

CORNER FLAGSHIP RETAIL SPACE FOR LEASE » PORTLAND, OREGON

731 SW MORRISON



LOCATION

Corner flagship location in the heart of the Central Business District. Located on the northeast corner of SW Park & Morrison in downtown Portland, Oregon. The property is located directly across from Nordstrom.

AVAILABLE SPACE

5,106 RSF (first floor) | 5,136 RSF (second floor) | 6,084 RSF (basement)
1,184 RSF (mezzanine) | 1,586 RSF (expanded mezzanine option)

RENTAL RATE

Call for details

COMMENTS

- Unparalleled opportunity to brand a signature corner in downtown Portland.
- New ownership with a major building renovation. Large new display windows.
- Expansive 20 ft. ceiling heights on the ground floor.
- Co-tenants in the immediate area include Nordstrom, Brooks Brothers, Banana Republic, City Target, and Pendleton Woolen Mills flagship store (opening spring 2017).
- Over 1,048 parking stalls within one block of the site.
- On MAX Light Rail line, which carries 28,000 riders per day.

DEMOGRAPHICS

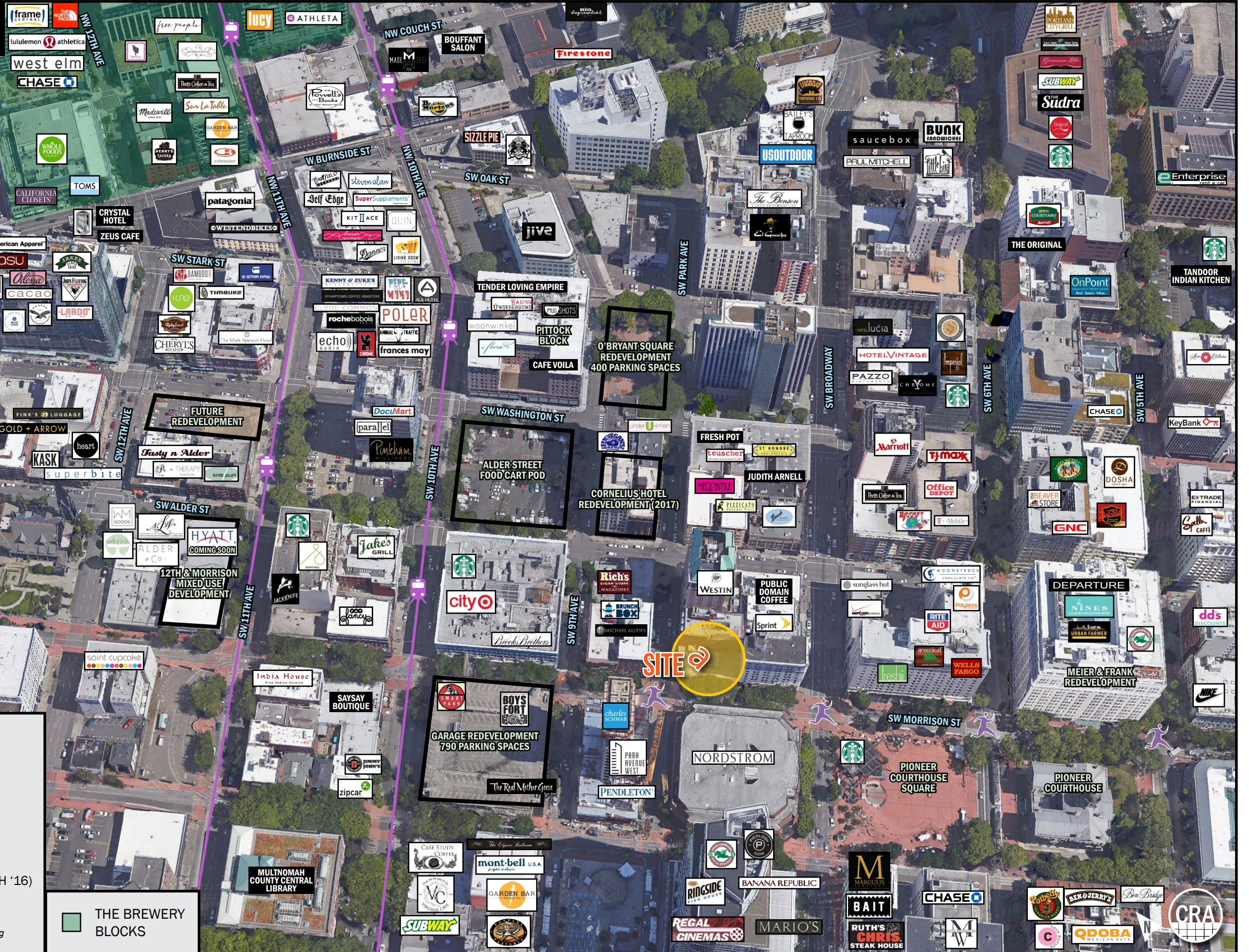
	1 Mile	3 Mile	5 Mile
Est. Population	42,522	172,647	422,028
Population Forecast 2021	45,859	186,819	455,571
Average HH Income	\$72,387	\$90,612	\$90,069
Employees	118,024	249,392	338,063

