

LOW FIRST YEAR  
RENT INCENTIVE FOR  
MULTI-YEAR LEASE DEAL!



# 719 SW MORRISON

**PRIME  
SECOND GENERATION  
RETAIL SPACE  
IN THE HEART OF THE CBD!**

## ADDRESS

719 SW Morrison Street | Portland, OR 97205

## AVAILABLE SPACE

937 RSF of ground floor retail  
Lower level storage space available

## RENTAL RATE

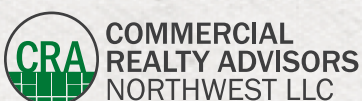
*MOTIVATED LANDLORD!* Year 1 of multi-year leases  
only \$2,500 /month gross (plus utilities)

## TRAFFIC COUNTS

SW Broadway @ Morrison - 12,502 ADT ('22)  
SW Alder @ Broadway - 7,627 ADT ('22)  
SW Morrison @ 10th - 3,428 ADT ('22)

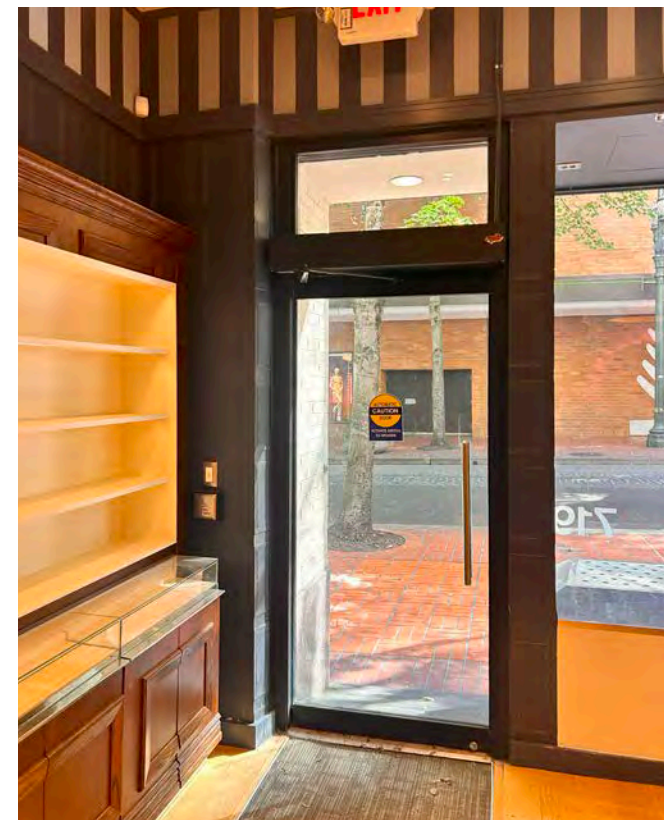
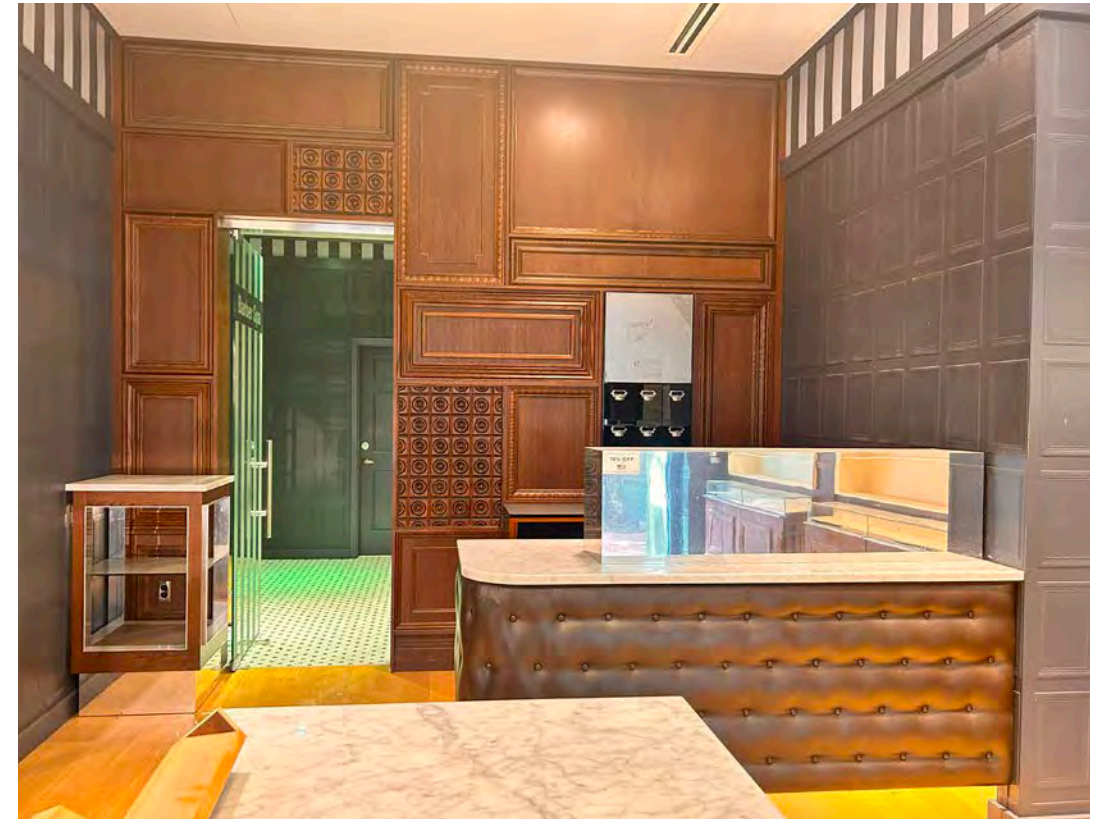
## HIGHLIGHTS

