

PRIME SW BROADWAY RETAIL OPPORTUNITIES!

HISTORIC MORGAN BUILDING LOCATED AT SW BROADWAY & WASHINGTON



LOCATION

SW Broadway & Washington | Portland, OR

AVAILABLE SPACE

Suite 150 (Retail fronting SW Park): 2,313 RSF
Suite 724 (Café fronting SW Washington): 1,239 RSF
Suite 740 (Retail corner of Washington & Park): 1,890 RSF
Suites 103-104-28 (Interior Alley): 170-841 RSF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SW Broadway - 11,037 ADT ('22)
SW Washington St - 7,545 ADT ('22)

HIGHLIGHTS

- All spaces are 2nd generation
- Located in the CBD, just one block from the Ritz Carlton, and within one block, five additional hotels.
- Join St. Honore Boulangerie, Oregon Wines on Broadway, Stand Up Comedy, The Shutterbug, Urbantopia, Derek's Shoe Repair, Akizawa Japanese Bistro and Bentley Fleurs
- Landlord open to short term leases/flexible terms.
- Available now!



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



NW Glisan St
NW 16th Ave
NW 15th Ave
NW 14th Ave
NW 13th Ave
NW 12th Ave
NW 11th Ave
NW 10th Ave
NW 9th Ave
NW 8th Ave
NW 7th Ave
NW 6th Ave
NW 5th Ave
NW 4th Ave

NW Everett St
NW Davis St
NW Couch St
W Burnside St

SW 15th Ave
SW 14th Ave
SW 13th Ave
SW 12th Ave
SW 11th Ave
SW 10th Ave
SW 9th Ave
SW 8th Ave
SW 7th Ave
SW 6th Ave
SW 5th Ave
SW 4th Ave
SW 3rd Ave

SW Alder St
SW Morrison St
SW Yamhill St
SW Taylor St
SW Salmon St

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SW Taylor St
SW Salmon St

10 BARREL BREWING CO
Vestas
AVEDA INSTITUTE PORTLAND
Room&Board
UMBRIA
FALL RAVEN
KOHLER
PROVAN
canopy
nive

ENCORB
BLU DOT
Wieden Kennedy
PROFILE THEATRE
CALDERA ART
L-HAUL
ZOOMcare
PEARL PARKING GARAGE
WORLD FOODS
JEEVANI
dogtopia
EVERETT
CIRCA
TP TACTICS
ENOW

LE LABO
Aesop
BONOBOS
VANS
masu
CRYSTAL HOTEL
SPARTACUS
patagonia
Danner
Self Edge
SIZZLE PIE
at&t
new avenues

MA & PA MARKET
NEVER
DOLLY OLIVE
11W Midworks
New Mixed-Use Office/Residential/Retail
STUMPTOWN OFFICE ROASTERS
rochebobois
WILD FANG
woonwinkel
TENDER LOVING EYEBROW
PARCELLE XV PLAZA

THE WEST END BALLROOM
MULTNOMAH COUNTY CENTRAL LIBRARY
Goodwill
KOKORO
TINY BRAMBLES
charles SCHWAB
PENDLETON
NORDSTROM
STARBUCKS
PIONEER COURTHOUSE SQUARE

