



# ONE FINANCIAL CENTER



**PORTLAND, OR**

## ADDRESS

121 SW Morrison Street | Portland, OR

## AVAILABLE SPACE

- 2ND GEN RETAIL: ~6,000 SF (divisible)
- LOBBY CAFÉ: 563 SF (turnkey)

## RENTAL RATE

Please call for details

## TRAFFIC COUNTS

SW Alder St – 17,182 ADT ('22)

SW 2nd Ave – 12,584 ADT ('22)

## HIGHLIGHTS

- Centrally located at the west end of the Morrison Bridge
- Potential for off-street parking in building
- Available now!
- A major building remodel was recently completed. Updates included adding amenities such as fireplace room, meeting areas, small conference rooms, etc. in the 1st & 2nd floor lobbies and constructing a tenant lounge, outdoor area and large conference center off the Building's 4th floor garden.
- Café will be delivered in turnkey condition, and has exterior signage opportunity.



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**Ashley Heichelbech** | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)  
**Kathleen Healy** | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)



ONE FINANCIAL

CENTER

121 SW Morrison St

PORTLAND, OR

## RENDERINGS



LOBBY –  
OVERVIEW

LOBBY –  
FIRESIDE  
ROOM



LOBBY –  
LUMICOR  
WALL

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.



**ONE FINANCIAL**

CENTER

121 SW Morrison St

PORTLAND, OR

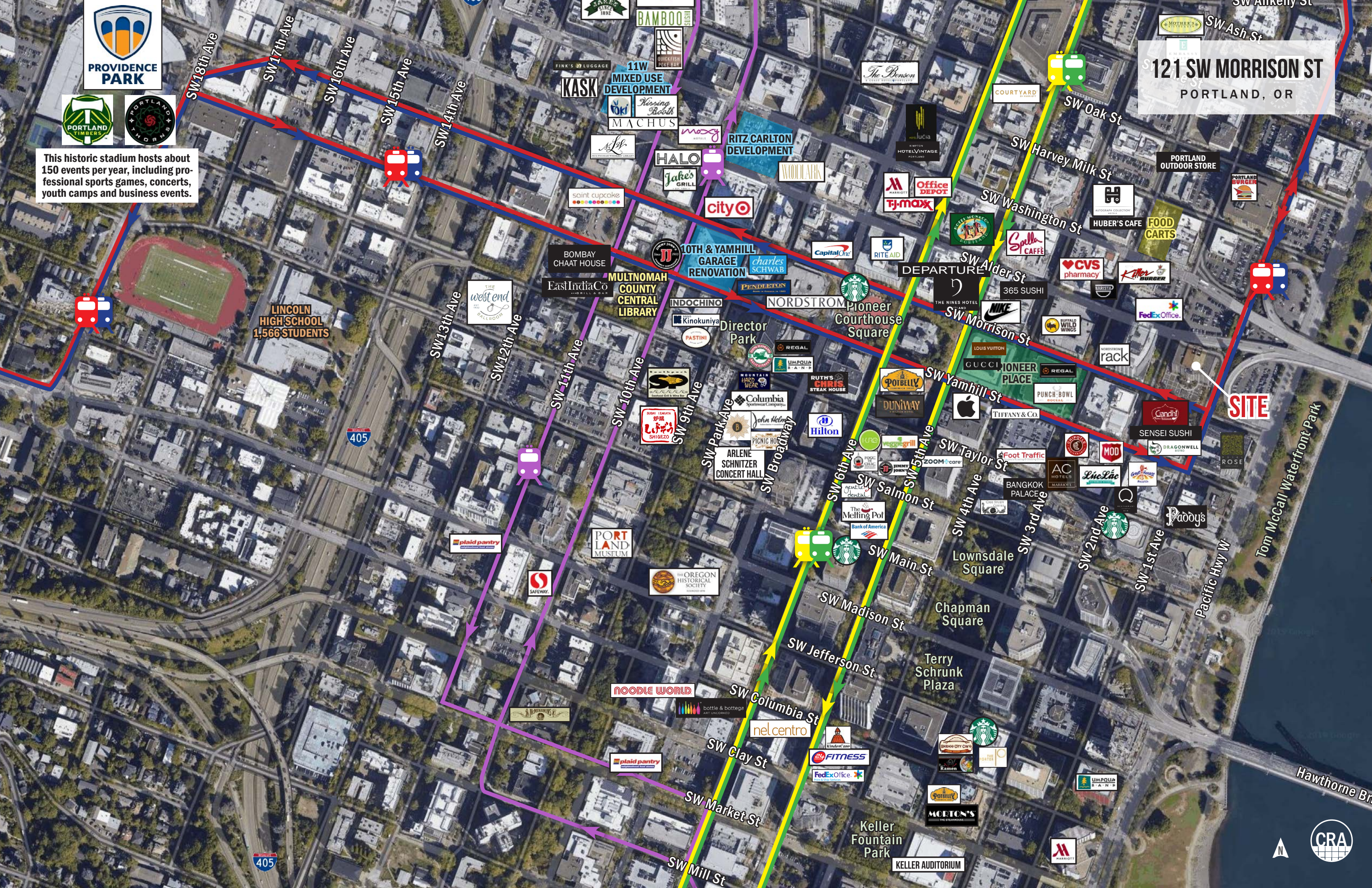
**2ND GENERATION RETAIL  
INTERIOR IMAGES**





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

**121 SW MORRISON ST**  
PORTLAND, OR



**LINCOLN HIGH SCHOOL**  
1,566 STUDENTS

**SITE**



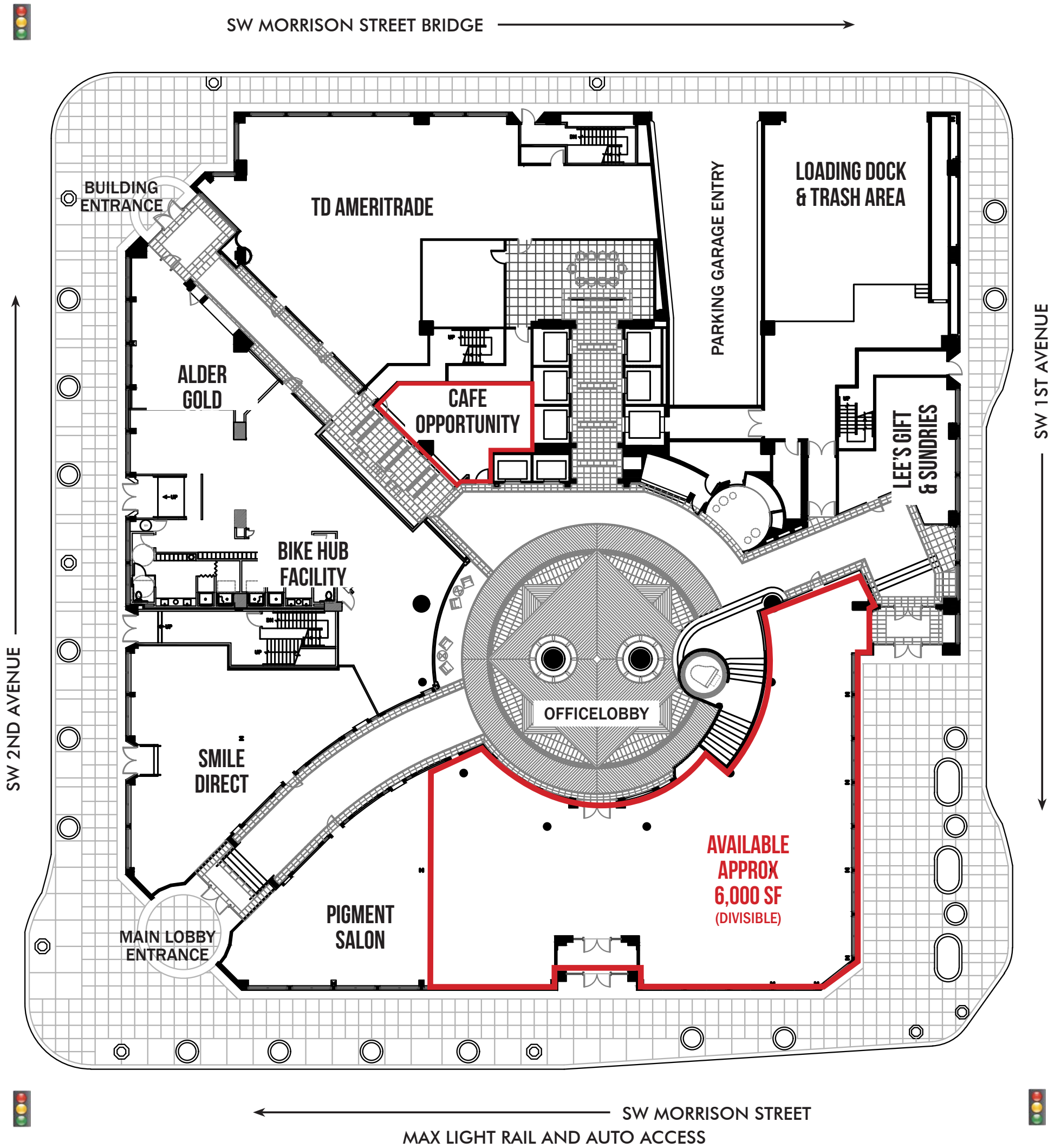


ONE FINANCIAL

CENTER

121 SW Morrison St  
PORTLAND, OR

SITE PLAN



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.





