



GROUND FLOOR RETAIL/SERVICE & RESTAURANT/BAR SPACE FOR LEASE

COLUMBIA SQUARE



Restaurant/Bar Space



MELVIN MARK
EST. 1945

111 SW COLUMBIA STREET, PORTLAND, OREGON 97201



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Excellent opportunities in Columbia Square located in Portland's business and financial district ranging from 998-6,133 SF, including 2nd generation retail/service spaces and two restaurant opportunities.

ADDRESS

111 SW Columbia Street,
Portland, Oregon 97201

AVAILABLE SPACE

998 to 6,133 RSF

RENTAL RATE

Call for details

TRAFFIC COUNTS

SW 1st Ave & Columbia St - 7,016 ADT ('22)
SW Columbia St - 3,781 ADT ('22)

HIGHLIGHTS

- 6,133 SF restaurant/bar space located at the corner of SW 1st & Columbia featuring expansive glass lines/atrium, operable storefront, and outdoor patio. Creative deal terms and tenant improvement allowance for the right concept/operator.
- 1,372 SF 2nd generation restaurant (fronting SW Jefferson) with type 1 hood (please don't disturb current tenant)
- Retail/service/medical/wellness opportunities
- Multi-level on-site garage with opportunity for customer parking validation (and potential valet opportunity for large restaurant opportunity).
- On-site security and local ownership/on-site management.
- Available now!



