



GROUND FLOOR RETAIL/SERVICE SPACE FOR LEASE

# FIFTH AVE BUILDING



MELVIN MARK  
EST. 1945

1400 SW 5TH AVENUE (CORNER OF 5TH & CLAY ST)  
PORTLAND, OREGON 97201



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Corner location in the heart of downtown Portland.  
This space would best serve as a destination retail,  
service retail or office space.

### ADDRESS

1400 SW 5th Avenue,  
Portland, Oregon 97201

### AVAILABLE SPACE

SUITE 110 - 5,787 RSF

### RENTAL RATE

Call for details

### TRAFFIC COUNTS

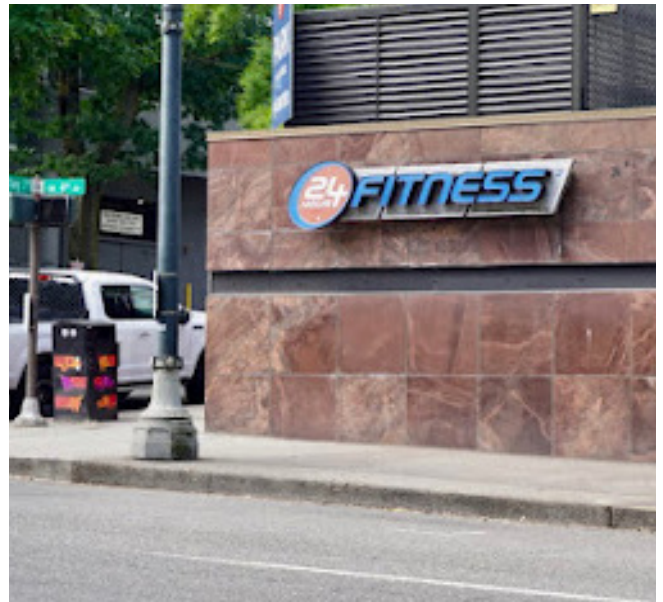
SW Clay St - 12,045 ADT ('22)  
SW 5th Ave & Market St - 3,574 ADT ('22)

### HIGHLIGHTS

- Convenient on-site parking available
- Local ownership and responsive property management
- Co-tenants include KinderCare & 24 Hour Fitness
- Entry from 5th Ave (Street) and/or lobby
- Fountain District location
- Near fine dining, numerous cafes, and delis
- Easy access to I-5 North/South, US 26, I-84, Hawthorne and Morrison Bridges