ONE FINANCIAL

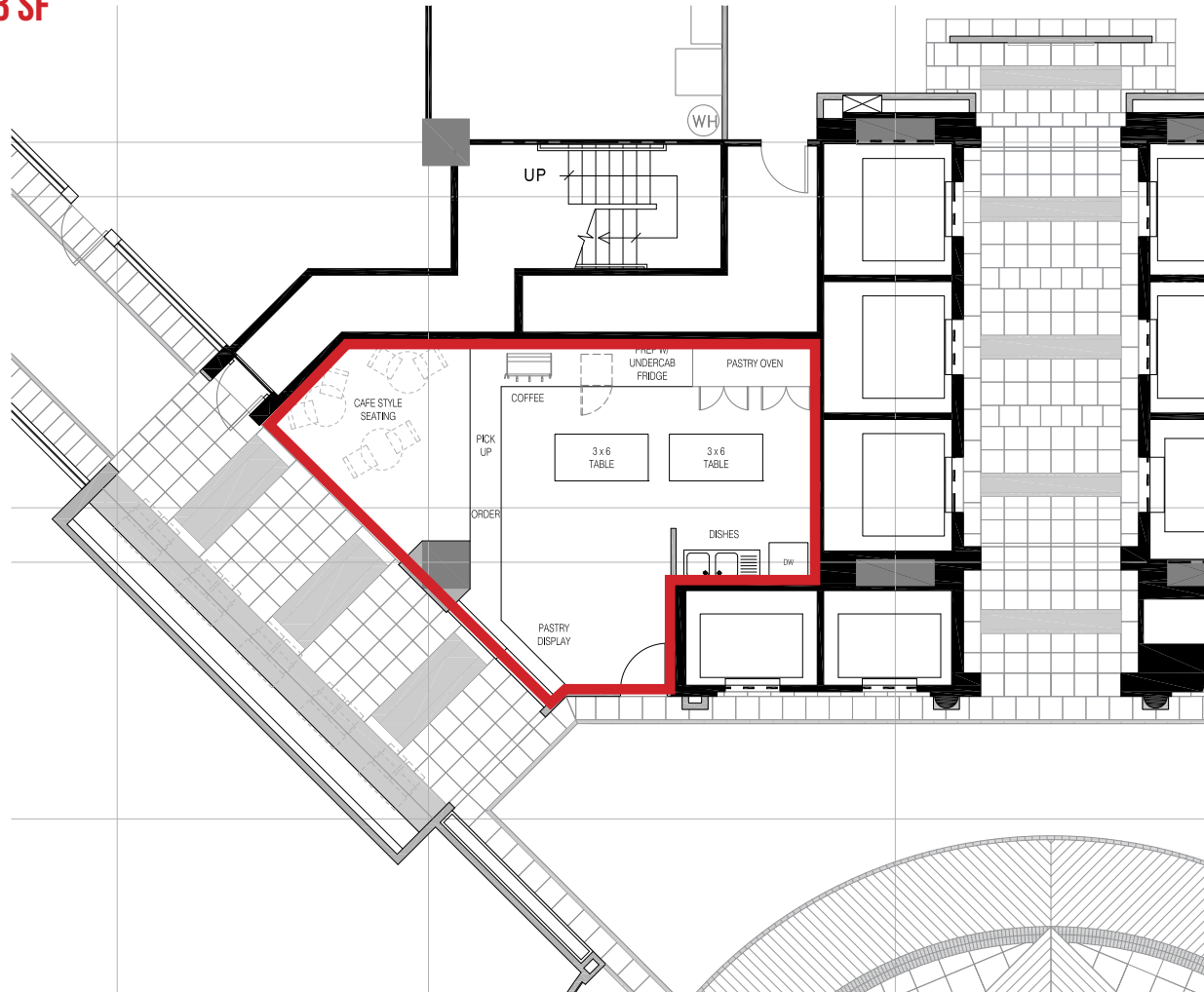
CENTER

121 SW Morrison St

PORTLAND, OR

# CAFÉ OPPORTUNITY FLOOR PLAN

**AVAILABLE**  
**563 SF**



CAFÉ RENDERING

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.





**ONE FINANCIAL**  
 CENTER  
 121 SW Morrison St  
 PORTLAND, OR

