



TURNKEY FITNESS STUDIO AVAILABLE **2 & TAYLOR**



MELVIN MARK
EST. 1945

135 SW TAYLOR STREET, PORTLAND, OREGON 97201



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Second Generation Hot Yoga Studio/Fitness Space

ADDRESS

135 SW Taylor Street, Suite 102
Portland, Oregon 97204

AVAILABLE SPACE

2,002 RSF

RENTAL RATE

Modified Gross Rate: \$3,500/month plus utilities

TRAFFIC COUNTS

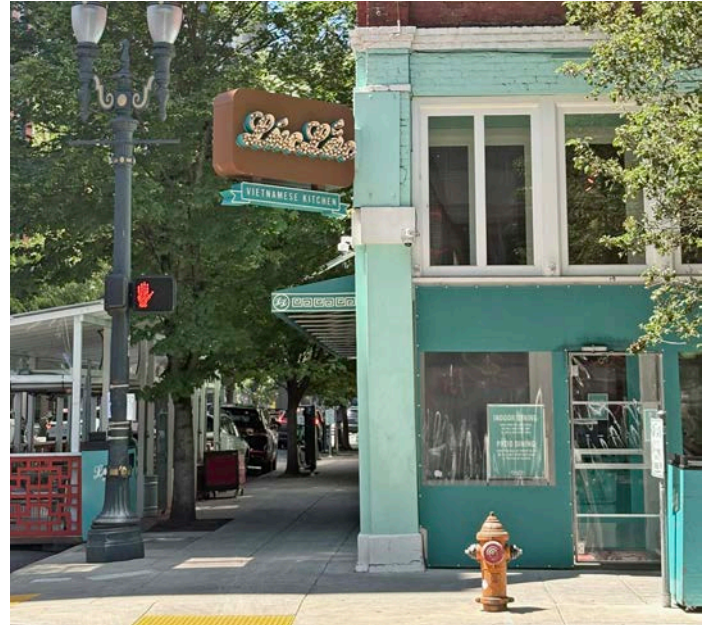
SW Naito Parkway - 33,603 ADT ('25)
SW Taylor St - 2,737 ADT ('25)

HIGHLIGHTS

- Space includes fully built out fitness space with two shower rooms, restroom, reception area and one large heated studio space.
- Excellent visibility and exterior signage.
- High-end co-tenancy includes 40lbs coffee and Q Restaurant.



THE AREA



LOCATION HIGHLIGHTS

- Easy access to I-5 North/South, US 26, I-84, Hawthorne & Morrison Bridges
- Near fine dining, numerous cafes, and delis
- Located two blocks from Waterfront Park
- Close to Transit Mall, MAX light rail, bus routes, and Portland Streetcar lines
- Adjacent to the AC Hotel, NW Natural HQ, Luc Lac and Elephants Delicatessen
- Located one block from Pioneer Place Shopping Center, home to Apple, Tiffany & Co., Gucci, Louis Vuitton, H&M, and many others.



2 & TAYLOR 135 SW TAYLOR STREET PORTLAND, OR



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



2 & TAYLOR
135 SW TAYLOR STREET
PORTLAND, OR



PIONEER PLACE

TORY BURCH

LOUIS VUITTON



REGAL

TIFFANY & CO.



