

FOR LEASE

415 Building

PORTLAND, OREGON



Location: 415 SW 10th, between Washington St & Stark St in Portland, Oregon

Available Space: 1,000 SF - 10,000 SF

Rental Rate: \$25.00 - \$32.00 PSF/YR/NNN

- Comments:**
- Complete renovation of retro building in burgeoning West End location.
 - City block shared by The Ace Hotel, Clyde Common, Kenny & Zukes, Covet, Frances May & Narcisse.
 - Two blocks from the Brewery Blocks and the Central Business District.
 - On the Street Car line.

Demographics:

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Population 2010 | 32,266 | 146,223 | 377,959 |
| Population Forecast 2015 | 39,219 | 162,421 | 405,586 |
| 2010 Average HH Income | \$51,390 | \$73,005 | \$73,684 |
| Employees | 104,747 | 250,860 | 341,615 |

Source: Regis - SitesUSA



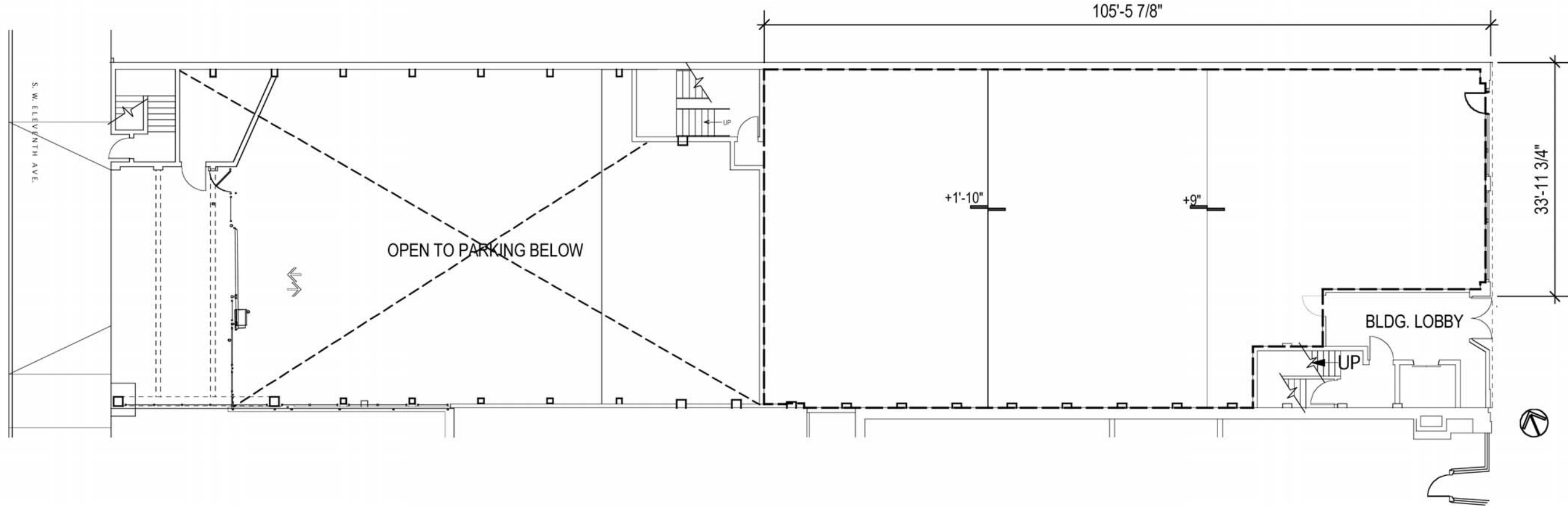
Jon Kellogg
 (503) 274-0211, Ext. 600
 jon@cra-nw.com

Commercial Realty Advisors NW, LLC
 733 S.W. 2nd Avenue, Suite 200
 Portland, Oregon 97204
 www.cra-nw.com

Portland West End

The Brewery Blocks





SINGLE TENANT 4,648 S.F.
 - (2) REQUIRED EXITS
 - BUILDING LOBBY FOR UPSTAIRS TENANTS

NOTE:
 THESE DRAWINGS ARE GENERAL IN NATURE
 TO CLARIFY LEASABLE AREAS AND CONDITIONS.
 TENANT TO VERIFY THAT BUILDING CONDITIONS
 AND BUILDING CODES ALLOW FOR THEIR
 INTENDED USE.

