



GROUND FLOOR RETAIL/SERVICE SPACE FOR LEASE

HILTON TOWER



MELVIN MARK

EST. 1945

825 SW 5TH AVENUE, PORTLAND, OREGON 97204



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com



Prime location across from Apple and Pioneer Place in the heart of downtown Portland. This space is ideal for retail, service retail or office use.

ADDRESS

825 SW 5th Avenue
Portland, Oregon 97204

AVAILABLE SPACE

4,868 RSF

RENTAL RATE

\$25.00 PSF/YR + NNN

TRAFFIC COUNTS

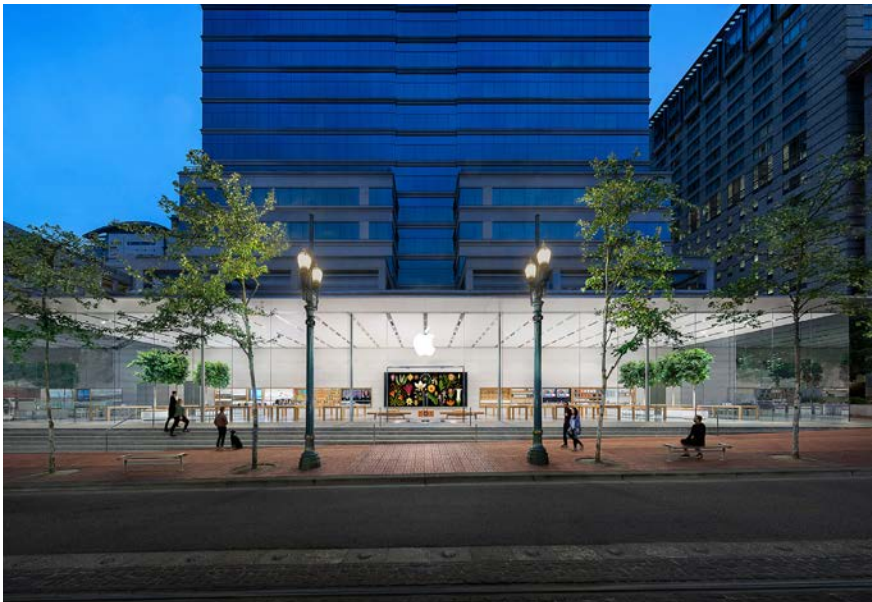
SW 5th Ave - 1,839 ADT ('22)
SW Taylor St - 6,072 ADT ('22)

HIGHLIGHTS

- 2nd generation space - ideal for retail, service or office use.
- Parking available within building (potential for hourly/monthly and validation)
- Floor to ceiling glass line facing SW 5th Avenue directly across from Apple's flagship downtown location
- Excellent signage opportunity
- Available now!



