

GOVERNOR BUILDING

RETAIL SPACE AVAILABLE



FOR LEASE ► PORTLAND, OR

LOCATION

412, 418 SW 2nd Avenue
Portland, Oregon

AVAILABLE SPACES AND RENTAL RATE

- 755 SF \$1,007/mo + utilities
- 1,335 SF \$1,500/mo + utilities

TRAFFIC COUNTS

SW 2nd Avenue – 7,331 ADT ('22)
SW Harvey Milk St – 4,910 ADT ('22)
Morrison Bridge – 47,353 ADT ('22)

HIGHLIGHTS

- Affordable short-term flexible options.
- Active, local, adjacent tenants include 2nd Avenue Records, Bridge City Connect, Portland Arts Collective and Mama Mia's Trattoria. The space is located across from the 2nd Avenue food cart pod and Block 300, a 360,000 SF office building.
- Close proximity to ample nearby monthly/daily/hourly parking options, MAX Light Rail and Tri-Met bus lines with easy access to I-5, the Morrison Bridge (boasting the highest traffic-count bridge serving downtown) and Tom McCall Waterfront Park.
- Market rate parking available on an adjacent surface lot, owned by the same landlord, for tenants.

Walk Score

95

Bike Score

84

Transit Score

100



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

GOVERNOR BUILDING

PORTLAND, OR

PROVIDENCE PARK

PORTLAND TIMBERS
PORTLAND THORNS

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

SITE

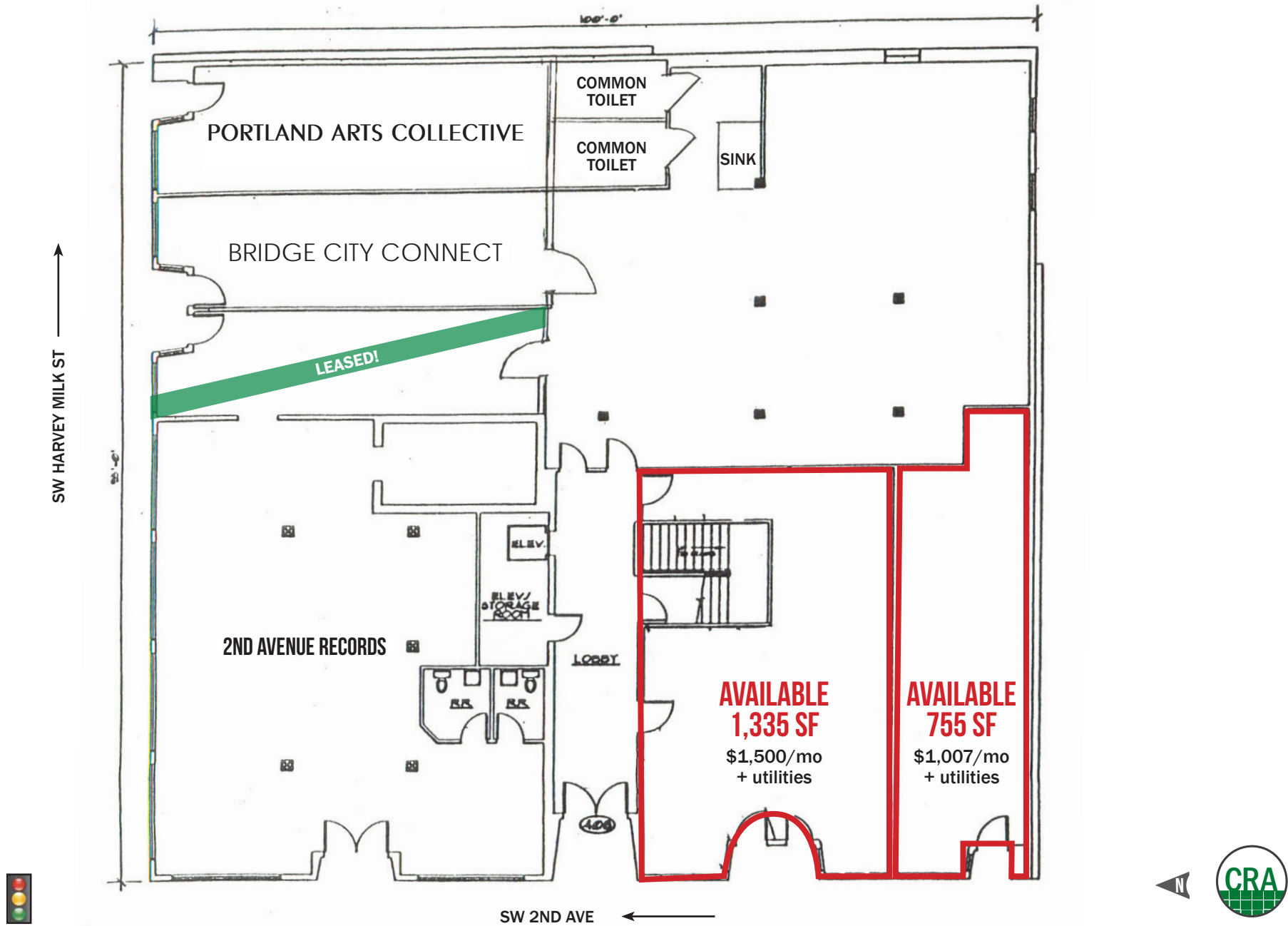
LINCOLN HIGH SCHOOL
1,566 STUDENTS

22,014 STUDENTS



BUILDING PLAN

GOVERNOR BUILDING
PORTLAND, OR



DEMOGRAPHIC SUMMARY

GOVERNOR BUILDING

PORTLAND, OR

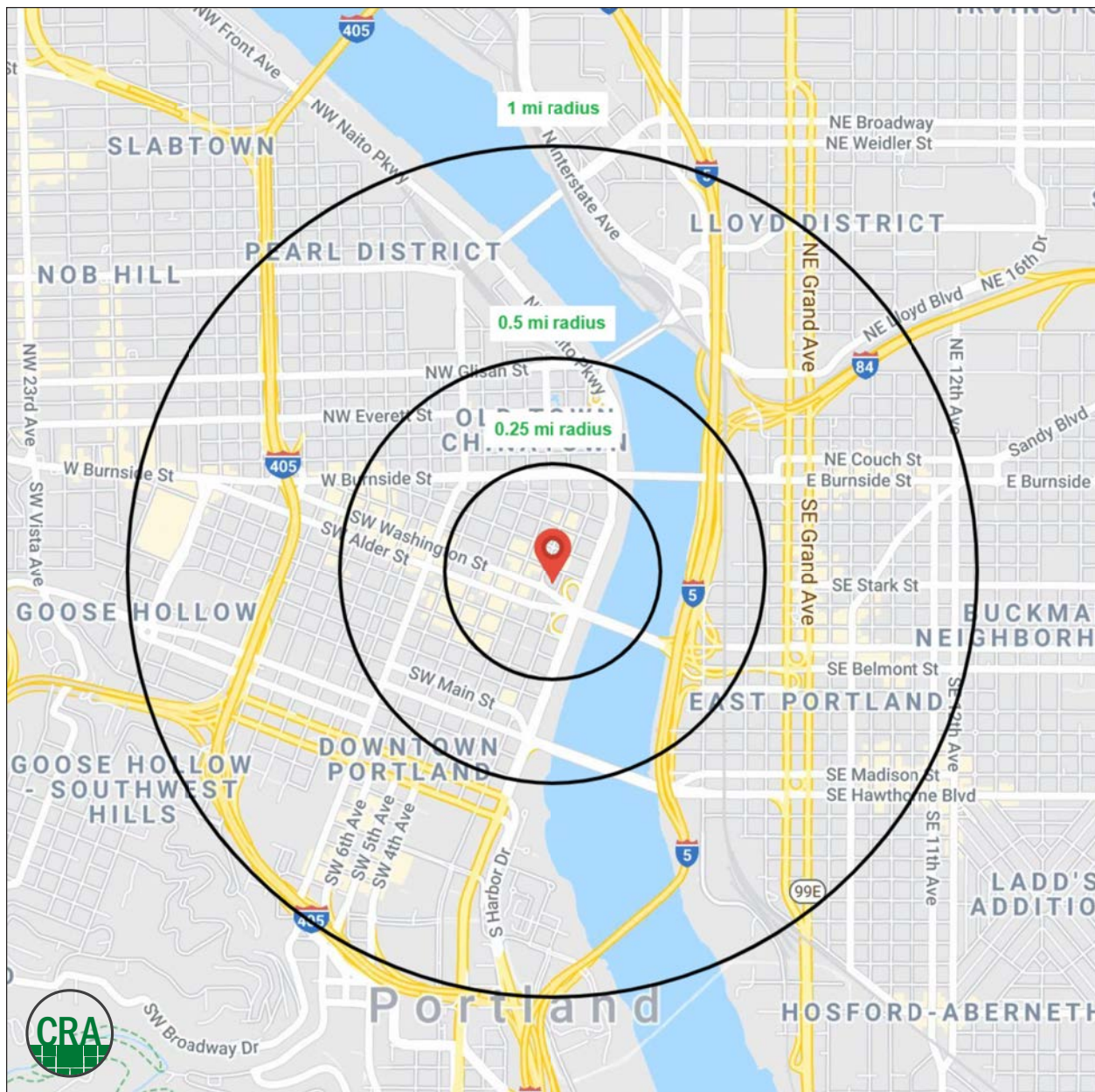
Source: Regis - SitesUSA (2023)	0.25 MILE	0.5 MILE	1 MILE
Estimated Population 2023	687	5,055	35,334
Estimated Households	480	3,277	23,146
Average HH Income	\$37,532	\$48,636	\$95,430
Average HH Size	1.1	1.2	1.4
Total Businesses	1,088	4,375	8,846
Daytime Demographics 16+	15,075	58,294	120,256

