



**ST HONORÉ BOULANGERIE**



**EL GAUCHO IN BENSON HOTEL**



**THE MERCANTILE**

# PRIME CORNER RETAIL OPPORTUNITY!

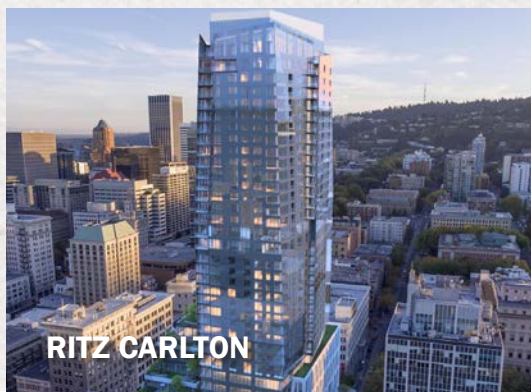


**SW ALDER AND BROADWAY**

**REPRESENTATIVE IMAGE**



**MARIO'S**



**RITZ CARLTON**



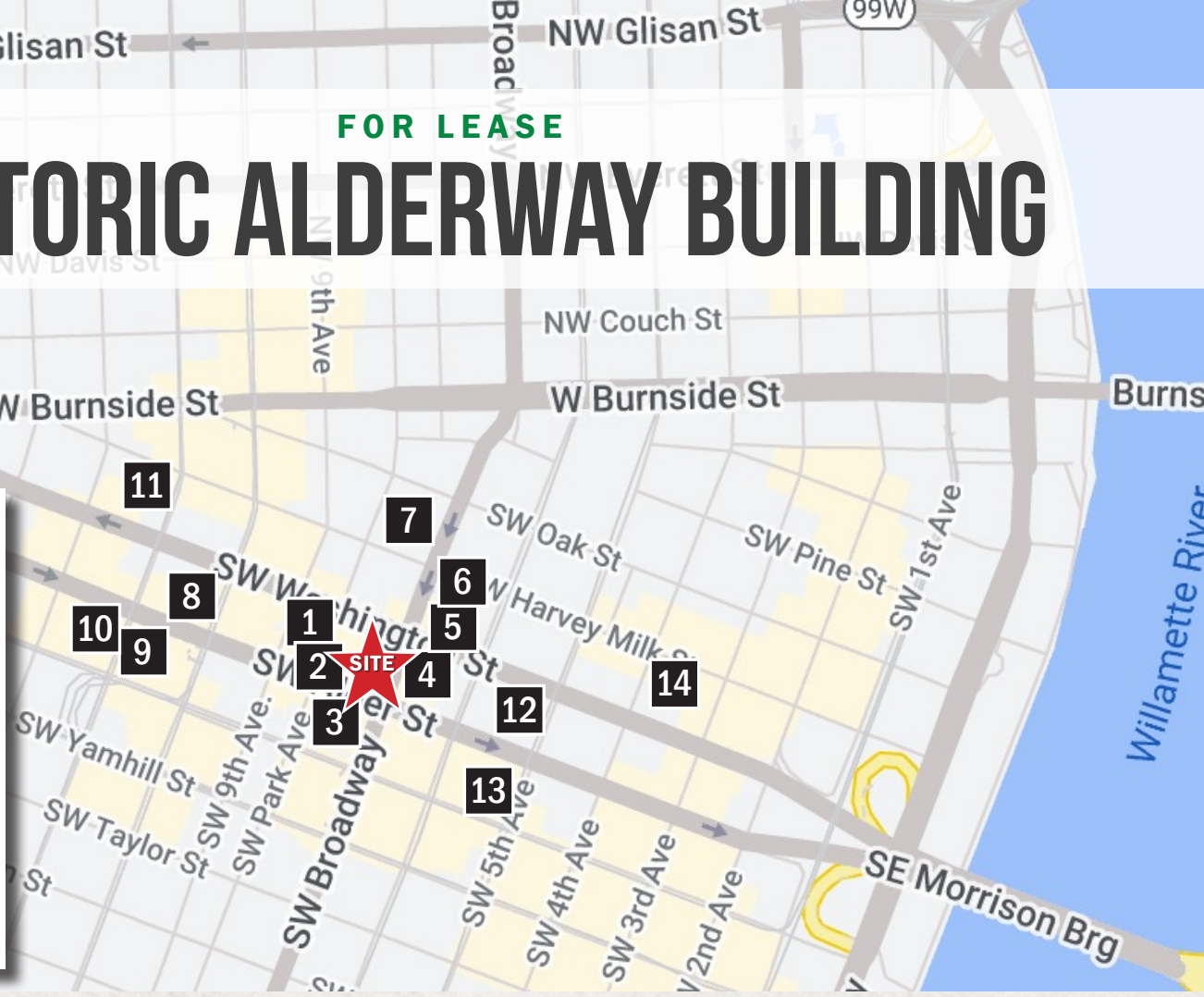
**NORDSTROM**



FOR LEASE

# HISTORIC ALDERWAY BUILDING

DOWNTOWN HOTELS	
1	The Ritz-Carlton
2	Woodlark Hotel
3	Dossier Hotel
4	The Bidwell Marriott
5	Kimpton Hotel Vintage
6	Hotel Lucia
7	The Benson, Hilton Curio
8	Moxy
9	Sentinel
10	Hyatt Centric
11	Mark Spencer Hotel
12	The Royal Sonesta
13	The Nines
14	Hi-Lo Hotel



## SW ALDER AND BROADWAY

Prime location at the epicenter of downtown luxury retail and hotels in the heart of Portland's Central Business District.

### ADDRESS

711 SW Alder Street, Portland, OR 97205

### AVAILABLE SPACE

Ground Floor retail space from 977 SF - up to approximately 18,000 SF (including 2nd level)

### RENTAL RATE

Please call for details

### TRAFFIC COUNTS

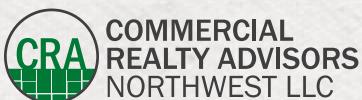
SW Broadway - 11,037 ADT ('22)

SW Alder St - 7,627 ADT ('22)

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

### HIGHLIGHTS

- Full scale redevelopment of the retail facade starting early 2025 (as shown in renderings). Includes redesign/replacement of existing storefront glazing, updated signage and new awnings.
- Excellent anchor retailer, boutique retail and restaurant opportunity.
- Originally built in the early 1900s, this beautiful, historic building features 158,000 SF of class-A office above ground floor retail.
- Potential marquee signage opportunity on the corner of Broadway & Alder for anchor retail tenant!
- Adjacent and nearby tenants include The Ritz Carlton, Mahler Jewelers (Portland's premier Rolex dealer), Nordstrom, Mercantile, Wild Fang, Frances May and more.