**DEMOGRAPHIC SUMMARY**

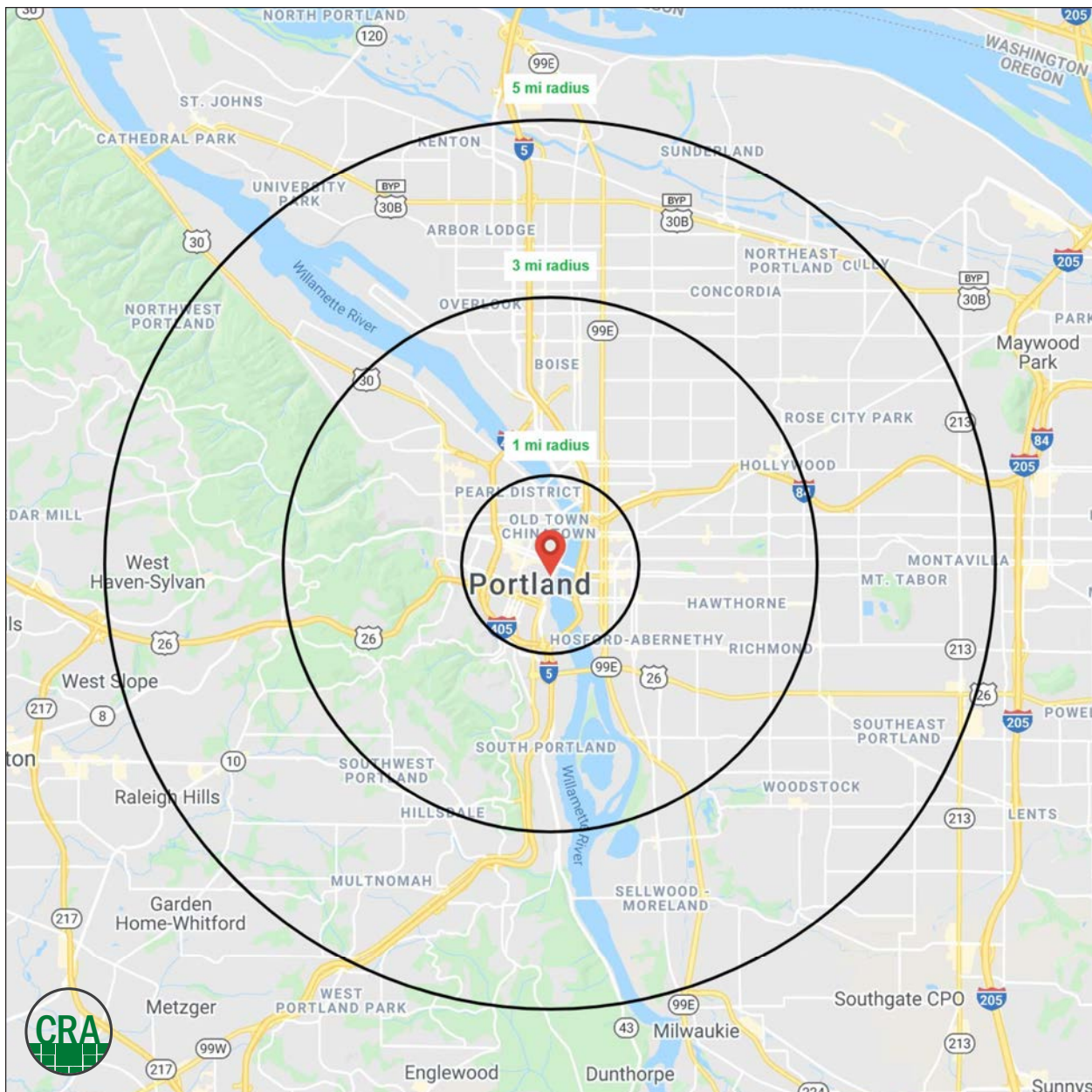
Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	33,208	196,025	442,786
Average HH Income	\$77,398	\$113,649	\$118,307
Median Home Value	\$556,586	\$637,396	\$580,020
Daytime Demographics 16+	120,449	299,004	464,658
Some College or Higher	82.1%	87.4%	85.4%
Median Age	38.8	38.1	38.3

