

PORTLAND, OR

121 SW MORRISON



ADDRESS

121 SW Morrison Street, Portland, OR

AVAILABLE SPACE

Approximately 6,000 SF (divisible)

RENTAL RATE

Please call for details

TRAFFIC COUNTS

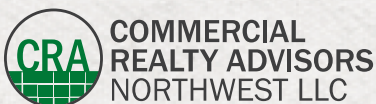
SW Alder St - 17,182 ADT ('22)

SW 2nd Ave - 12,584 ADT ('22)



HIGHLIGHTS

- Second generation retail space
- Centrally located at the west end of the Morrison Bridge
- Potential for off-street parking in building
- Available now!
- Major building remodel commencing in 2022 to include updating and adding amenities (fireplace room, meeting areas, small conference rooms, etc.) in the 1st & 2nd floor lobbies and constructing a tenant lounge, outdoor area and large conference center off the Building's 4th floor garden.



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RENDERINGS

121 SW MORRISON ST
PORTLAND, OR



**LOBBY -
OVERVIEW**

**LOBBY -
FIRESIDE
ROOM**



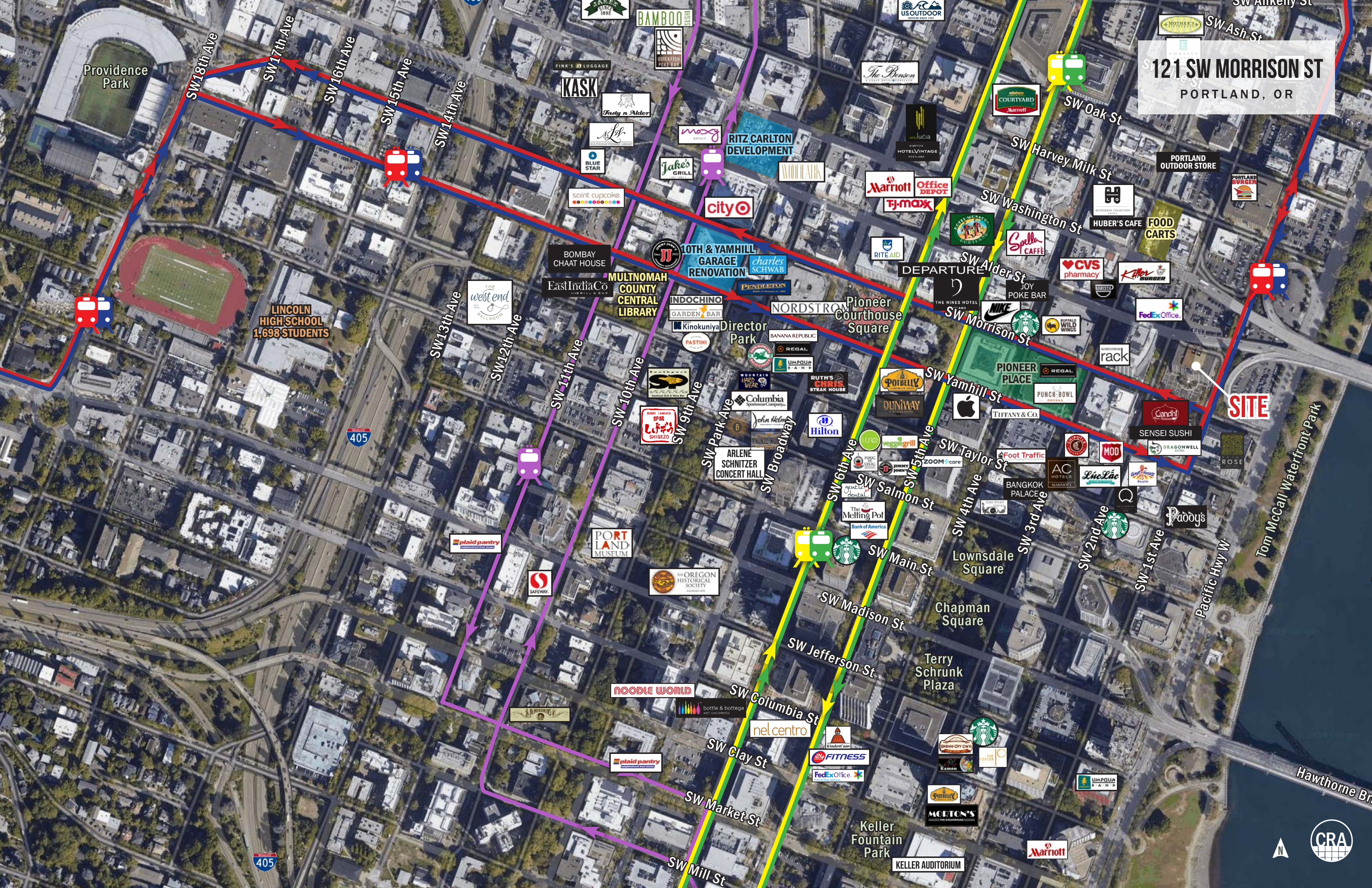
**LOBBY -
LUMICOR
WALL**

INTERIOR IMAGES

121 SW MORRISON ST
PORTLAND, OR



121 SW MORRISON ST
PORTLAND, OR



Providence Park

LINCOLN HIGH SCHOOL
1,698 STUDENTS

SITE

KASK

cityO

MULTNOMAH COUNTY
CENTRAL LIBRARY