35,334

Estimated 2023 Population
1 MILE RADIUS

120,256

Daytime Demographics 16+
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5198/-122.6733

Governor Building Portland, OR 97204	0.25 mi radius	0.5 mi radius	1 mi radius
Population			
2023 Estimated Population	687	5,055	35,334
2028 Projected Population	682	4,978	35,236
2020 Census Population	726	5,400	35,775
2010 Census Population	683	5,201	28,973
Projected Annual Growth 2023 to 2028	-0.1%	-0.3%	-
Historical Annual Growth 2010 to 2023	-	-0.2%	1.7%
2023 Median Age	48.7	44.8	38.6
Households			
2023 Estimated Households	480	3,277	23,146
2028 Projected Households	482	3,248	23,340
2020 Census Households	505	3,495	23,268
2010 Census Households	274	2,763	17,377
Projected Annual Growth 2023 to 2028	-	-0.2%	0.2%
Historical Annual Growth 2010 to 2023	5.8%	1.4%	2.6%
Race and Ethnicity			
2023 Estimated White	66.0%	63.9%	68.8%
2023 Estimated Black or African American	11.4%	10.5%	5.4%
2023 Estimated Asian or Pacific Islander	3.8%	5.4%	11.0%
2023 Estimated American Indian or Native Alaskan	1.7%	2.2%	1.3%
2023 Estimated Other Races	17.0%	18.0%	13.5%
2023 Estimated Hispanic	27.1%	26.3%	16.1%
Income			
2023 Estimated Average Household Income	\$37,532	\$48,636	\$95,430
2023 Estimated Median Household Income	\$25,293	\$46,449	\$69,740
2023 Estimated Per Capita Income	\$30,101	\$35,494	\$64,011
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	5.4%	2.4%	2.4%
2023 Estimated Some High School (Grade Level 9 to 11)	5.7%	11.4%	3.6%
2023 Estimated High School Graduate	23.8%	22.4%	12.5%
2023 Estimated Some College	46.1%	28.3%	19.9%
2023 Estimated Associates Degree Only	3.6%	1.8%	5.3%
2023 Estimated Bachelors Degree Only	10.9%	21.5%	32.6%
2023 Estimated Graduate Degree	4.5%	12.2%	23.7%
Business			
2023 Estimated Total Businesses	1,088	4,375	8,846
2023 Estimated Total Employees	14,743	55,540	106,473
2023 Estimated Employee Population per Business	13.5	12.7	12.0
2023 Estimated Residential Population per Business	-	1.2	4.0

For more information, please contact:

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com
ASHLEY HEICHELBECH 503.490.7212 | ashley@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



503.274.0211

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