415 BUILDING
 415 SW 10TH AVE. PORTLAND, OR 97205
 FEBRUARY 4, 2009

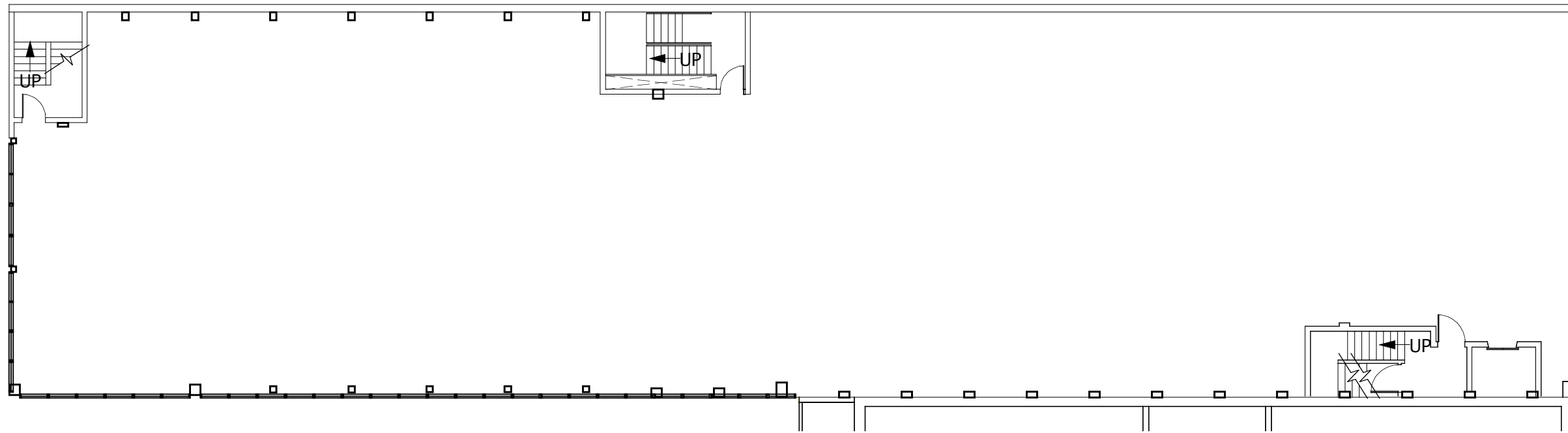
Holst Architecture

holstarc.com

110 se 8th portland or 97214

v 503 233 9856 f 503 232 7135





SECOND FLOOR 
SCALE: 1/16" = 1'-0"

10,082 G.S.F.

