

FOX TOWER



FLAGSHIP RETAIL SPACE IN THE HEART OF DOWNTOWN PORTLAND

ADDRESS

710 SW Yamhill Street, Portland, OR

AVAILABLE SPACES

Anchor retail space includes 22,048 RSF, with 6,069 RSF of ground floor space and 12,612 RSF of second floor space. Spaces can be demised.

Opportunity to combine the adjacent SW Yamhill space to include an additional 3,367 RSF on the ground floor.

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SW Yamhill @ Broadway – 2,377 ADT ('18)

SW Broadway @ Taylor – 19,180 ADT ('18)

HIGHLIGHTS

- Excellent corner location in Fox Tower in the heart of downtown Portland: across from Nordstrom, adjacent to Umpqua Bank, Flying Elephants, Regal Fox Tower Stadium 10, and Director Park. Across from the Pendleton flagship location.
- Other nearby tenants include Pastini, Mario's, Tea Bar, and Columbia Sportswear's flagship location.
- Conveniently located just one block from Tri-Met MAX Station at Pioneer Place.
- Available now!

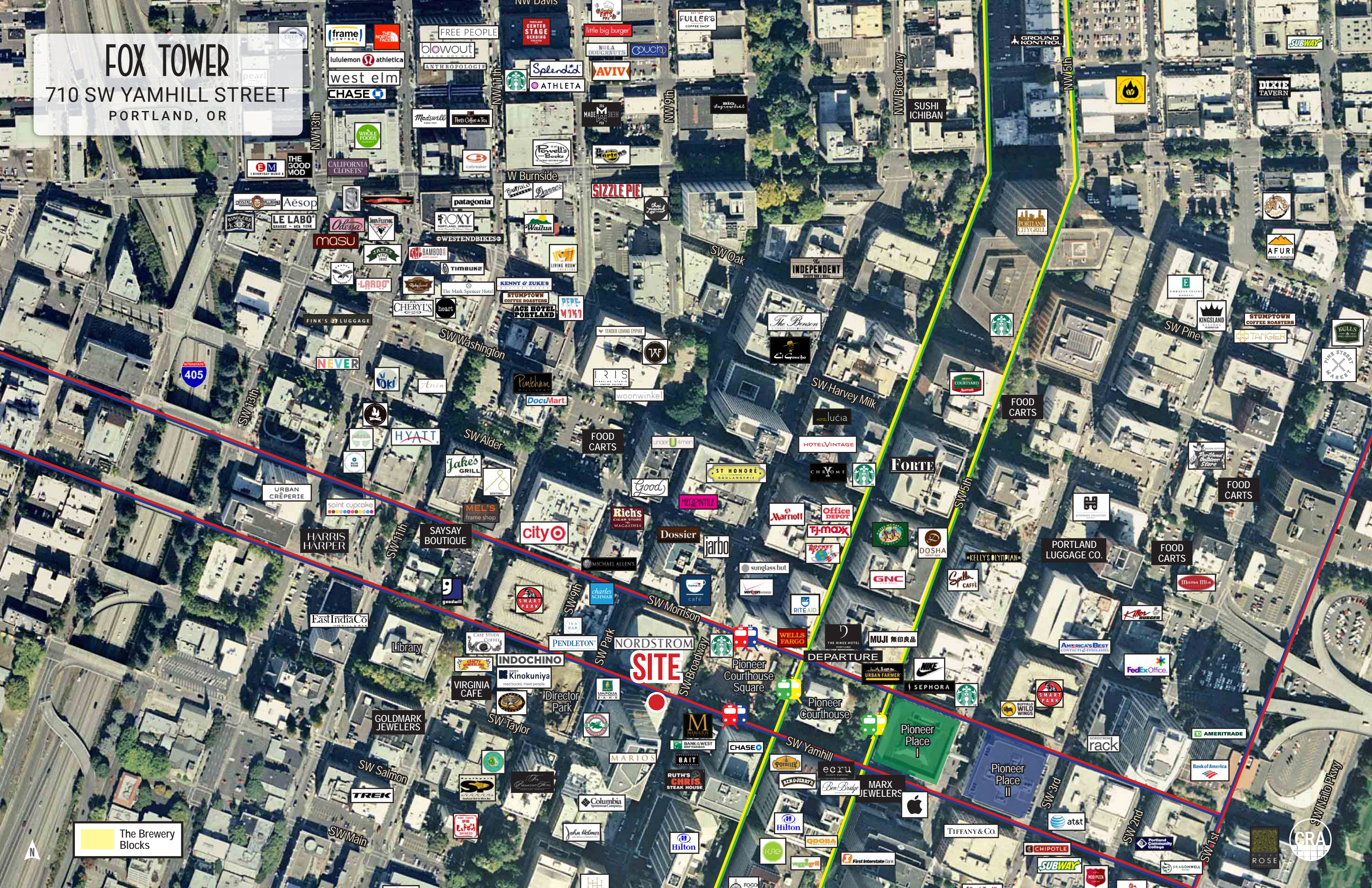


INTERIOR IMAGES

FOX TOWER
710 SW YAMHILL STREET
PORTLAND, OR



FOX TOWER
710 SW YAMHILL STREET
PORTLAND, OR



405

**NORDSTROM
SITE**

The Brewery Blocks