Source: Regis - SitesUSA (2016)

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COMMERCIAL REALTY ADVISORS NW LLC » 733 SW SECOND AVENUE, SUITE 200 » PORTLAND, OREGON 97204 » WWW.CRA-NW.COM » LICENSED BROKERS IN OREGON & WASHINGTON

DOWNTOWN PORTLAND



CENTRAL BUSINESS DISTRICT DAILY COUNTS

PEDESTRIAN COUNTS (JUNE '15)

SW 6th & Morrison	21,586
SW 5th & Morrison	14,856
SW Park & Morrison	10,488
SW Broadway & Morrison	15,294

PORTLAND STREETCAR RIDERSHIP (MARCH '16)

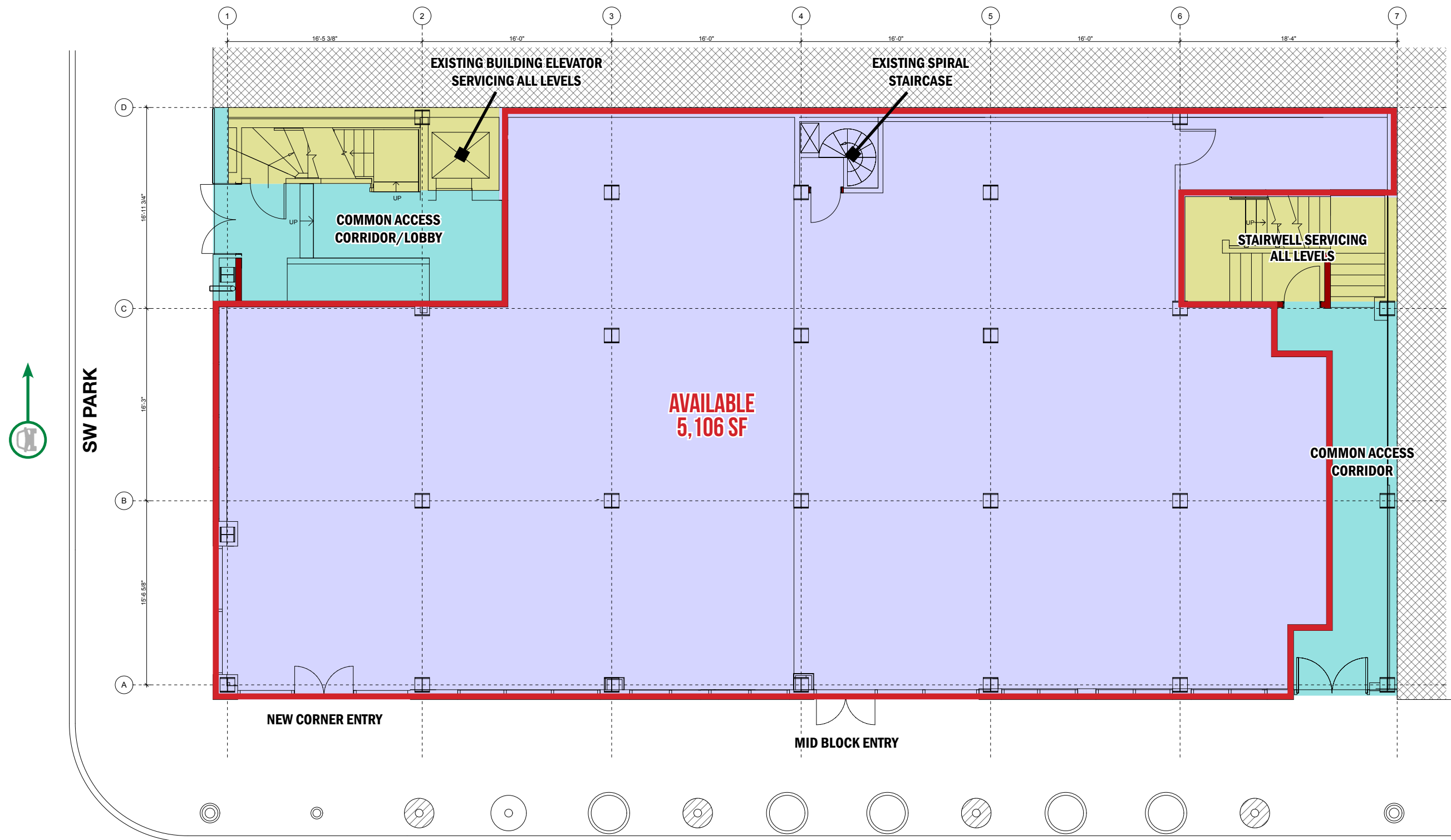
Daily Average	13,675
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Sources: Portland Business Alliance, PortlandStreetcar.org