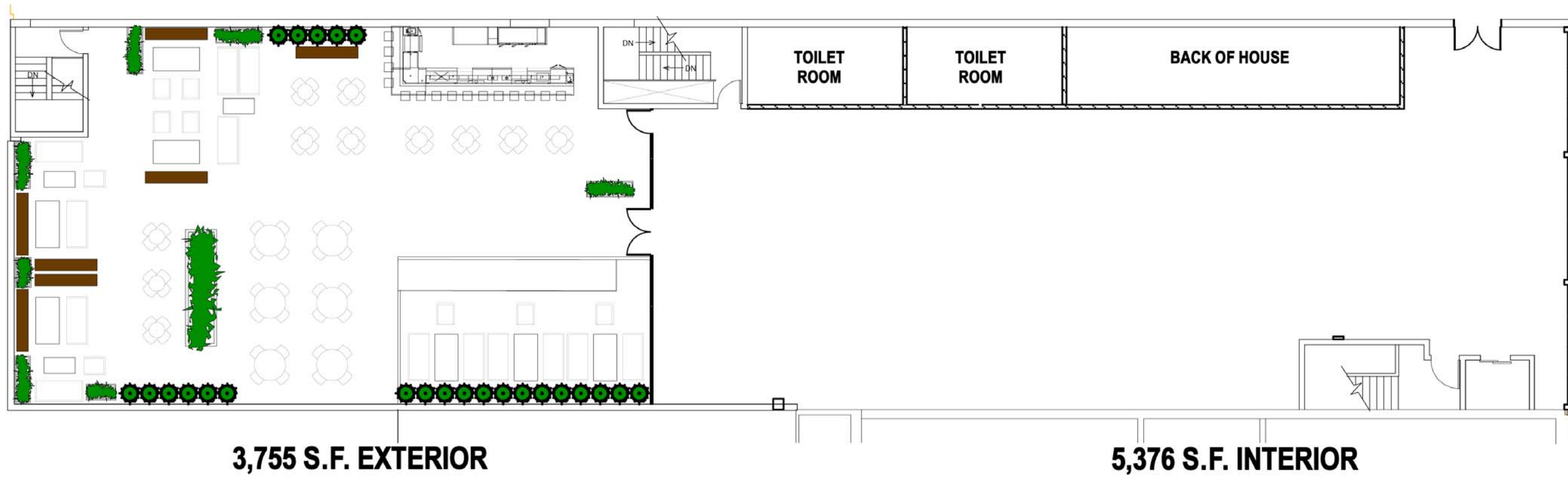
415 BUILDING
415 SW 10TH AVE. PORTLAND, OR 97205
MARCH 5, 2009

