

10TH & YAMHILL RETAIL

2ND GEN RESTAURANT/CAFE SPACE FOR LEASE



NORDSTROM

Columbia



PIONEER
PLACE



ADDRESS

730 SW 10th Ave, Portland OR 97205

AVAILABLE

1,638 SF

RENTAL RATE

\$25-\$30 SF Modified Gross

TRAFFIC COUNTS

SW 10th & Morrison – 5,670 ADT ('25)

Walk Score

100

Bike Score

91

Transit Score

99

HIGHLIGHTS

- Ground floor retail with SmartPark Parking Garage above
- Conveniently located on the Max line transit stops in front of retail on SW Morrison & SW Yamhill between SW 9th & SW 10th
- Parking for employees and customers onsite
- SmartPark offers a parking validation program for retail customers
- 2nd generation restaurant space available w/GI and ability to add a Grease Hood

NEARBY RETAILERS & AMENITIES

- | | | |
|---------------------------------|---------------------------------|-----------------------------------|
| • Nordstrom | • Kokoro | • Newmark Theatre |
| • Columbia Sportswear | • Jake's Grill | • Starbucks |
| • The Ritz-Carlton | • South Park Seafood | • Provenance Hotel |
| • Pioneer Courthouse Square | • Kinokuniya Book Store | • Moxy Hotel |
| • Case Study Coffee | • Pastina Pasteria | • Ruth's Chris Steak House |
| • Pendleton Store | • Flock Food Hall | • CapitalOne Café |
| • Flying Elephants Delicatessen | • Arlene Schnitzer Concert Hall | • Baristopia Coffee (coming soon) |



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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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.