THE BREWERY BLOCKS



731 SW MORRISON | GROUND FLOOR PLAN



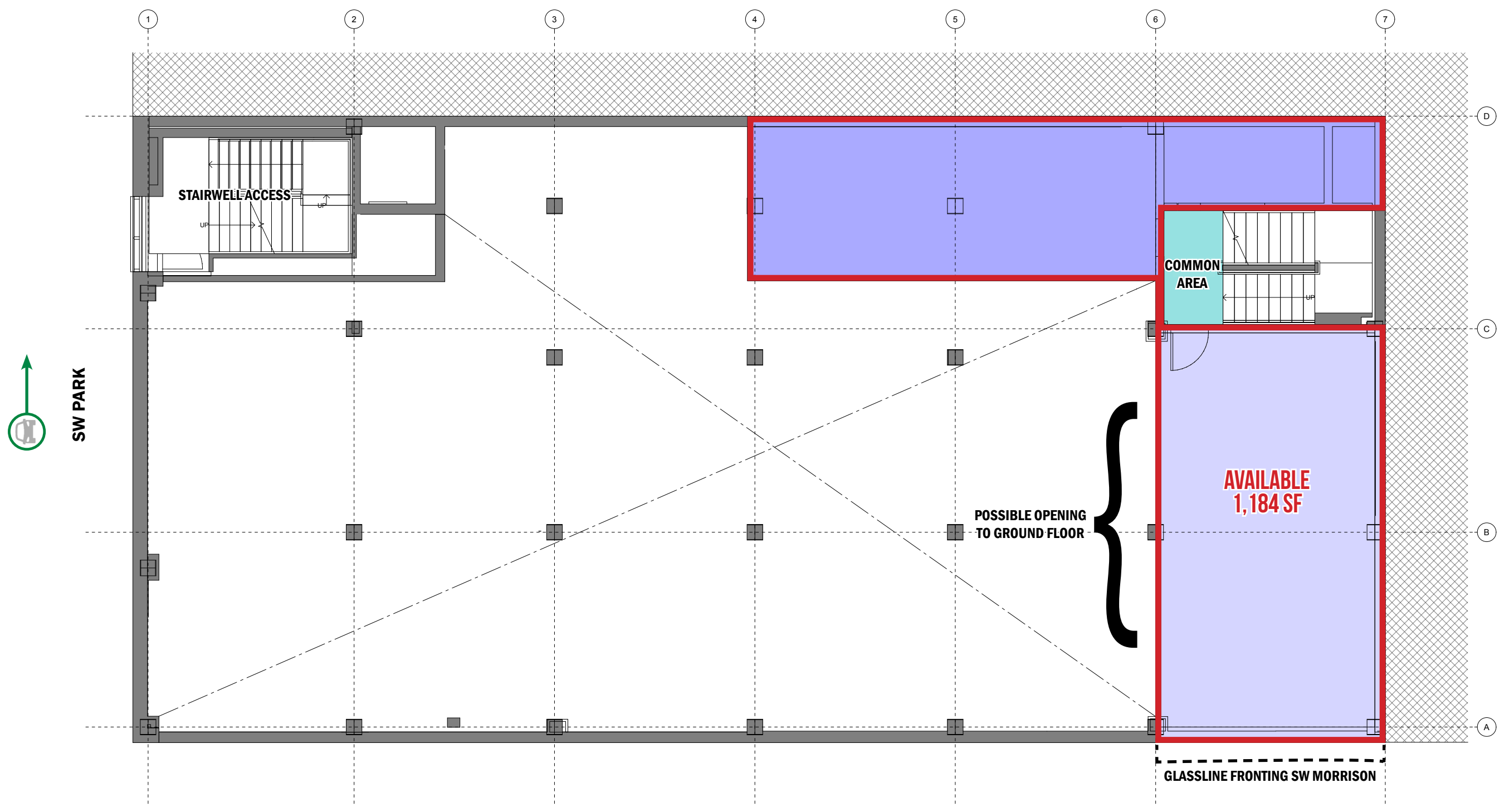
6,038 ADT (2016)

SW MORRISON

← MAX LIGHT RAIL
116,800 AVG DAILY RIDERS (2015)



