

the DOUGLAS RIVERPLACE

1811 SW RIVER DRIVE | SUITE 300 | PORTLAND, OR

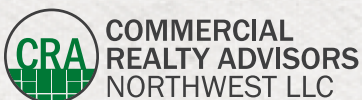


ACTIVE SECOND GENERATION RETAIL SPACE

Ground floor second generation space located in the RiverPlace Marina commercial district. The Douglas features upscale apartment homes above ground floor retail. The retail space includes bright expansive storefronts, three private rooms, one large open front area, small kitchenette and one ADA restroom. There is ample exterior signage, street frontage and outdoor sidewalk amenity space as well as plentiful off-street parking adjacent to the building. Adjacent tenants at the RiverPlace Marina include Brilliant Salon & Spa (Aveda Salon), The Electric Boat Company, Portland Sports Bar & Grill, Dough Zone Dumpling House, and much more.

AVAILABLE SPACE

- 1,727 SF ground floor retail/commercial space
- Available 10/1/2024
- \$3,000/Month MG, plus utilities – Introductory aggressive rate!
- Off street hourly/daily and monthly parking available in the adjacent parking garage.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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THE DOUGLAS—RIVERPLACE

1811 SW RIVER DRIVE

PORTLAND, OR

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

PROVIDENCE PARK
PORTLAND TIMBERS
PORTLAND HORNETS

ROSE HOLLOW
FOOTHILLS
LEAGUE

ROSE HOLLOW
FOOTHILLS
LEAGUE

THE PORTLAND'S CENTERS FOR THE ARTS:
Brings over 1,000 music, theater, dance, and lecture performances to Portland each year!

