

719 SW MORRISON



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

ADDRESS

719 SW Morrison Street, Portland, OR

AVAILABLE SPACE

937 RSF of ground floor retail
Lower level storage space available

RENTAL RATE

\$5,300/mo 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, Peet's Coffee, City Target, Pendleton's and Apple's flagship stores, Banana Republic, 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 in 2022).
- Over 650 parking stalls nearby.
- Excellent CBD high traffic location, on the MAX line with daily ridership of 120,900.
- Available now!



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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INTERIOR/EXTERIOR 2ND GENERATION RETAIL SPACE

719 SW MORRISON STREET
PORTLAND, OR



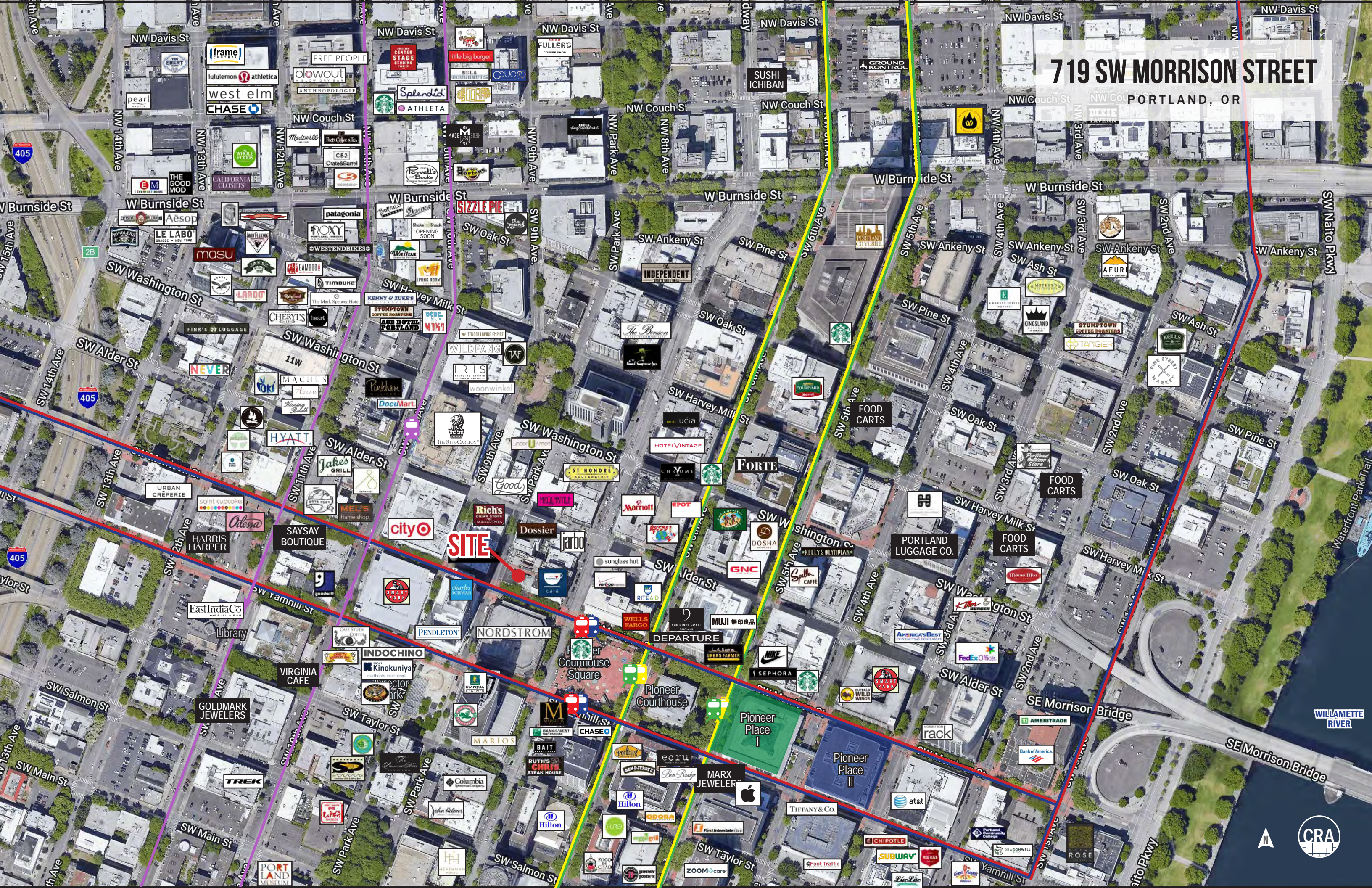
NEIGHBORING BUSINESSES

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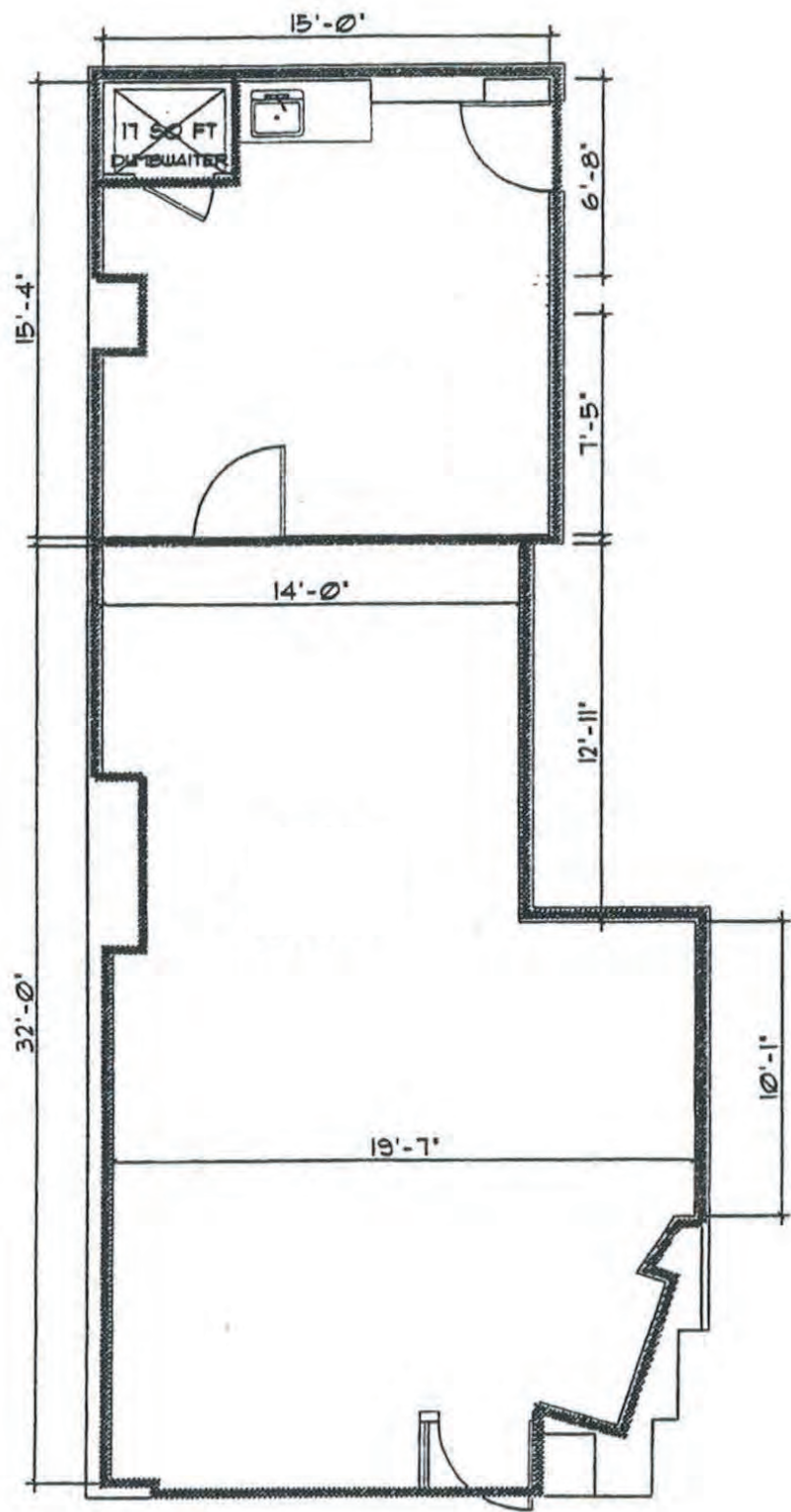
SITE