10TH & YAMHILL RETAIL

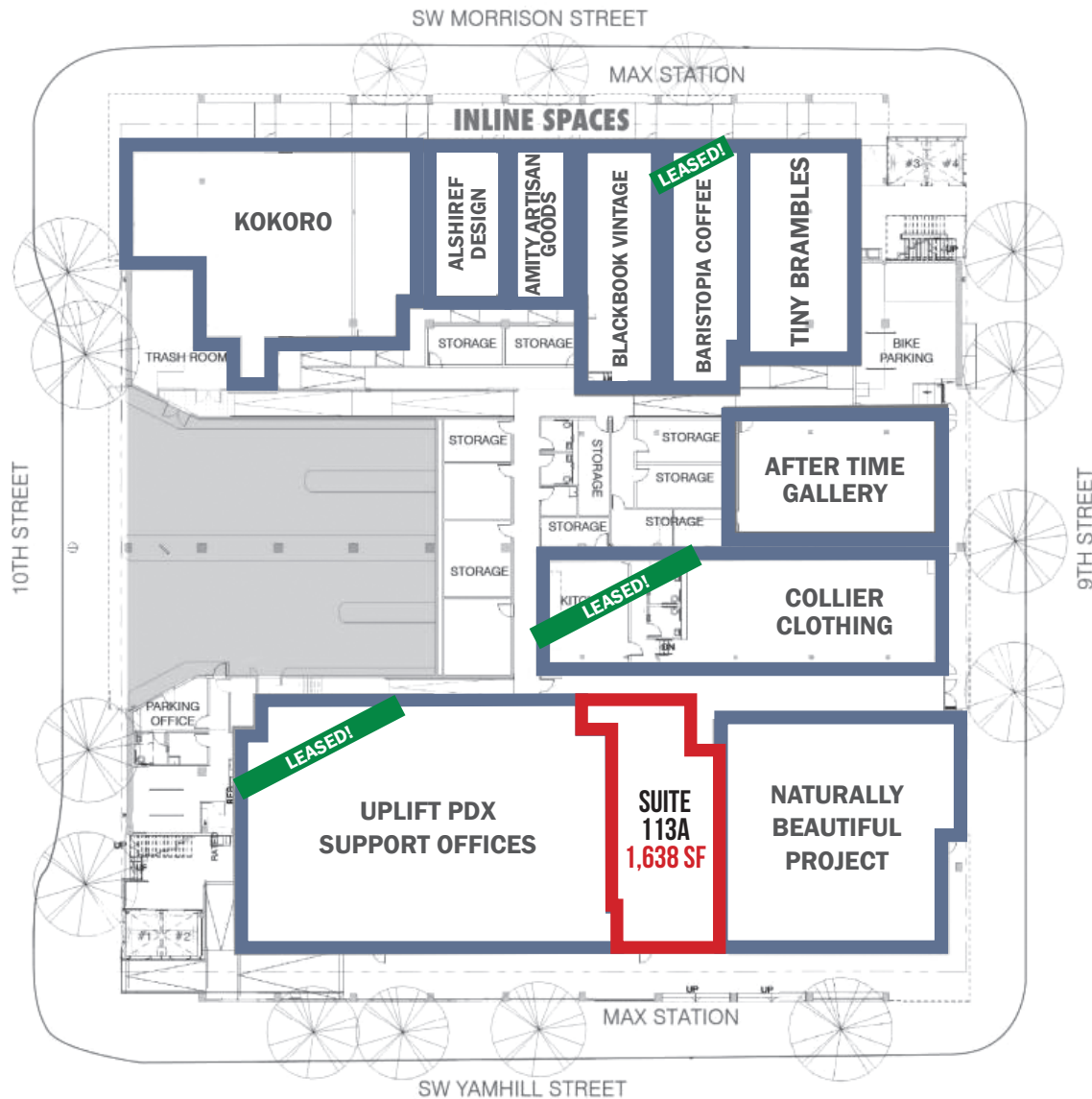
730 SW 10TH AVENUE

PORTLAND, OR

SITE PLAN

AVAILABLE

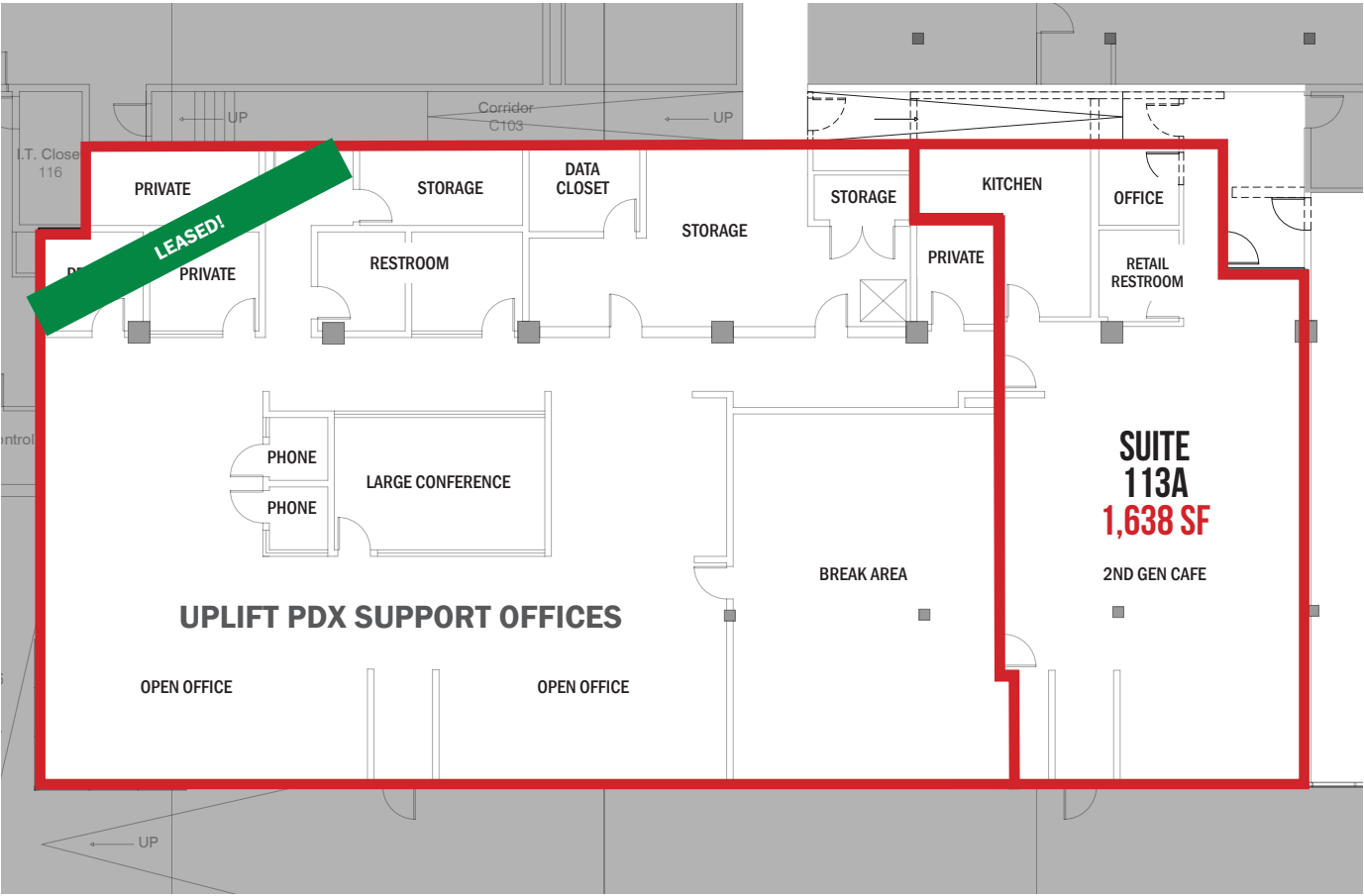
SPACE	RATE	SIZE	TYPE	AVAILABILITY
Suite 113-A	\$25-\$30	1,638 SF	2nd Gen Restaurant/Cafe	Now