frame central
lululemon athletica
west elm
CHASE

FREE PEOPLE
blowout
ANTHROPOLOGIE

little big burger
AVIV
ATHLETA

STARBUCKS
Splendid
MADISON

FULLER'S COFFEE SHOP
SUSHI ICHIBAN

GROUND KONTROL
AFURI

STUMPTOWN COFFEE ROASTERS
TANGIER

AFURI
KINGSLAND

STUMPTOWN COFFEE ROASTERS
TANGIER

PINE STREET MARKET

THE GOOD VOD
CALIFORNIA CLOSETS

WHOLE FOODS
masu

patagonia
ROXY

FOWELL'S BOOKS
Waitua

SISSIE PIE
THE INDEPENDENT

THE BENSON
El Cauchito

STARBUCKS
COURTYARD

FOOD CARTS

FOOD CARTS

FOOD CARTS

FOOD CARTS

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LE LABO

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SISSIE PIE
THE INDEPENDENT

THE BENSON
El Cauchito

STARBUCKS
COURTYARD

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Jakes GRILL

SW WASHINGTON
Pentham

DocuMart
woonwinkel

FOOD CARTS

ST HONORE

STARBUCKS
COURTYARD

FOOD CARTS

FOOD CARTS

FOOD CARTS

FOOD CARTS

URBAN CRÉPERIE
saint cupcake

HARRIS HARPER
SAYSAY BOUTIQUE

SW ALDER
Jakes GRILL

cityO
Rich's

FOOD CARTS

ST HONORE

STARBUCKS
COURTYARD

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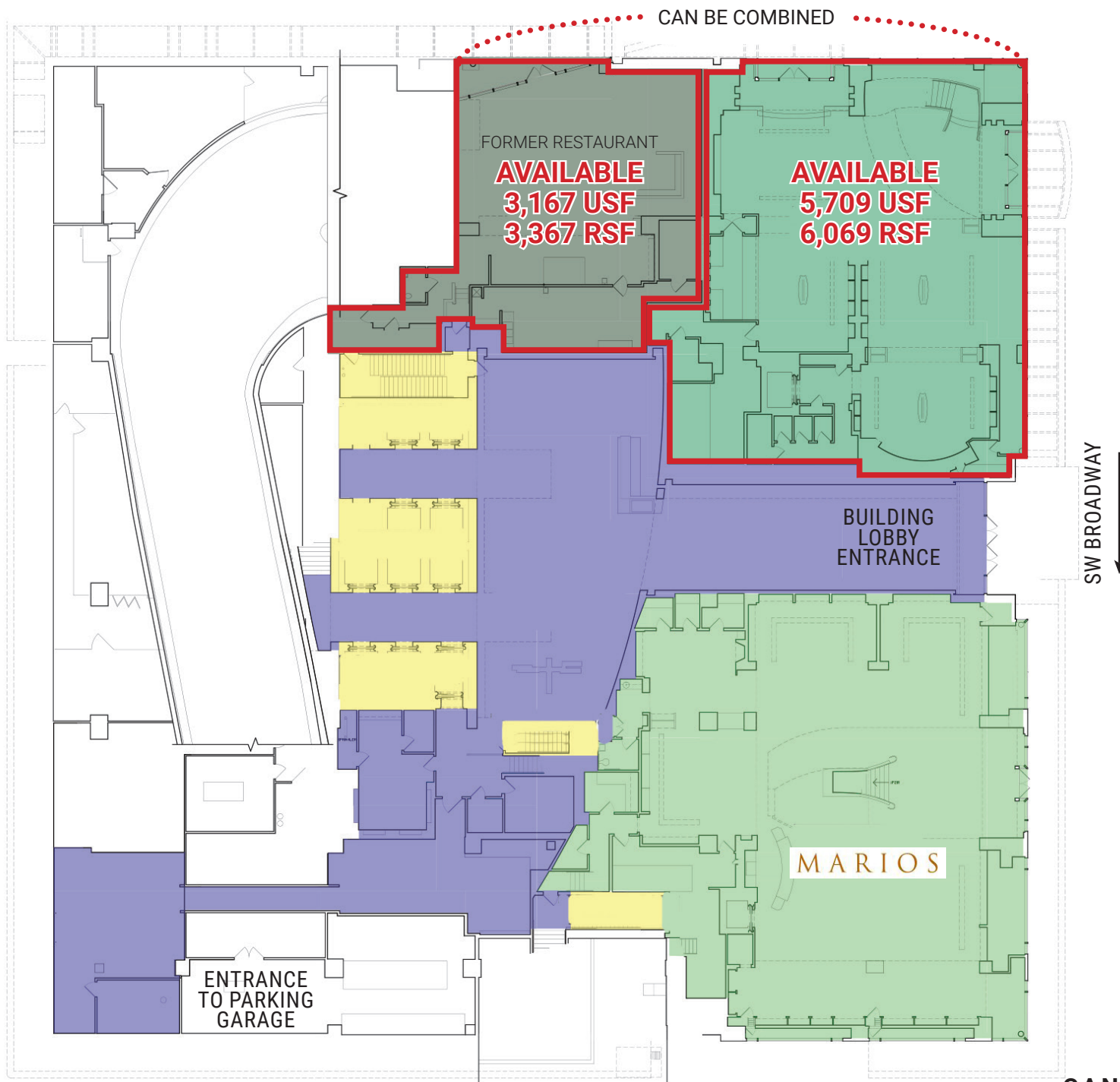
PORTLAND, OR

