



APPLE (one block away)



NIKE



SEPHORA

RETAIL PRIME CORNER OPPORTUNITY!



SW 4TH AND MORRISON

REPRESENTATIVE IMAGE



GUCCI



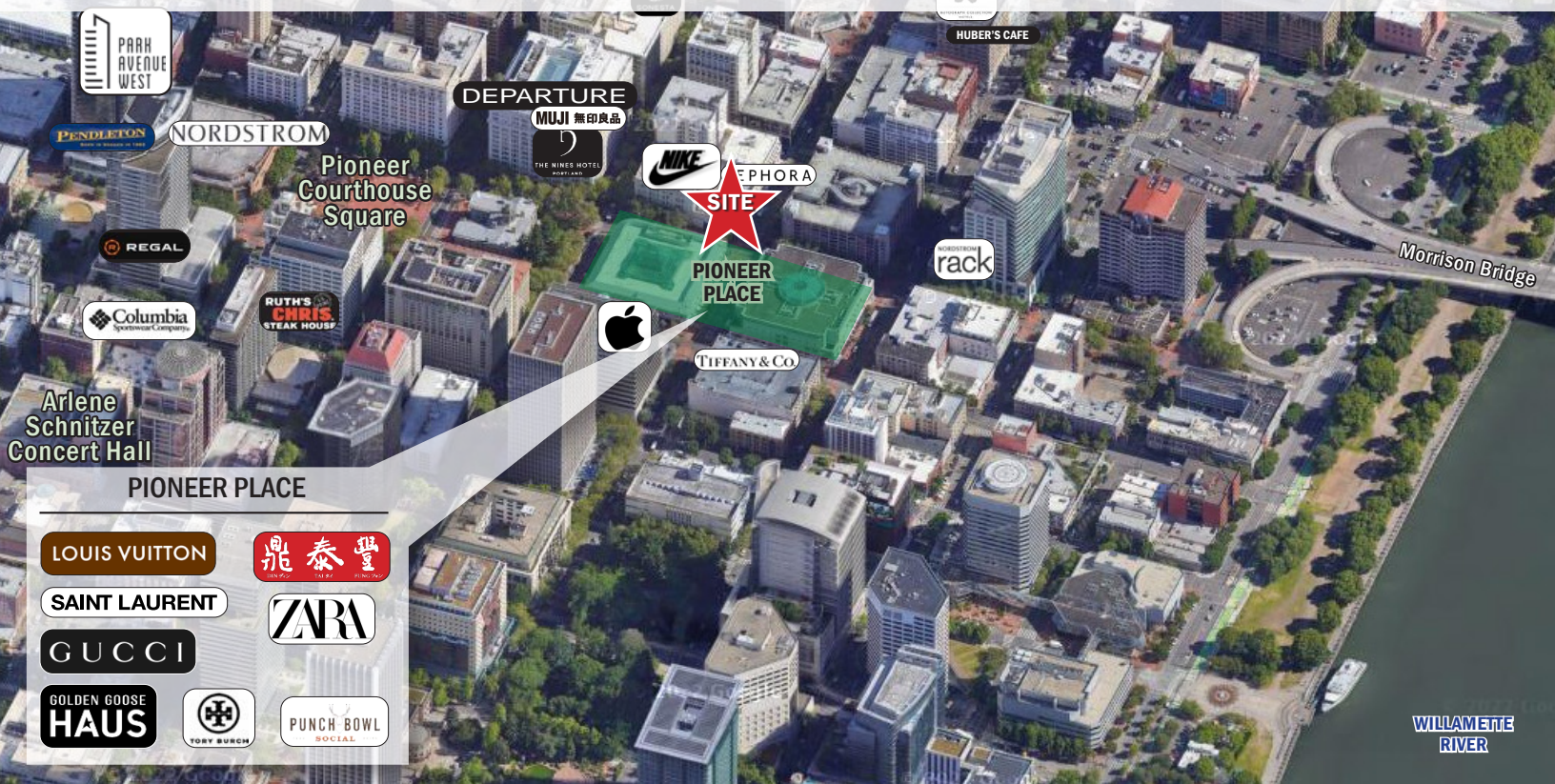
LOUIS VUITTON



TIFFANY & CO

FOR LEASE

SW 4TH AND MORRISON



Prime location at the epicenter of luxury retail on one of Portland's highest pedestrian traffic corners in the heart of Portland's Central Business District.

