



GROUND FLOOR RETAIL/SERVICE SPACE FOR LEASE

CROWN PLAZA



MELVIN MARK
EST. 1945

1500 SW 1ST BETWEEN CLAY & MARKET STREETS
PORTLAND, OREGON 97201



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At the epicenter of Portland's business and financial districts, the 11-story, Class A Crown Plaza building sets a standard of excellence for retail, service and office space with off street parking.

ADDRESS

1500 SW 1st Avenue
Portland, Oregon 97201

AVAILABLE SPACE

Suite 101 - 4,087 SF
Suite 105A - 3,986 SF
Suite 105B - 2,049 SF

RENTAL RATE

Call for details

HIGHLIGHTS

- Turn-key second generation office/service space
- Newly renovated lobby, common spaces and elevators
- Join current tenants including The Oregonian Media Group, Adobe, PSU, and Pacific Source
- 24/7 Security
- Abundant on-site parking for visitors and employees, including 3/1000 parking with more available on MTM

TRAFFIC COUNTS

SW Front Ave & Clay St - 30,897 ADT ('22)
SW Market St & 1st Ave - 15,146 ADT ('22)



AREA RETAIL + FOOD & BEVERAGE



CROWN PLAZA

1500 SW 1ST AVE

PORTLAND, OR



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



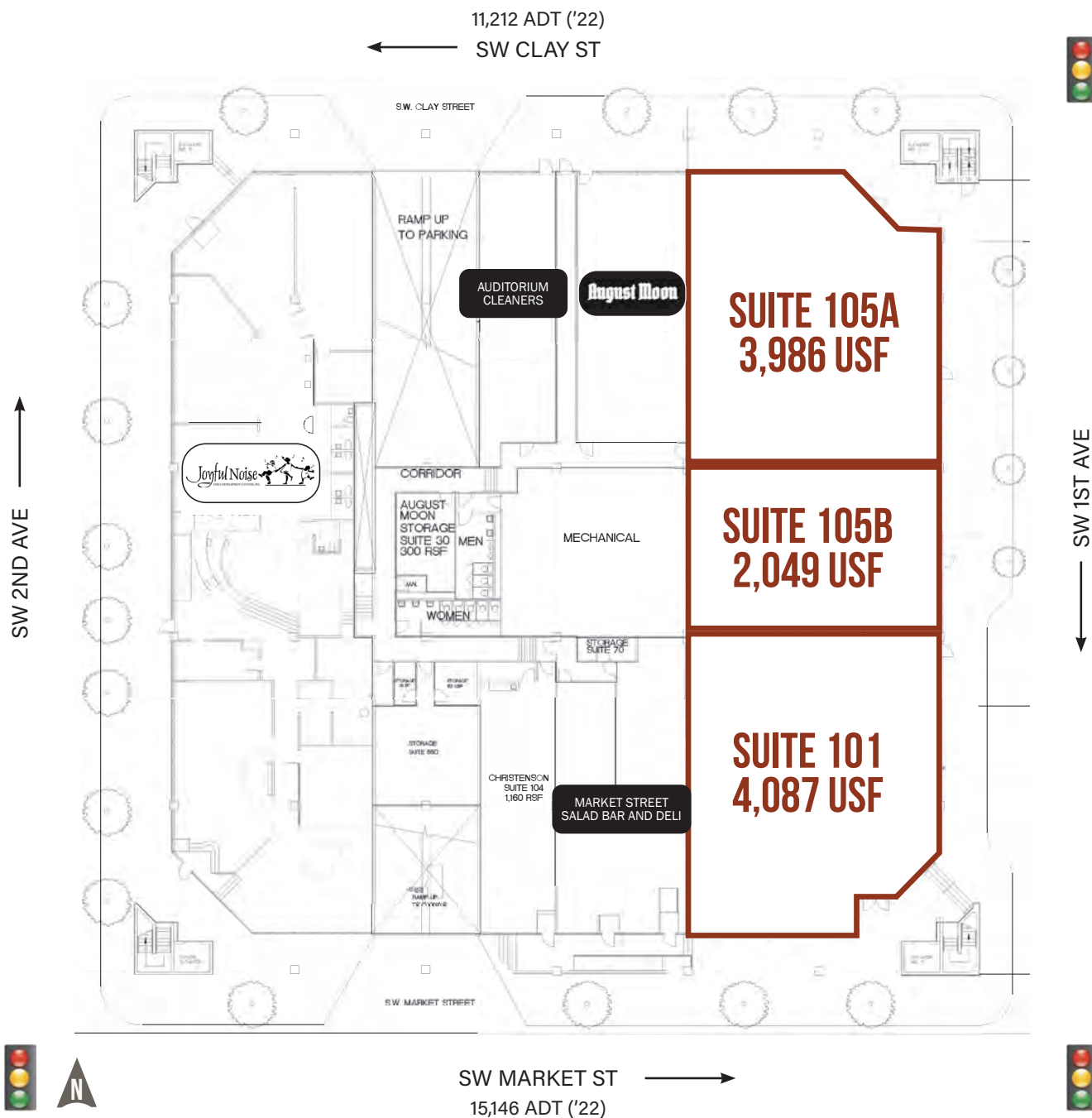
LINCOLN HIGH SCHOOL
1,615 STUDENTS

22,014 STUDENTS

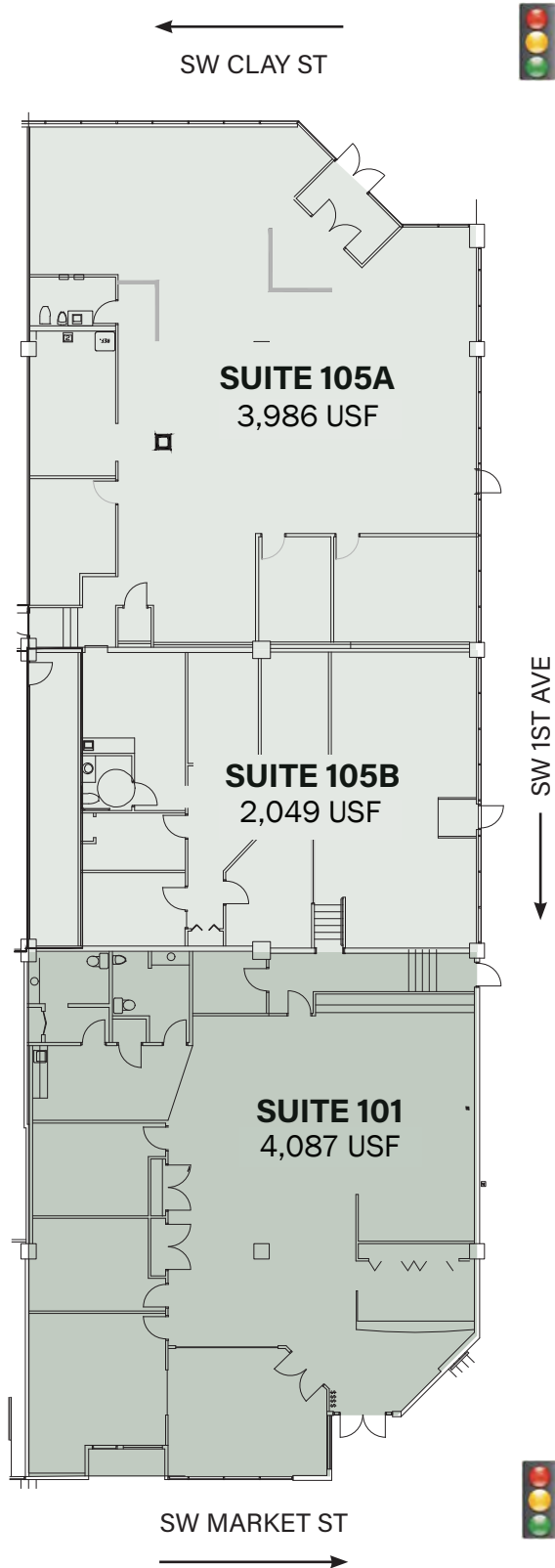
SITE



SUITE 101-105 SITE PLAN

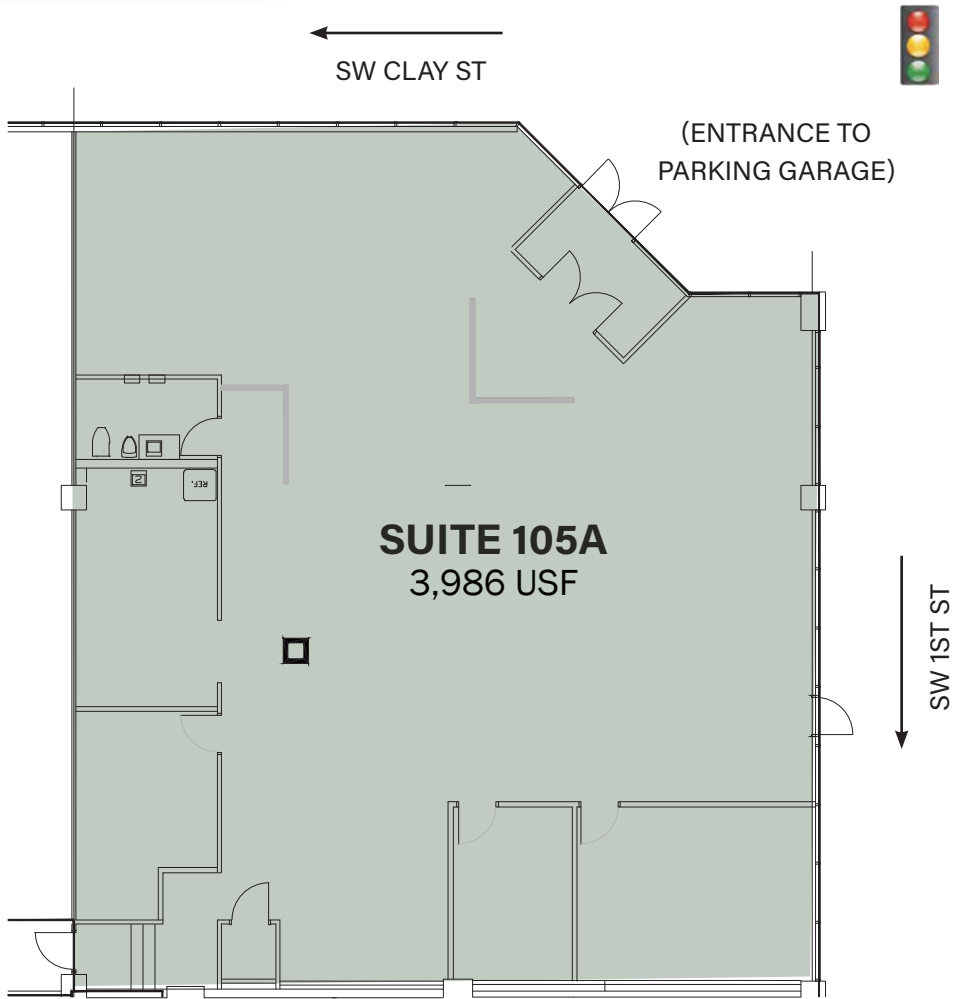


SUITE 101 & 105A-105B FLOOR PLAN



105A FLOOR PLAN

EXPLORE THE SPACE
WITH A VIRTUAL TOUR ▶



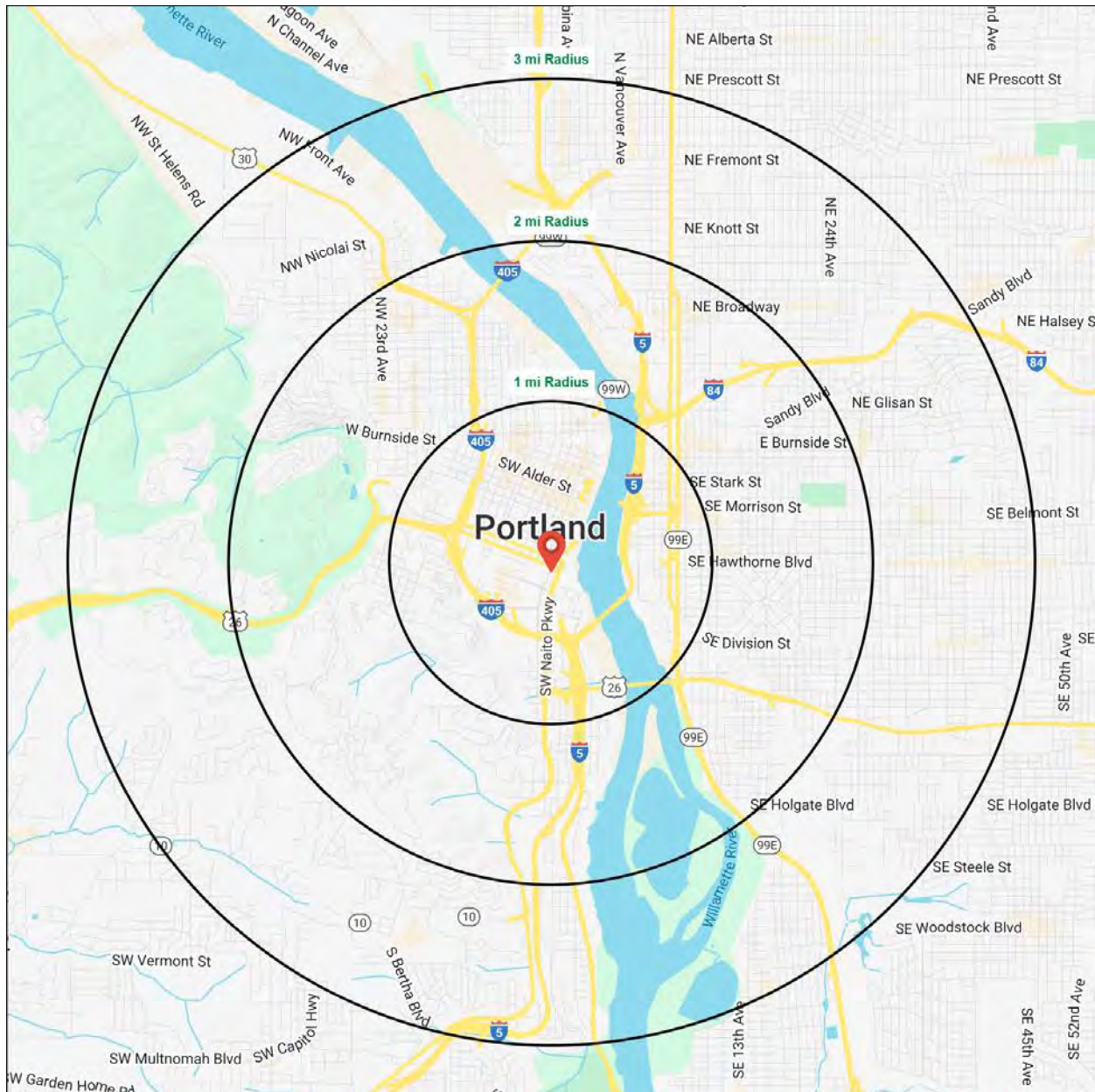
DEMOGRAPHIC SUMMARY

1500 SW 1ST AVE
PORTLAND, OR

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	37,329	114,433	201,832
Projected Population 2029	37,479	114,704	119,485
Average HH Income	\$100,932	\$127,225	\$141,418
Median Home Value	\$621,003	\$699,882	\$715,349
Daytime Demographics 16+	107,385	200,693	272,065
Some College or Higher	78.4%	84.3%	85.7%

\$100,932
Average Household Income
1 MILE RADIUS

39.2