Holst Architecture

holstarc.com

110 se 8th portland or 97214
v 503 233 9856 f 503 232 7135





3,755 S.F. EXTERIOR

5,376 S.F. INTERIOR

9,151 S.F. TOTAL

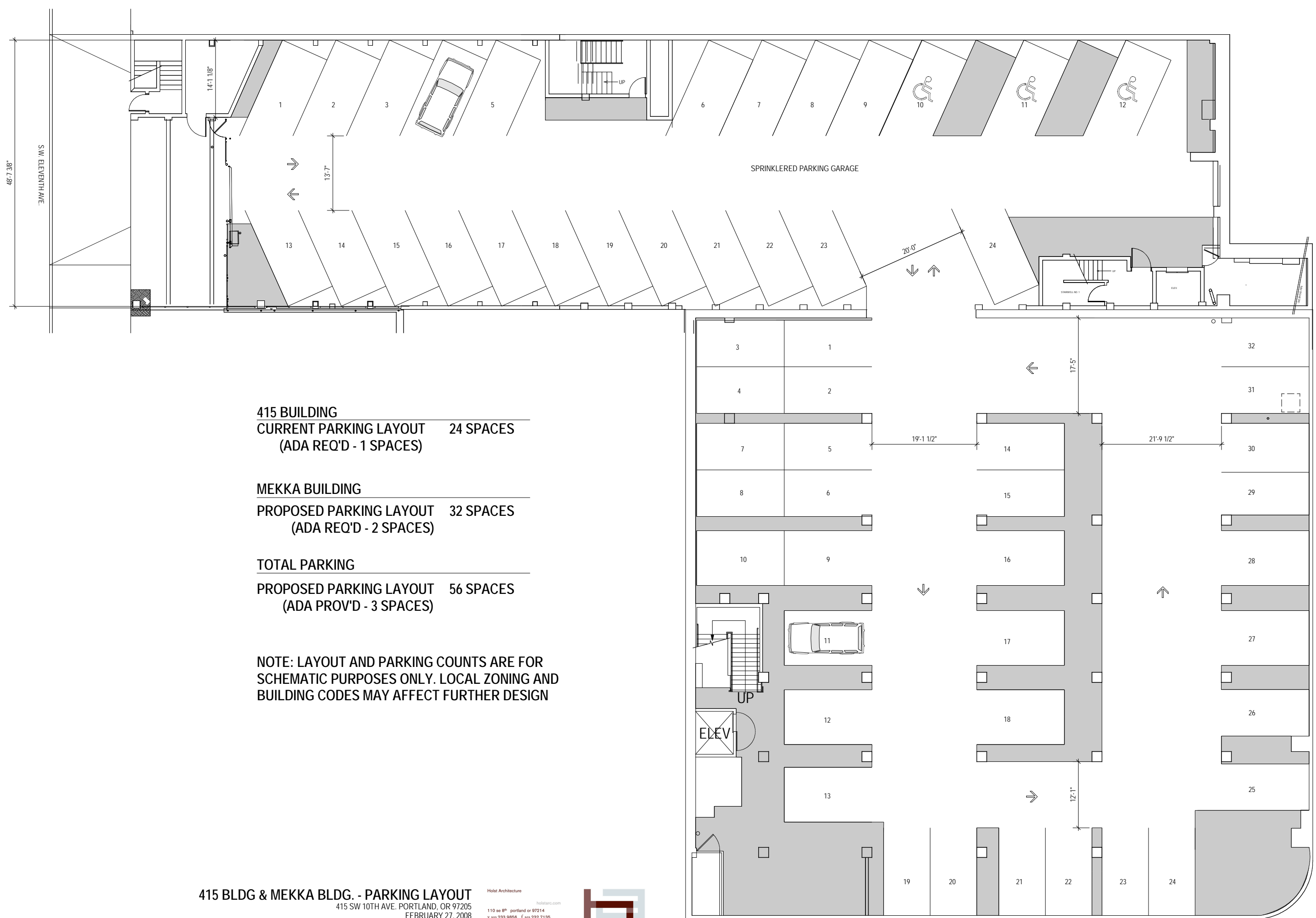
THIRD FLOOR
SCALE: 1/16" = 1'-0"



415 BUILDING
415 SW 10TH AVE. PORTLAND, OR 97205
MAY 19, 2008

Holst Architecture
holstarc.com
110 se 8th portland or 97214
v 503 233 9856 f 503 232 7135