SITE PLANS

NORDSTROM

GROUND LEVEL

SW YAMHILL ST

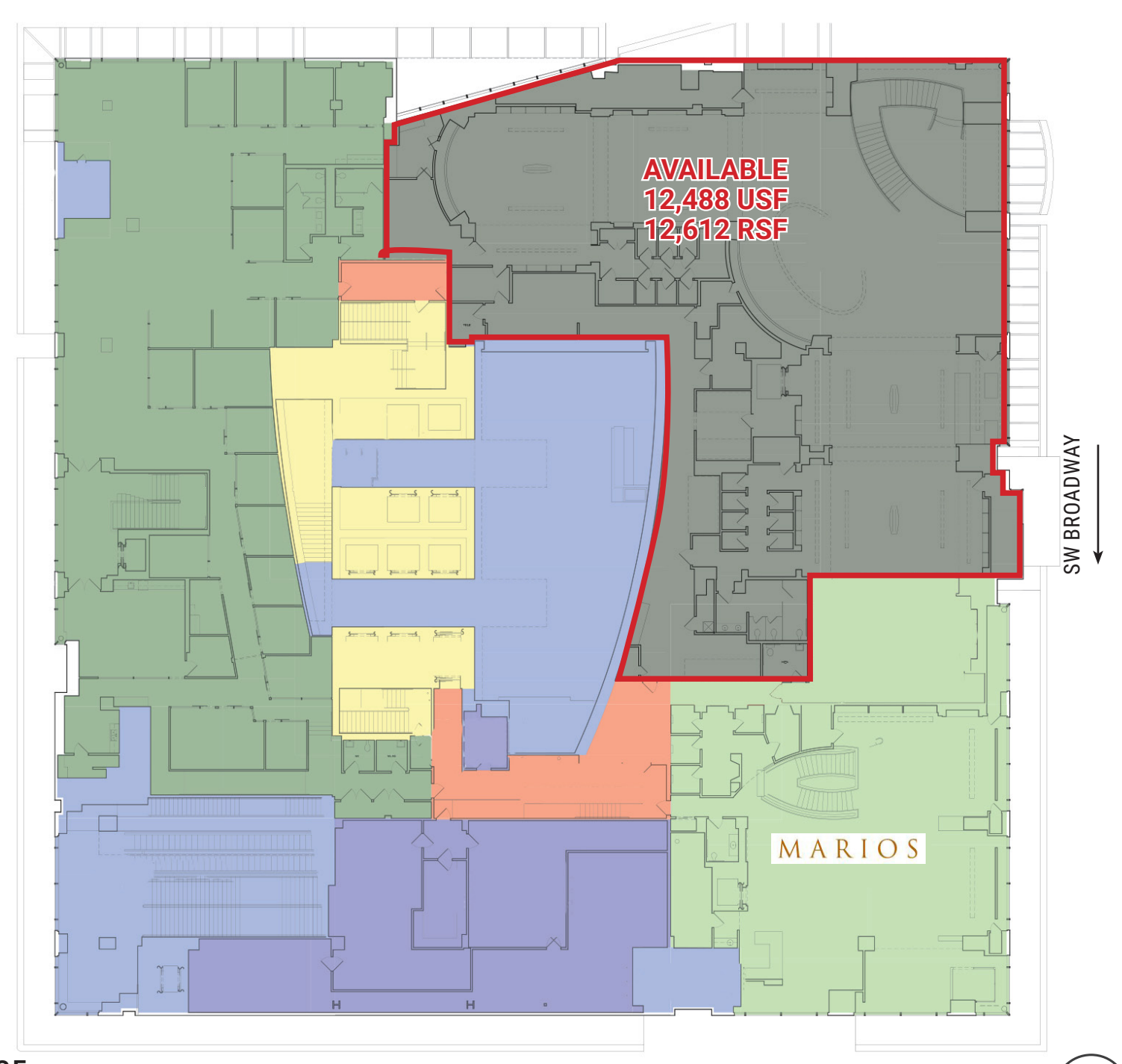


SW BROADWAY

CAN DEMISE GROUND LEVEL AND SECOND LEVEL

SECOND LEVEL

SW YAMHILL ST



SW BROADWAY

SW TAYLOR ST



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PORTLAND, OR

DEMOGRAPHIC SUMMARY

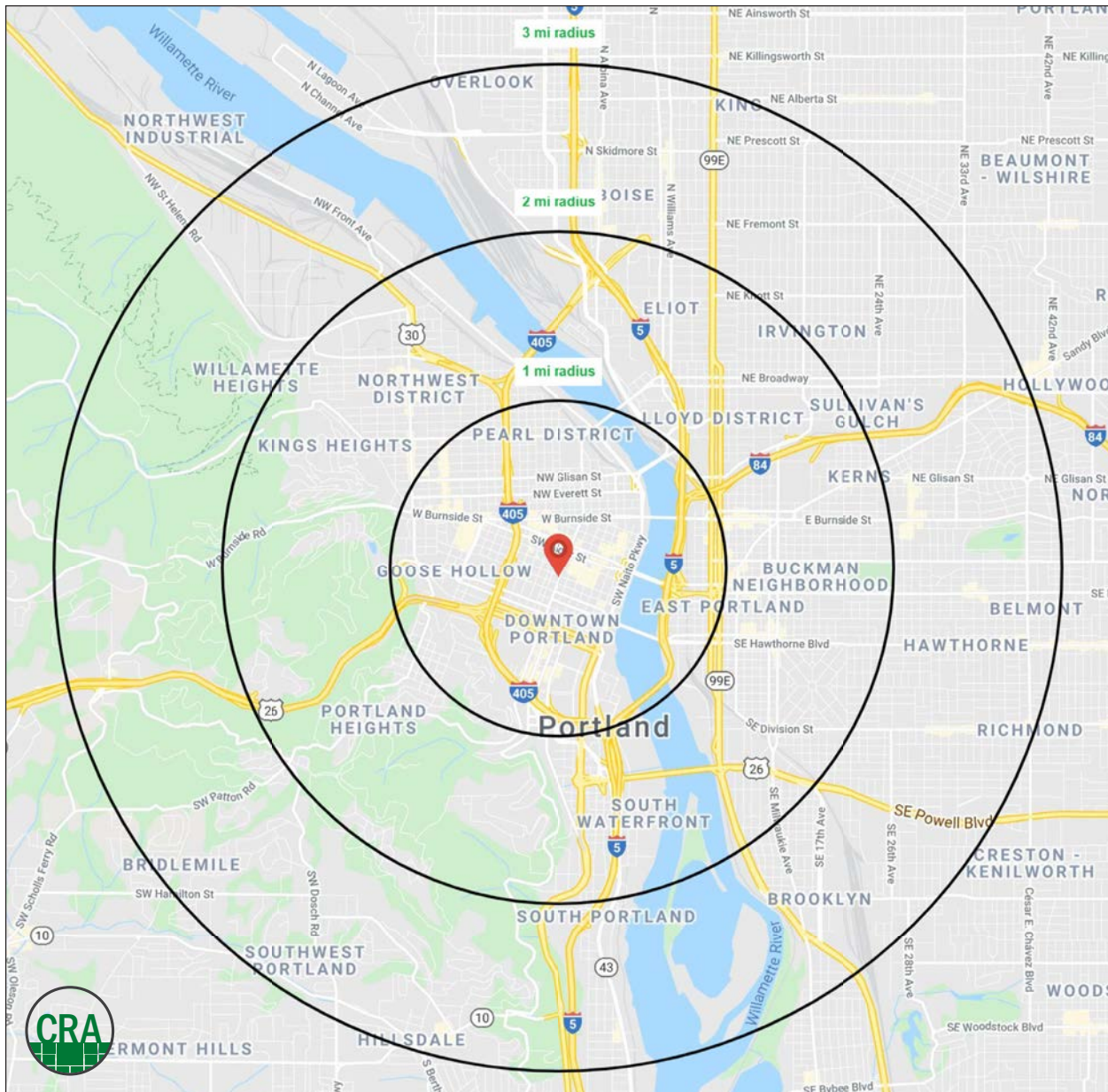
Source: Regis – SitesUSA (2020)	1 MILE	2 MILE	3 MILE
Estimated Population 2020	44,767	100,632	185,628
Projected Population 2025	46,039	104,166	191,581
Average HH Income	\$85,758	\$95,667	\$109,908
Median Home Value	\$538,937	\$613,242	\$598,694
Daytime Demographics 16+	131,168	223,004	288,847
Some College or Higher	85.8%	87.5%	87.8%

