

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.



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GOVERNOR BUILDING PORTLAND, OR

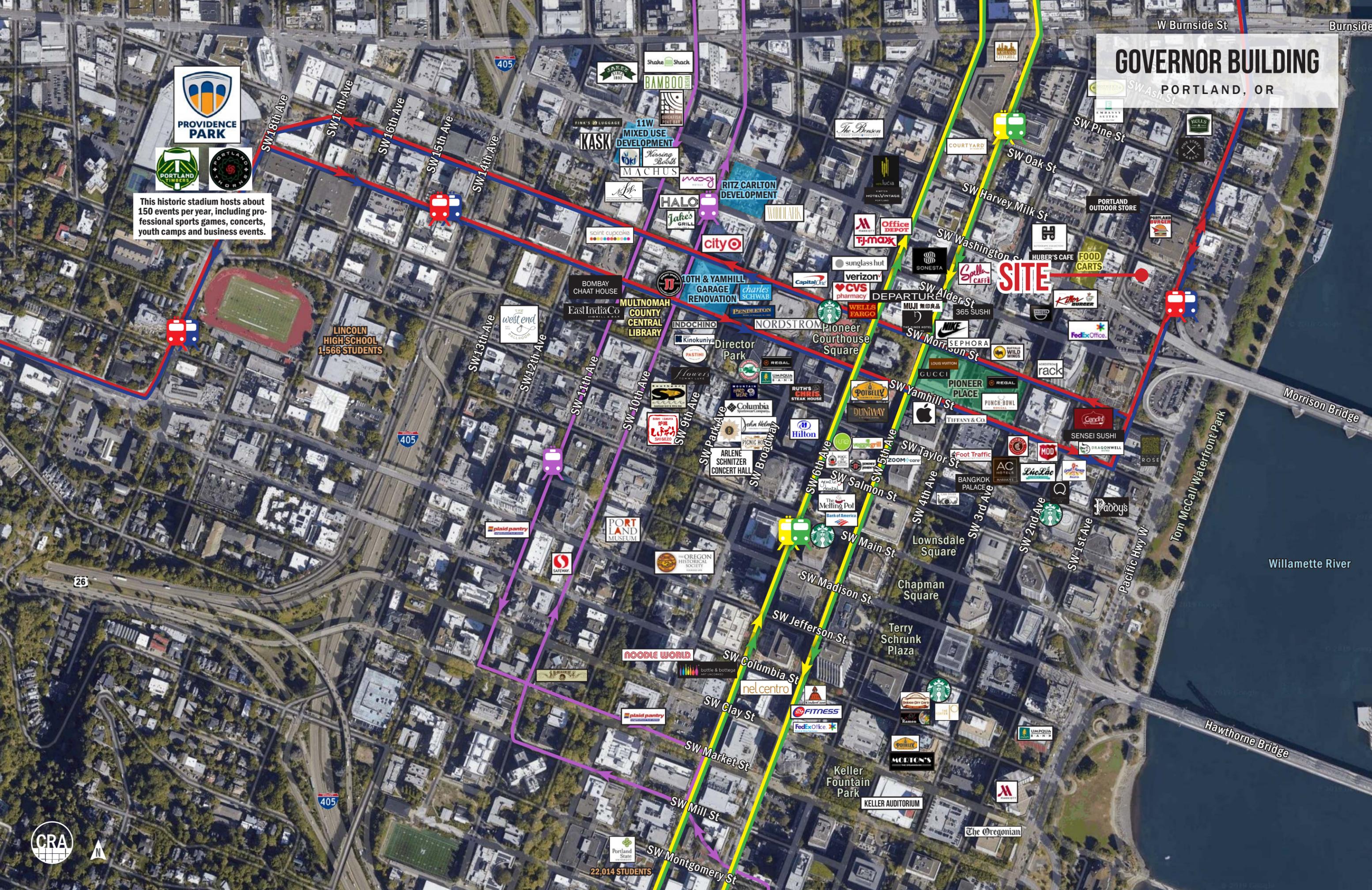


This historic stadium hosts about 150 events per year, including professional sports games, concerts, youth camps and business events.

