



MUJI



NIKE



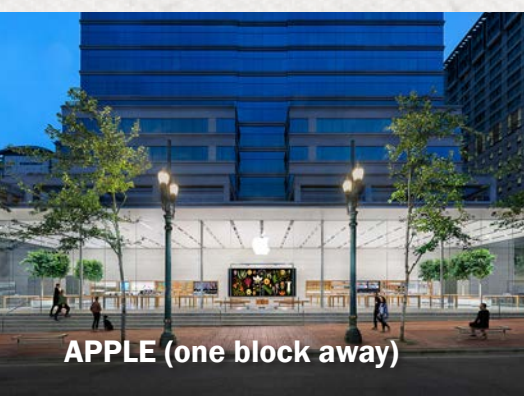
SEPHORA

PRIME CORNER RESTAURANT OPPORTUNITY!



SW 4TH AND MORRISON

REPRESENTATIVE IMAGE



APPLE (one block away)



300 EVENTS PER YEAR

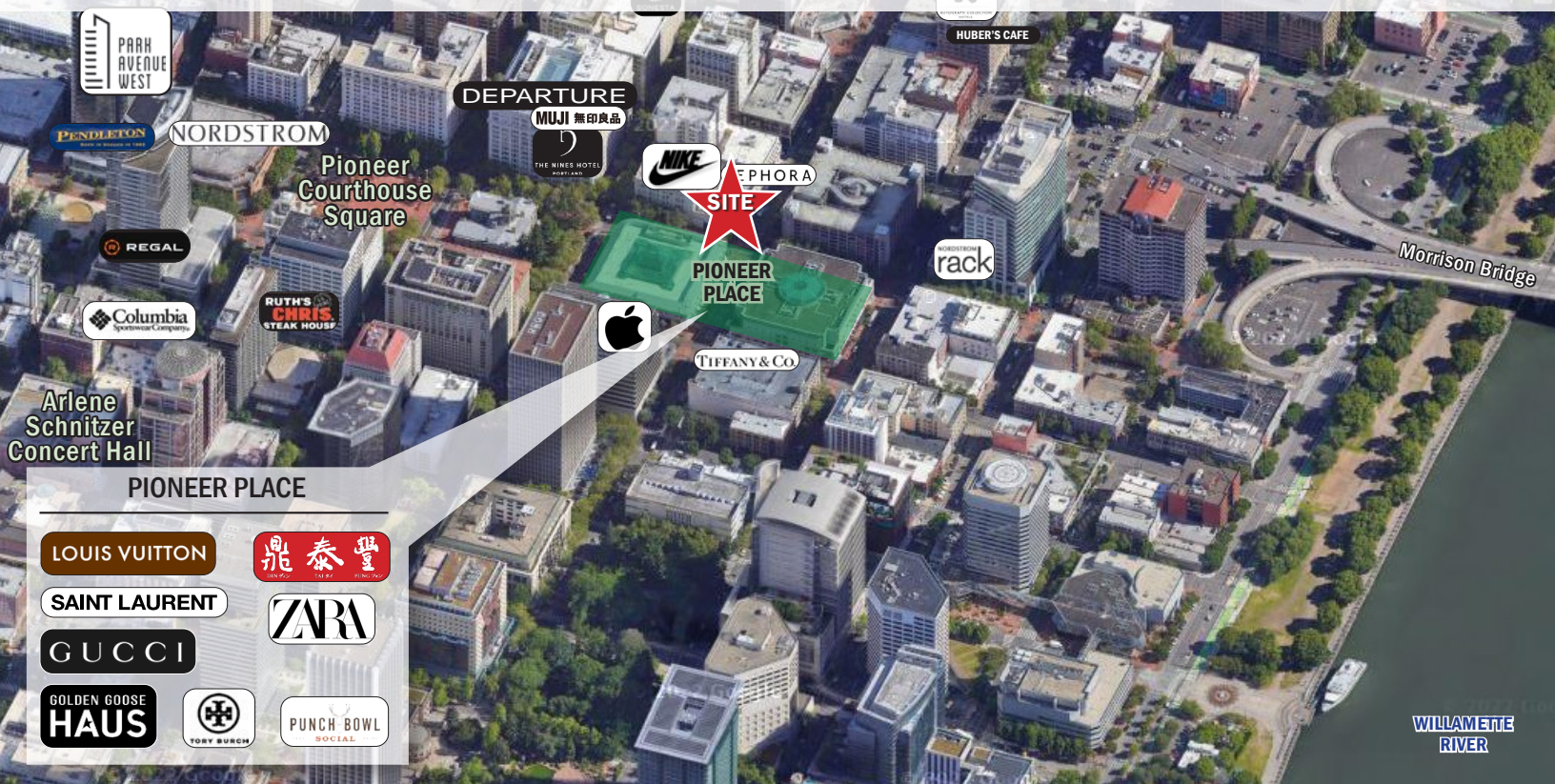
PDX LIVE Returns to Downtown



DIN TAI FUNG

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).
- Grease interceptor and plumbing infrastructure in place.
- Outdoor sidewalk seating available.
- Available now!



