

GOVERNOR BUILDING

RETAIL SPACE AVAILABLE



FOR LEASE ► PORTLAND, OR

LOCATION

400-418 SW 2nd Avenue, Portland Oregon

AVAILABLE SPACES AND RENTAL RATE

- 1,355 RSF \$1,500/mo (includes NNN) + utilities
- 606 SF \$800/mo + utilities
- 548 SF \$700/mo + utilities
- 755 SF \$990/mo + utilities

TRAFFIC COUNTS

SW 2nd Avenue – 7,437 ADT ('20)

SW Harvey Milk St – 3,919 ADT ('20)

Morrison Bridge – 58,441 ADT ('18)

HIGHLIGHTS

- Affordable short-term flexible options.
- Active, local, adjacent tenants include 2nd Avenue Records, Flowers Tommy Luke 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 for tenant.

Walk Score

99

Bike Score

94

Transit Score

97



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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GOVERNOR BUILDING
400-418 SW 2ND AVENUE
PORTLAND, OR

BLOCK 300
Tripwire
Swinerton Builders
Puppet
US Army Corps
of Engineers

SITE

FOOD
CARTS

FOOD
CARTS

FOOD
CARTS

PORTLAND
LUGGAGE CO.

AMERICA'S BEST
CONTACTS & EYEGLASSES

AMERITRADE

Bank of America

at&t

TIFFANY & CO.

FORTE

KELLY'S OLYMPIAN

PORTLAND
LUGGAGE CO.

2ND AVENUE RECORDS

WESTERN UNION

SITE

Mama Mia

Killer Burger

FedEx Office

NORDSTROM
rack

BUFFALO
WILD WINGS

SEPHORA

NIKE

MUJI 無印良品

DEPARTURE

DOSHA

GNC

THE MONSTER
TRUCKS

ROCKET

TJ-max

Office
DEPOT

Starbucks

GOVERNOR BUILDING

400-418 SW 2ND AVENUE

PORTLAND, OR

BUILDING PLAN



GOVERNOR BUILDING

400-418 SW 2ND AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

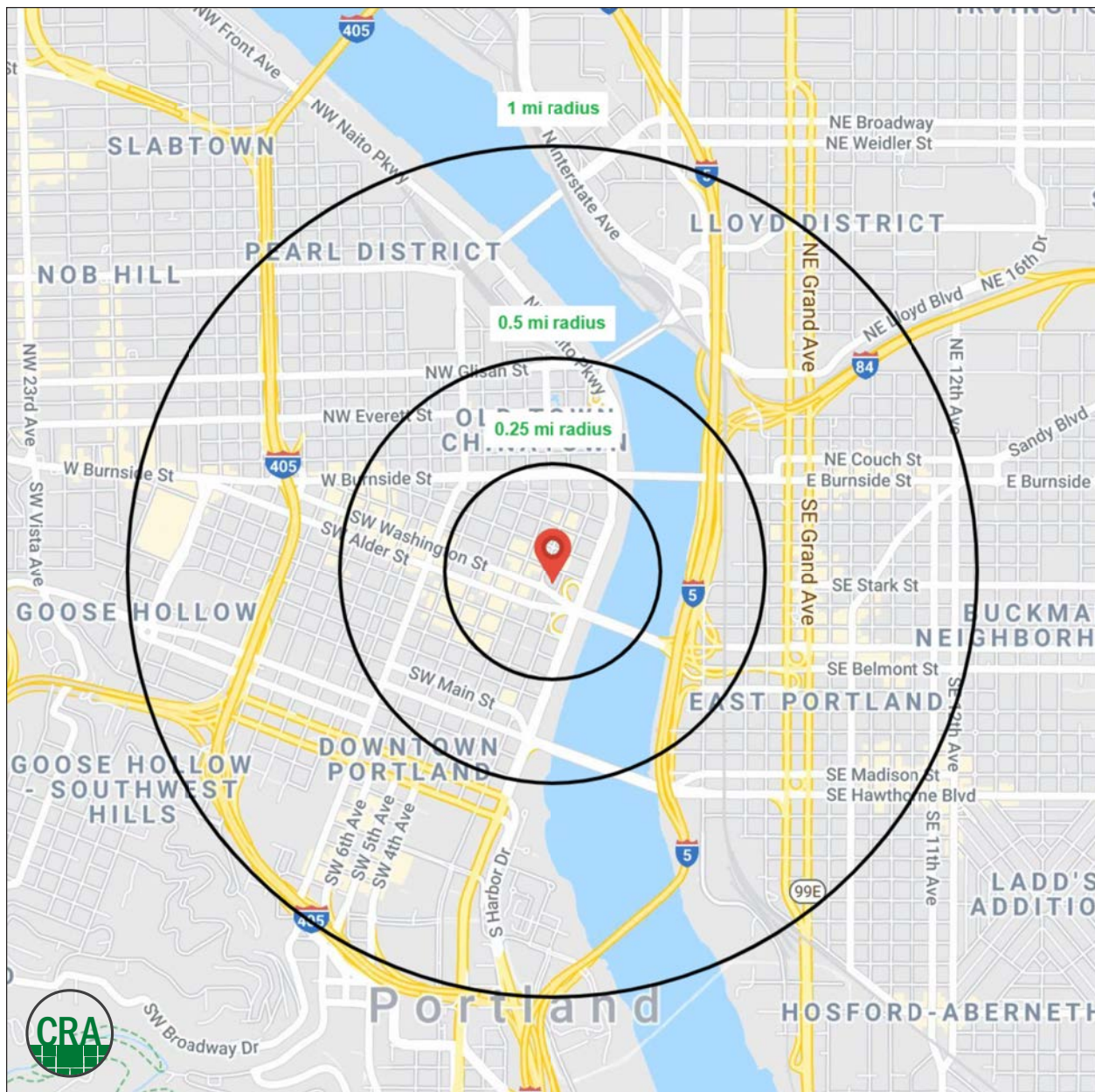
| Source: Regis - SitesUSA (2021) | 0.25 MILE | 0.5 MILE | 1 MILE |
|---------------------------------|-----------|----------|----------|
| Estimated Population 2021 | 719 | 6,278 | 38,085 |
| Projected Population 2026 | 741 | 6,686 | 41,789 |
| Average HH Income | \$36,542 | \$69,028 | \$82,553 |
| Average HH Size | 1.1 | 1.2 | 1.3 |
| Total Businesses | 1,189 | 4,521 | 9,163 |
| Daytime Demographics 16+ | 19,278 | 65,676 | 136,561 |