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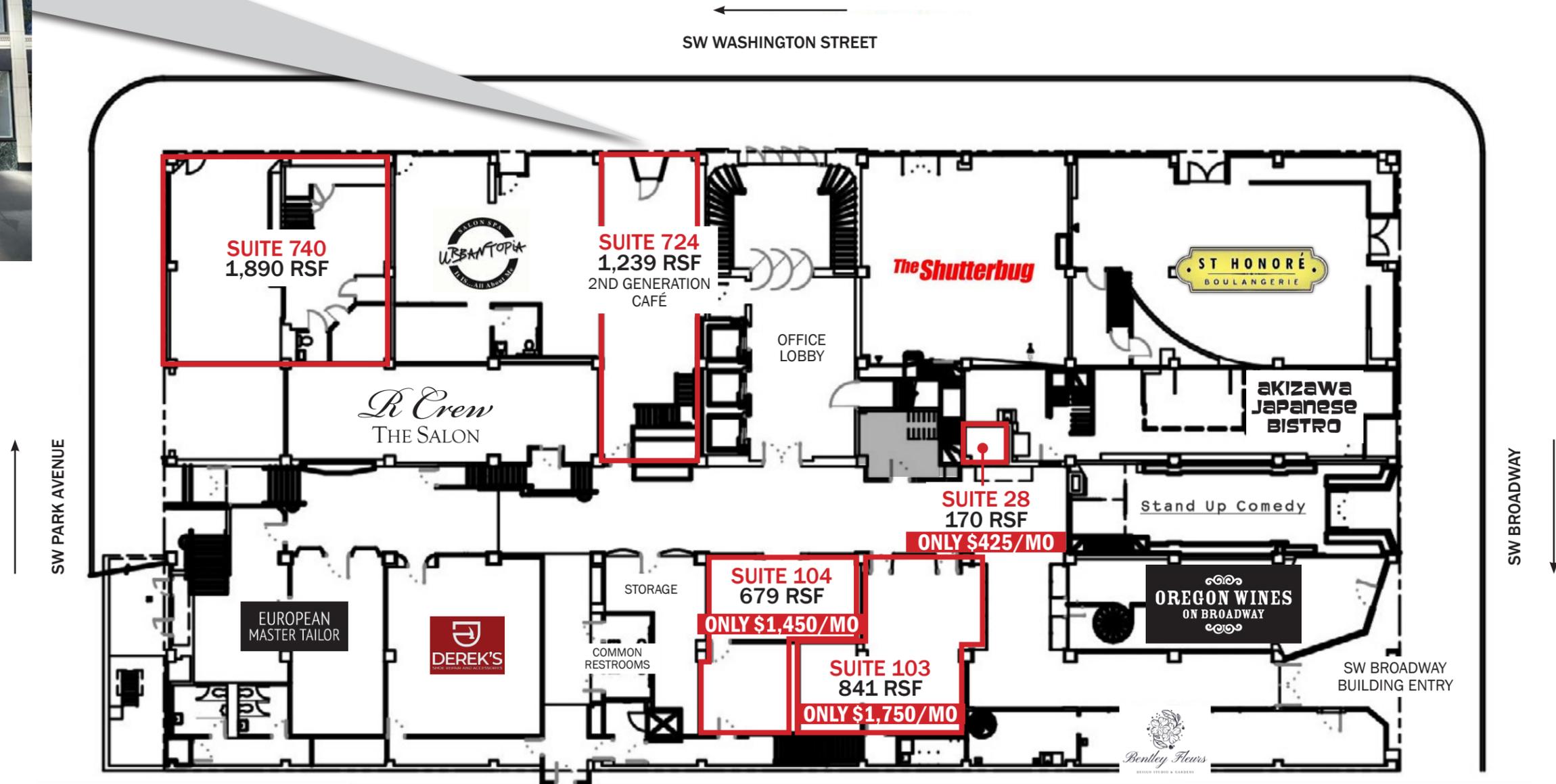
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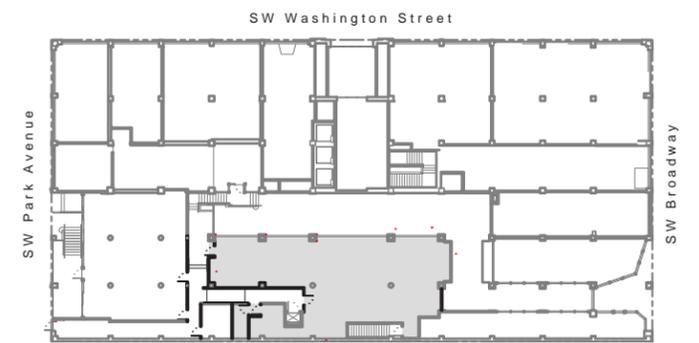
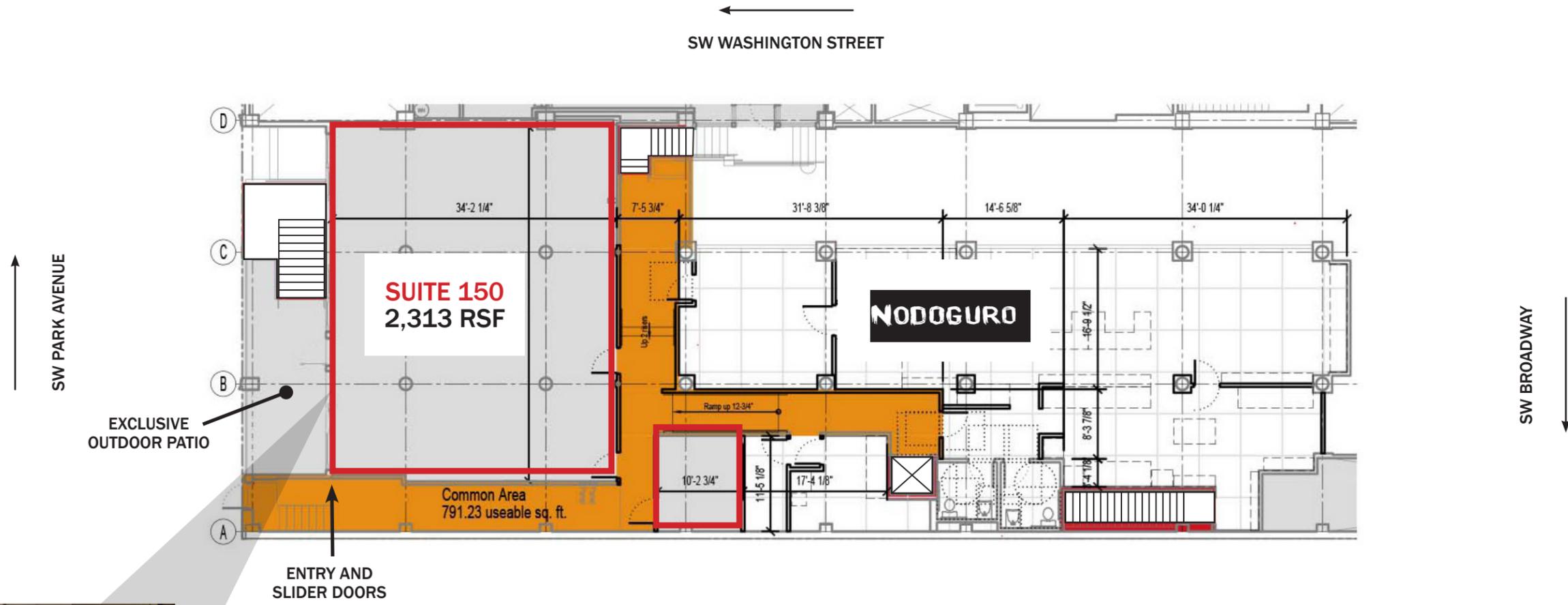
MORGAN BUILDING
720 SW WASHINGTON ST
PORTLAND, OR