PORTLAND MUSEUM

NOODLE WORLD

nelcentro

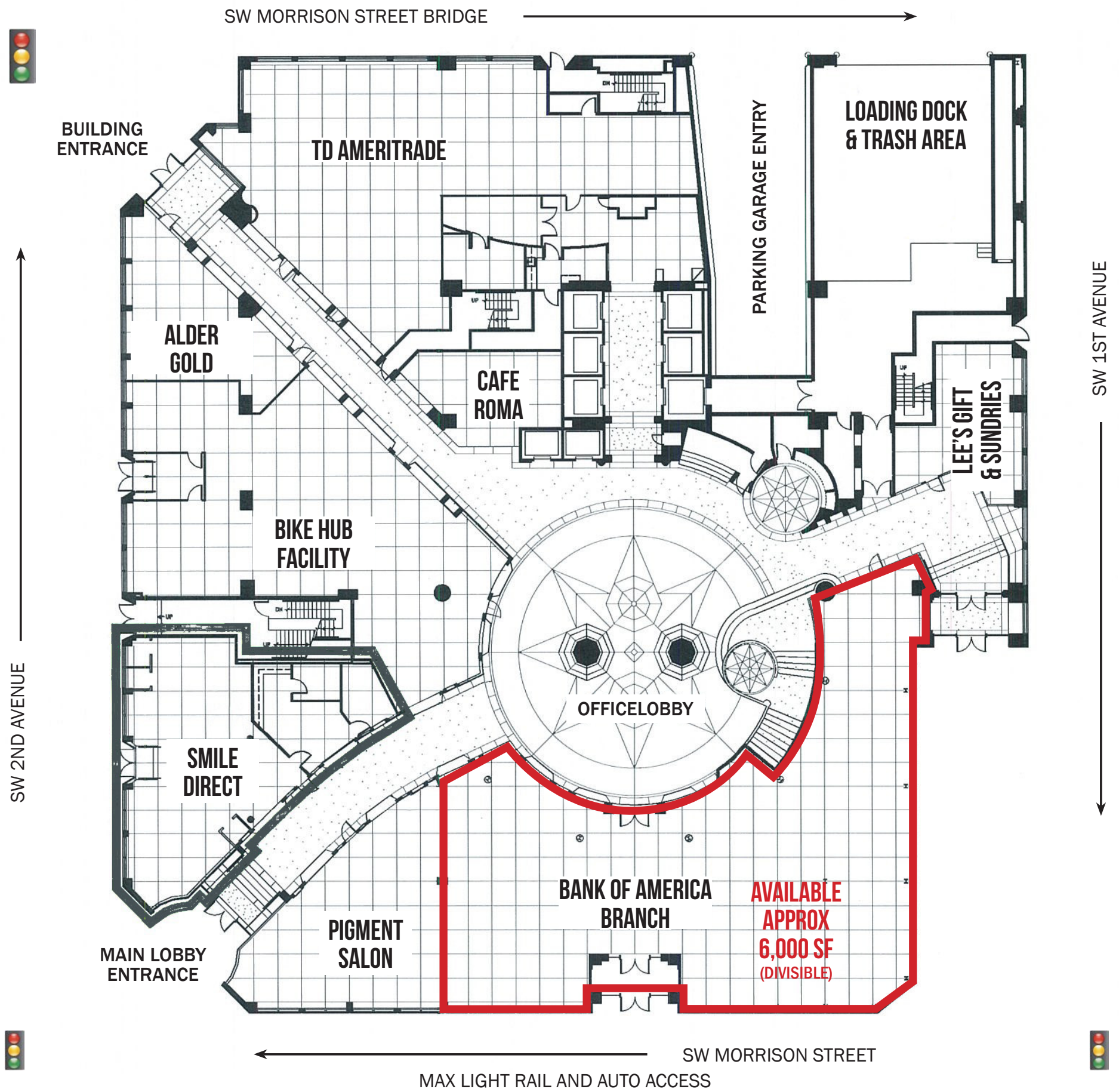
Keller Fountain Park

KELLER AUDITORIUM

121 SW MORRISON ST
PORTLAND, OR

SITE





121 SW MORRISON ST

PORTLAND, OR

DEMOGRAPHIC SUMMARY

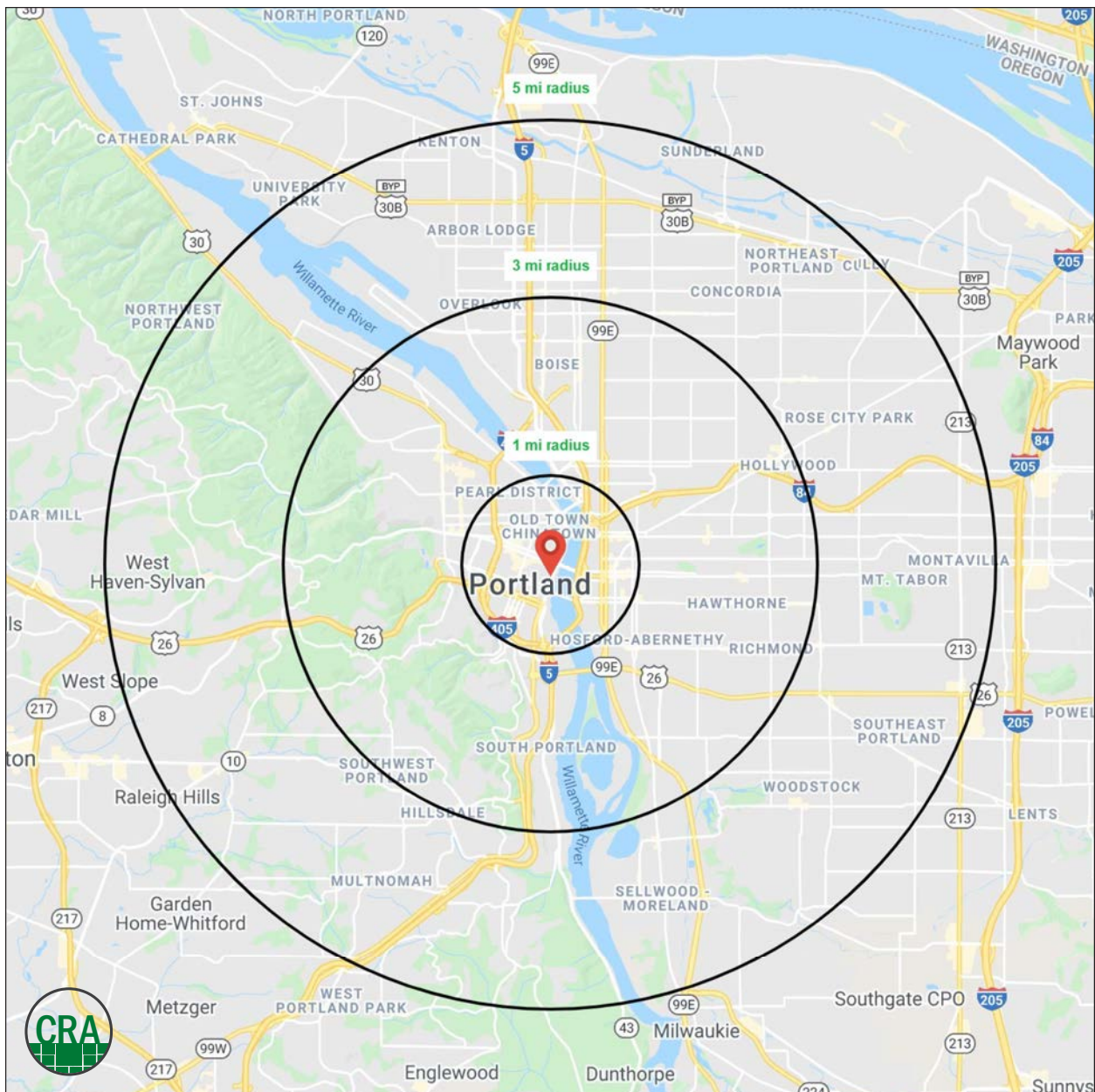
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	33,454	199,495	450,711
Projected Population 2026	37,799	215,124	468,721
Average HH Income	\$69,863	\$109,903	\$113,559
Median Home Value	\$516,715	\$607,657	\$530,929
Daytime Demographics 16+	130,904	296,231	464,535
Some College or Higher	83.0%	88.0%	85.3%