\$95,667

Average Household Income
2 MILE RADIUS

36.3

Median Age
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5187/-122.6805

RS1

Fox Tower		1 mi radius	2 mi radius	3 mi radius
Portland, OR 97205				
POPULATION	2020 Estimated Population	44,767	100,632	185,628
	2025 Projected Population	46,039	104,166	191,581
	2010 Census Population	36,106	76,249	148,368
	2000 Census Population	26,180	62,014	131,321
	Projected Annual Growth 2020 to 2025	0.6%	0.7%	0.6%
	Historical Annual Growth 2000 to 2020	3.5%	3.1%	2.1%
HOUSEHOLDS	2020 Median Age	36.3	36.2	36.6
	2020 Estimated Households	29,096	61,185	100,493
	2025 Projected Households	30,947	65,134	106,900
	2010 Census Households	22,186	43,873	76,243
	2000 Census Households	16,758	36,165	66,624
	Projected Annual Growth 2020 to 2025	1.3%	1.3%	1.3%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	3.7%	3.5%	2.5%
	2020 Estimated White	76.7%	78.0%	79.0%
	2020 Estimated Black or African American	7.2%	6.3%	6.3%
	2020 Estimated Asian or Pacific Islander	7.8%	6.4%	5.5%
	2020 Estimated American Indian or Native Alaskan	1.0%	1.1%	1.0%
	2020 Estimated Other Races	7.2%	8.1%	8.2%
INCOME	2020 Estimated Hispanic	7.4%	9.4%	9.8%
	2020 Estimated Average Household Income	\$85,758	\$95,667	\$109,908
	2020 Estimated Median Household Income	\$61,567	\$73,214	\$84,669
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$57,131	\$58,913	\$59,956
	2020 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.3%	1.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.0%	1.9%
	2020 Estimated High School Graduate	10.1%	9.2%	8.9%
	2020 Estimated Some College	19.0%	17.7%	16.5%
	2020 Estimated Associates Degree Only	5.8%	5.7%	5.7%
BUSINESS	2020 Estimated Bachelors Degree Only	36.5%	36.9%	36.7%
	2020 Estimated Graduate Degree	24.6%	27.3%	29.0%
	2020 Estimated Total Businesses	8,949	16,110	22,362
	2020 Estimated Total Employees	114,213	189,064	233,038
	2020 Estimated Employee Population per Business	12.8	11.7	10.4
	2020 Estimated Residential Population per Business	5.0	6.2	8.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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