SUBWAY

AC HOTELS MARRIOTT

usbank

SITE



Faddy's



WORLD TRADE CENTER PORTLAND

CANNER BANK

BREAK BREAD Sandwich Shop

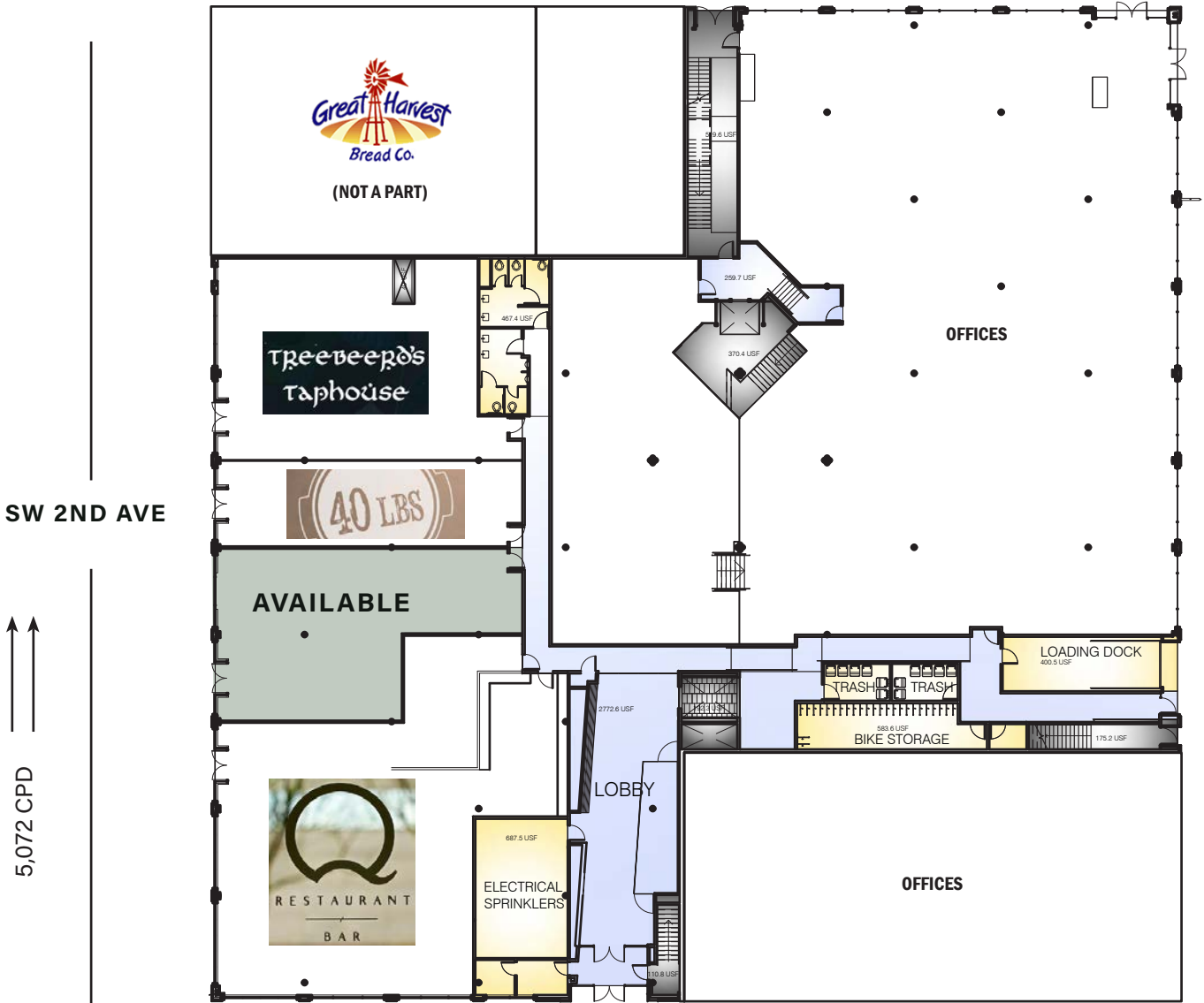




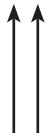
MAX LIGHT RAIL 894 DAILY RIDERSHIP



FLOOR 1



SW 2ND AVE



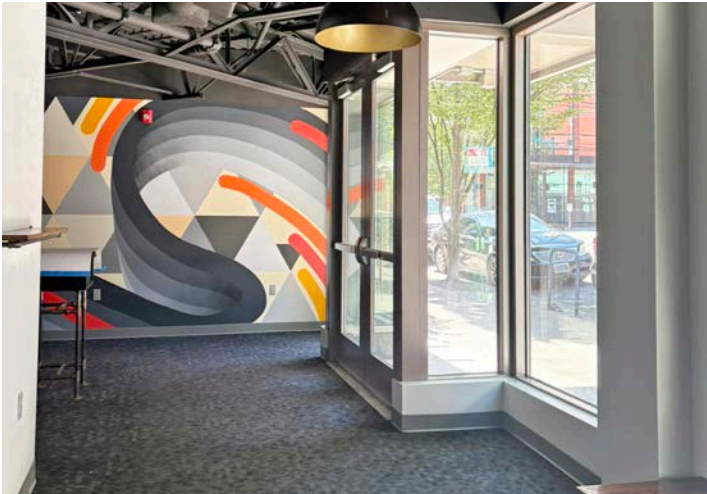
5,072 CPD

SW TAYLOR ST.