GROUND FLOOR SITE PLAN



MEZZANINE LEVEL SITE PLAN

MORGAN BUILDING 720 SW WASHINGTON ST PORTLAND, OR



The Morgan Building Mezzanine
720 SW Washington Street Portland, OR 97205



MORGAN BUILDING 720 SW WASHINGTON ST

PORTLAND, OR

DEMOGRAPHIC SUMMARY

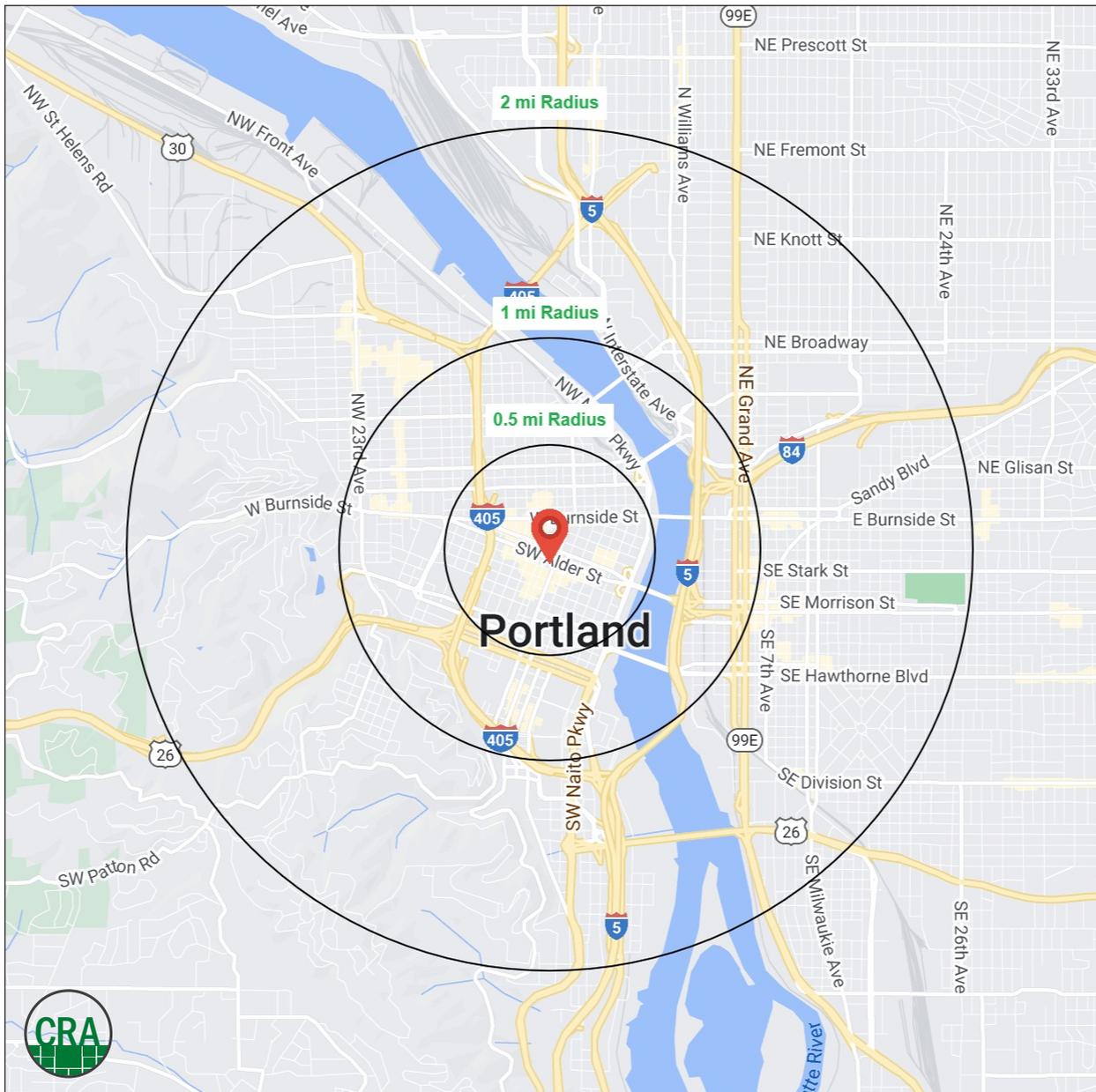
Source: Regis - SitesUSA (2024)	½ MILE	1 MILE	2 MILE
Estimated Population 2024	14,249	49,434	106,970
Estimated Households	9,644	32,381	64,964
Average HH Income	\$101,101	\$113,710	\$124,918
Median Home Value	\$546,904	\$630,868	\$714,696
Daytime Demographics 16+	72,586	120,443	206,055
Some College or Higher	74.7%	82.1%	85.2%