AREA RETAIL + FOOD & BEVERAGE



HILTON TOWER

825 SW 5TH AVENUE

PORTLAND, OR



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

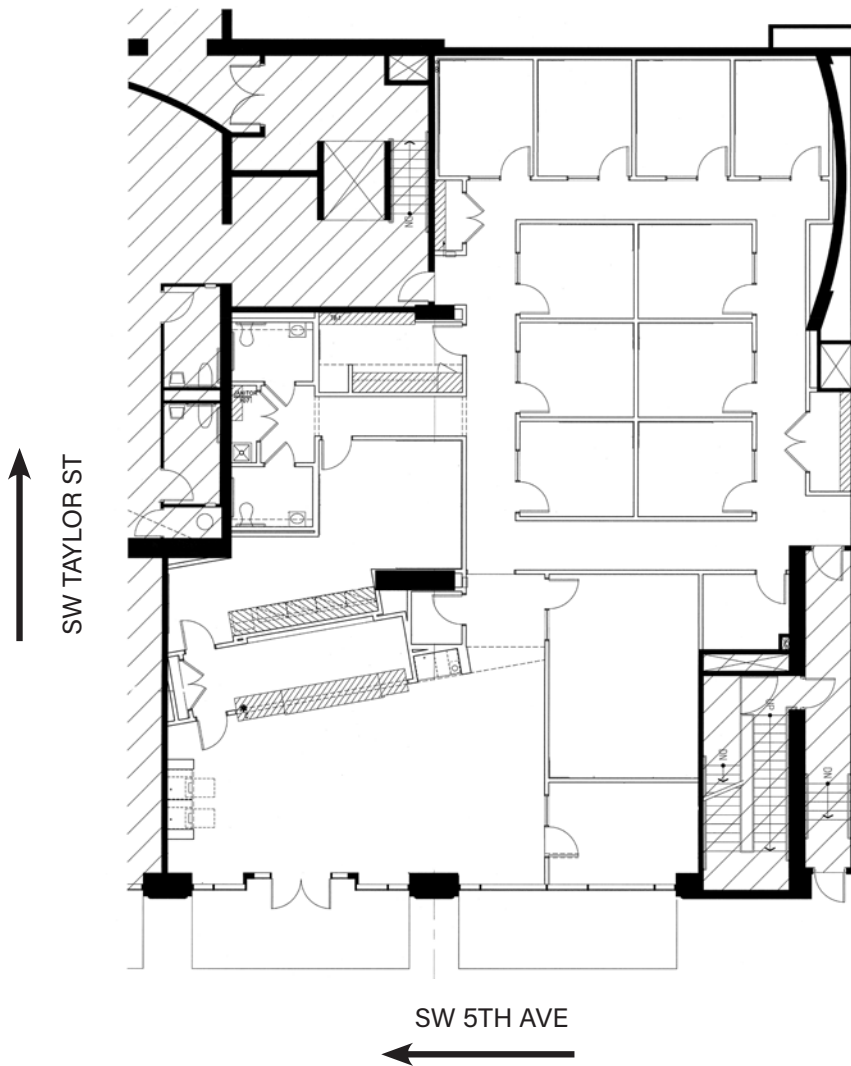
LINCOLN HIGH SCHOOL
1,615 STUDENTS

22,014 STUDENTS

SITE



FLOOR PLAN



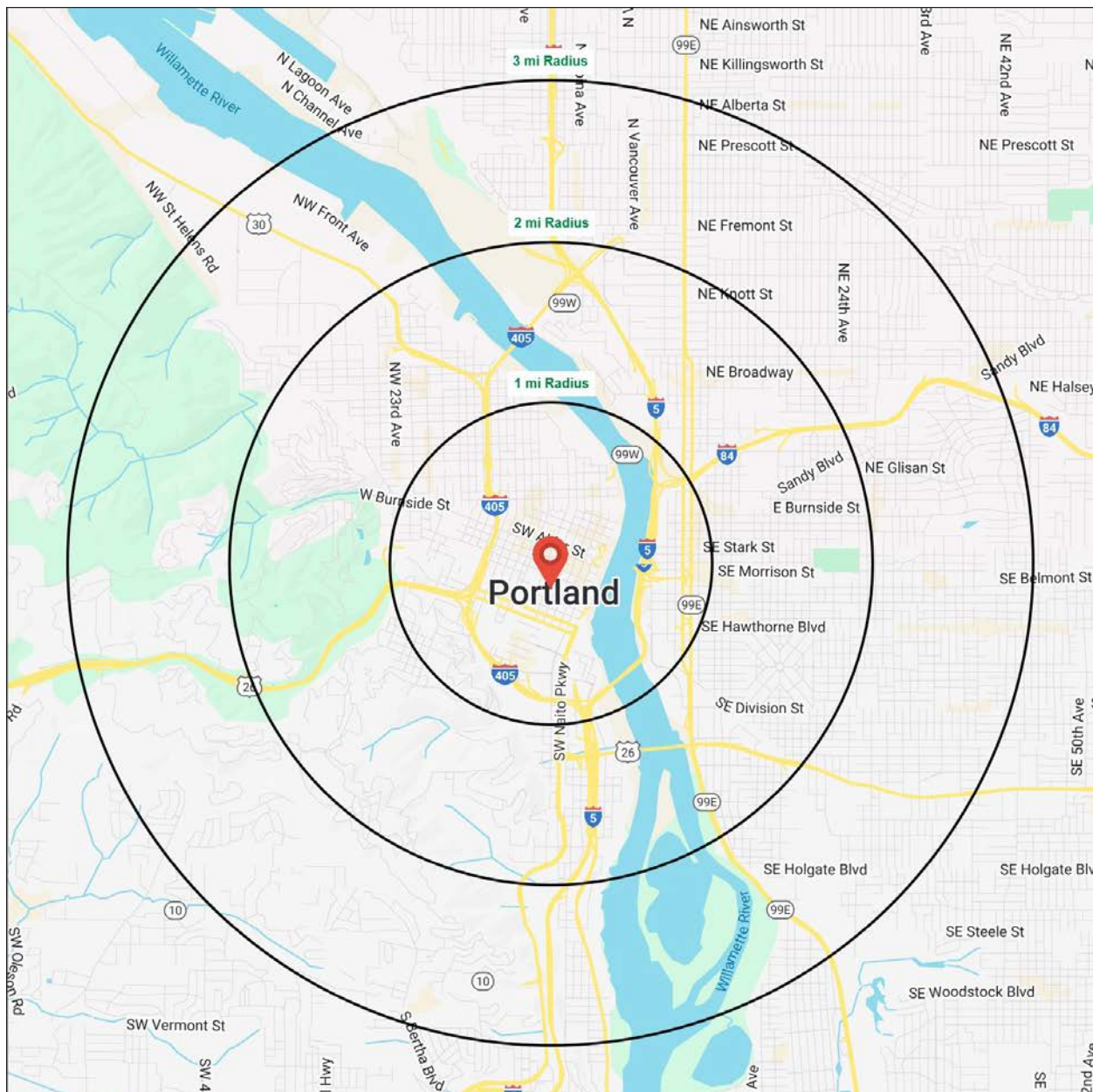
DEMOGRAPHIC SUMMARY

HILTON TOWER
825 SW 5TH AVENUE
 PORTLAND, OR

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	53,110	117,158	198,343
Projected Population 2029	53,250	117,296	196,410
Average HH Income	\$109,288	\$126,842	\$143,204
Median Home Value	\$623,409	\$710,665	\$719,715
Daytime Demographics 16+	122,878	206,244	271,058
Some College or Higher	79.4%	84.2%	85.6%

\$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: 45.5177/-122.6784

Hilton Tower Portland, OR 97204	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	53,110	117,158	198,343
2029 Projected Population	53,250	117,296	196,410
2020 Census Population	39,035	101,686	187,220
2010 Census Population	33,504	79,478	152,957
Projected Annual Growth 2024 to 2029	-	-	-0.2%
Historical Annual Growth 2010 to 2024	4.2%	3.4%	2.1%
2024 Median Age	39.1	38.3	38.6
Households			
2024 Estimated Households	28,313	65,670	103,769
2029 Projected Households	29,149	66,792	103,935
2020 Census Households	25,390	60,339	98,619
2010 Census Households	20,428	45,620	78,474
Projected Annual Growth 2024 to 2029	0.6%	0.3%	-