731 SW MORRISON | MEZZANINE FLOOR PLAN | OPTION 1



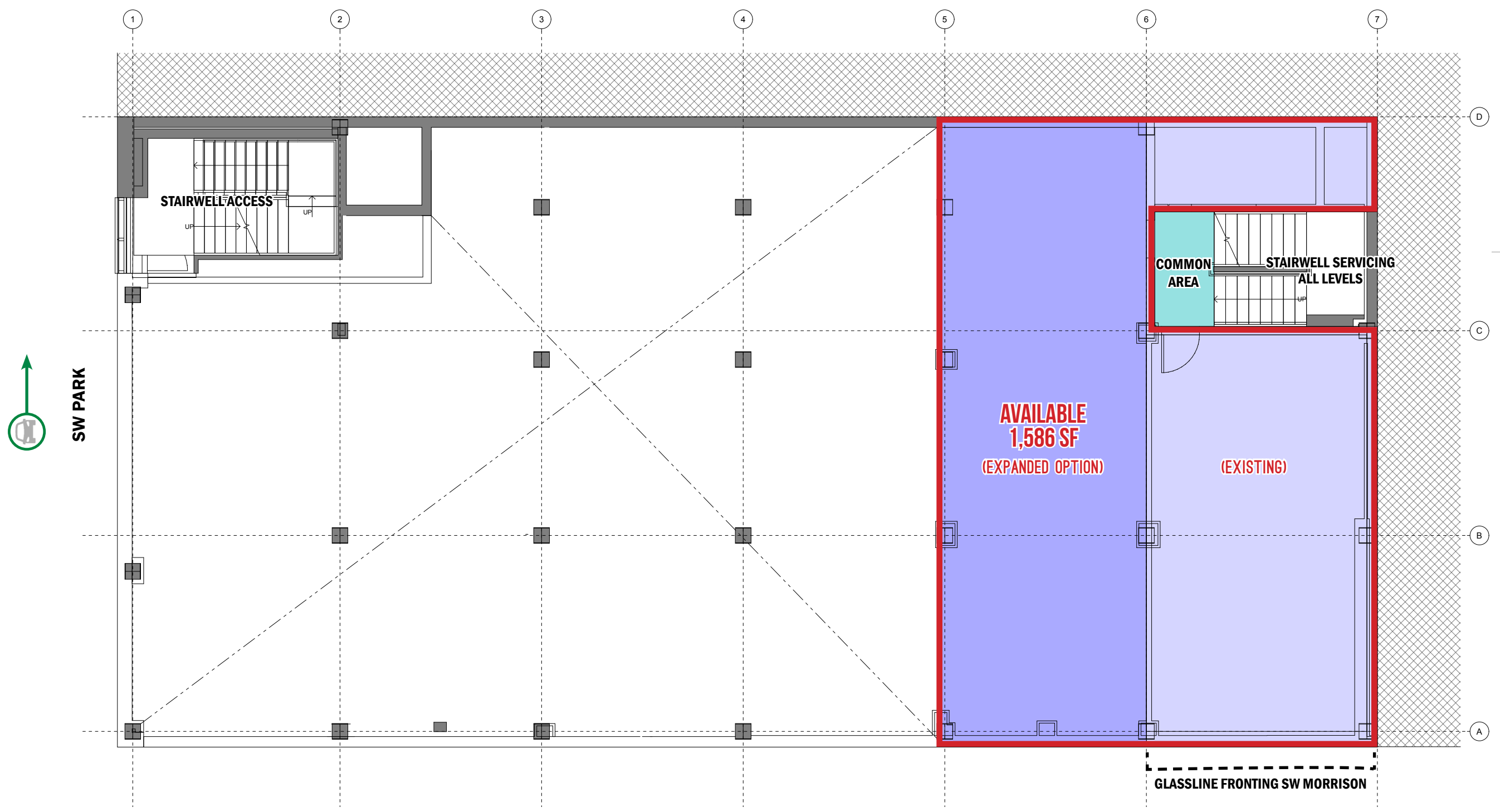
6,038 ADT (2016)

SW MORRISON

MAX LIGHT RAIL
116,800 AVG DAILY RIDERS (2015)



731 SW MORRISON | MEZZANINE FLOOR PLAN | OPTION 2



6,038 ADT (2016)