- Nearby tenants include Nordstrom, Capital One Bank, Pendleton and Apple's flagship store, Marios, Pioneer Courthouse Square (Portland's "Living Room"), Regal Cinema at Fox Tower, Muji's first to market location and many more.
- Close proximity to 20 hotels within an approximately three block radius, including the new Ritz Carlton Hotel and Residences (opening soon).
- Over 2,000 parking stalls within two blocks.
- Excellent CBD high traffic location, on the MAX line with daily ridership of 120,900.
- Available now!



**Kathleen Healy** 503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)  
**Ashley Heichelbech** 503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)



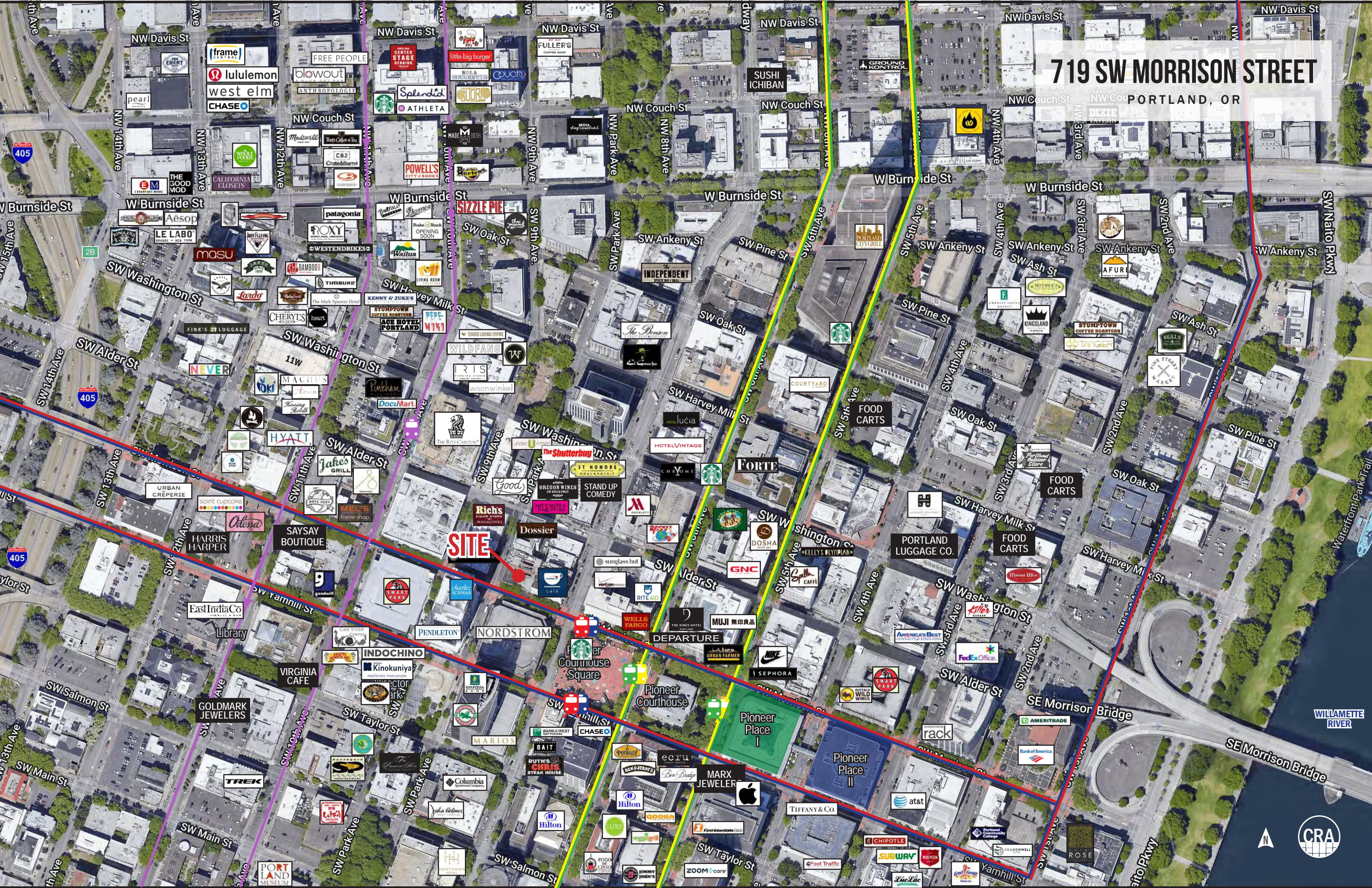
NEIGHBORING BUSINESSES

719 SW MORRISON STREET  