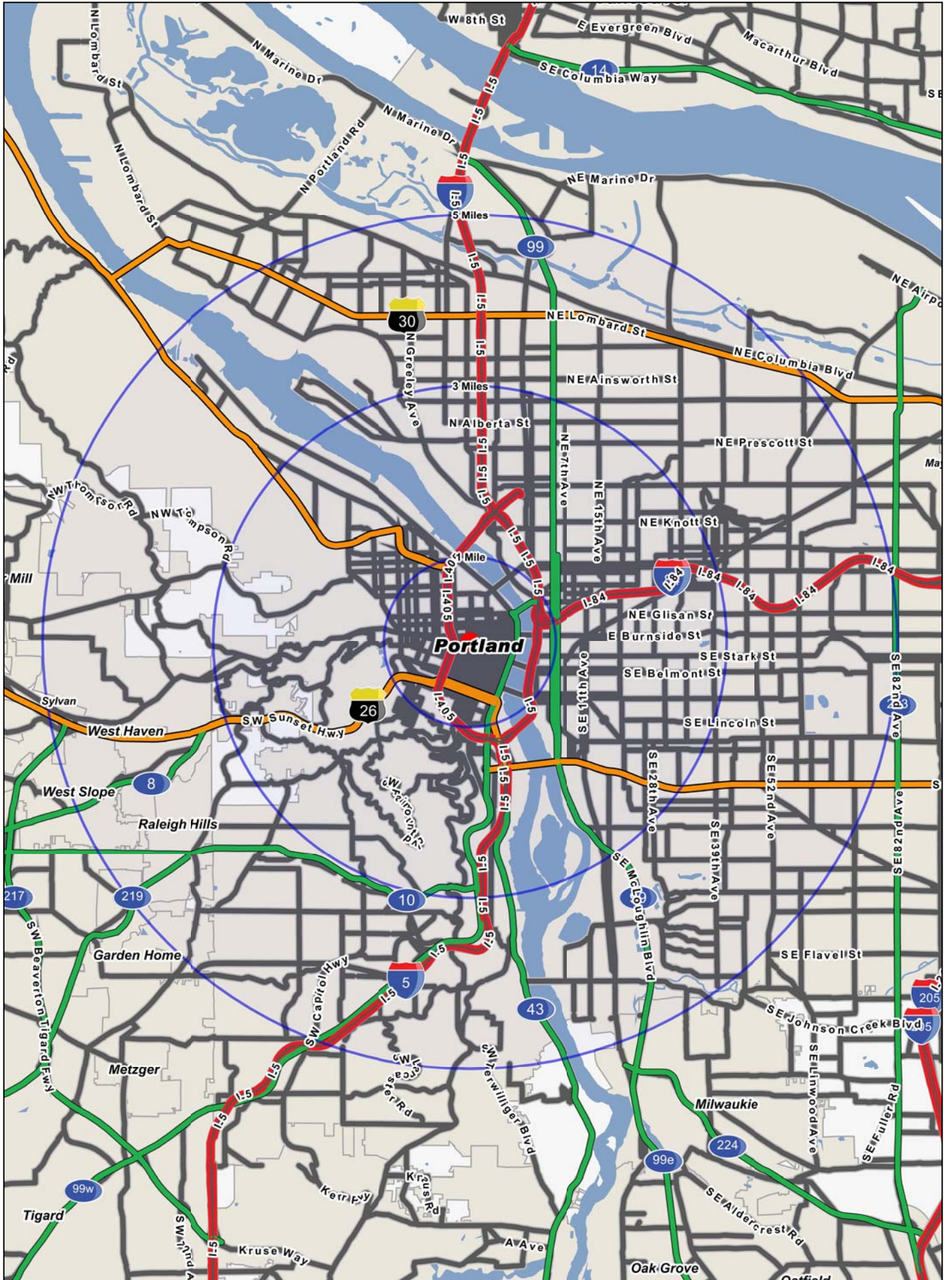
415 BUILDING
 CURRENT PARKING LAYOUT 24 SPACES
 (ADA REQ'D - 1 SPACES)

MEKKA BUILDING
 PROPOSED PARKING LAYOUT 32 SPACES
 (ADA REQ'D - 2 SPACES)

TOTAL PARKING
 PROPOSED PARKING LAYOUT 56 SPACES
 (ADA PROV'D - 3 SPACES)

NOTE: LAYOUT AND PARKING COUNTS ARE FOR SCHEMATIC PURPOSES ONLY. LOCAL ZONING AND BUILDING CODES MAY AFFECT FURTHER DESIGN





FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.52188/-122.6817

415 Sw 10th

Portland, OR

1 Mile 3 Miles 5 Miles

| | | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------------|--|----------|----------|----------|
| POPULATION | 2010 Estimated Population | 32,266 | 146,223 | 377,959 |
| | 2015 Projected Population | 39,219 | 162,421 | 405,586 |
| | 2000 Census Population | 26,019 | 132,140 | 350,173 |
| | 1990 Census Population | 21,623 | 124,128 | 334,999 |
| | Historical Annual Growth 1990 to 2010 | 2.5% | 0.9% | 0.6% |
| | Projected Annual Growth 2010 to 2015 | 4.3% | 2.2% | 1.5% |
| HOUSEHOLDS | 2010 Est. Households | 20,848 | 73,652 | 168,627 |
| | 2015 Proj. Households | 24,664 | 79,486 | 175,200 |
| | 2000 Census Households | 16,701 | 66,545 | 157,773 |
| | 1990 Census Households | 13,784 | 60,386 | 147,049 |
| | Historical Annual Growth 1990 to 2010 | 2.6% | 1.1% | 0.7% |
| | Projected Annual Growth 2010 to 2015 | 3.7% | 1.6% | 0.8% |
| AGE | 2010 Est. Population 0 to 9 Years | 3.7% | 8.9% | 11.1% |
| | 2010 Est. Population 10 to 19 Years | 5.7% | 8.6% | 10.4% |
| | 2010 Est. Population 20 to 29 Years | 24.1% | 16.7% | 13.7% |
| | 2010 Est. Population 30 to 44 Years | 26.8% | 25.5% | 24.5% |
| | 2010 Est. Population 45 to 59 Years | 23.0% | 23.9% | 23.3% |
| | 2010 Est. Population 60 to 74 Years | 12.8% | 11.7% | 11.9% |
| | 2010 Est. Population 75 Years Plus | 3.9% | 4.7% | 5.1% |
| | 2010 Est. Median Age | 37.8 | 38.2 | 38.1 |
| MARITAL STATUS & SEX | 2010 Est. Male Population | 58.0% | 51.1% | 49.7% |
| | 2010 Est. Female Population | 42.0% | 48.9% | 50.3% |
| | 2010 Est. Never Married | 55.6% | 44.6% | 37.7% |
| | 2010 Est. Now Married | 14.5% | 31.1% | 38.9% |
| | 2010 Est. Separated or Divorced | 25.5% | 19.4% | 17.9% |
| | 2010 Est. Widowed | 4.4% | 4.9% | 5.5% |
| INCOME | 2010 Est. HH Income \$200,000 or More | 3.0% | 4.9% | 4.4% |
| | 2010 Est. HH Income \$150,000 to \$199,999 | 2.8% | 4.8% | 4.6% |
| | 2010 Est. HH Income \$100,000 to \$149,999 | 7.5% | 11.5% | 11.8% |
| | 2010 Est. HH Income \$75,000 to \$99,999 | 6.9% | 9.4% | 11.2% |
| | 2010 Est. HH Income \$50,000 to \$74,999 | 8.7% | 13.8% | 17.2% |
| | 2010 Est. HH Income \$35,000 to \$49,999 | 10.5% | 12.5% | 13.8% |
| | 2010 Est. HH Income \$25,000 to \$34,999 | 10.4% | 11.0% | 10.7% |
| | 2010 Est. HH Income \$15,000 to \$24,999 | 15.7% | 11.8% | 10.9% |
| | 2010 Est. HH Income \$0 to \$14,999 | 34.3% | 20.3% | 15.4% |
| | 2010 Est. Average Household Income | \$51,390 | \$73,005 | \$73,684 |
| | 2010 Est. Median HH Income | \$30,171 | \$51,461 | \$54,866 |
| 2010 Est. Per Capita Income | \$36,621 | \$38,221 | \$33,975 | |
| 2010 Est. Number of Businesses | 7,246 | 16,584 | 25,592 | |
| 2010 Est. Total Number of Employees | 104,747 | 250,860 | 341,615 | |