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# HISTORIC ALDERWAY BLDG 711 SW ALDER STREET PORTLAND, OR



 The Brewery Blocks





# HISTORIC ALDERWAY BLDG

## 711 SW ALDER STREET

PORTLAND, OR

RENDERINGS





# HISTORIC ALDERWAY BLDG

## 711 SW ALDER STREET

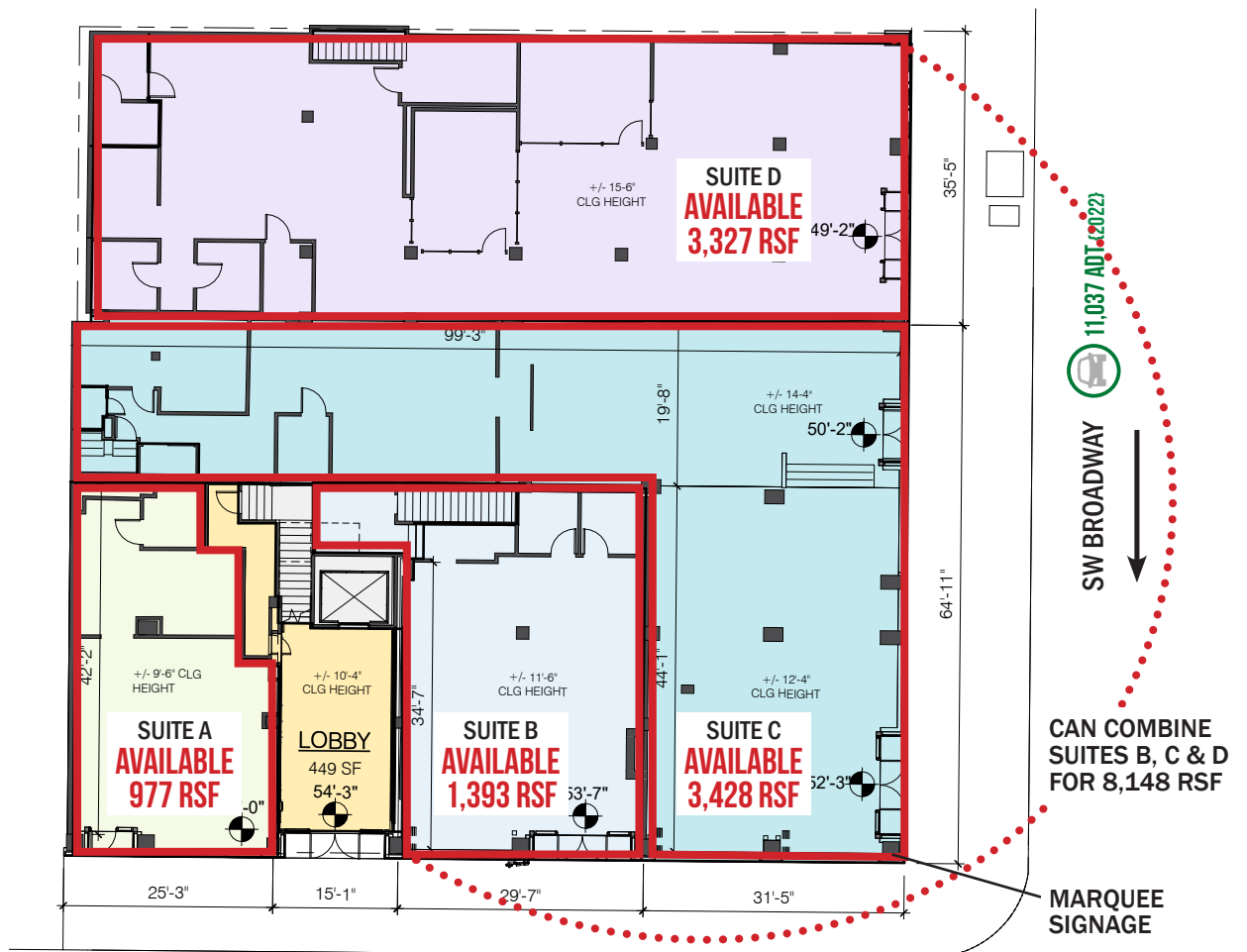
GROUND FLOOR SITE PLAN

PORTLAND, OR

SW WASHINGTON STREET  7,545 ADT (2022)



THE BIDWELL  
MANAGERS PORTLAND



SW ALDER STREET  7,627 ADT (2022)