VA PORTLAND HEALTH CARE SYSTEM
HOMESTEAD

SITE

BRILLIANT
PORTLAND SPORTS BAR & GRILL
ELECTRIC RAY COMPANY

DOUGH ZONE

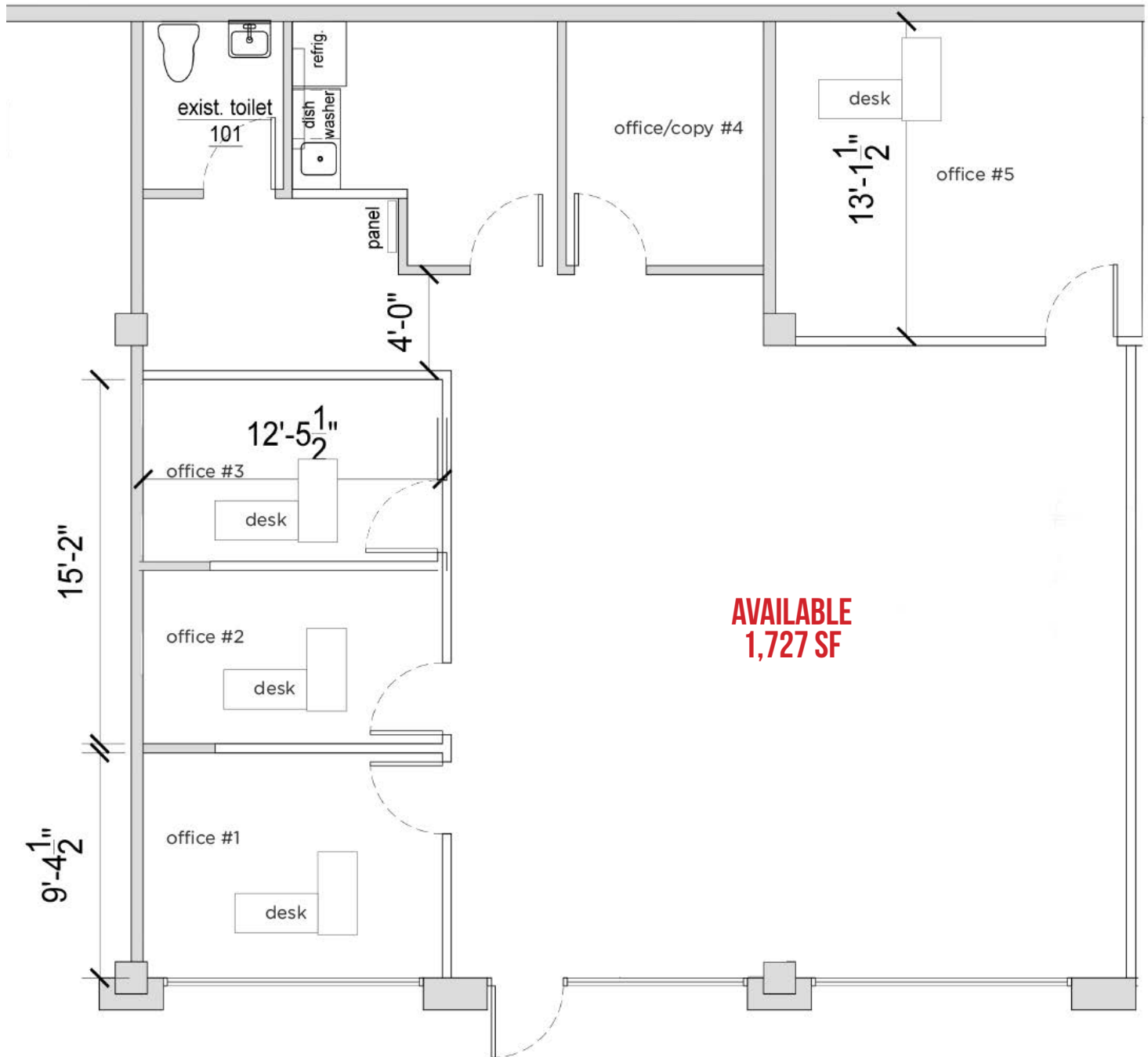


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FLOOR PLAN



PLAN IS FOR MARKETING ILLUSTRATIVE PURPOSES ONLY, TO BE VERIFIED



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PORTLAND, OR

DEMOGRAPHIC SUMMARY

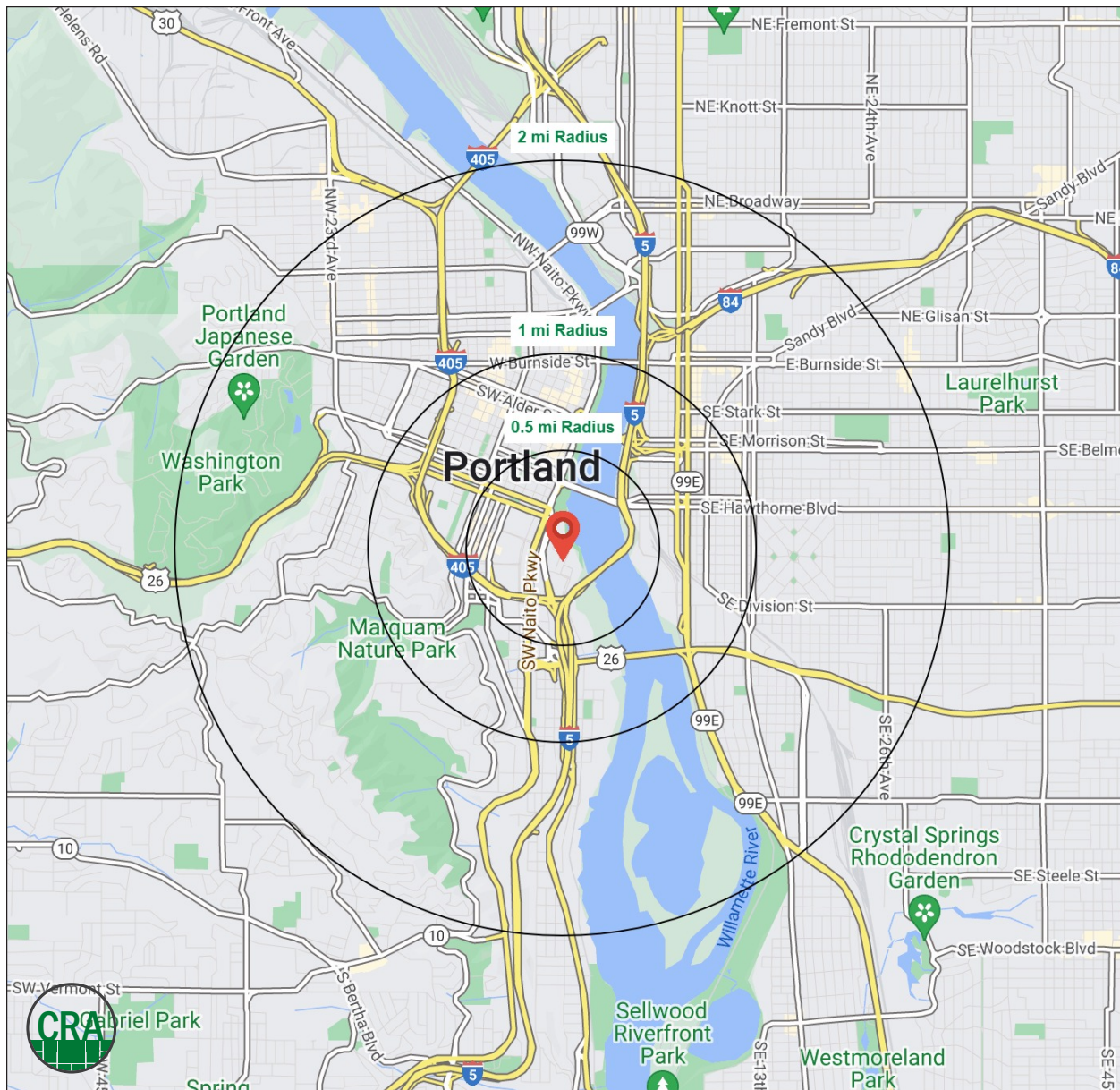
Source: Regis - SitesUSA (2024)	0.5 MILE	1 MILE	2 MILE
Estimated Population 2024	6,298	25,461	102,820
Projected Population 2029	6,514	25,579	103,166
Average HH Income	\$102,561	\$94,263	\$118,546
Median Home Value	\$564,606	\$646,047	\$692,573
Median Age	33.3	35.2	35.5
Total Businesses	1,469	6,802	15,455
Daytime Demographics 16+	25,056	90,027	189,068