ADDRESS

401 SW Morrison Street, Portland, OR 97204

AVAILABLE SPACE

1,860 RSF plus additional non-exclusive storage space available

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SW 4th Ave – 12,540 ADT ('21)

SW Morrison St – 2,756 ADT ('22)

SW Alder St – 11,385 ADT ('22)

HIGHLIGHTS

- Access to nearby public parking and MAX Light Rail transit and nearby Streetcar lines.
- Located in the Kress Building, a beautiful 72,000 SF historic building. It was recently remodeled and is the home of Nike's flagship store and Sephora's only downtown location.
- Nearby retailers include Muji and Pioneer Place Mall, (home to Apple, Tiffany & Co., Gucci, Louis Vuitton, H&M, and many others).
- Outdoor sidewalk seating available.
- Available now!



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

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W Burnside St
Burnside
4TH & MORRISON
401 SW MORRISON STREET
PORTLAND, OR



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



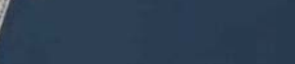
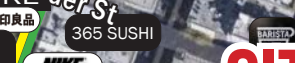
LINCOLN HIGH SCHOOL
1,615 STUDENTS



26



22,014 STUDENTS



Willamette River

Hawthorne Bridge

Morrison Bridge

Pacific Hwy W

Tom McCall Waterfront Park

SW 2nd Ave

SW 1st Ave

SW 3rd Ave

SW 4th Ave

SW 5th Ave

SW 6th Ave

SW 7th Ave

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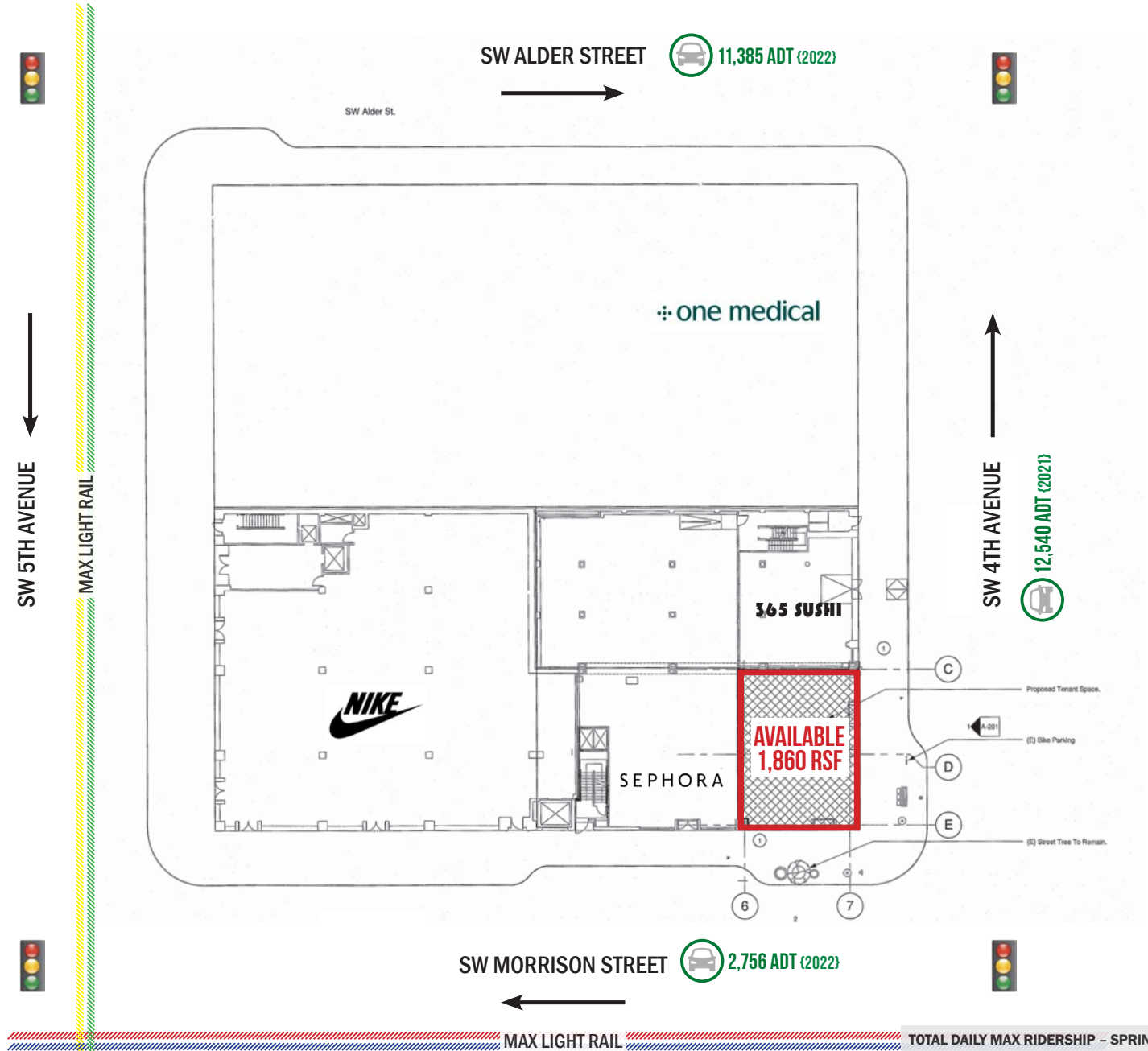
SW 248th Ave