PORTLAND, OR



# 719 SW MORRISON STREET

PORTLAND, OR



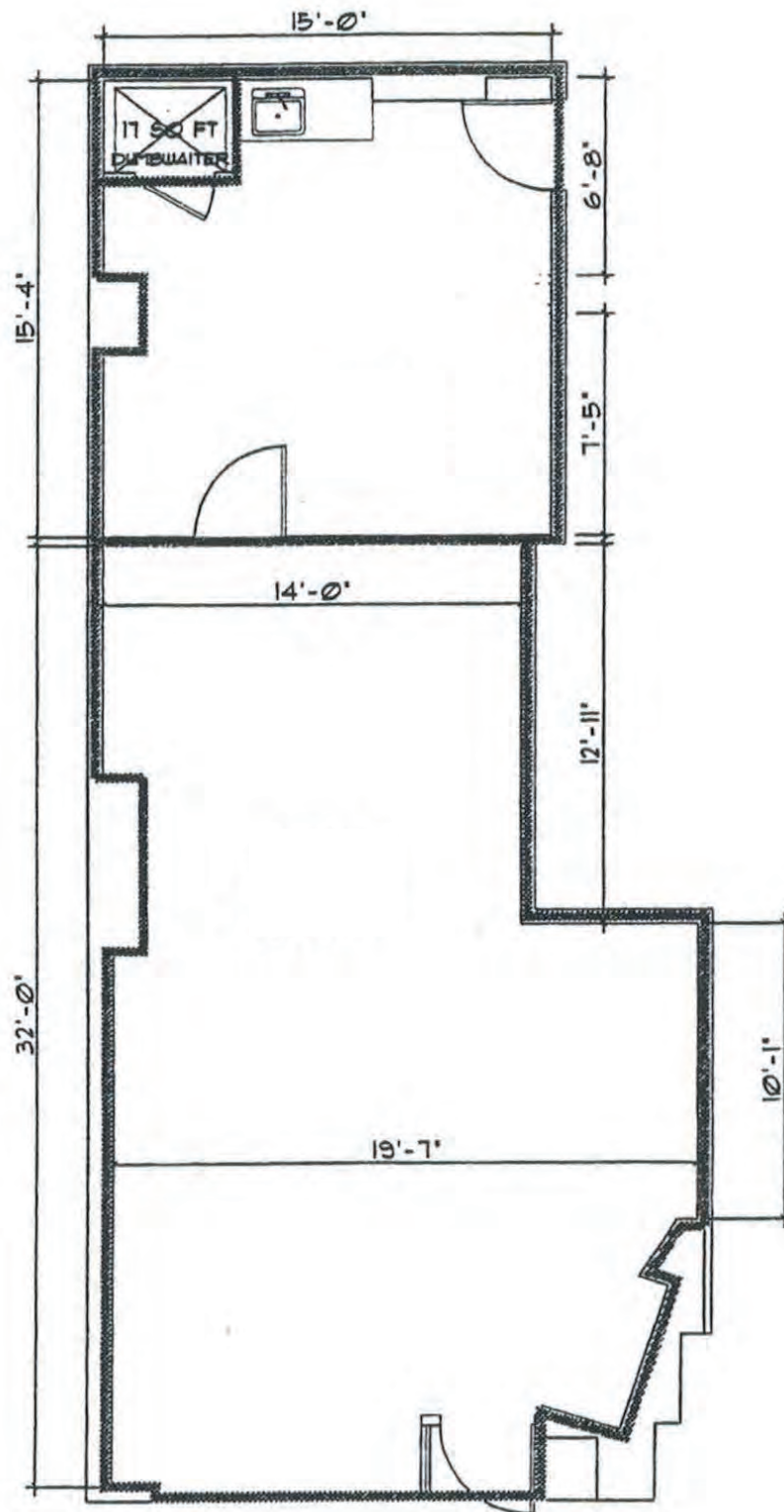
**SITE**



# 719 SW MORRISON STREET

## FLOOR PLAN

PORTLAND, OR



# 719 SW MORRISON STREET

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

| Source: Regis - SitesUSA (2023) | ¼ MILE    | ½ MILE    | 1 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 20233      | 1,373     | 12,947    | 42,807    |
| Estimated Households            | 907       | 8,999     | 28,222    |
| Average HH Income               | \$64,578  | \$73,459  | \$108,521 |
| Median Home Value               | \$512,557 | \$546,576 | \$585,979 |
| Daytime Demographics 16+        | 24,160    | 72,957    | 117,626   |
| Some College or Higher          | 63.8%     | 75.9%     | 83.5%     |