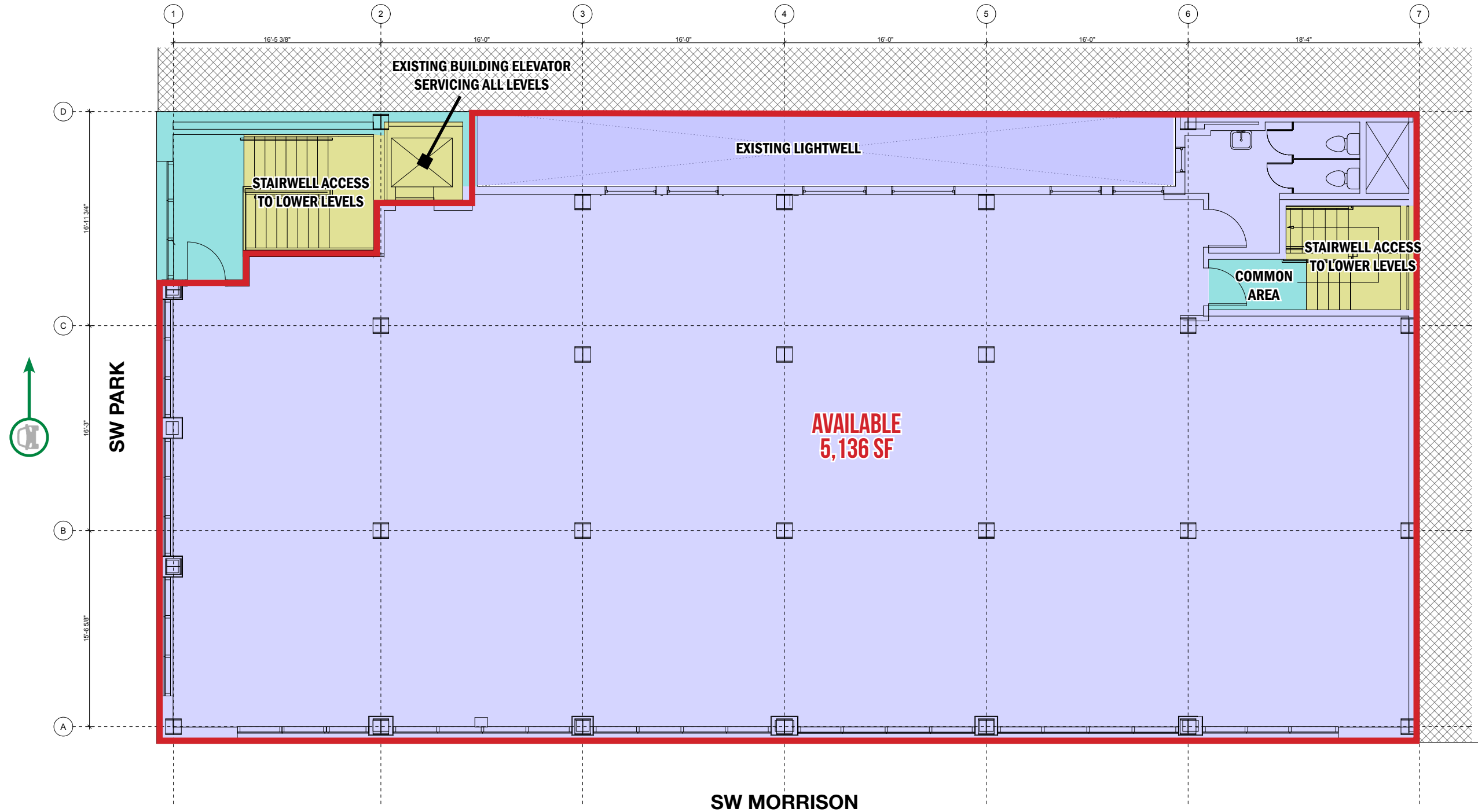
SW MORRISON



← MAX LIGHT RAIL
116,800 AVG DAILY RIDERS (2015)



731 SW MORRISON | SECOND FLOOR PLAN



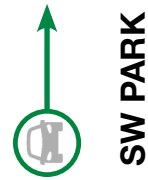
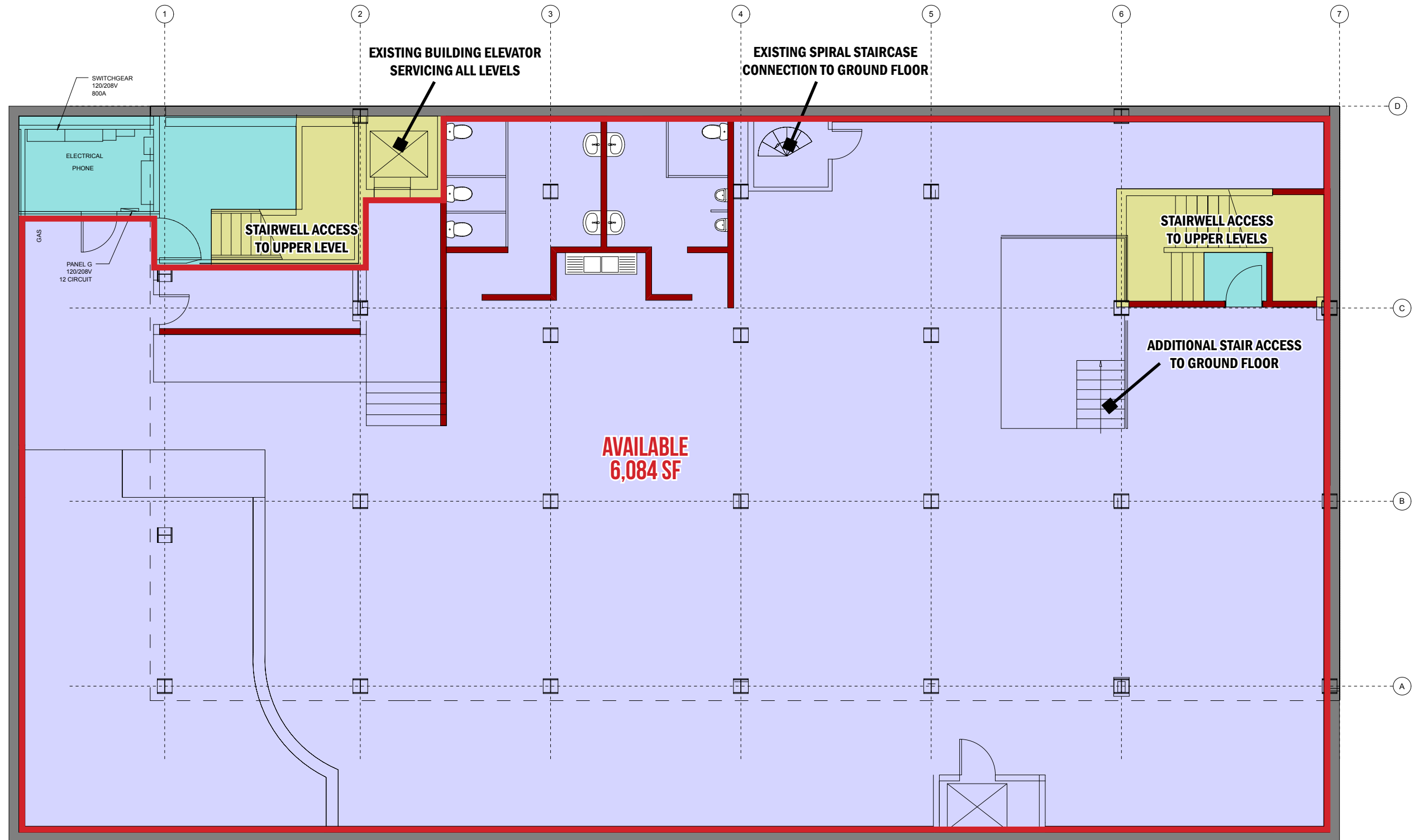
6,038 ADT (2016)