# AREA RETAIL + FOOD & BEVERAGE



# FIFTH AVE BUILDING 1400 SW 5TH AVENUE PORTLAND, OR



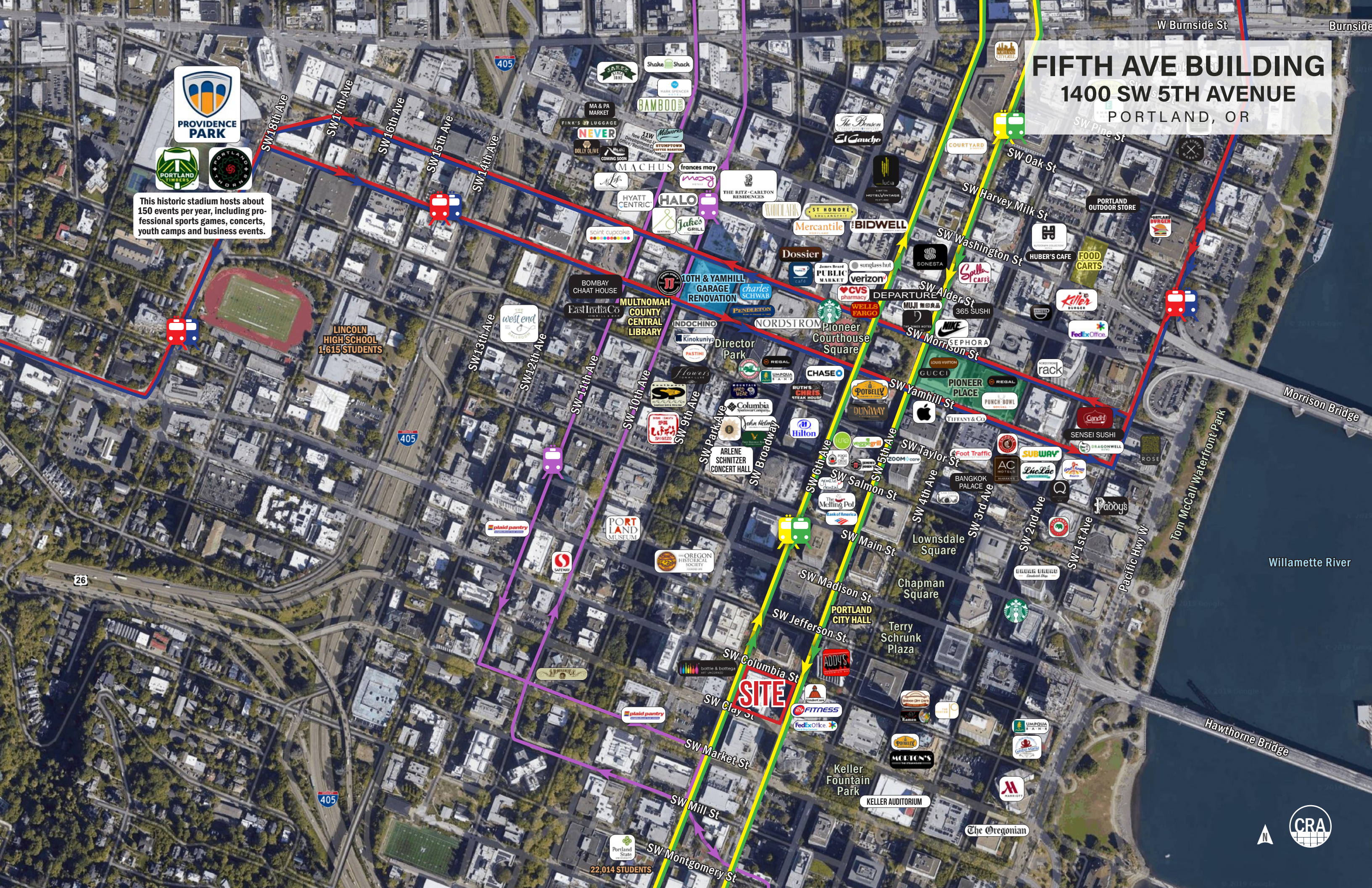
This historic stadium hosts about 150 events per year, including professional sports games, concerts, youth camps and business events.