**\$637,396**

Median Home Value  
 3 MILE RADIUS

**120,449**

Daytime Demographics  
 Age 16 Years or Over  
 1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5182/-122.6738

<b>121 SW Morrison St Portland, OR 97204</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2022 Estimated Population	33,208	196,025	442,786
2027 Projected Population	33,023	201,162	455,149
2020 Census Population	33,696	197,848	446,804
2010 Census Population	28,290	162,253	390,944
Projected Annual Growth 2022 to 2027	-0.1%	0.5%	0.6%
Historical Annual Growth 2010 to 2022	1.4%	1.7%	1.1%
2022 Median Age	38.8	38.1	38.3
<b>Households</b>			
2022 Estimated Households	21,575	102,843	207,353
2027 Projected Households	21,731	106,802	216,101
2020 Census Households	21,866	103,344	207,960
2010 Census Households	16,905	82,594	178,989
Projected Annual Growth 2022 to 2027	0.1%	0.8%	0.8%
Historical Annual Growth 2010 to 2022	2.3%	2.0%	1.3%
<b>Race and Ethnicity</b>			
2022 Estimated White	68.8%	76.4%	75.8%
2022 Estimated Black or African American	5.4%	4.8%	4.8%
2022 Estimated Asian or Pacific Islander	11.2%	7.0%	7.7%
2022 Estimated American Indian or Native Alaskan	1.3%	0.7%	0.7%
2022 Estimated Other Races	13.3%	11.1%	11.1%
2022 Estimated Hispanic	15.8%	10.2%	9.9%
<b>Income</b>			
2022 Estimated Average Household Income	\$77,398	\$113,649	\$118,307
2022 Estimated Median Household Income	\$59,268	\$87,246	\$91,374
2022 Estimated Per Capita Income	\$51,869	\$60,117	\$55,777
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	2.6%	1.2%	1.7%
2022 Estimated Some High School (Grade Level 9 to 11)	3.2%	1.9%	2.2%
2022 Estimated High School Graduate	12.0%	9.5%	10.7%
2022 Estimated Some College	17.9%	15.0%	16.4%
2022 Estimated Associates Degree Only	5.6%	4.9%	5.8%
2022 Estimated Bachelors Degree Only	31.8%	37.9%	35.9%
2022 Estimated Graduate Degree	26.7%	29.6%	27.3%
<b>Business</b>			
2022 Estimated Total Businesses	8,922	23,831	38,031
2022 Estimated Total Employees	107,778	247,368	348,928
2022 Estimated Employee Population per Business	12.1	10.4	9.2
2022 Estimated Residential Population per Business	3.7	8.2	11.6



*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](http://www.cra-nw.com)



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.