\$607,657

Median Home Value
3 MILE RADIUS

130,904

Daytime Demographics
Age 16 Years or Over
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5182/-122.6738

121 SW Morrison Street Portland, OR 97204	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	33,454	199,495	450,711
2026 Projected Population	37,799	215,124	468,721
2020 Census Population	35,038	198,644	449,294
2010 Census Population	28,071	161,796	391,147
Projected Annual Growth 2021 to 2026	2.6%	1.6%	0.8%
Historical Annual Growth 2010 to 2021	1.7%	2.1%	1.4%
2021 Median Age	37.8	37.8	38.1
Households			
2021 Estimated Households	21,782	104,507	209,850
2026 Projected Households	25,143	116,127	226,045
2020 Census Households	22,728	103,525	208,711
2010 Census Households	16,774	82,428	179,058
Projected Annual Growth 2021 to 2026	3.1%	2.2%	1.5%
Historical Annual Growth 2010 to 2021	2.7%	2.4%	1.6%
Race and Ethnicity			
2021 Estimated White	69.6%	75.6%	72.9%
2021 Estimated Black or African American	4.6%	5.3%	5.6%
2021 Estimated Asian or Pacific Islander	10.2%	6.0%	7.5%
2021 Estimated American Indian or Native Alaskan	1.4%	0.8%	0.8%
2021 Estimated Other Races	14.2%	12.2%	13.2%
2021 Estimated Hispanic	12.7%	8.7%	9.1%
Income			
2021 Estimated Average Household Income	\$69,863	\$109,903	\$113,559
2021 Estimated Median Household Income	\$53,185	\$87,449	\$90,783
2021 Estimated Per Capita Income	\$46,976	\$58,032	\$53,222
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.1%	1.7%
2021 Estimated Some High School (Grade Level 9 to 11)	3.0%	1.9%	2.2%
2021 Estimated High School Graduate	12.1%	9.0%	10.8%
2021 Estimated Some College	21.2%	16.3%	17.8%
2021 Estimated Associates Degree Only	6.0%	5.2%	5.8%
2021 Estimated Bachelors Degree Only	32.1%	37.3%	35.2%
2021 Estimated Graduate Degree	23.7%	29.2%	26.5%
Business			
2021 Estimated Total Businesses	8,987	23,335	36,794
2021 Estimated Total Employees	116,739	238,109	335,649
2021 Estimated Employee Population per Business	13.0	10.2	9.1
2021 Estimated Residential Population per Business	3.7	8.5	12.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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