MAX LIGHT RAIL
116,800 AVG DAILY RIDERS (2015)



731 SW MORRISON | BASEMENT FLOOR PLAN



SW MORRISON

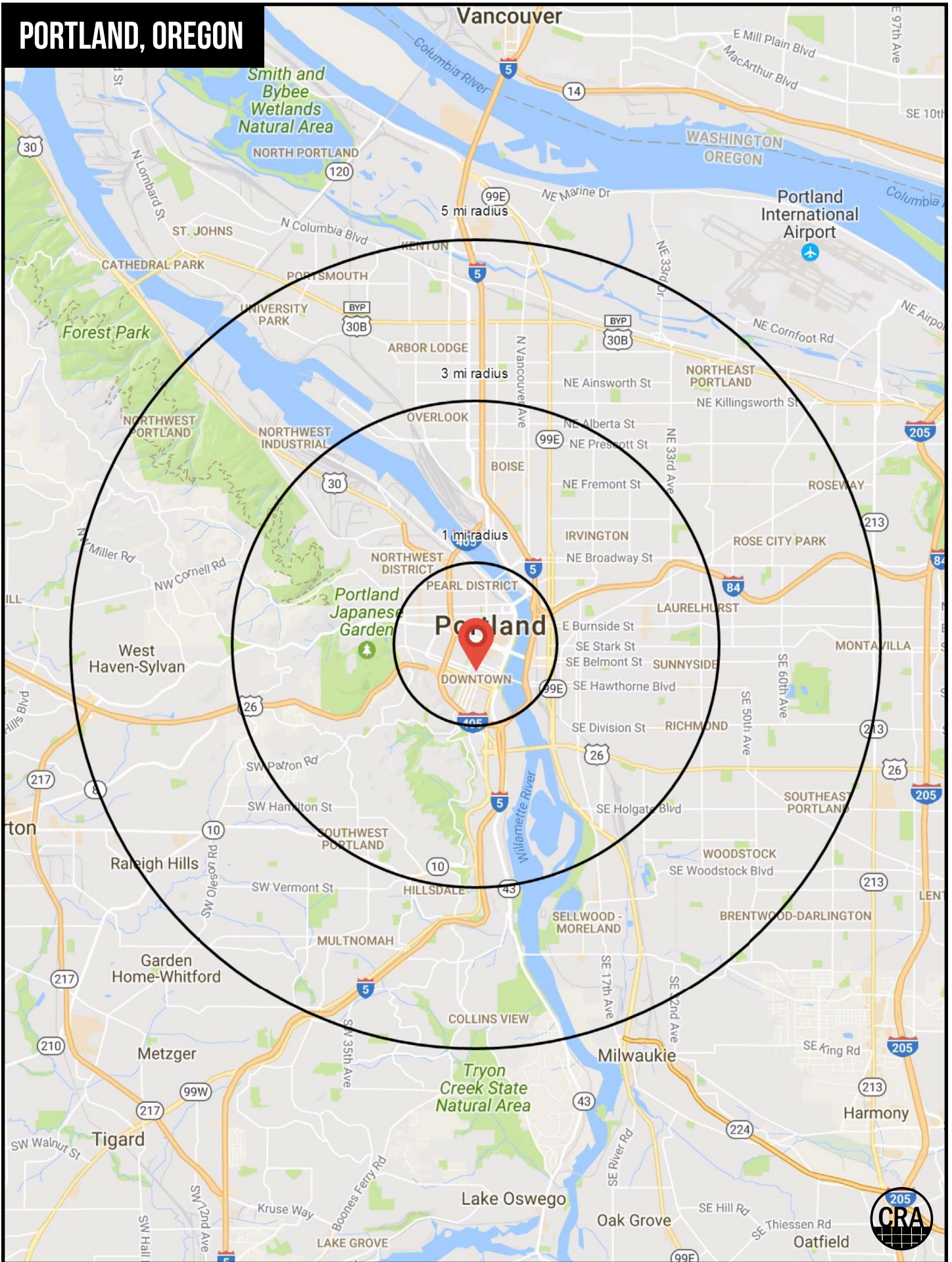


← MAX LIGHT RAIL
116,800 AVG DAILY RIDERS (2015)