### 38.4

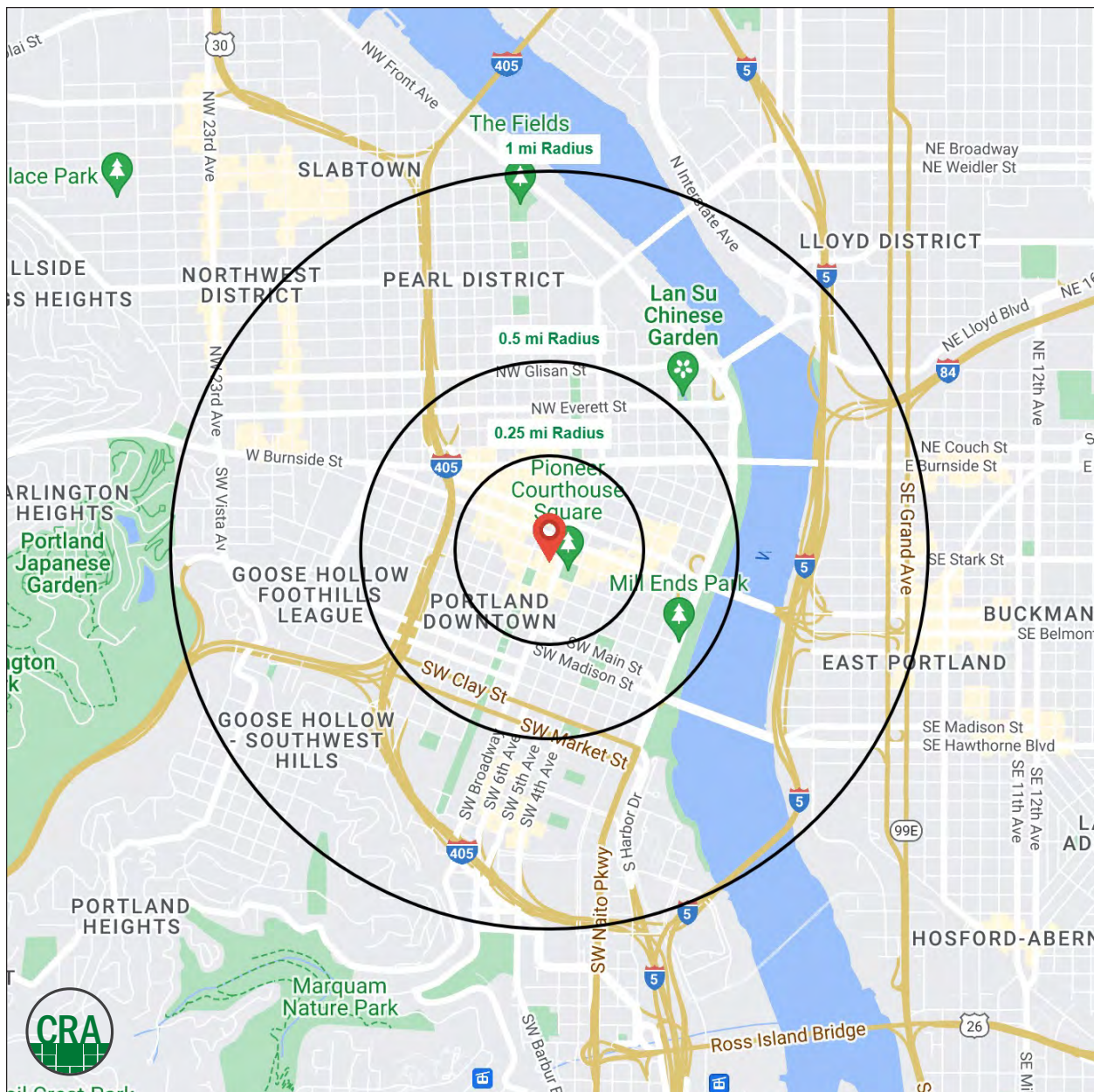
Median Age

1 MILE RADIUS

### \$585,979

Median Home Value

1 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.5196/-122.6802

| <b>719 SW Morrison St<br/>Portland, OR 97205</b>      | <b>0.25 mi<br/>radius</b> | <b>0.5 mi<br/>radius</b> | <b>1 mi<br/>radius</b> |
|---|---------------------------|--------------------------|------------------------|
| <b>Population</b>                                     |                           |                          |                        |
| 2023 Estimated Population                             | 1,373                     | 12,947                   | 42,807                 |
| 2028 Projected Population                             | 1,385                     | 13,099                   | 42,468                 |
| 2020 Census Population                                | 1,384                     | 13,264                   | 42,978                 |
| 2010 Census Population                                | 1,761                     | 11,657                   | 36,100                 |
| Projected Annual Growth 2023 to 2028                  | 0.2%                      | 0.2%                     | -0.2%                  |
| Historical Annual Growth 2010 to 2023                 | -1.7%                     | 0.9%                     | 1.4%                   |
| 2023 Median Age                                       | 47.8                      | 43.5                     | 38.4                   |
| <b>Households</b>                                     |                           |                          |                        |
| 2023 Estimated Households                             | 907                       | 8,999                    | 28,222                 |
| 2028 Projected Households                             | 928                       | 9,226                    | 28,330                 |
| 2020 Census Households                                | 917                       | 9,201                    | 28,134                 |
| 2010 Census Households                                | 954                       | 7,322                    | 22,243                 |
| Projected Annual Growth 2023 to 2028                  | 0.5%                      | 0.5%                     | -                      |
| Historical Annual Growth 2010 to 2023                 | -0.4%                     | 1.8%                     | 2.1%                   |
| <b>Race and Ethnicity</b>                             |                           |                          |                        |
| 2023 Estimated White                                  | 60.4%                     | 67.7%                    | 71.0%                  |
| 2023 Estimated Black or African American              | 15.5%                     | 7.3%                     | 5.0%                   |
| 2023 Estimated Asian or Pacific Islander              | 7.7%                      | 8.4%                     | 10.5%                  |