2,737 CPD



PHOTOS



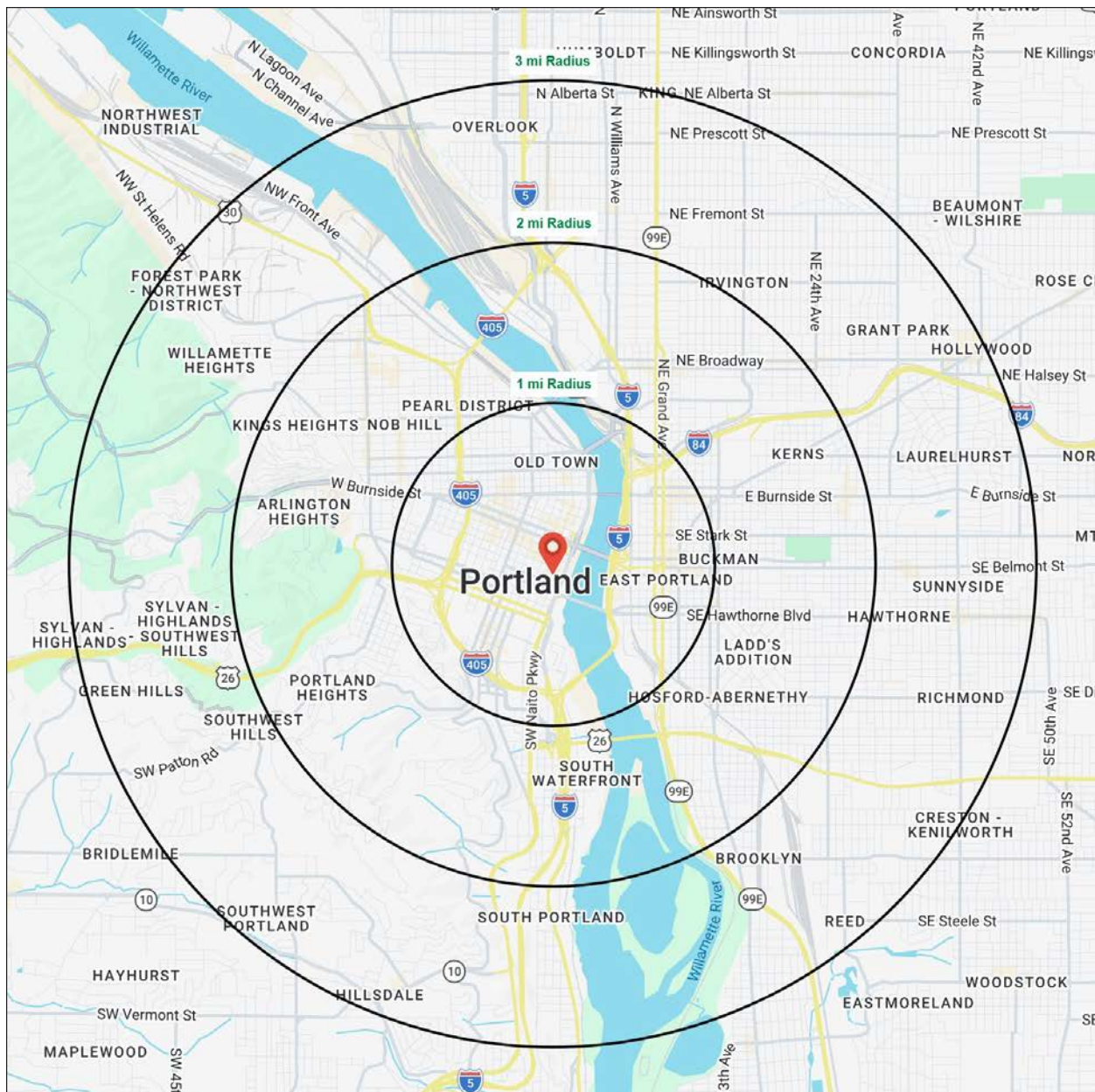
DEMOGRAPHIC SUMMARY

2 & TAYLOR
135 SW TAYLOR STREET
 PORTLAND, OR

Source: Regis - SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	46,921	125,477	210,325
Projected Population 2030	46,950	126,960	209,965
Average HH Income	\$104,832	\$124,821	\$141,030
Median Home Value	\$581,052	\$723,682	\$737,824
Daytime Demographics 16+	120,252	209,573	277,632
Some College or Higher	80%	85.3%	86.6%

\$104,832
 Average Household Income
 1 MILE RADIUS

39.3
 Median Age
 1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5166/-122.6748

2 & Taylor Portland, OR 97204	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	46,921	125,477	210,325
2030 Projected Population	46,950	126,960	209,965
2020 Census Population	32,527	106,500	195,600
2010 Census Population	27,640	84,031	160,440
Projected Annual Growth 2025 to 2030	-	0.2%	-
Historical Annual Growth 2010 to 2025	4.7%	3.3%	2.1%
2025 Median Age	39.3	38.2	38.7
Households			
2025 Estimated Households	23,540	69,783	109,189
2030 Projected Households	24,566	72,392	111,265
2020 Census Households	20,949	62,864	102,557
2010 Census Households	16,386	48,003	81,993
Projected Annual Growth 2025 to 2030	0.9%	0.7%	0.4%
Historical Annual Growth 2010 to 2025	2.9%	3.0%	2.2%
Race and Ethnicity			