SW 249th Ave

SW 250th Ave

SITE PLAN

4TH & MORRISON 401 SW MORRISON STREET PORTLAND, OR



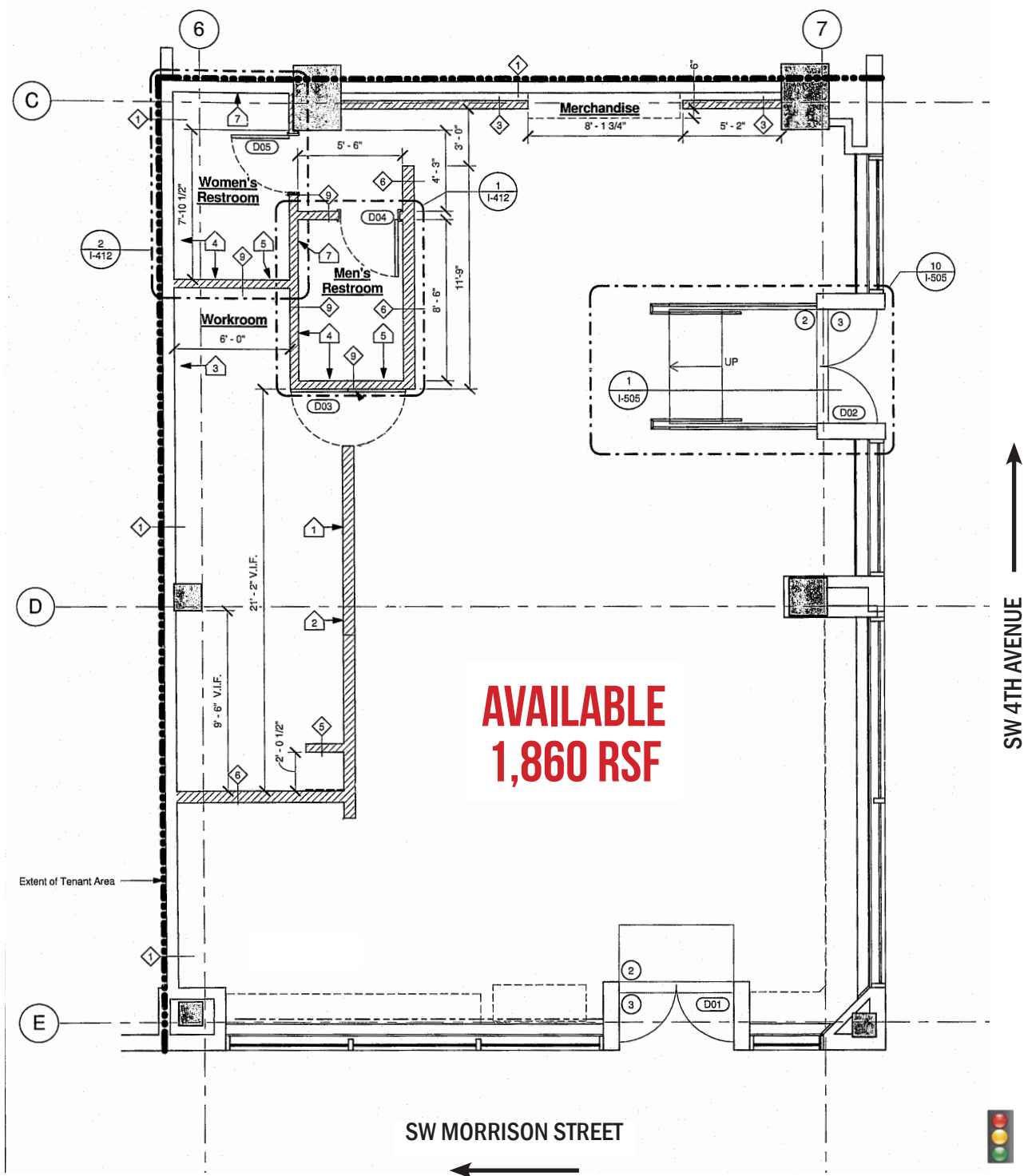
PIONEER PLACE

| | | |
|---------------|-------------------|---------------|
| LOUIS VUITTON | GUCCI | SAINT LAURENT |
| TORY BURCH | GOLDEN GOOSE HAUS | ZARA |
| | PUNCH BOWL SOCIAL | 鼎泰豐 |

