



GROUND FLOOR RETAIL/SERVICE SPACE FOR LEASE

CENTRAL PLAZA



MELVIN MARK
EST. 1945

520 SW 4TH BETWEEN ALDER & WASHINGTON STREETS
PORTLAND OREGON 97204



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Located in the heart of downtown Portland one block from Pioneer Place, Sephora, Nike and more! Ideal for retail/service uses.

ADDRESS

520 SW 4th Portland Avenue
Portland, Oregon 97204

AVAILABLE SPACE

880-9,730 RSF - Demised floor plan
10,000 RSF - Single-Tenant floor plan

RENTAL RATE

Call for details

TRAFFIC COUNTS

SW Washington & 4th Ave - 11,565 ADT ('22)
SW 4th Ave - 8,133 ADT ('22)

HIGHLIGHTS

- 10,000 SF of newly renovated retail space on ground floor
- Flexible demising options
- Multiple levels of customer parking located above retail space
- Portland-based property owner/manager
- Available now!



AREA RETAIL + FOOD & BEVERAGE



CENTRAL PLAZA 520 SW 4TH AVENUE PORTLAND, OR



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

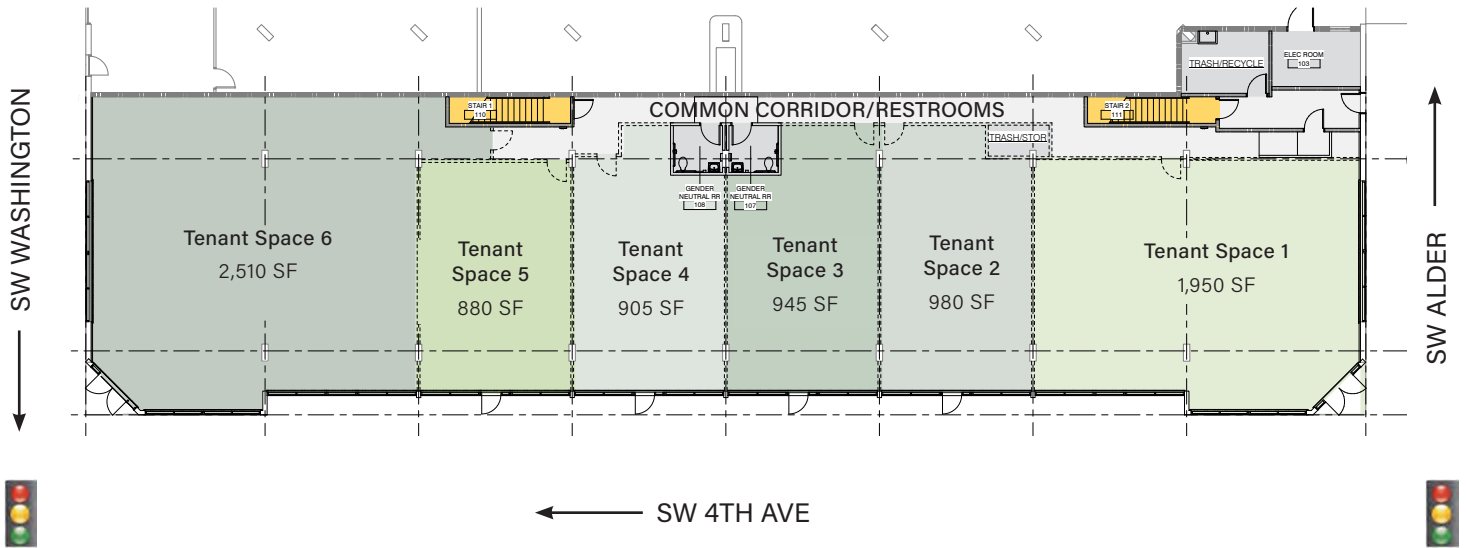


LINCOLN HIGH SCHOOL
1,615 STUDENTS

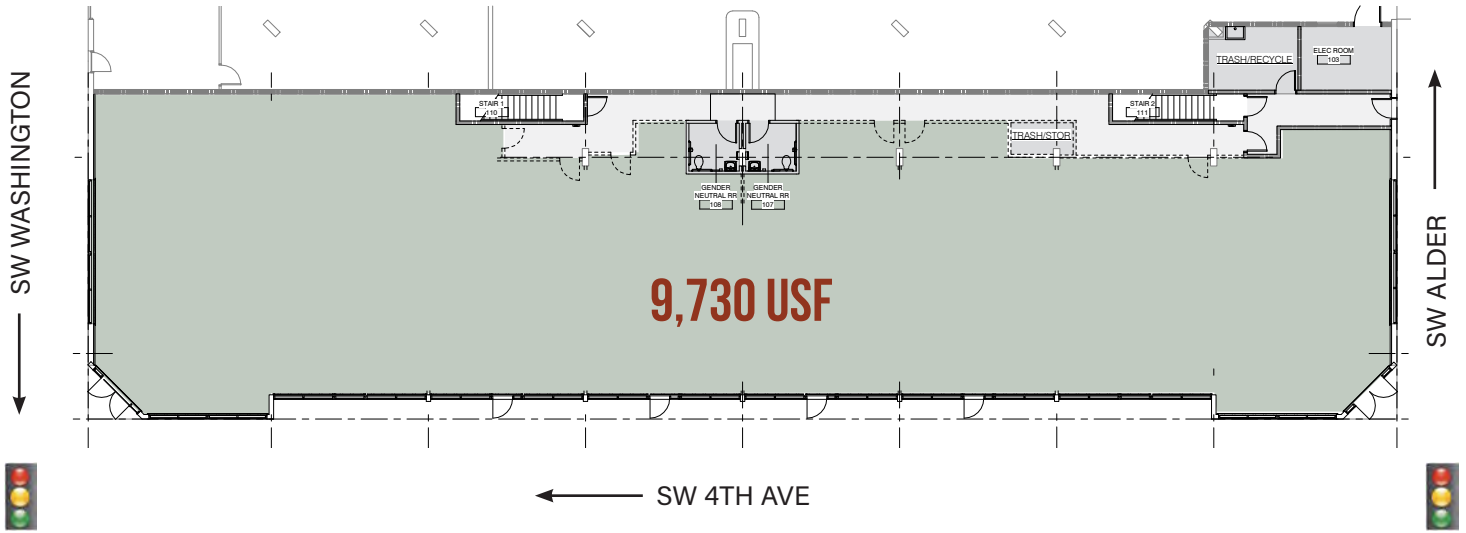
22,014 STUDENTS



DEMISING FLOOR PLAN



SINGLE-TENANT FLOOR PLAN



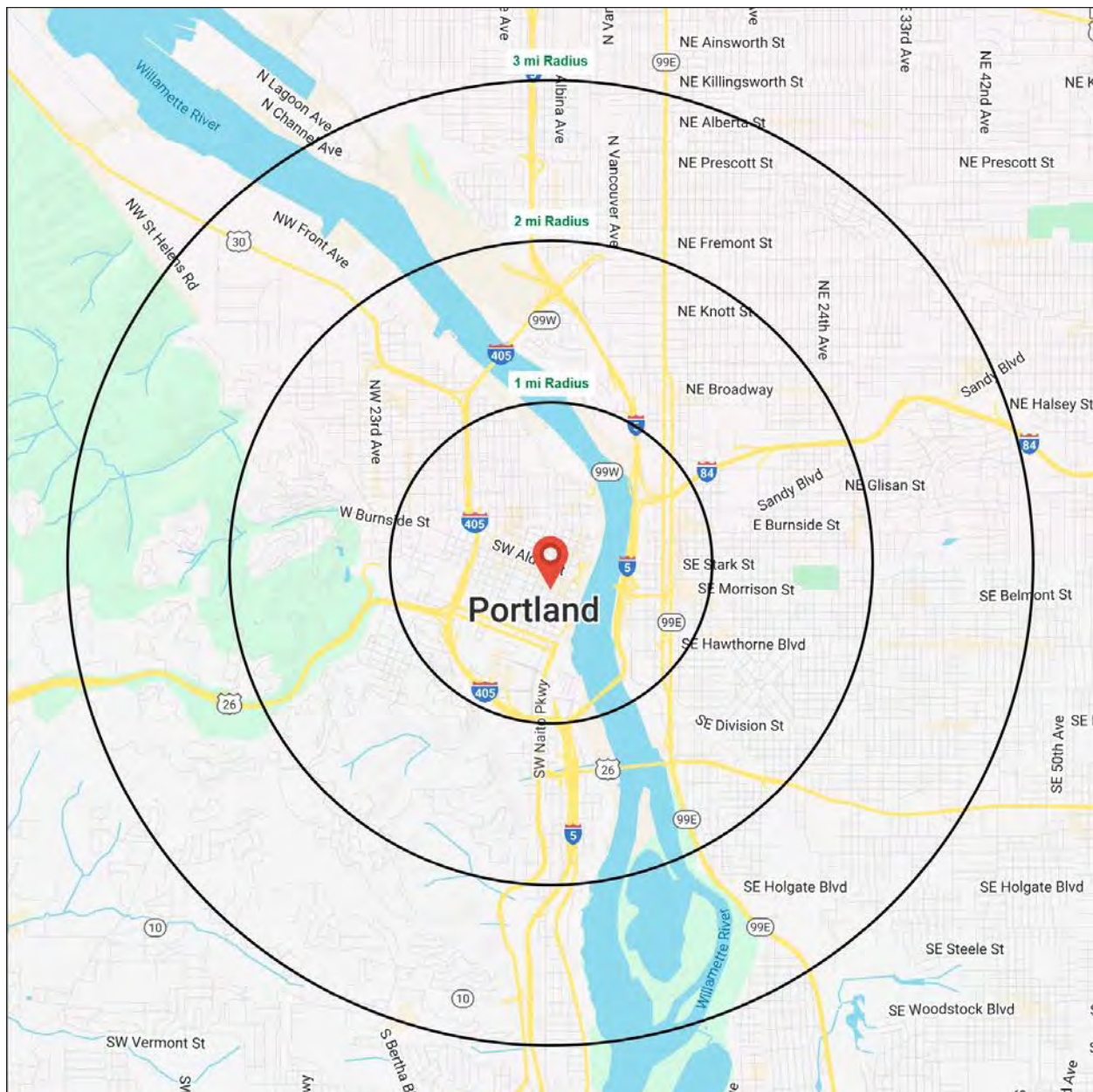
DEMOGRAPHIC SUMMARY

CENTRAL PLAZA