6,038 ADT (2016)



PORTLAND, OREGON



FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5197/-122.6802

RF1

731 SW Morrison St

Portland, OR 97205-3101

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2016 Estimated Population	42,522	172,647	422,028
	2021 Projected Population	45,859	186,819	455,571
	2010 Census Population	36,619	149,821	380,779
	2000 Census Population	26,459	132,782	354,511
	Projected Annual Growth 2016 to 2021	1.6%	1.6%	1.6%
	Historical Annual Growth 2000 to 2016	3.8%	1.9%	1.2%
HOUSEHOLDS	2016 Estimated Households	26,482	88,649	193,720
	2021 Projected Households	28,313	94,628	206,642
	2010 Census Households	22,600	76,767	175,170
	2000 Census Households	16,999	67,110	159,540
	Projected Annual Growth 2016 to 2021	1.4%	1.3%	1.3%
	Historical Annual Growth 2000 to 2016	3.5%	2.0%	1.3%
AGE	2016 Est. Population Under 10 Years	3.8%	8.2%	9.8%
	2016 Est. Population 10 to 19 Years	5.3%	6.8%	8.2%
	2016 Est. Population 20 to 29 Years	26.8%	19.8%	16.1%
	2016 Est. Population 30 to 44 Years	27.5%	29.1%	28.1%
	2016 Est. Population 45 to 59 Years	18.2%	18.2%	19.0%
	2016 Est. Population 60 to 74 Years	14.6%	13.9%	14.1%
	2016 Est. Population 75 Years or Over	3.9%	4.1%	4.8%
	2016 Est. Median Age	36.5	36.9	37.5
MARITAL STATUS & GENDER	2016 Est. Male Population	55.5%	50.8%	49.5%
	2016 Est. Female Population	44.5%	49.2%	50.5%
	2016 Est. Never Married	55.6%	47.1%	41.7%
	2016 Est. Now Married	19.0%	32.1%	37.3%
	2016 Est. Separated or Divorced	21.7%	16.9%	16.6%
	2016 Est. Widowed	3.6%	3.9%	4.4%
INCOME	2016 Est. HH Income \$200,000 or More	7.0%	10.6%	9.2%
	2016 Est. HH Income \$150,000 to \$199,999	3.8%	6.2%	6.5%
	2016 Est. HH Income \$100,000 to \$149,999	10.1%	13.0%	14.9%
	2016 Est. HH Income \$75,000 to \$99,999	10.1%	11.4%	12.5%
	2016 Est. HH Income \$50,000 to \$74,999	12.3%	13.6%	15.8%
	2016 Est. HH Income \$35,000 to \$49,999	10.9%	11.5%	11.9%
	2016 Est. HH Income \$25,000 to \$34,999	9.9%	9.1%	8.5%
	2016 Est. HH Income \$15,000 to \$24,999	10.9%	9.0%	8.1%
	2016 Est. HH Income Under \$15,000	25.1%	15.8%	12.6%
	2016 Est. Average Household Income	\$72,387	\$90,612	\$90,069
	2016 Est. Median Household Income	\$46,531	\$66,095	\$69,245
	2016 Est. Per Capita Income	\$46,420	\$46,970	\$41,650
	2016 Est. Total Businesses	9,009	21,204	31,691
2016 Est. Total Employees	118,024	249,392	338,063	