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

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.52188/-122.6817

415 Sw 10th

Portland, OR

1 Mile 3 Miles 5 Miles

| | 1 Mile | 3 Miles | 5 Miles | |
|---|--|-----------|-----------|-----------|
| RACE | 2010 Est. White Population | 84.6% | 82.2% | 82.0% |
| | 2010 Est. Black Population | 5.4% | 9.7% | 8.5% |
| | 2010 Est. Asian & Pacific Islander | 6.3% | 4.7% | 6.0% |
| | 2010 Est. American Indian & Alaska Native | 1.6% | 1.1% | 1.0% |
| | 2010 Est. Other Races Population | 2.1% | 2.3% | 2.5% |
| HISPANIC | 2010 Est. Hispanic Population | 2,490 | 11,737 | 33,250 |
| | 2010 Est. Hispanic Population Percent | 7.7% | 8.0% | 8.8% |
| | 2015 Proj. Hispanic Population Percent | 8.8% | 9.3% | 10.2% |
| | 2000 Hispanic Population Percent | | | |
| EDUCATION (Adults 25 or Older) | 2010 Est. Adult Population (25 Years or Older) | 25,449 | 109,843 | 273,052 |
| | 2010 Est. Elementary (0 to 8) | 3.2% | 3.0% | 3.7% |
| | 2010 Est. Some High School (9 to 11) | 4.7% | 4.0% | 4.5% |
| | 2010 Est. High School Graduate (12) | 16.3% | 14.1% | 16.8% |
| | 2010 Est. Some College (13 to 16) | 20.5% | 19.7% | 21.1% |
| | 2010 Est. Associate Degree Only | 5.9% | 5.7% | 6.3% |
| | 2010 Est. Bachelor Degree Only | 31.1% | 31.2% | 28.2% |
| | 2010 Est. Graduate Degree | 18.4% | 22.3% | 19.4% |
| HOUSING | 2010 Est. Total Housing Units | 23,307 | 79,886 | 180,333 |
| | 2010 Est. Owner Occupied Percent | 12.8% | 37.2% | 50.6% |
| | 2010 Est. Renter Occupied Percent | 76.6% | 55.0% | 42.9% |
| | 2010 Est. Vacant Housing Percent | 10.6% | 7.8% | 6.5% |
| HOMES BUILT BY YEAR | 2000 Homes Built 1999 to 2000 | 4.4% | 2.1% | 1.4% |
| | 2000 Homes Built 1995 to 1998 | 7.0% | 4.5% | 3.5% |
| | 2000 Homes Built 1990 to 1994 | 4.0% | 2.8% | 2.8% |
| | 2000 Homes Built 1980 to 1989 | 7.2% | 4.6% | 5.0% |
| | 2000 Homes Built 1970 to 1979 | 8.1% | 8.6% | 10.5% |
| | 2000 Homes Built 1960 to 1969 | 7.3% | 8.4% | 9.8% |
| | 2000 Homes Built 1950 to 1959 | 8.2% | 8.9% | 12.7% |
| | 2000 Homes Built Before 1949 | 53.7% | 60.2% | 54.3% |
| HOME VALUES | 2000 Home Value \$1,000,000 or More | 5.3% | 1.2% | 0.5% |
| | 2000 Home Value \$500,000 to \$999,999 | 27.4% | 7.2% | 3.4% |
| | 2000 Home Value \$400,000 to \$499,999 | 15.4% | 6.5% | 3.5% |
| | 2000 Home Value \$300,000 to \$399,999 | 18.4% | 12.9% | 7.9% |
| | 2000 Home Value \$200,000 to \$299,999 | 15.6% | 27.4% | 21.8% |
| | 2000 Home Value \$150,000 to \$199,999 | 12.9% | 21.6% | 26.7% |
| | 2000 Home Value \$100,000 to \$149,999 | 2.3% | 17.1% | 28.5% |
| | 2000 Home Value \$50,000 to \$99,999 | 2.6% | 5.1% | 7.1% |
| | 2000 Home Value \$25,000 to \$49,999 | - | 0.5% | 0.4% |
| | 2000 Home Value \$0 to \$24,999 | - | 0.3% | 0.3% |
| | 2000 Median Home Value | \$430,519 | \$250,425 | \$199,739 |
| | 2000 Median Rent | \$502 | \$547 | \$557 |