LINCOLN HIGH SCHOOL  
1,615 STUDENTS

22,014 STUDENTS

**SITE**



SUITE 110 FLOOR PLAN



SUITE 110 PHOTOS



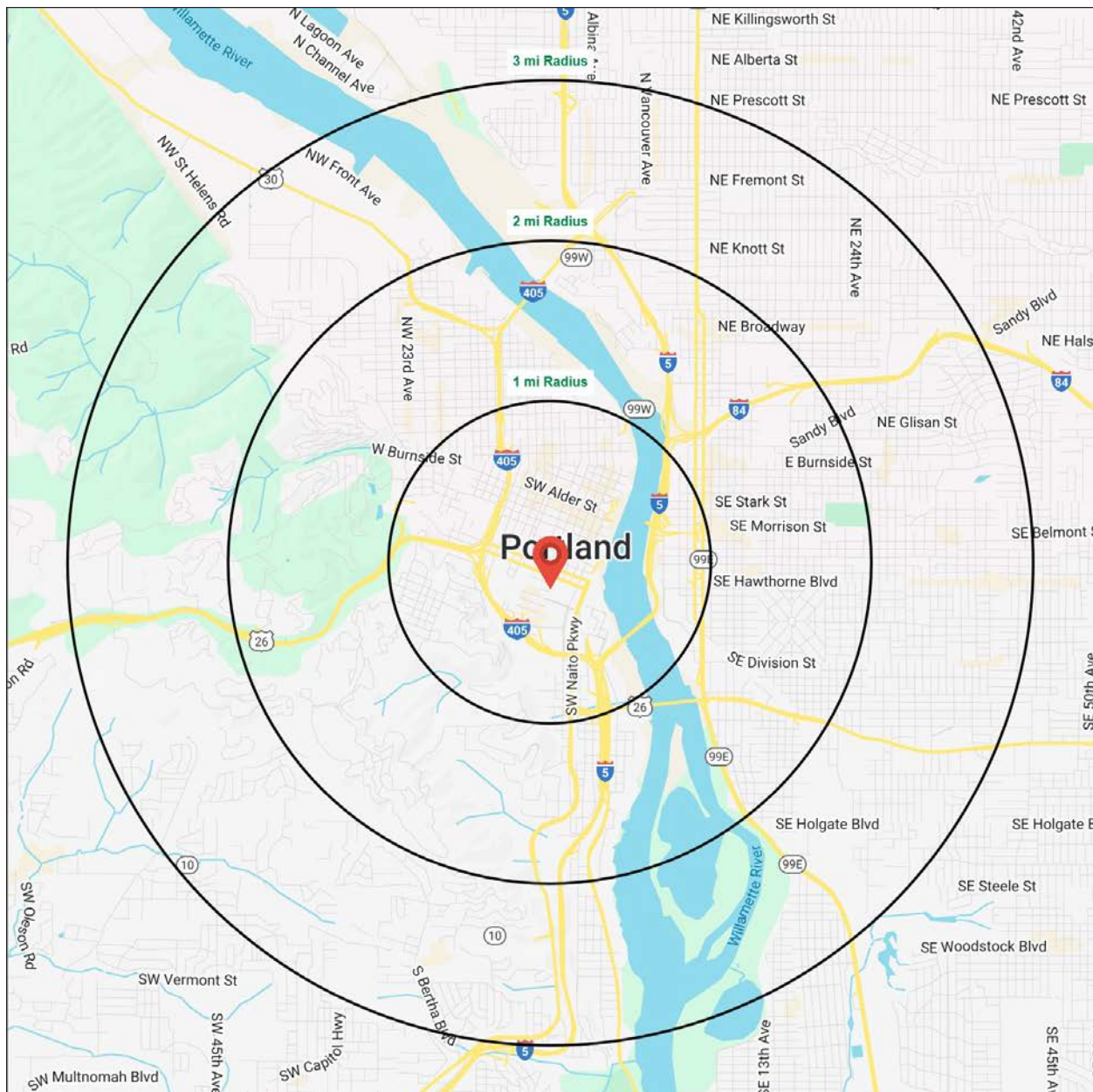
# DEMOGRAPHIC SUMMARY

**FIFTH AVE BUILDING**  
**1400 SW 5TH AVENUE**  
 PORTLAND, OR

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	42,784	112,109	195,699
Projected Population 2029	42,785	112,436	193,687
Average HH Income	\$106,546	\$129,046	\$141,657
Median Home Value	\$620,392	\$714,598	\$717,042
Daytime Demographics 16+	122,878	206,244	271,058
Some College or Higher	79.3%	84.3%	85.5%

**\$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: 45.5137/-122.6801

<b>Fifth Ave Building Portland, OR 97201</b>	<b>1 mi radius</b>	<b>2 mi radius</b>	<b>3 mi radius</b>
<b>Population</b>			
2024 Estimated Population	42,784	112,109	195,699
2029 Projected Population	42,785	112,436	193,687
2020 Census Population	30,638	95,656	183,940
2010 Census Population	27,423	74,894	150,484
Projected Annual Growth 2024 to 2029	-	-	-0.2%
Historical Annual Growth 2010 to 2024	4.0%	3.5%	2.1%
2024 Median Age	39.3	38.5	38.6
<b>Households</b>			
2024 Estimated Households	21,831	62,462	102,705
2029 Projected Households	22,502	63,655	102,816
2020 Census Households	19,511	56,715	97,619
2010 Census Households	16,142	42,791	77,838
Projected Annual Growth 2024 to 2029	0.6%	0.4%	-
Historical Annual Growth 2010 to 2024	2.5%	3.3%	2.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	71.4%	74.0%	75.5%
2024 Estimated Black or African American	6.2%	5.1%	5.1%
2024 Estimated Asian or Pacific Islander	9.1%	8.2%	7.2%
2024 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.8%
2024 Estimated Other Races	12.3%	11.7%	11.5%
2024 Estimated Hispanic	11.3%	10.8%	10.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$106,546	\$129,046	\$141,657
2024 Estimated Median Household Income	\$74,018	\$91,380	\$101,418
2024 Estimated Per Capita Income	\$55,091	\$72,476	\$74,770
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.1%	1.9%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	3.7%	2.5%	2.3%
2024 Estimated High School Graduate	13.9%	11.3%	10.5%
2024 Estimated Some College	19.5%	16.7%	15.3%
2024 Estimated Associates Degree Only	6.2%	5.3%	5.4%
2024 Estimated Bachelors Degree Only	28.3%	34.5%	37.0%
2024 Estimated Graduate Degree	25.3%	27.8%	27.8%
<b>Business</b>			
2024 Estimated Total Businesses	7,985	15,539	22,762
2024 Estimated Total Employees	96,142	162,650	215,653
2024 Estimated Employee Population per Business	12.0	10.5	9.5
2024 Estimated Residential Population per Business	5.4	7.2	8.6

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MELVIN MARK

EST. 1945

*For more information, please contact:*

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