AREA RETAIL + FOOD & BEVERAGE



COLUMBIA SQUARE

111 SW COLUMBIA ST
PORTLAND, OR



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



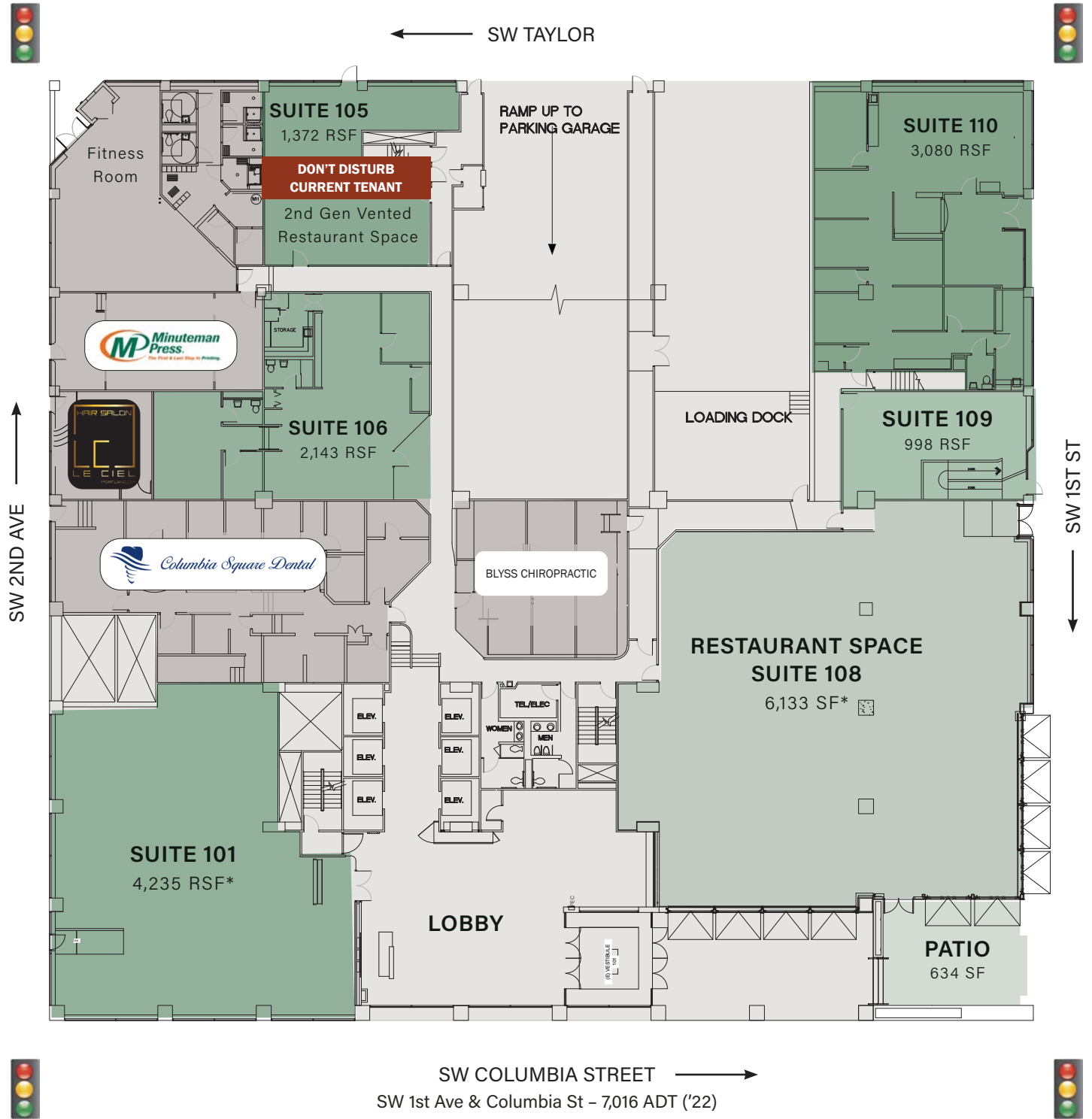
LINCOLN HIGH SCHOOL
1,615 STUDENTS

22,014 STUDENTS

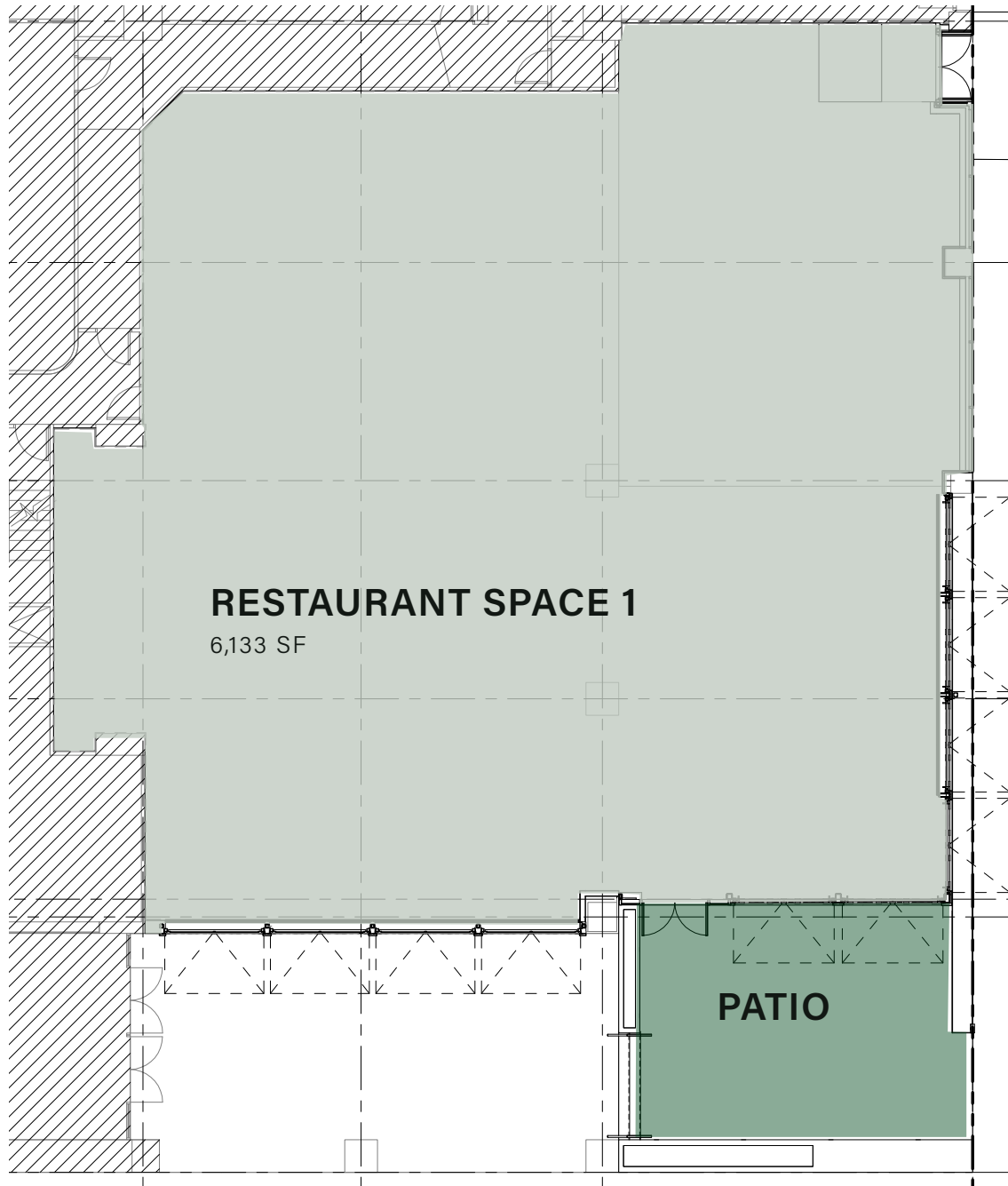
