates Degree Only	4.9%	4.9%	4.5%
2023 Estimated Bachelors Degree Only	25.5%	34.5%	37.5%
2023 Estimated Graduate Degree	21.7%	26.7%	28.2%
Business			
2023 Estimated Total Businesses	5,323	9,007	16,202
2023 Estimated Total Employees	66,292	103,347	173,098
2023 Estimated Employee Population per Business	12.5	11.5	10.7
2023 Estimated Residential Population per Business	2.4	4.9	6.3

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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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