Historical Annual Growth 2010 to 2024	2.8%	3.1%	2.3%
Race and Ethnicity			
2024 Estimated White	71.7%	74.0%	75.3%
2024 Estimated Black or African American	6.1%	5.3%	5.4%
2024 Estimated Asian or Pacific Islander	8.8%	8.0%	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	11.4%	10.8%	10.2%
Income			
2024 Estimated Average Household Income	\$109,288	\$126,842	\$143,204
2024 Estimated Median Household Income	\$73,913	\$89,709	\$103,416
2024 Estimated Per Capita Income	\$58,989	\$71,675	\$75,336
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.8%	1.9%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	3.7%	2.5%	2.3%
2024 Estimated High School Graduate	14.1%	11.5%	10.6%
2024 Estimated Some College	18.7%	16.5%	15.2%
2024 Estimated Associates Degree Only	5.6%	5.4%	5.4%
2024 Estimated Bachelors Degree Only	29.9%	34.8%	37.0%
2024 Estimated Graduate Degree	25.2%	27.4%	28.0%
Business			
2024 Estimated Total Businesses	8,851	16,235	22,908
2024 Estimated Total Employees	102,964	170,056	216,886
2024 Estimated Employee Population per Business	11.6	10.5	9.5
2024 Estimated Residential Population per Business	6.0	7.2	8.7



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For more information, please contact:

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Portland, Oregon 97224
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