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

10TH & YAMHILL RETAIL
730 SW 10TH AVENUE
PORTLAND, OR

FLOOR PLAN

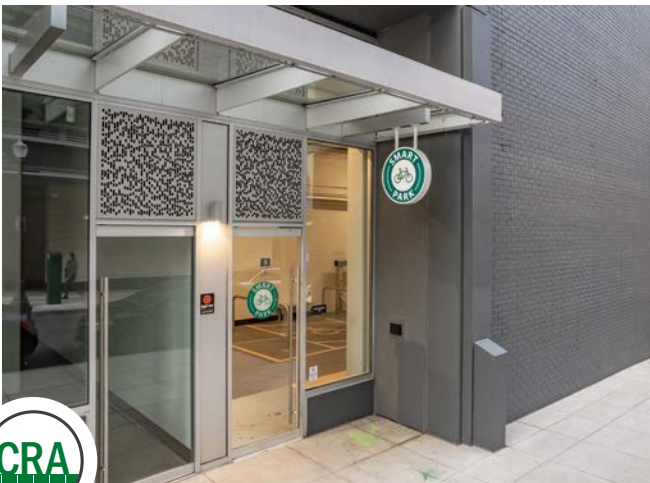


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730 SW 10TH AVENUE

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EXTERIOR PHOTOS



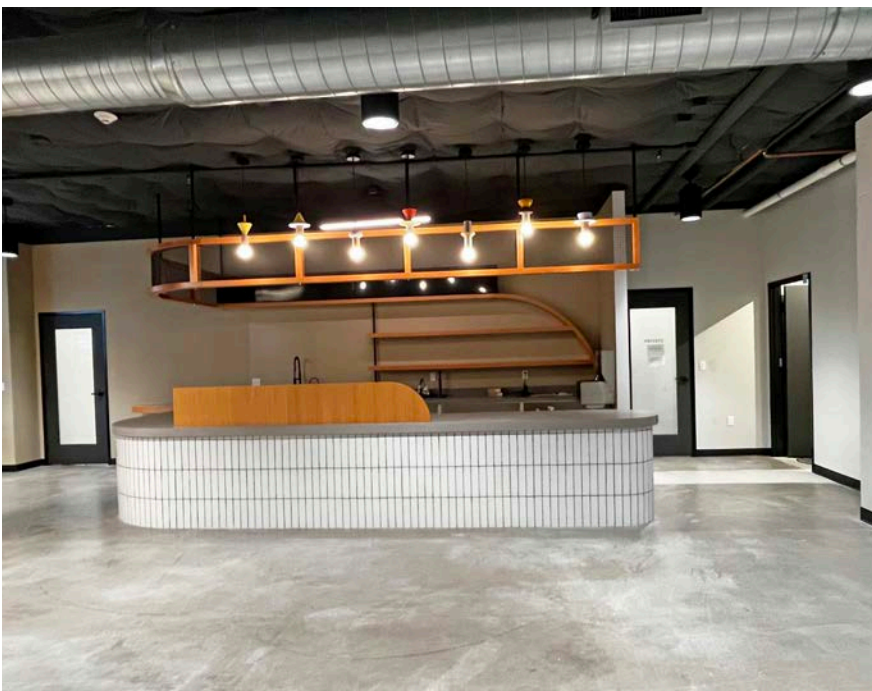
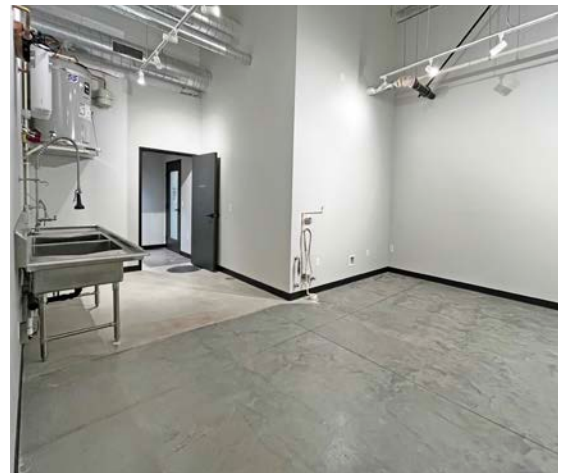
10TH & YAMHILL RETAIL