\$714,696

Median Home Value
2 MILE RADIUS

120,443

Daytime Demographics
Age 16 Years or Over
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5207/-122.6797

Morgan Building Portland, OR 97205	0.5 mi radius	1 mi radius	2 mi radius
Population			
2024 Estimated Population	14,249	49,434	106,970
2029 Projected Population	14,960	50,434	107,795
2020 Census Population	13,093	44,451	101,877
2010 Census Population	11,507	36,519	78,696
Projected Annual Growth 2024 to 2029	1.0%	0.4%	0.2%
Historical Annual Growth 2010 to 2024	1.7%	2.5%	2.6%
2024 Median Age	41.1	37.5	37.7
Households			
2024 Estimated Households	9,644	32,381	64,964
2029 Projected Households	10,301	33,467	66,449
2020 Census Households	8,926	29,302	60,248
2010 Census Households	7,098	22,554	45,141
Projected Annual Growth 2024 to 2029	1.4%	0.7%	0.5%
Historical Annual Growth 2010 to 2024	2.6%	3.1%	3.1%
Race and Ethnicity			
2024 Estimated White	71.5%	72.7%	74.8%
2024 Estimated Black or African American	7.4%	5.8%	5.2%
2024 Estimated Asian or Pacific Islander	7.9%	9.1%	8.0%
2024 Estimated American Indian or Native Alaskan	1.2%	0.9%	0.8%
2024 Estimated Other Races	12.0%	11.5%	11.1%
2024 Estimated Hispanic	10.6%	10.4%	9.9%
Income			
2024 Estimated Average Household Income	\$101,101	\$113,710	\$124,918
2024 Estimated Median Household Income	\$64,525	\$75,046	\$87,454
2024 Estimated Per Capita Income	\$69,826	\$75,312	\$76,512
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.2%	2.5%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	4.6%	2.6%	2.0%
2024 Estimated High School Graduate	16.6%	12.9%	11.0%
2024 Estimated Some College	20.8%	16.9%	15.8%
2024 Estimated Associates Degree Only	5.0%	5.0%	5.0%
2024 Estimated Bachelors Degree Only	24.6%	32.2%	35.1%
2024 Estimated Graduate Degree	24.2%	28.1%	29.3%
Business			
2024 Estimated Total Businesses	5,324	8,993	16,205
2024 Estimated Total Employees	66,301	103,271	173,221
2024 Estimated Employee Population per Business	12.5	11.5	10.7
2024 Estimated Residential Population per Business	2.7	5.5	6.6

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



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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.