719 SW MORRISON STREET

PORTLAND, OR

FLOOR PLAN



719 SW MORRISON STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

| Source: Regis - SitesUSA (2022) | ¼ MILE | ½ MILE | 1 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2022 | 1,377 | 12,973 | 42,696 |
| Projected Population 2027 | 1,393 | 13,170 | 43,285 |
| Average HH Income | \$36,414 | \$57,945 | \$86,088 |
| Median Home Value | \$488,724 | \$497,473 | \$540,216 |
| Daytime Demographics 16+ | 25,806 | 72,280 | 119,435 |
| Some College or Higher | 66.2% | 74.8% | 83.3% |

38.3

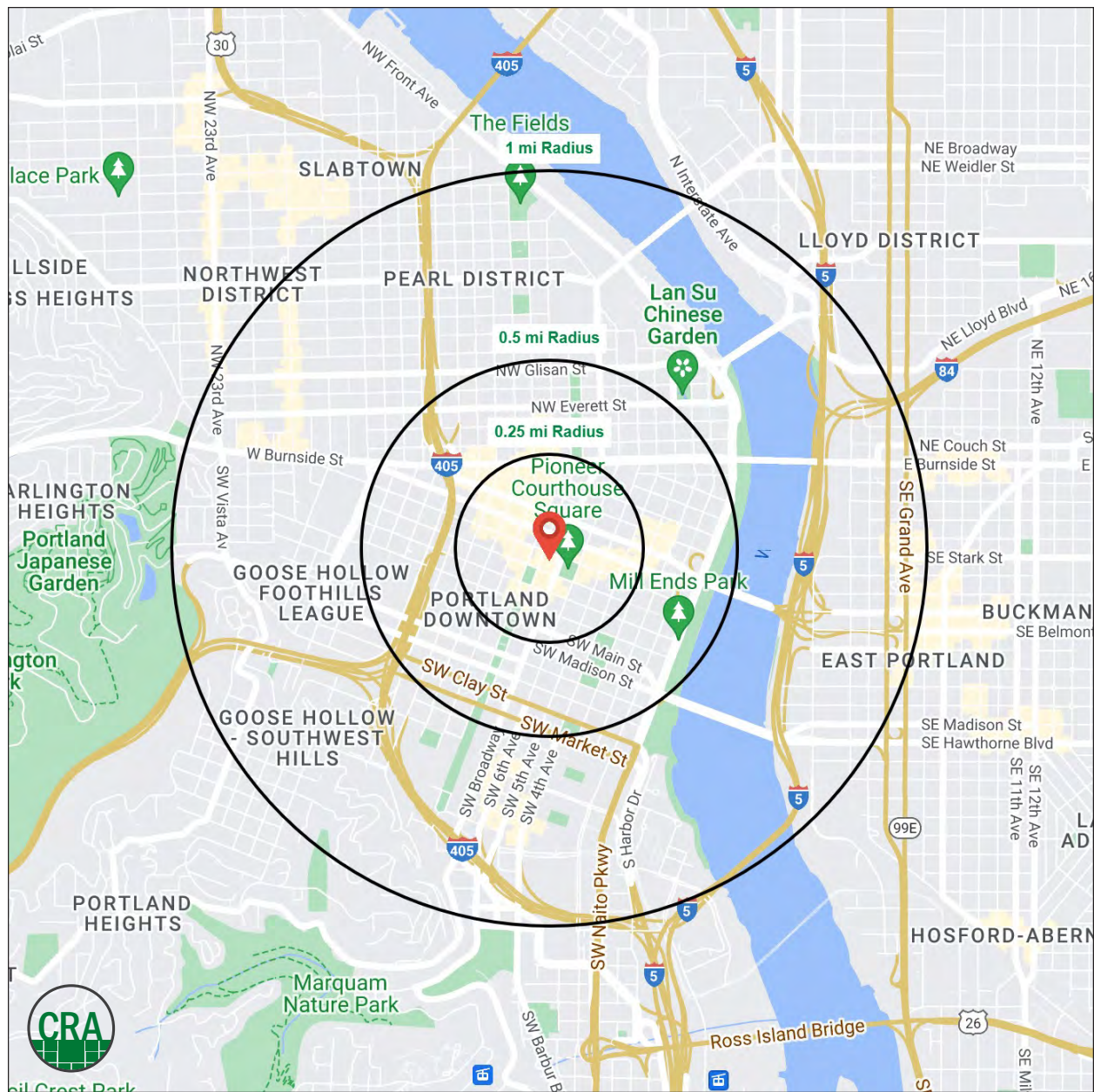
Median Age

1 MILE RADIUS

\$540,216

Median Home Value

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5196/-122.6802

| 719 SW Morrison St Portland, OR 97205 | 0.25 mi radius | 0.5 mi radius | 1 mi radius |
|---|-------------------|------------------|----------------|
| Population | | | |
| 2022 Estimated Population | 1,377 | 12,973 | 42,696 |
| 2027 Projected Population | 1,393 | 13,170 | 43,285 |
| 2020 Census Population | 1,384 | 13,264 | 42,978 |
| 2010 Census Population | 1,761 | 11,657 | 36,100 |
| Projected Annual Growth 2022 to 2027 | 0.2% | 0.3% | 0.3% |
| Historical Annual Growth 2010 to 2022 | -1.8% | 0.9% | 1.5% |
| 2022 Median Age | 48.0 | 43.3 | 38.3 |
| Households | | | |
| 2022 Estimated Households | 903 | 8,983 | 27,940 |
| 2027 Projected Households | 922 | 9,176 | 28,471 |
| 2020 Census Households | 917 | 9,201 | 28,134 |
| 2010 Census Households | 954 | 7,322 | 22,243 |
| Projected Annual Growth 2022 to 2027 | 0.4% | 0.4% | 0.4% |
| Historical Annual Growth 2010 to 2022 | -0.4% | 1.9% | 2.1% |
