



FOR LEASE » PORTLAND, OREGON

PARK AVENUE WEST RETAIL



 Commercial Realty Advisors NW LLC
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Portland, Oregon 97224
www.cra-nw.com | 503.274.0211
Licensed brokers in Oregon & Washington

LOCATION

SW Yamhill Street & SW 9th Avenue in Portland, Oregon

AVAILABLE SPACE

1,224 RSF corner endcap
1,482 RSF second generation cafe space
(spaces can be combined for 2,706 RSF)

RENTAL RATE

Call for details

PEDESTRIAN COUNTS

SW Broadway & SW Yamhill » 12,408 ('19)
SW 10th Ave & SW Morrison » 12,108 ('19)

TRAFFIC COUNTS

SW Broadway at SW Yamhill » 19,180 ('18)

HIGHLIGHTS

- 30-story, 546,000 SF mixed-use development in the heart of Portland's Central Business District.
- Prime retail opportunity at the bustling intersection of SW Yamhill & 9th Avenue, adjacent to Nordstrom and Director Park.
- Soaring 20' ceiling heights and full height glass storefronts.
- Multi-level off-street parking below tower.
- Nearby tenants include Pendleton, Nordstrom, Kinokuniya, Indochino, Umpqua Bank, Pastini Pastaria, & Elephants Delicatessen.
- Available now!