Mercantile  
PORTLAND



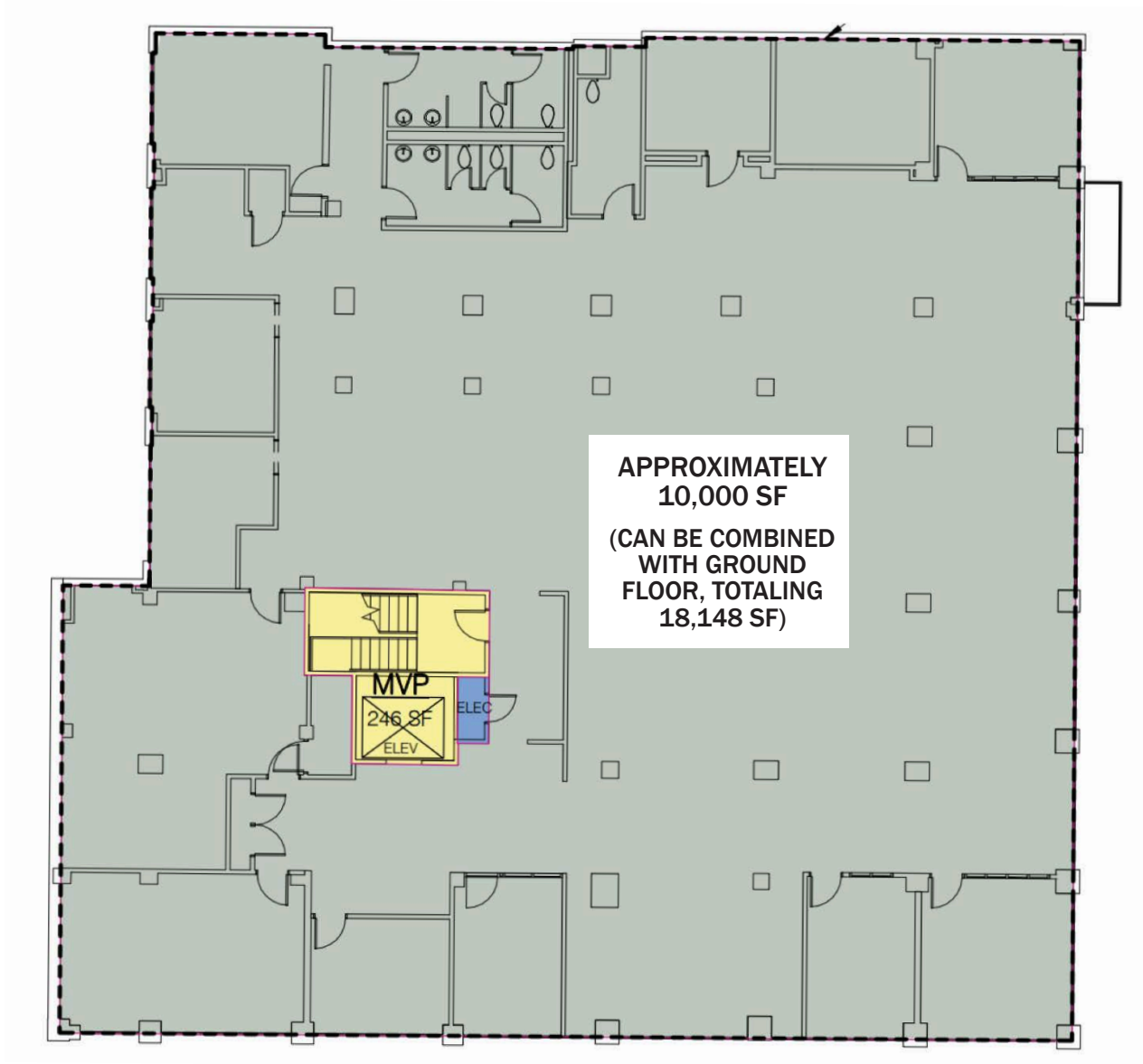


# HISTORIC ALDERWAY BLDG

711 SW ALDER STREET

2ND FLOOR SITE PLAN

PORTLAND, OR





# HISTORIC ALDERWAY BLDG

## 711 SW ALDER STREET

### DEMOGRAPHIC SUMMARY

PORTLAND, OR

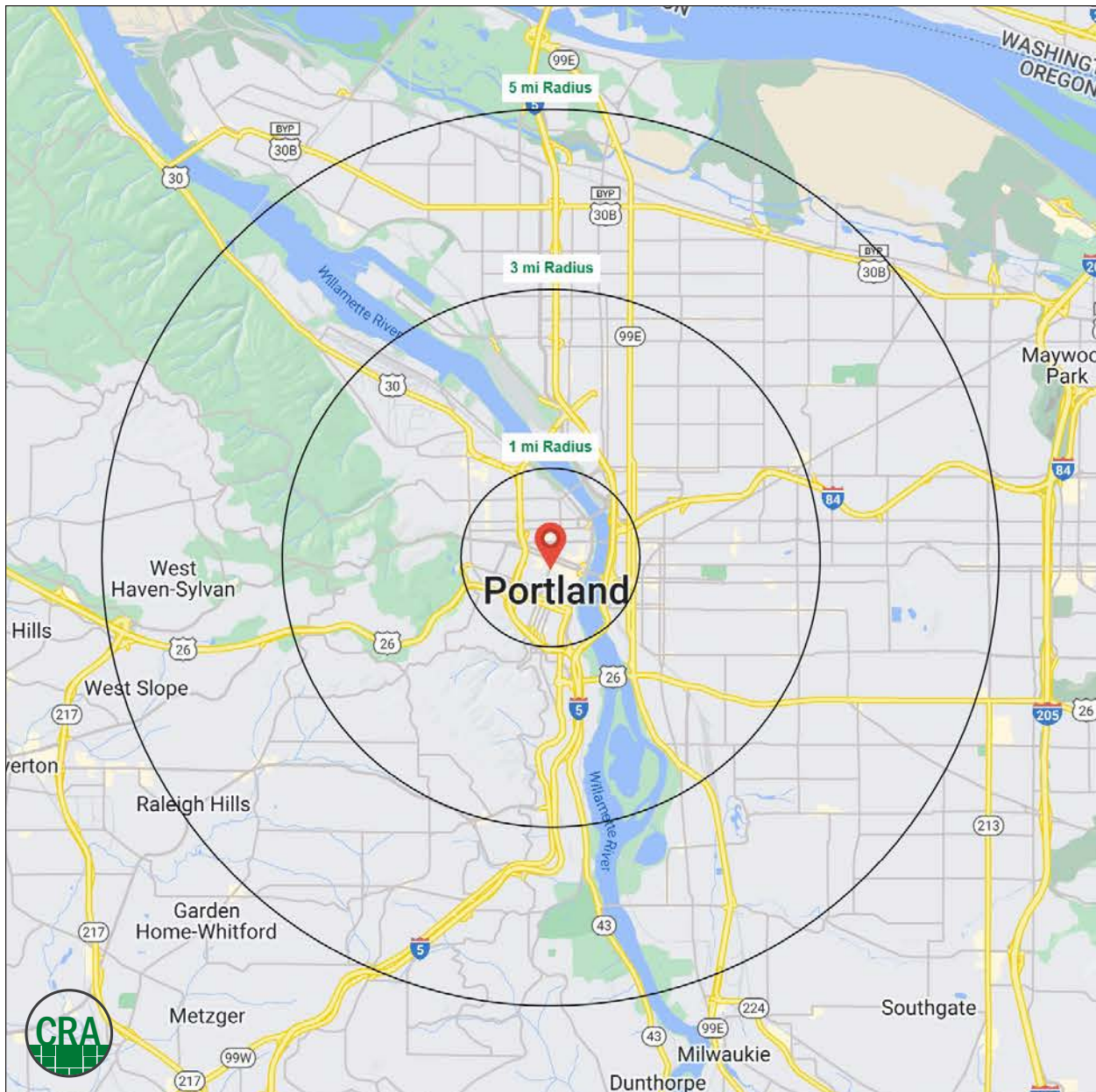
Source: Regis - SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	48,264	187,203	433,082
Estimated Households	31,557	101,974	208,365
Average HH Income	\$113,350	\$141,397	\$144,784
Median Home Value	\$631,747	\$722,335	\$664,003
Daytime Demographics 16+	120,372	269,713	429,327
Some College or Higher	82.0%	86.0%	85.1%