| Race and Ethnicity | | | |
| 2022 Estimated White | 58.4% | 66.3% | 69.4% |
| 2022 Estimated Black or African American | 15.1% | 6.8% | 4.6% |
| 2022 Estimated Asian or Pacific Islander | 7.2% | 7.7% | 9.8% |
| 2022 Estimated American Indian or Native Alaskan | 1.3% | 1.8% | 1.3% |
| 2022 Estimated Other Races | 18.1% | 17.4% | 14.9% |
| 2022 Estimated Hispanic | 18.9% | 17.9% | 13.7% |
| Income | | | |
| 2022 Estimated Average Household Income | \$36,414 | \$57,945 | \$86,088 |
| 2022 Estimated Median Household Income | \$17,711 | \$42,367 | \$62,524 |
| 2022 Estimated Per Capita Income | \$27,968 | \$42,229 | \$57,526 |
| Education (Age 25+) | | | |
| 2022 Estimated Elementary (Grade Level 0 to 8) | 4.1% | 4.7% | 2.2% |
| 2022 Estimated Some High School (Grade Level 9 to 11) | 6.3% | 6.1% | 3.0% |
| 2022 Estimated High School Graduate | 23.4% | 14.3% | 11.5% |
| 2022 Estimated Some College | 36.6% | 21.6% | 17.1% |
| 2022 Estimated Associates Degree Only | 3.1% | 5.6% | 5.2% |
| 2022 Estimated Bachelors Degree Only | 12.8% | 24.8% | 33.8% |
| 2022 Estimated Graduate Degree | 13.7% | 22.8% | 27.2% |
| Business | | | |
| 2022 Estimated Total Businesses | 2,235 | 5,298 | 8,907 |
| 2022 Estimated Total Employees | 25,037 | 66,206 | 103,655 |
| 2022 Estimated Employee Population per Business | 11.2 | 12.5 | 11.6 |
| 2022 Estimated Residential Population per Business | - | 2.4 | 4.8 |

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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www.cra-nw.com



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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.