38,085

Estimated 2021 Population
1 MILE RADIUS

136,561

Daytime Demographics 16+
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5198/-122.6732

RS1

| 412 SW 2nd Avenue | | 0.25 mi radius | 0.5 mi radius | 1 mi radius |
|---------------------|---|----------------|---------------|-------------|
| Portland, OR 97204 | | | | |
| POPULATION | 2021 Estimated Population | 719 | 6,278 | 38,085 |
| | 2026 Projected Population | 741 | 6,686 | 41,789 |
| | 2010 Census Population | 603 | 5,238 | 29,193 |
| | 2000 Census Population | 689 | 3,929 | 19,848 |
| | Projected Annual Growth 2021 to 2026 | 0.6% | 1.3% | 1.9% |
| | Historical Annual Growth 2000 to 2021 | 0.2% | 2.8% | 4.4% |
| | 2021 Median Age | 39.3 | 40.5 | 35.9 |
| HOUSEHOLDS | 2021 Estimated Households | 301 | 3,516 | 24,636 |
| | 2026 Projected Households | 327 | 3,947 | 28,081 |
| | 2010 Census Households | 212 | 2,749 | 17,526 |
| | 2000 Census Households | 189 | 1,798 | 12,357 |
| | Projected Annual Growth 2021 to 2026 | 1.8% | 2.5% | 2.8% |
| | Historical Annual Growth 2000 to 2021 | 2.8% | 4.6% | 4.7% |
| RACE AND ETHNICITY | 2021 Estimated White | 74.3% | 73.4% | 75.4% |
| | 2021 Estimated Black or African American | 14.1% | 12.0% | 7.3% |
| | 2021 Estimated Asian or Pacific Islander | 3.4% | 5.2% | 8.3% |
| | 2021 Estimated American Indian or Native Alaskan | 1.9% | 2.2% | 1.2% |
| | 2021 Estimated Other Races | 6.3% | 7.3% | 7.7% |
| | 2021 Estimated Hispanic | 10.1% | 8.0% | 7.8% |
| INCOME | 2021 Estimated Average Household Income | \$36,542 | \$69,028 | \$82,553 |
| | 2021 Estimated Median Household Income | \$22,544 | \$33,833 | \$54,151 |
| | 2021 Estimated Per Capita Income | \$24,490 | \$43,327 | \$55,011 |
| EDUCATION (AGE 25+) | 2021 Estimated Elementary (Grade Level 0 to 8) | 5.7% | 2.6% | 2.0% |
| | 2021 Estimated Some High School (Grade Level 9 to 11) | 8.1% | 5.5% | 3.0% |
| | 2021 Estimated High School Graduate | 19.3% | 17.2% | 12.8% |
| | 2021 Estimated Some College | 40.5% | 24.6% | 21.3% |
| | 2021 Estimated Associates Degree Only | 4.9% | 4.2% | 6.3% |
| | 2021 Estimated Bachelors Degree Only | 12.5% | 26.7% | 32.4% |
| | 2021 Estimated Graduate Degree | 9.0% | 19.1% | 22.2% |
| BUSINESS | 2021 Estimated Total Businesses | 1,189 | 4,521 | 9,163 |
| | 2021 Estimated Total Employees | 18,793 | 62,482 | 121,693 |
| | 2021 Estimated Employee Population per Business | 15.8 | 13.8 | 13.3 |
| | 2021 Estimated Residential Population per Business | - | 1.4 | 4.2 |

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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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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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.