730 SW 10TH AVENUE

PORTLAND, OR

INTERIOR PHOTOS

SUITE 113A



10TH & YAMHILL RETAIL

730 SW 10TH AVENUE

PORTLAND, OR



10TH & YAMHILL RETAIL

730 SW 10TH AVENUE

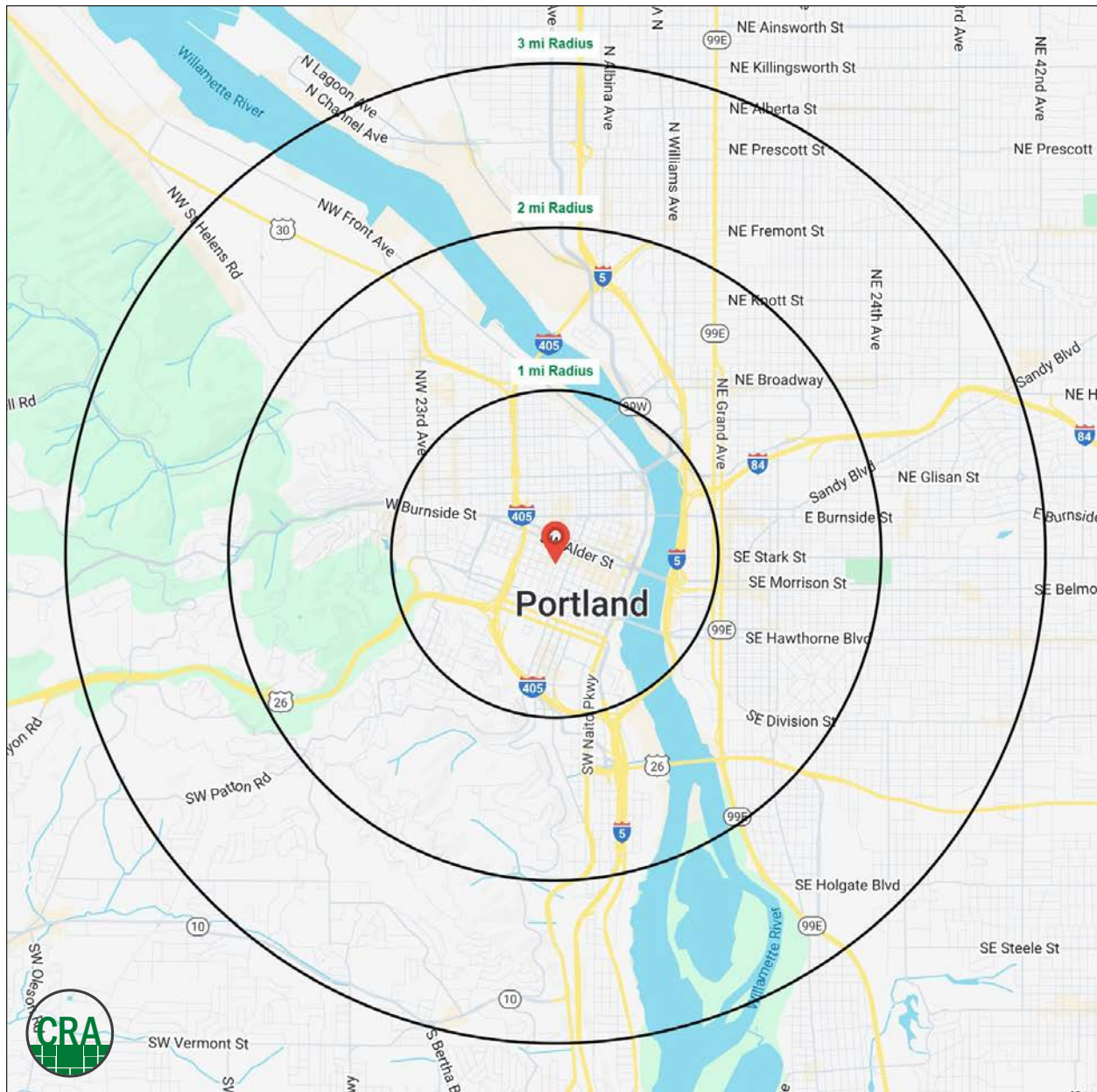
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2026	57,527	114,325	194,761
Estimated Households 2031	57,257	116,214	196,200
Average HH Income	\$108,667	\$121,589	\$138,933
Median Home Value	\$669,347	\$763,571	\$770,897
Daytime Demographics 16+	125,359	212,971	278,874
Some College or Higher	82.0%	85.4%	86.4%