| 2023 Estimated American Indian or Native Alaskan      | 1.1%                      | 1.5%                     | 1.1%                   |
| 2023 Estimated Other Races                            | 15.2%                     | 15.1%                    | 12.4%                  |
| 2023 Estimated Hispanic                               | 18.8%                     | 18.4%                    | 13.9%                  |
| <b>Income</b>   |                           |                          |                        |
| 2023 Estimated Average Household Income               | \$64,578                  | \$73,459                 | \$108,521              |
| 2023 Estimated Median Household Income                | \$51,092                  | \$58,378                 | \$75,804               |
| 2023 Estimated Per Capita Income                      | \$46,727                  | \$53,099                 | \$72,689               |
| <b>Education (Age 25+)</b>                            |                           |                          |                        |
| 2023 Estimated Elementary (Grade Level 0 to 8)        | 3.2%                      | 4.2%                     | 2.0%                   |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 3.5%                      | 5.8%                     | 2.9%                   |
| 2023 Estimated High School Graduate                   | 29.5%                     | 14.1%                    | 11.6%                  |
| 2023 Estimated Some College                           | 37.5%                     | 23.9%                    | 17.7%                  |
| 2023 Estimated Associates Degree Only                 | 3.4%                      | 5.2%                     | 5.0%                   |
| 2023 Estimated Bachelors Degree Only                  | 13.9%                     | 25.7%                    | 34.1%                  |
| 2023 Estimated Graduate Degree                        | 9.1%                      | 21.1%                    | 26.7%                  |
| <b>Business</b>                                       |                           |                          |                        |
| 2023 Estimated Total Businesses                       | 2,036                     | 5,275                    | 8,882                  |
| 2023 Estimated Total Employees                        | 23,359                    | 66,777                   | 101,991                |
| 2023 Estimated Employee Population per Business       | 11.5                      | 12.7                     | 11.5                   |
| 2023 Estimated Residential Population per Business    | -                         | 2.5                      | 4.8                    |

*For more information, please contact:*

**ASHLEY HEICHELBECH** 503.490.7212 | ashley@cra-nw.com

**KATHLEEN HEALY** 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



[www.cra-nw.com](http://www.cra-nw.com)



503.274.0211

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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.