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: 45.512/-122.6766

Crown Plaza Portland, OR 97201	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	37,329	114,433	201,832
2029 Projected Population	37,479	114,704	199,485
2020 Census Population	25,606	98,855	190,438
2010 Census Population	22,794	77,520	156,552
Projected Annual Growth 2024 to 2029	-	-	-0.2%
Historical Annual Growth 2010 to 2024	4.6%	3.4%	2.1%
2024 Median Age	39.2	38.4	38.6
Households			
2024 Estimated Households	18,363	63,953	105,402
2029 Projected Households	19,105	65,087	105,368
2020 Census Households	16,225	58,577	100,513
2010 Census Households	13,076	44,251	80,533
Projected Annual Growth 2024 to 2029	0.8%	0.4%	-
Historical Annual Growth 2010 to 2024	2.9%	3.2%	2.2%
Race and Ethnicity			
2024 Estimated White	70.9%	74.2%	75.7%
2024 Estimated Black or African American	6.4%	5.1%	4.9%
2024 Estimated Asian or Pacific Islander	9.1%	8.1%	7.2%
2024 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.7%
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	\$100,932	\$127,225	\$141,418
2024 Estimated Median Household Income	\$71,811	\$90,565	\$101,570
2024 Estimated Per Capita Income	\$50,428	\$71,664	\$74,282
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.4%	1.9%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	3.9%	2.5%	2.3%
2024 Estimated High School Graduate	14.3%	11.4%	10.4%
2024 Estimated Some College	19.9%	16.8%	15.4%
2024 Estimated Associates Degree Only	6.3%	5.4%	5.5%
2024 Estimated Bachelors Degree Only	28.0%	34.7%	37.0%
2024 Estimated Graduate Degree	24.2%	27.4%	27.7%
Business			
2024 Estimated Total Businesses	7,677	15,889	23,073
2024 Estimated Total Employees	91,964	165,095	216,062
2024 Estimated Employee Population per Business	12.0	10.4	9.4
2024 Estimated Residential Population per Business	4.9	7.2	8.7



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For more information, please contact:

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