| TOTAL DAILY MAX RIDERSHIP - SPRING 2022 | |
|---|--------|
| MAX BLUE LINE RIDERSHIP | 23,150 |
| MAX RED LINE RIDERSHIP | 10,960 |
| MAX GREEN LINE RIDERSHIP | 10,260 |
| MAX YELLOW LINE RIDERSHIP | 6,840 |

4TH & MORRISON
401 SW MORRISON STREET
PORTLAND, OR

FLOOR PLAN



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



4TH & MORRISON

401 SW MORRISON STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

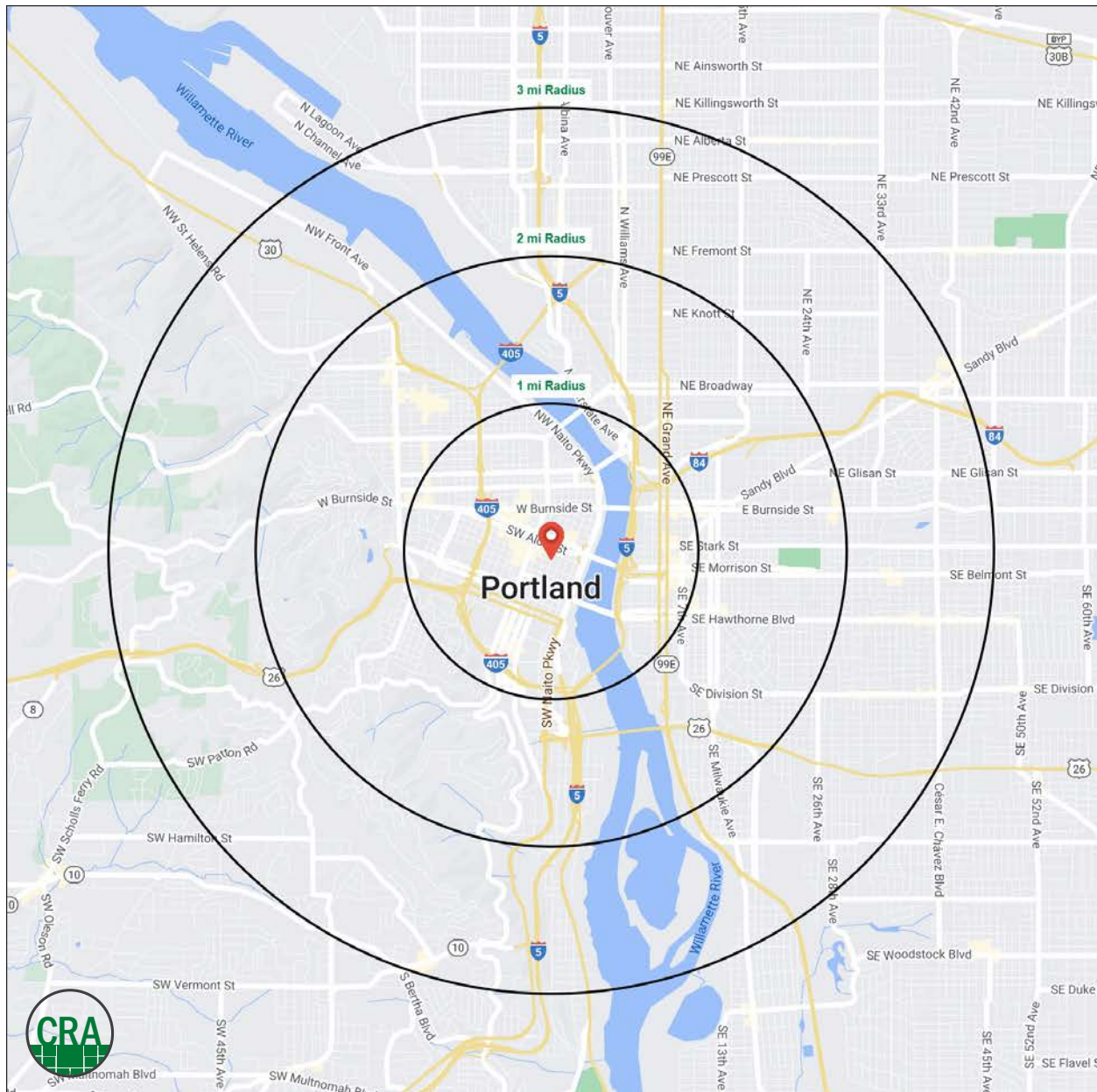
| Source: Regis - SitesUSA (2023) | 1 MILE | 2 MILE | 3 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2023 | 37,319 | 105,161 | 190,366 |
| Estimated Households | 24,505 | 62,447 | 100,879 |
| Average HH Income | \$99,504 | \$122,594 | \$140,173 |
| Median Home Value | \$574,665 | \$656,973 | \$655,369 |
| Daytime Demographics 16+ | 118,499 | 203,564 | 268,872 |
| Some College or Higher | 82.4% | 86.9% | 87.8% |