520 SW 4TH AVENUE
 PORTLAND, OR

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	51,384	122,897	204,722
Projected Population 2029	51,753	122,883	202,690
Average HH Income	\$109,288	\$126,699	\$143,506
Median Home Value	\$614,440	\$711,241	\$719,236
Daytime Demographics 16+	123,634	209,991	275,844
Some College or Higher	79%	84.3%	85.7%

\$109,288
 Average Household Income
 1 MILE RADIUS

39.1
 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: 45.5193/-122.6758

Central Plaza Portland, OR 97204	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	51,384	122,897	204,722
2029 Projected Population	51,753	122,883	202,690
2020 Census Population	37,259	107,719	194,218
2010 Census Population	30,875	84,095	158,956
Projected Annual Growth 2024 to 2029	0.1%	-	-0.2%
Historical Annual Growth 2010 to 2024	4.7%	3.3%	2.1%
2024 Median Age	39.1	38.2	38.6
Households			
2024 Estimated Households	27,231	68,708	106,733
2029 Projected Households	28,210	69,755	106,874
2020 Census Households	24,315	63,329	101,626
2010 Census Households	18,724	47,956	81,031
Projected Annual Growth 2024 to 2029	0.7%	0.3%	-
Historical Annual Growth 2010 to 2024	3.2%	3.1%	2.3%
Race and Ethnicity			
2024 Estimated White	71.3%	74.0%	75.3%