# 48,264

Estimated Population 2024  
1 MILE RADIUS

# 37.6

Median Age  
1 MILE RADIUS





## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5203/-122.6794

<b>Alderway Building Portland, OR 97205</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2024 Estimated Population	48,264	187,203	433,082
2029 Projected Population	49,255	186,125	426,070
2020 Census Population	43,408	185,534	437,050
2010 Census Population	36,010	151,135	381,266
Projected Annual Growth 2024 to 2029	0.4%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2024	2.4%	1.7%	1.0%
2024 Median Age	37.6	38.2	38.9
<b>Households</b>			
2024 Estimated Households	31,557	101,974	208,365
2029 Projected Households	32,622	102,940	207,672
2020 Census Households	28,487	97,523	204,168
2010 Census Households	22,208	77,335	175,308
Projected Annual Growth 2024 to 2029	0.7%	0.2%	-
Historical Annual Growth 2010 to 2024	3.0%	2.3%	1.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	72.8%	76.2%	76.6%
2024 Estimated Black or African American	5.7%	5.4%	5.1%
2024 Estimated Asian or Pacific Islander	9.1%	6.8%	6.8%
2024 Estimated American Indian or Native Alaskan	0.9%	0.7%	0.6%
2024 Estimated Other Races	11.5%	10.9%	10.9%
2024 Estimated Hispanic	10.4%	9.3%	9.3%
<b>Income</b>			
2024 Estimated Average Household Income	\$113,350	\$141,397	\$144,784
2024 Estimated Median Household Income	\$75,030	\$101,584	\$107,258
2024 Estimated Per Capita Income	\$74,959	\$77,456	\$69,996
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.5%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.1%	2.2%
2024 Estimated High School Graduate	12.9%	10.4%	10.9%
2024 Estimated Some College	16.9%	15.0%	16.4%
2024 Estimated Associates Degree Only	5.0%	5.0%	5.6%
2024 Estimated Bachelors Degree Only	32.1%	36.7%	36.2%
2024 Estimated Graduate Degree	27.9%	29.4%	26.8%
<b>Business</b>			
2024 Estimated Total Businesses	9,011	22,944	37,558
2024 Estimated Total Employees	103,516	217,995	309,701
2024 Estimated Employee Population per Business	11.5	9.5	8.2
2024 Estimated Residential Population per Business	5.4	8.2	11.5



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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