37,319

Estimated Population
1 MILE RADIUS

38.5

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5187/-122.6767

Kress Building

401 SW Morrison St | Portland, OR 97204

Population

| | 1 mi radius | 2 mi radius | 3 mi radius |
|---------------------------------------|----------------|----------------|----------------|
| 2023 Estimated Population | 37,319 | 105,161 | 190,366 |
| 2028 Projected Population | 37,125 | 107,187 | 196,246 |
| 2020 Census Population | 37,369 | 105,627 | 191,463 |
| 2010 Census Population | 31,771 | 82,604 | 156,601 |
| Projected Annual Growth 2023 to 2028 | -0.1% | 0.4% | 0.6% |
| Historical Annual Growth 2010 to 2023 | 1.3% | 2.1% | 1.7% |
| 2023 Median Age | 38.5 | 37.9 | 38.1 |

Households

| | | | |
|---------------------------------------|--------|--------|---------|
| 2023 Estimated Households | 24,505 | 62,447 | 100,879 |
| 2028 Projected Households | 24,653 | 64,363 | 105,083 |
| 2020 Census Households | 24,403 | 62,297 | 100,384 |
| 2010 Census Households | 19,359 | 47,210 | 79,975 |
| Projected Annual Growth 2023 to 2028 | 0.1% | 0.6% | 0.8% |
| Historical Annual Growth 2010 to 2023 | 2.0% | 2.5% | 2.0% |

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2023 Estimated White | 70.0% | 74.8% | 76.3% |
| 2023 Estimated Black or African American | 5.1% | 4.5% | 4.9% |
| 2023 Estimated Asian or Pacific Islander | 10.8% | 8.2% | 6.9% |
| 2023 Estimated American Indian or Native Alaskan | 1.2% | 0.9% | 0.7% |
| 2023 Estimated Other Races | 12.9% | 11.6% | 11.2% |
| 2023 Estimated Hispanic | 14.8% | 11.9% | 10.3% |

Income

| | | | |
|---|----------|-----------|-----------|
| 2023 Estimated Average Household Income | \$99,504 | \$122,594 | \$140,173 |
| 2023 Estimated Median Household Income | \$71,843 | \$88,882 | \$101,547 |
| 2023 Estimated Per Capita Income | \$66,636 | \$73,537 | \$74,761 |

Education (Age 25+)

| | | | |
|---|-------|-------|-------|
| 2023 Estimated Elementary (Grade Level 0 to 8) | 2.2% | 1.3% | 1.3% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 3.3% | 2.1% | 1.8% |
| 2023 Estimated High School Graduate | 12.1% | 9.6% | 9.1% |
| 2023 Estimated Some College | 19.1% | 17.0% | 15.9% |
| 2023 Estimated Associates Degree Only | 5.2% | 4.5% | 4.7% |
| 2023 Estimated Bachelors Degree Only | 33.2% | 37.5% | 38.5% |
| 2023 Estimated Graduate Degree | 24.8% | 27.9% | 28.7% |

Business

| | | | |
|--|---------|---------|---------|
| 2023 Estimated Total Businesses | 8,916 | 16,506 | 23,126 |
| 2023 Estimated Total Employees | 104,200 | 172,377 | 217,824 |
| 2023 Estimated Employee Population per Business | 11.7 | 10.4 | 9.4 |
| 2023 Estimated Residential Population per Business | 4.2 | 6.4 | 8.2 |

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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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.