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731 SW Morrison St

Portland, OR 97205-3101

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
RACE	2016 Est. White	79.4%	81.8%	80.4%
	2016 Est. Black	5.3%	5.6%	5.7%
	2016 Est. Asian or Pacific Islander	7.7%	5.4%	6.0%
	2016 Est. American Indian or Alaska Native	1.0%	0.8%	0.7%
	2016 Est. Other Races	6.6%	6.5%	7.2%
HISPANIC	2016 Est. Hispanic Population	2,662	11,273	28,997
	2016 Est. Hispanic Population	6.3%	6.5%	6.9%
	2021 Proj. Hispanic Population	6.9%	7.3%	7.7%
	2010 Hispanic Population	5.7%	5.4%	6.2%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	33,625	133,859	319,217
	2016 Est. Elementary (Grade Level 0 to 8)	1.3%	1.4%	1.9%
	2016 Est. Some High School (Grade Level 9 to 11)	3.8%	2.6%	2.8%
	2016 Est. High School Graduate	8.9%	9.4%	11.9%
	2016 Est. Some College	20.2%	18.8%	20.2%
	2016 Est. Associate Degree Only	6.0%	6.0%	6.5%
	2016 Est. Bachelor Degree Only	33.5%	34.4%	32.9%
	2016 Est. Graduate Degree	26.3%	27.5%	23.8%
HOUSING	2016 Est. Total Housing Units	28,121	92,293	200,072
	2016 Est. Owner-Occupied	17.4%	36.2%	49.4%
	2016 Est. Renter-Occupied	76.8%	59.8%	47.4%
	2016 Est. Vacant Housing	5.8%	3.9%	3.2%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	10.6%	7.2%	5.9%
	2010 Homes Built 2000 to 2004	10.8%	6.5%	5.8%
	2010 Homes Built 1990 to 1999	14.0%	11.2%	10.5%
	2010 Homes Built 1980 to 1989	10.1%	7.7%	7.4%
	2010 Homes Built 1970 to 1979	10.8%	12.3%	13.3%
	2010 Homes Built 1960 to 1969	7.8%	8.4%	8.9%
	2010 Homes Built 1950 to 1959	6.4%	8.2%	10.4%
	2010 Homes Built Before 1949	28.7%	38.7%	37.9%
HOME VALUES	2010 Home Value \$1,000,000 or More	6.4%	3.5%	1.9%
	2010 Home Value \$500,000 to \$999,999	23.1%	24.3%	15.8%
	2010 Home Value \$400,000 to \$499,999	10.4%	15.0%	12.7%
	2010 Home Value \$300,000 to \$399,999	21.8%	22.4%	24.5%
	2010 Home Value \$200,000 to \$299,999	22.7%	20.2%	28.5%
	2010 Home Value \$150,000 to \$199,999	8.0%	7.0%	8.6%
	2010 Home Value \$100,000 to \$149,999	3.5%	3.6%	4.1%
	2010 Home Value \$50,000 to \$99,999	1.7%	1.6%	1.5%
	2010 Home Value \$25,000 to \$49,999	0.8%	1.0%	0.9%
	2010 Home Value Under \$25,000	1.5%	1.4%	1.4%
	2010 Median Home Value	\$373,094	\$396,066	\$345,782
	2010 Median Rent	\$767	\$773	\$775

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1 mi radius 3 mi radius 5 mi radius

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	40,349	151,826	361,056
	2016 Est. Civilian Employed	62.7%	67.5%	67.5%
	2016 Est. Civilian Unemployed	3.2%	2.5%	2.4%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	34.2%	30.0%	30.1%
	2016 Labor Force Males	55.8%	50.9%	49.3%
	2016 Labor Force Females	44.2%	49.1%	50.7%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	19,028	82,382	202,665
	2010 Mgmt, Business, & Financial Operations	18.5%	19.0%	18.1%
	2010 Professional, Related	30.7%	33.7%	31.9%
	2010 Service	15.6%	15.7%	16.0%
	2010 Sales, Office	25.0%	21.1%	22.0%
	2010 Farming, Fishing, Forestry	0.3%	0.5%	0.4%
	2010 Construction, Extraction, Maintenance	2.7%	3.4%	4.0%
	2010 Production, Transport, Material Moving	7.1%	6.6%	7.6%
	2010 White Collar Workers	74.2%	73.8%	71.9%
	2010 Blue Collar Workers	25.8%	26.2%	28.1%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	34.5%	48.7%	57.4%
	2010 Drive to Work in Carpool	2.6%	5.6%	7.2%
	2010 Travel to Work by Public Transportation	22.2%	15.6%	13.0%
	2010 Drive to Work on Motorcycle	0.1%	0.4%	0.4%
	2010 Walk or Bicycle to Work	31.2%	20.3%	14.0%
	2010 Other Means	0.7%	0.6%	0.5%
	2010 Work at Home	8.6%	8.7%	7.6%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	31.8%	27.6%	24.2%
	2010 Travel to Work in 15 to 29 Minutes	42.5%	46.3%	46.7%
	2010 Travel to Work in 30 to 59 Minutes	20.7%	21.8%	24.8%
	2010 Travel to Work in 60 Minutes or More	5.0%	4.3%	4.3%
	2010 Average Travel Time to Work	18.9	19.7	20.9
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$1.46 B	\$5.75 B	\$12.6 B
	2016 Est. Apparel	\$51.1 M	\$202 M	\$441 M
	2016 Est. Contributions, Gifts	\$103 M	\$428 M	\$919 M
	2016 Est. Education, Reading	\$62.1 M	\$250 M	\$533 M
	2016 Est. Entertainment	\$80.8 M	\$322 M	\$707 M
	2016 Est. Food, Beverages, Tobacco	\$224 M	\$861 M	\$1.89 B
	2016 Est. Furnishings, Equipment	\$49.6 M	\$200 M	\$439 M
	2016 Est. Health Care, Insurance	\$130 M	\$497 M	\$1.08 B
	2016 Est. Household Operations, Shelter, Utilities	\$459 M	\$1.79 B	\$3.90 B
	2016 Est. Miscellaneous Expenses	\$22.1 M	\$84.3 M	\$184 M
	2016 Est. Personal Care	\$19.1 M	\$74.6 M	\$163 M
	2016 Est. Transportation	\$264 M	\$1.05 B	\$2.32 B

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