2024 Estimated Black or African American	6.3%	5.4%	5.5%
2024 Estimated Asian or Pacific Islander	8.9%	7.9%	7.0%
2024 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.8%
2024 Estimated Other Races	12.3%	11.7%	11.5%
2024 Estimated Hispanic	11.5%	10.8%	10.1%
Income			
2024 Estimated Average Household Income	\$109,085	\$126,699	\$143,506
2024 Estimated Median Household Income	\$73,004	\$89,793	\$104,104
2024 Estimated Per Capita Income	\$58,589	\$71,404	\$75,224
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.8%	1.8%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	3.8%	2.4%	2.3%
2024 Estimated High School Graduate	14.3%	11.4%	10.5%
2024 Estimated Some College	18.9%	16.4%	15.2%
2024 Estimated Associates Degree Only	5.6%	5.4%	5.4%
2024 Estimated Bachelors Degree Only	29.5%	35.1%	37.2%
2024 Estimated Graduate Degree	25.0%	27.5%	28.0%
Business			
2024 Estimated Total Businesses	8,904	16,569	23,469
2024 Estimated Total Employees	104,241	172,785	220,345
2024 Estimated Employee Population per Business	11.7	10.4	9.4
2024 Estimated Residential Population per Business	5.8	7.4	8.7

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For more information, please contact:

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