2025 Estimated White	70.0%	73.2%	74.7%
2025 Estimated Black or African American	6.5%	5.4%	5.3%
2025 Estimated Asian or Pacific Islander	9.1%	8.1%	7.3%
2025 Estimated American Indian or Native Alaskan	1.2%	1.0%	0.8%
2025 Estimated Other Races	13.2%	12.4%	11.9%
2025 Estimated Hispanic	12.3%	11.5%	10.8%
Income			
2025 Estimated Average Household Income	\$104,832	\$124,821	\$141,030
2025 Estimated Median Household Income	\$74,976	\$89,189	\$102,749
2025 Estimated Per Capita Income	\$53,373	\$69,926	\$73,594
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.4%	1.6%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	3.8%	2.5%	2.3%
2025 Estimated High School Graduate	13.8%	10.6%	9.7%
2025 Estimated Some College	19.3%	16.7%	15.7%
2025 Estimated Associates Degree Only	5.6%	5.5%	5.3%
2025 Estimated Bachelors Degree Only	29.3%	35.5%	37.4%
2025 Estimated Graduate Degree	25.7%	27.6%	28.2%
Business			
2025 Estimated Total Businesses	8,745	16,810	23,764
2025 Estimated Total Employees	102,753	172,568	220,600
2025 Estimated Employee Population per Business	11.8	10.3	9.3
2025 Estimated Residential Population per Business	5.4	7.5	8.9



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For more information, please contact:

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