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PARK AVENUE WEST



SITE

NORDSTROM

Pioneer Courthouse Square

Pioneer Courthouse

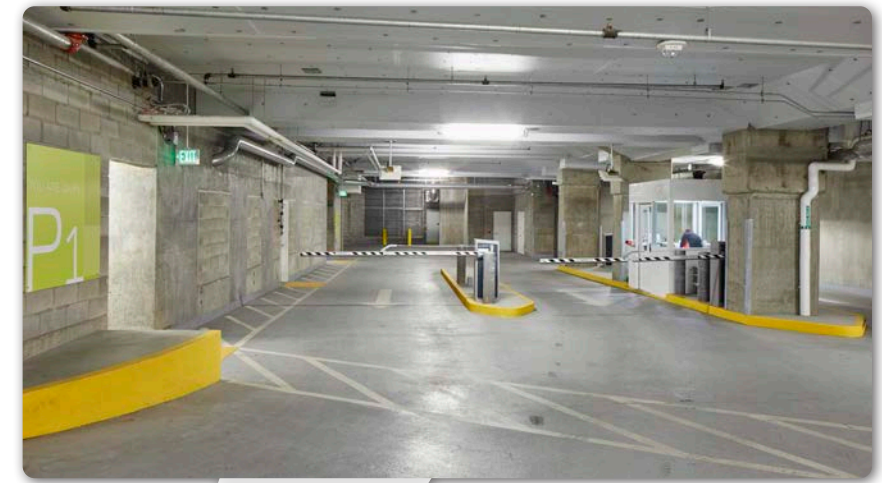
Pioneer Place I

Pioneer Place II

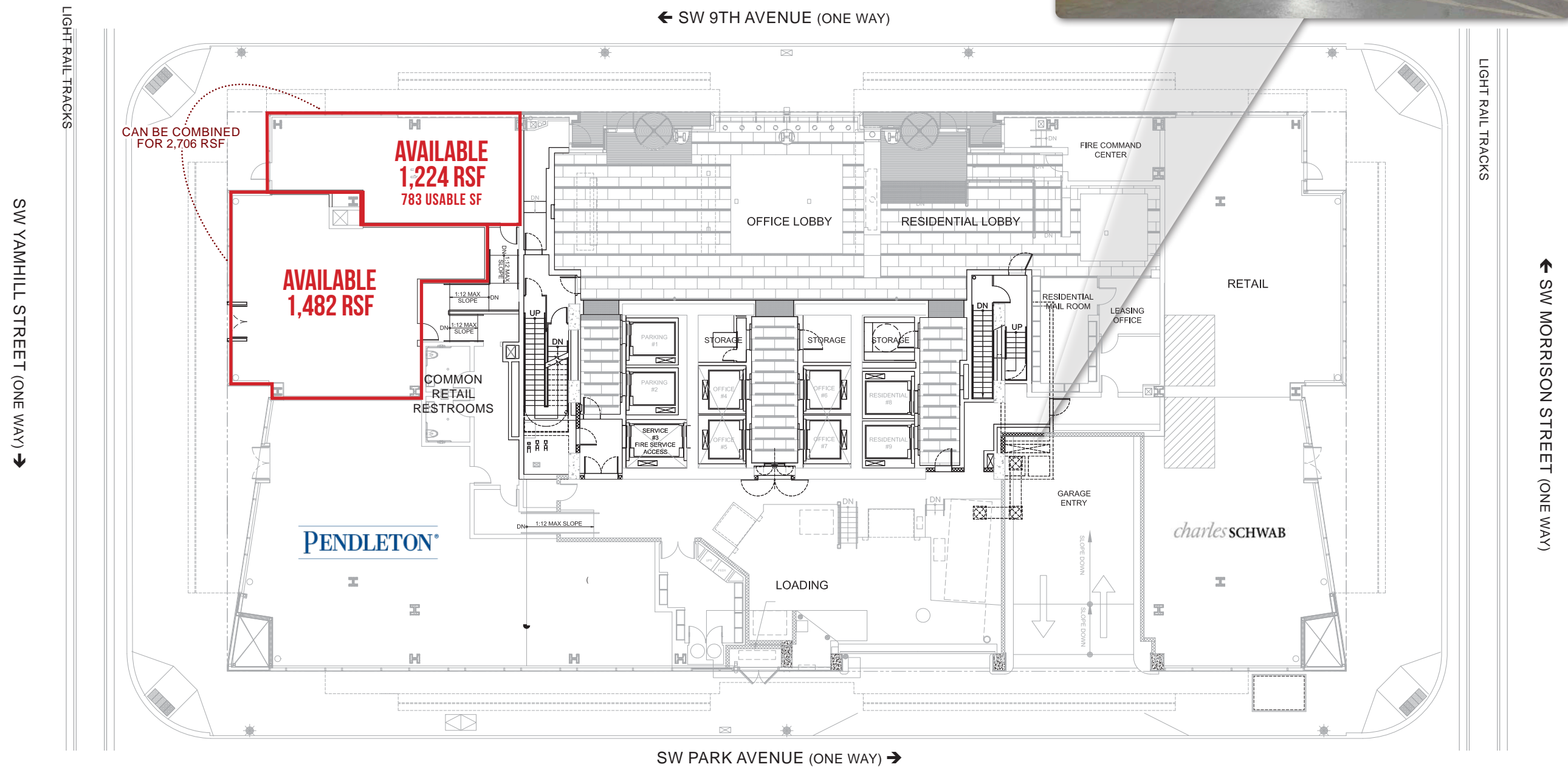


Shemanski Park

» FEATURING «
SOARING TWENTY FOOT
CEILINGS & FULL-HEIGHT
GLASS STOREFRONTS.



← SW 9TH AVENUE (ONE WAY)