\$108,667
Average Household Income
1 MILE RADIUS

39.1
Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5195/-122.6818

10th & Yamhill Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
Population			
2026 Estimated Population	57,527	114,325	194,761
2031 Projected Population	57,257	116,214	196,200
2020 Census Population	43,837	96,471	180,273
2010 Census Population	37,124	74,472	146,600
Projected Annual Growth 2026 to 2031	-	0.3%	0.1%
Historical Annual Growth 2010 to 2026	3.4%	3.3%	2.1%
2026 Median Age	39.1	38.4	38.6
Households			
2026 Estimated Households	31,807	65,002	103,552
2031 Projected Households	32,167	66,665	104,898
2020 Census Households	28,665	57,464	95,310
2010 Census Households	22,847	42,952	75,431
Projected Annual Growth 2026 to 2031	0.2%	0.5%	0.3%
Historical Annual Growth 2010 to 2026	2.5%	3.2%	2.3%
Race and Ethnicity			
2026 Estimated White	71.3%	72.8%	74.3%
2026 Estimated Black or African American	6.1%	5.6%	5.7%
2026 Estimated Asian or Pacific Islander	9.0%	8.3%	7.2%
2026 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.8%
2026 Estimated Other Races	12.5%	12.3%	12.0%
2026 Estimated Hispanic	11.8%	11.5%	10.8%
Income			
2026 Estimated Average Household Income	\$108,667	\$121,589	\$138,933
2026 Estimated Median Household Income	\$77,155	\$87,670	\$101,626
2026 Estimated Per Capita Income	\$60,820	\$69,778	\$74,317
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.4%	1.2%
2026 Estimated Some High School (Grade Level 9 to 11)	2.8%	2.0%	2.1%
2026 Estimated High School Graduate	13.1%	11.1%	10.3%
2026 Estimated Some College	17.8%	16.1%	15.5%
2026 Estimated Associates Degree Only	6.2%	5.7%	5.4%
2026 Estimated Bachelors Degree Only	31.6%	34.2%	35.9%
2026 Estimated Graduate Degree	26.5%	29.4%	29.7%
Business			
2026 Estimated Total Businesses	9,034	15,999	22,638
2026 Estimated Total Employees	105,718	177,988	224,812
2026 Estimated Employee Population per Business	11.7	11.1	9.9
2026 Estimated Residential Population per Business	6.4	7.1	8.6

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For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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