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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

KASK
11W MIXED USE DEVELOPMENT
KISSING BOOTH
MACHUS
HALO
JAKE'S GRILL

RITZ CARLTON DEVELOPMENT

BOMBAY CHAAT HOUSE
East India Co
MULTNOMAH COUNTY CENTRAL LIBRARY

10TH & YAMHILL GARAGE RENOVATION

NORDSTROM Pioneer Courthouse Square

DEPARTURE MUJI 無印良品

SITE

FOOD CARTS

SENSEI SUSHI

DRAGONWELL

MOD

PADDY'S

PORTLAND MUSEUM

OREGON HISTORICAL SOCIETY

ARLENE SCHNITZER CONCERT HALL

PORTLAND CITY HALL

ADDY'S

STARBUCKS

UIMPQUA

THE OREGONIAN

KELLER AUDITORIUM

KELLER FOUNTAIN PARK

THE OREGONIAN

22,014 STUDENTS



4TH & MORRISON

401 SW MORRISON STREET

PORTLAND, OR

SITE PLAN



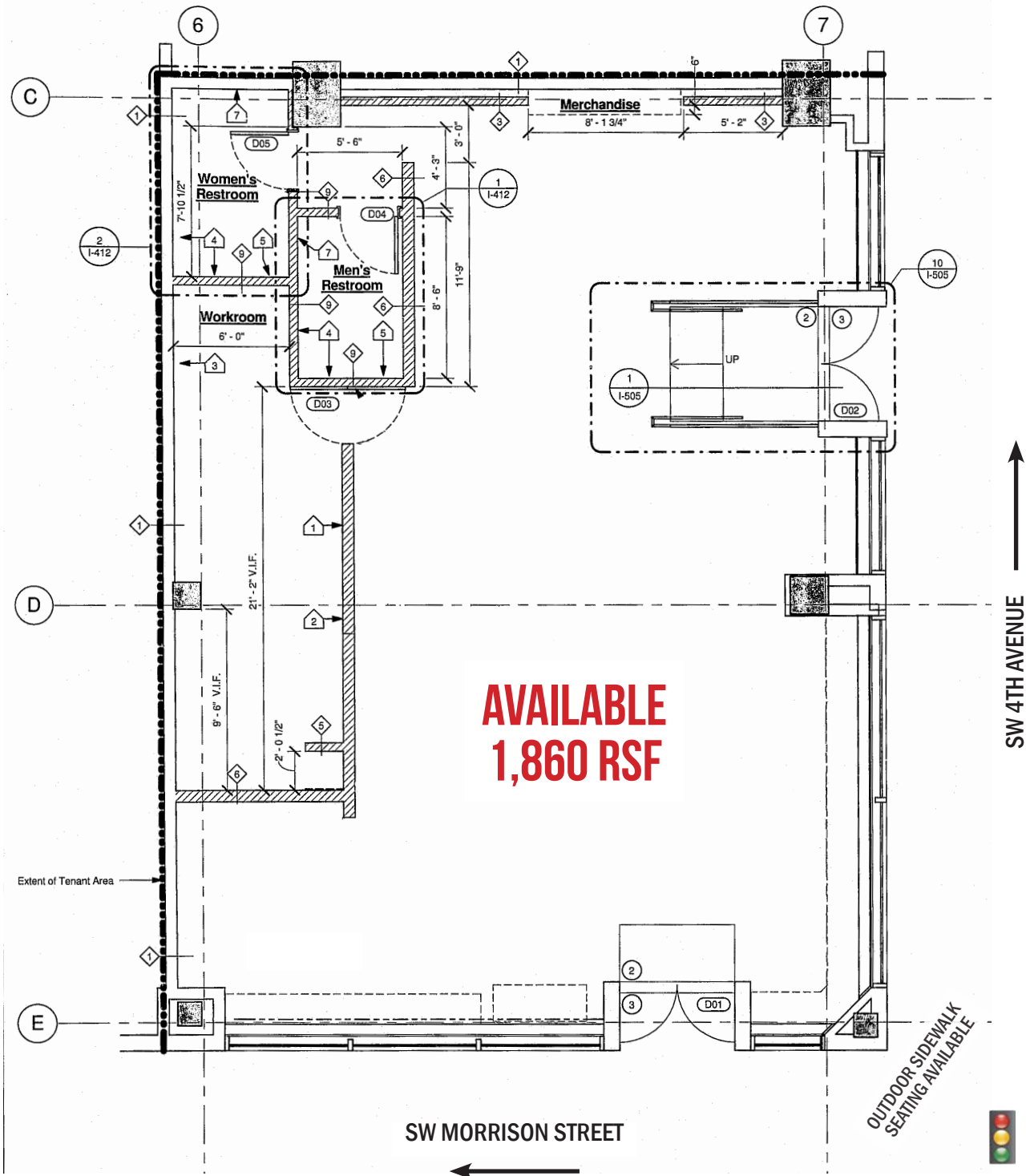
PIONEER PLACE

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

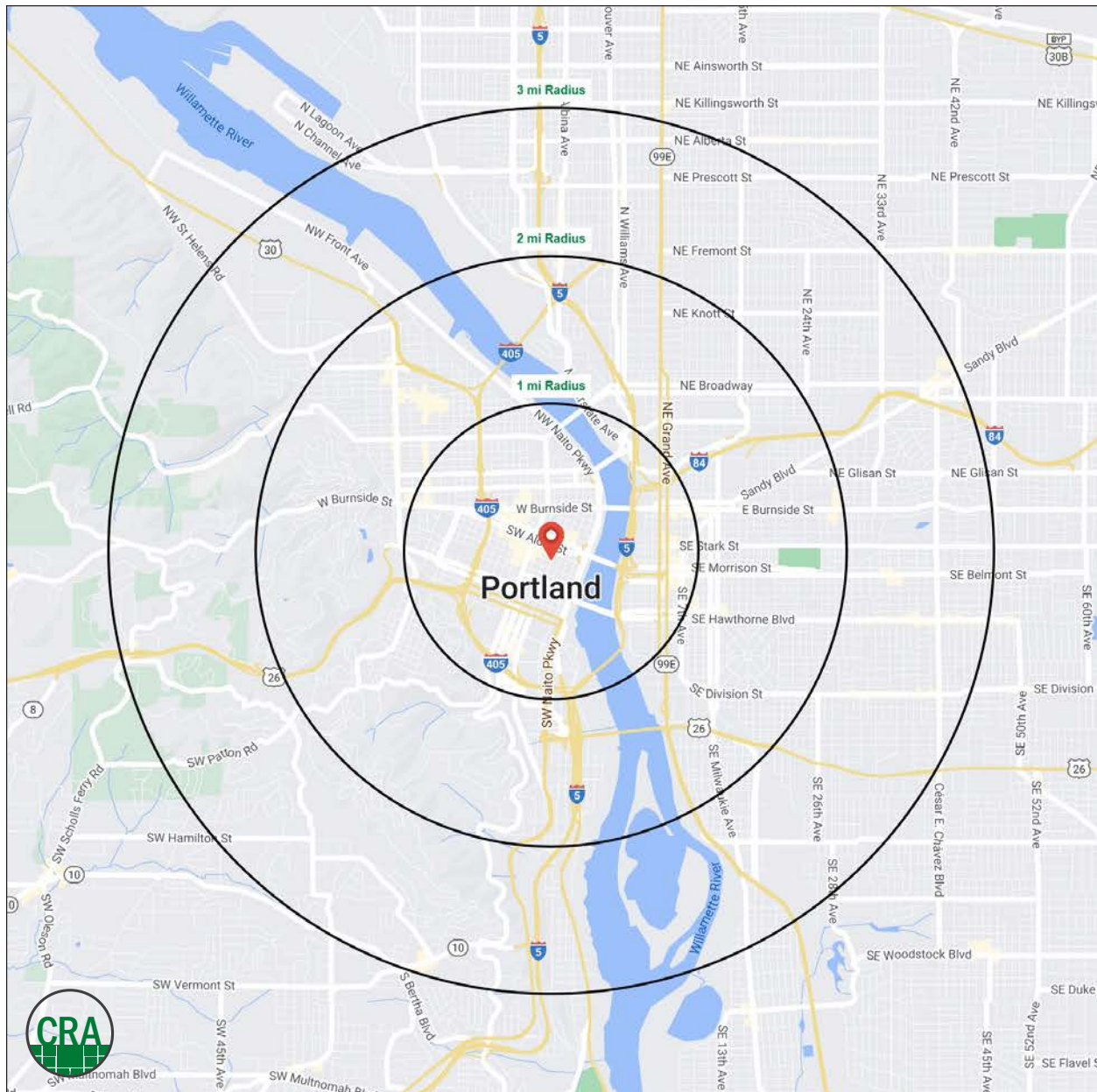
Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	37,319	105,161	190,366
Estimated Households	24,505	62,447	100,879
Average HH Income	\$99,504	\$122,594	\$140,173
Median Home Value	\$574,665	\$656,973	\$655,369
Daytime Demographics 16+	118,499	203,564	268,872
Some College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