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

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.52188/-122.6817

415 Sw 10th

Portland, OR

| | | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--|----------|----------|----------|
| LABOR FORCE | 2010 Est. Labor: Population Age 16+ | 30,572 | 125,960 | 312,757 |
| | 2010 Est. Civilian Employed | 57.6% | 63.1% | 62.7% |
| | 2010 Est. Civilian Unemployed | 12.8% | 9.0% | 8.1% |
| | 2010 Est. in Armed Forces | - | - | 0.1% |
| | 2010 Est. not in Labor Force | 29.6% | 27.9% | 29.2% |
| | 2010 Labor Force: Males | 58.3% | 51.1% | 49.4% |
| | 2010 Labor Force: Females | 41.7% | 48.9% | 50.6% |
| OCCUPATION | 2000 Occupation: Population Age 16+ | 14,899 | 76,876 | 193,781 |
| | 2000 Mgmt, Business, & Financial Operations | 15.6% | 16.4% | 15.6% |
| | 2000 Professional & Related | 30.4% | 31.7% | 28.4% |
| | 2000 Service | 16.5% | 13.9% | 13.8% |
| | 2000 Sales and Office | 27.5% | 25.3% | 26.0% |
| | 2000 Farming, Fishing, and Forestry | 0.1% | 0.2% | 0.2% |
| | 2000 Construction, Extraction, & Maintenance | 2.9% | 3.9% | 5.3% |
| | 2000 Production, Transport, & Material Moving | 7.1% | 8.5% | 10.7% |
| | 2000 Percent White Collar Workers | 73.4% | 73.5% | 70.0% |
| | 2000 Percent Blue Collar Workers | 26.6% | 26.5% | 30.0% |
| TRANSPORTATION TO WORK | 2000 Drive to Work Alone | 35.3% | 53.7% | 61.5% |
| | 2000 Drive to Work in Carpool | 4.9% | 8.9% | 10.7% |
| | 2000 Travel to Work by Public Transportation | 21.4% | 16.8% | 13.8% |
| | 2000 Drive to Work on Motorcycle | 0.1% | 0.2% | 0.2% |
| | 2000 Walk or Bicycle to Work | 33.4% | 14.8% | 8.6% |
| | 2000 Other Means | 1.0% | 0.6% | 0.5% |
| | 2000 Work at Home | 4.0% | 5.0% | 4.7% |
| TRAVEL TIME | 2000 Travel to Work in 14 Minutes or Less | 37.3% | 32.1% | 27.3% |
| | 2000 Travel to Work in 15 to 29 Minutes | 40.7% | 45.4% | 47.4% |
| | 2000 Travel to Work in 30 to 59 Minutes | 16.1% | 17.9% | 21.1% |
| | 2000 Travel to Work in 60 Minutes or More | 6.0% | 4.6% | 4.3% |
| | 2000 Average Travel Time to Work | 20.0 | 19.6 | 20.6 |
| CONSUMER EXPENDITURE | 2010 Est. Total Household Expenditure | \$918 M | \$4.09 B | \$9.48 B |
| | 2010 Est. Apparel | \$44.2 M | \$197 M | \$455 M |
| | 2010 Est. Contributions & Gifts | \$58.3 M | \$274 M | \$625 M |
| | 2010 Est. Education & Reading | \$27.6 M | \$122 M | \$272 M |
| | 2010 Est. Entertainment | \$50.0 M | \$227 M | \$529 M |
| | 2010 Est. Food, Beverages & Tobacco | \$150 M | \$648 M | \$1.50 B |
| | 2010 Est. Furnishings & Equipment | \$38.8 M | \$180 M | \$418 M |
| | 2010 Est. Health Care & Insurance | \$67.9 M | \$292 M | \$677 M |
| | 2010 Est. Household Operations & Shelter & Utilities | \$278 M | \$1.23 B | \$2.84 B |
| | 2010 Est. Miscellaneous Expenses | \$16.0 M | \$68.7 M | \$159 M |
| | 2010 Est. Personal Care | \$13.6 M | \$59.4 M | \$138 M |
| 2010 Est. Transportation | \$174 M | \$790 M | \$1.86 B | |

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