SITE



RETAIL SUITES 101 | 105 | 106 | 108 | 109 | 110



RESTAURANT FLOOR PLAN

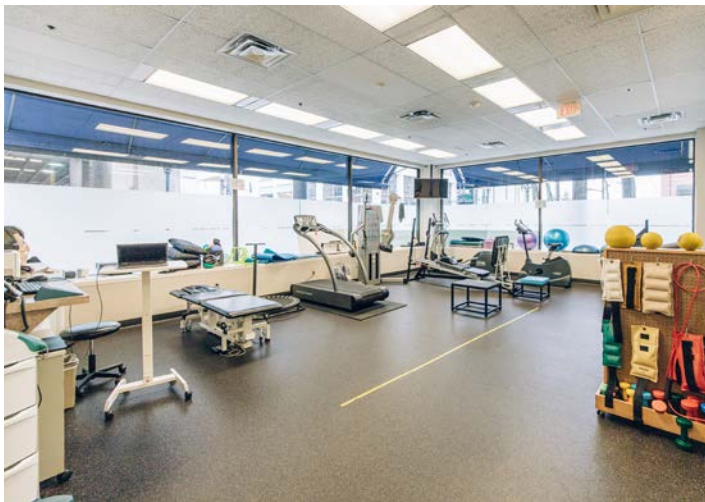


SW 1ST ST
↓

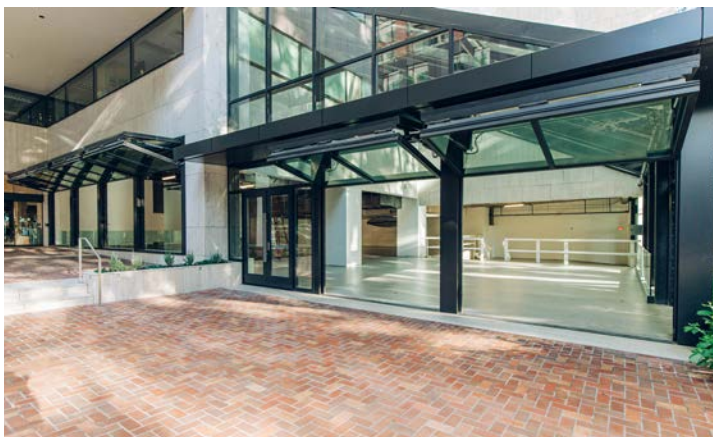
SW COLUMBIA STREET →
SW 1st Ave & Columbia St - 7,016 ADT ('22)