25,461

Estimated 2024 Population
1 MILE RADIUS

\$102,561

Average Household Income
½ MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.509/-122.6739

1811 S River Dr Portland, OR 97201	0.5 mi radius	1 mi radius	2 mi radius
Population			
2024 Estimated Population	6,298	25,461	102,820
2029 Projected Population	6,514	25,579	103,166
2020 Census Population	5,626	22,817	97,661
2010 Census Population	4,322	18,761	78,282
Projected Annual Growth 2024 to 2029	0.7%	-	-
Historical Annual Growth 2010 to 2024	3.3%	2.6%	2.2%
2024 Median Age	33.3	35.2	35.5
Households			
2024 Estimated Households	3,963	15,683	61,830
2029 Projected Households	4,144	15,972	62,946
2020 Census Households	3,501	13,924	57,490
2010 Census Households	2,453	10,469	44,266
Projected Annual Growth 2024 to 2029	0.9%	0.4%	0.4%
Historical Annual Growth 2010 to 2024	4.4%	3.6%	2.8%
Race and Ethnicity			
2024 Estimated White	72.0%	70.2%	71.2%
2024 Estimated Black or African American	8.1%	7.7%	6.8%
2024 Estimated Asian or Pacific Islander	6.5%	7.5%	8.3%
2024 Estimated American Indian or Native Alaskan	0.8%	1.3%	0.9%
2024 Estimated Other Races	12.6%	13.2%	12.8%
2024 Estimated Hispanic	12.0%	12.7%	12.6%
Income			
2024 Estimated Average Household Income	\$102,561	\$94,263	\$118,546
2024 Estimated Median Household Income	\$87,272	\$76,327	\$86,997
2024 Estimated Per Capita Income	\$64,728	\$58,934	\$71,883
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.7%	3.2%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	1.2%	1.8%	2.0%
2024 Estimated High School Graduate	9.1%	11.2%	10.7%
2024 Estimated Some College	18.4%	18.5%	16.5%
2024 Estimated Associates Degree Only	3.2%	5.4%	5.0%
2024 Estimated Bachelors Degree Only	34.0%	31.0%	34.9%
2024 Estimated Graduate Degree	32.4%	28.9%	29.0%
Business			
2024 Estimated Total Businesses	1,469	6,802	15,455
2024 Estimated Total Employees	22,968	80,397	159,658
2024 Estimated Employee Population per Business	15.6	11.8	10.3
2024 Estimated Residential Population per Business	4.3	3.7	6.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.