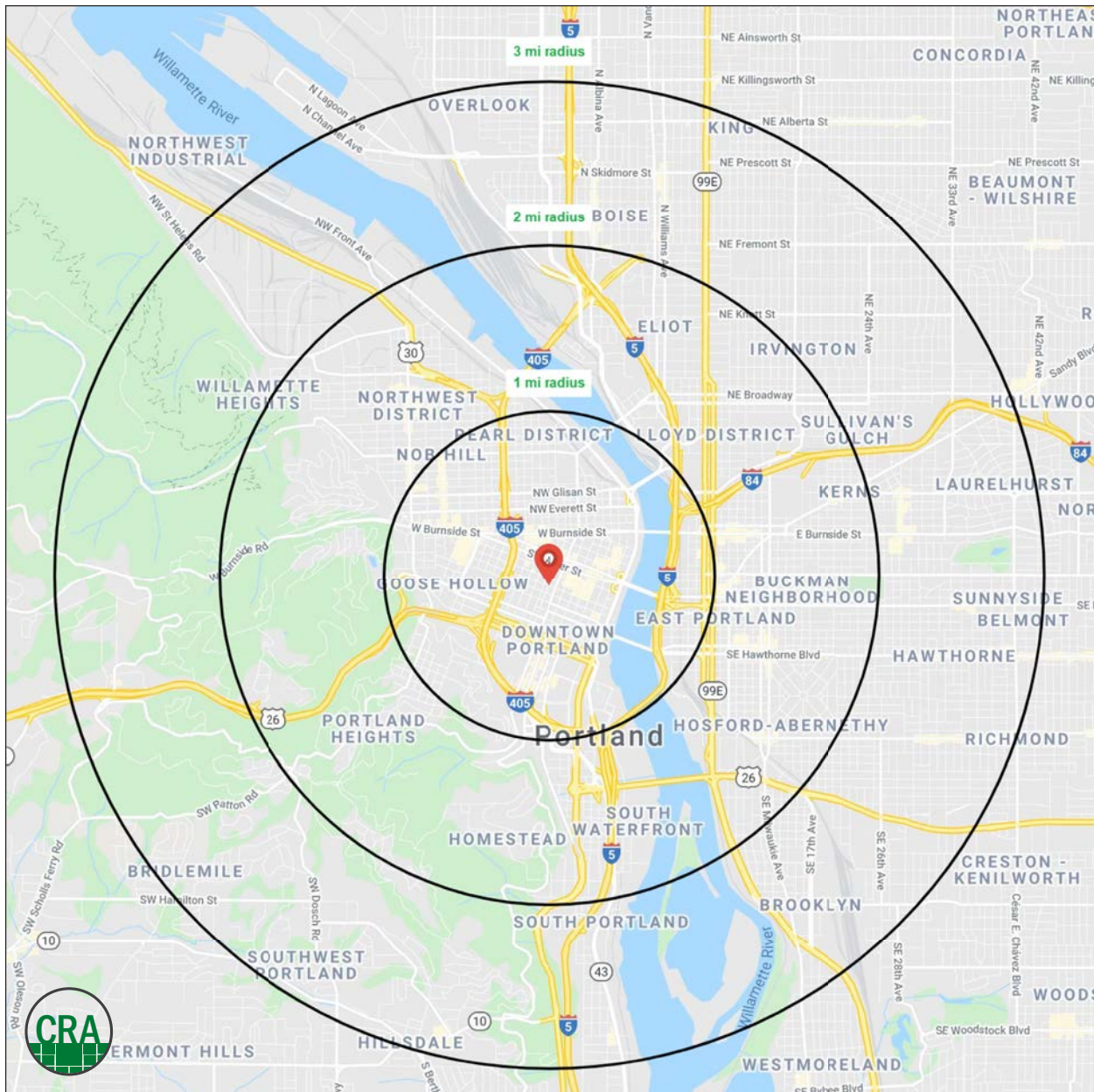
DEMOGRAPHIC SUMMARY

PARK AVENUE WEST

Source: Regis - SitesUSA (2021)	1 MILE	2 MILE	3 MILE
Estimated Population 2020	46,285	99,521	184,556
Projected Population 2025	47,636	103,031	190,494
Average HH Income	\$88,120	\$95,670	\$109,828
Median Age	36.5	36.2	36.6
Any College	86.1%	87.4%	87.8%
Daytime Demographics 16+	131,012	222,488	288,463

131,012
Daytime Demographics 16+
1 MILE RADIUS

8,948
Total Businesses
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5191/-122.6813

RS1

Park Avenue West

Portland, OR 97205

1 mi radius 2 mi radius 3 mi radius

		1 mi radius	2 mi radius	3 mi radius
POPULATION	2020 Estimated Population	46,285	99,521	184,556
	2025 Projected Population	47,636	103,031	190,494
	2010 Census Population	36,780	75,084	147,371
	2000 Census Population	26,811	60,899	130,350
	Projected Annual Growth 2020 to 2025	0.6%	0.7%	0.6%
	Historical Annual Growth 2000 to 2020	3.6%	3.2%	2.1%
HOUSEHOLDS	2020 Median Age	36.5	36.2	36.6
	2020 Estimated Households	30,147	60,555	99,994
	2025 Projected Households	32,071	64,474	106,376
	2010 Census Households	22,619	43,263	75,788
	2000 Census Households	17,177	35,580	66,171
	Projected Annual Growth 2020 to 2025	1.3%	1.3%	1.3%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	3.8%	3.5%	2.6%
	2020 Estimated White	77.0%	77.9%	79.0%
	2020 Estimated Black or African American	7.1%	6.4%	6.3%
	2020 Estimated Asian or Pacific Islander	7.8%	6.4%	5.5%
	2020 Estimated American Indian or Native Alaskan	1.0%	1.1%	1.0%
	2020 Estimated Other Races	7.1%	8.2%	8.2%
INCOME	2020 Estimated Hispanic	7.1%	9.5%	9.8%
	2020 Estimated Average Household Income	\$88,120	\$95,670	\$109,828
	2020 Estimated Median Household Income	\$62,809	\$73,162	\$84,653
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$58,728	\$58,966	\$59,964
	2020 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.3%	1.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.0%	1.9%
	2020 Estimated High School Graduate	9.9%	9.2%	8.9%
	2020 Estimated Some College	18.6%	17.6%	16.5%
	2020 Estimated Associates Degree Only	5.7%	5.7%	5.7%
	2020 Estimated Bachelors Degree Only	37.0%	36.8%	36.7%
BUSINESS	2020 Estimated Graduate Degree	24.8%	27.3%	29.0%
	2020 Estimated Total Businesses	8,948	16,004	22,267
	2020 Estimated Total Employees	113,610	188,856	232,906
	2020 Estimated Employee Population per Business	12.7	11.8	10.5
	2020 Estimated Residential Population per Business	5.2	6.2	8.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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