LINCOLN HIGH SCHOOL
1,566 STUDENTS

22,014 STUDENTS

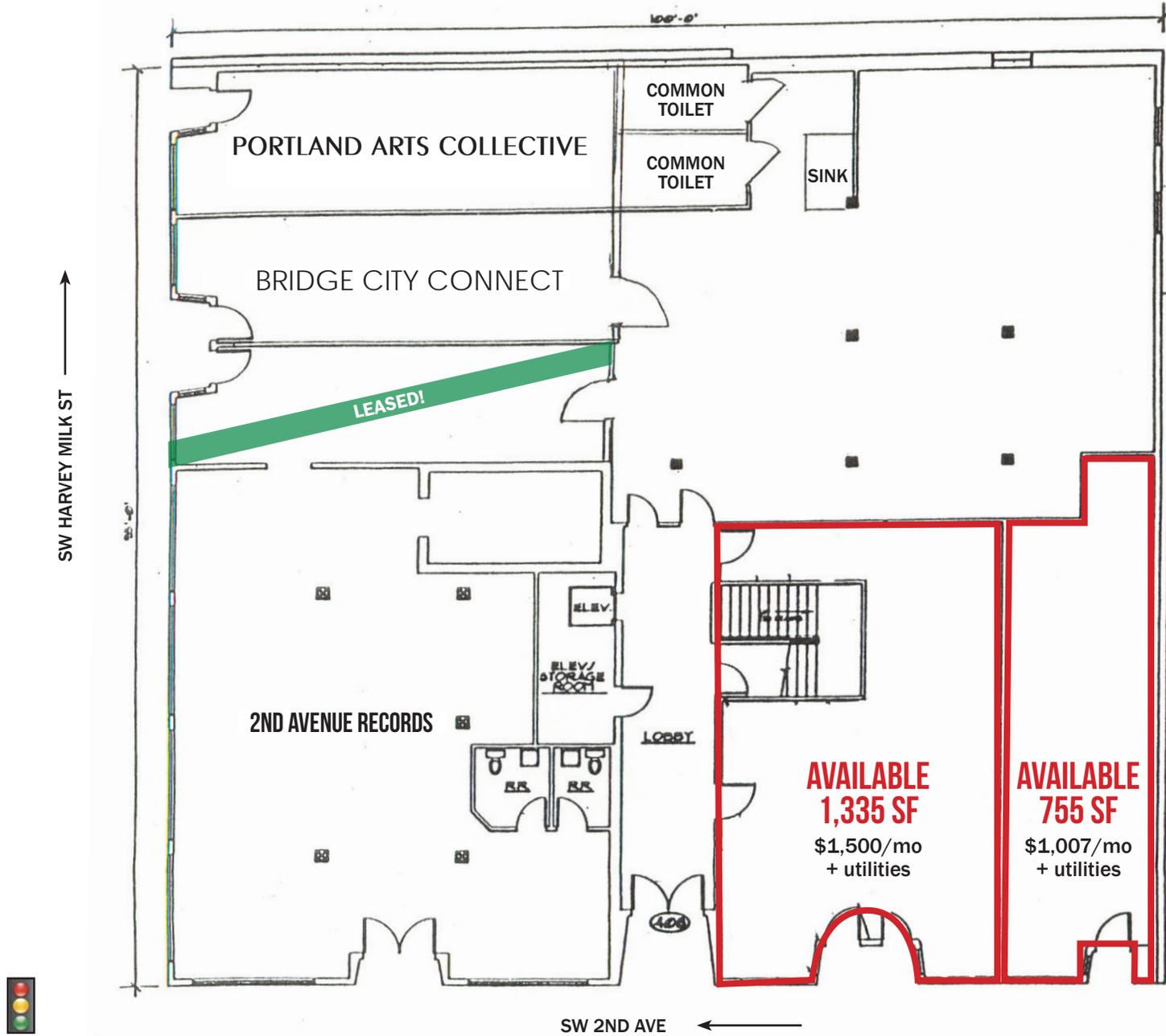
SITE



BUILDING PLAN

GOVERNOR BUILDING

PORTLAND, OR



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DEMOGRAPHIC SUMMARY

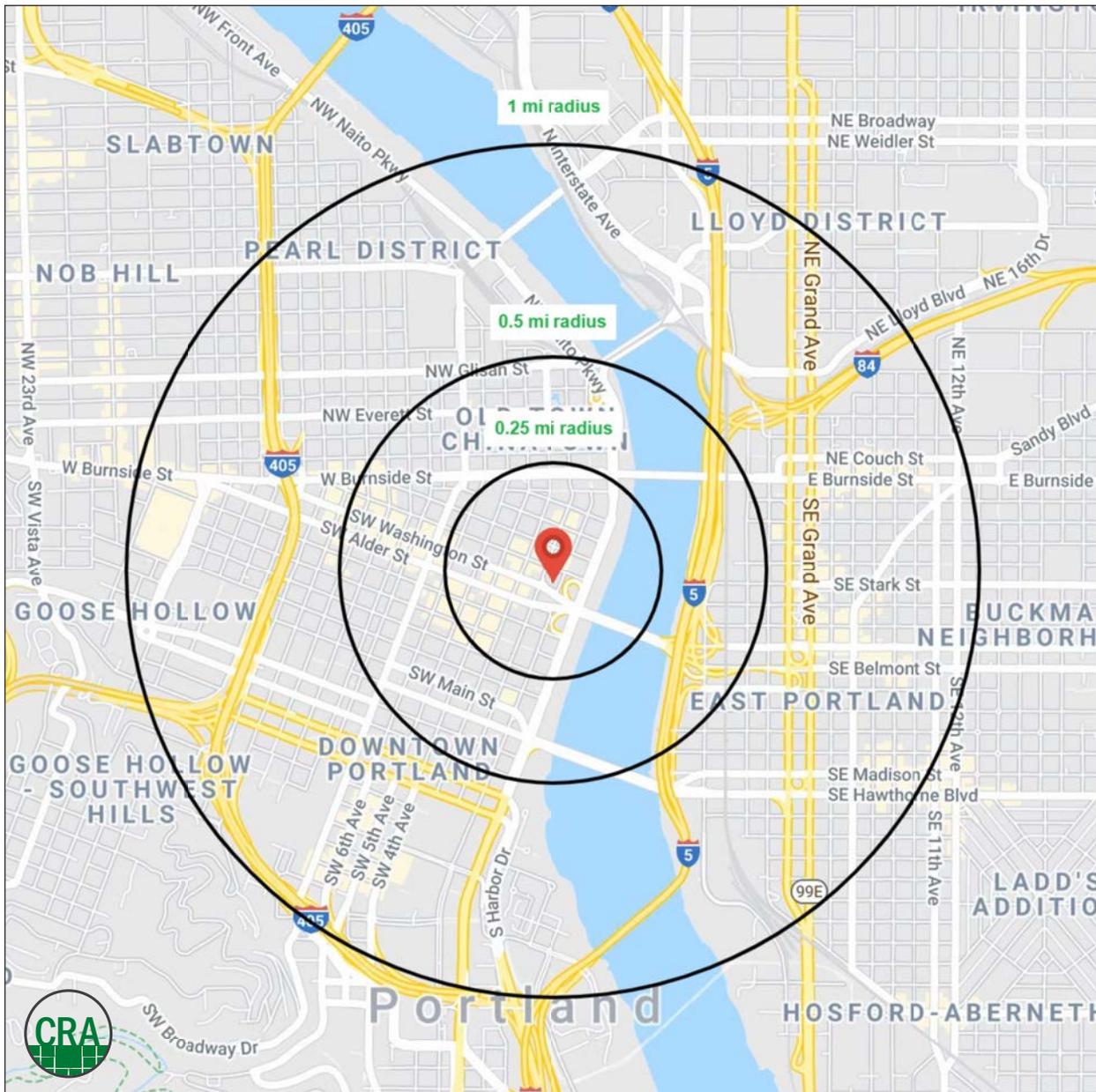
| Source: Regis - SitesUSA (2023) | 0.25 MILE | 0.5 MILE | 1 MILE |
|---------------------------------|-----------|----------|----------|
| Estimated Population 2023 | 687 | 5,055 | 35,334 |
| Estimated Households | 480 | 3,277 | 23,146 |
| Average HH Income | \$37,532 | \$48,636 | \$95,430 |
| Average 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:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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