PHOTOS



RESTAURANT PHOTOS



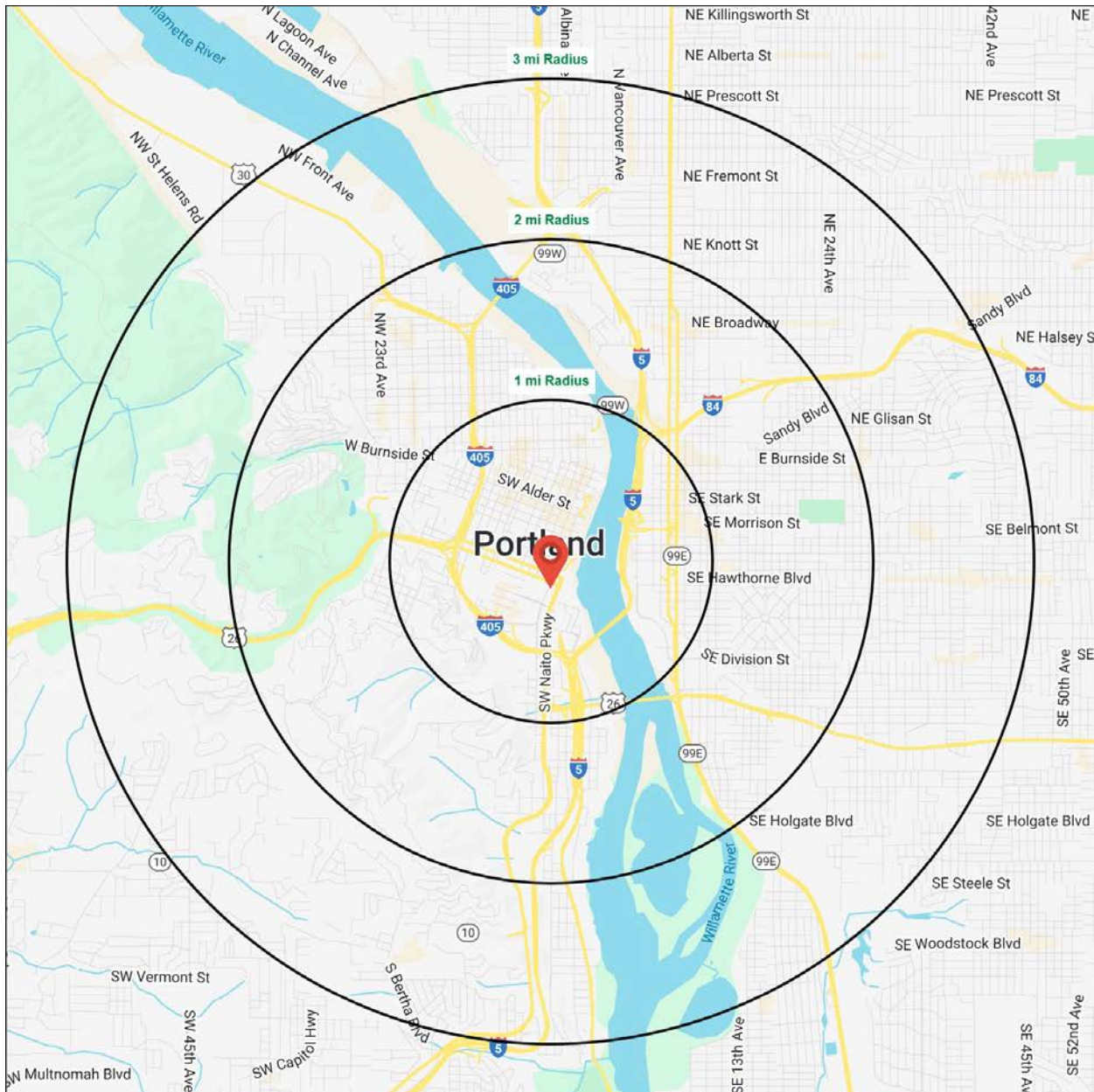
DEMOGRAPHIC SUMMARY

COLUMBIA SQUARE
111 SW COLUMBIA STREET
 PORTLAND, OR

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	39,374	115,659	202,686
Projected Population 2029	39,604	115,954	200,303
Average HH Income	\$102,943	\$126,486	\$141,917
Median Home Value	\$612,420	\$700,736	\$714,889
Daytime Demographics 16+	113,270	200,367	273,456
Some College or Higher	78.3%	84.1%	85.7%

\$106,546
 Average Household Income
 1 MILE RADIUS

39.3
 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: 45.5135/-122.6766

Columbia Square Portland, OR 97201	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	39,374	115,659	202,686
2029 Projected Population	39,604	115,954	200,303
2020 Census Population	27,484	100,015	191,457
2010 Census Population	24,186	78,505	157,241
Projected Annual Growth 2024 to 2029	0.1%	-	-0.2%
Historical Annual Growth 2010 to 2024	4.5%	3.4%	2.1%
2024 Median Age	39.3	38.3	38.6
Households			
2024 Estimated Households	19,547	64,741	105,723
2029 Projected Households	20,352	65,900	105,674
2020 Census Households	17,467	59,381	100,814
2010 Census Households	13,978	44,978	80,705
Projected Annual Growth 2024 to 2029	0.8%	0.4%	-
Historical Annual Growth 2010 to 2024	2.8%	3.1%	2.2%
Race and Ethnicity			
2024 Estimated White	70.9%	74.1%	75.6%
2024 Estimated Black or African American	6.4%	5.2%	5.0%
2024 Estimated Asian or Pacific Islander	9.1%	8.1%	7.1%
2024 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.8%
2024 Estimated Other Races	12.4%	11.7%	11.5%
2024 Estimated Hispanic	11.4%	10.8%	10.1%
Income			
2024 Estimated Average Household Income	\$102,943	\$126,486	\$141,917
2024 Estimated Median Household Income	\$72,382	\$89,734	\$102,192
2024 Estimated Per Capita Income	\$51,895	\$71,371	\$74,455
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.3%	1.9%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	4.0%	2.5%	2.3%
2024 Estimated High School Graduate	14.4%	11.5%	10.4%
2024 Estimated Some College	19.7%	16.8%	15.4%
2024 Estimated Associates Degree Only	6.1%	5.4%	5.5%
2024 Estimated Bachelors Degree Only	27.8%	34.8%	37.1%
2024 Estimated Graduate Degree	24.7%	27.1%	27.8%
Business			
2024 Estimated Total Businesses	8,091	15,897	23,137
2024 Estimated Total Employees	97,168	164,562	217,589
2024 Estimated Employee Population per Business	12.0	10.4	9.4
2024 Estimated Residential Population per Business	4.9	7.3	8.8



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EST. 1945

For more information, please contact:

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