

# VANPORT

## RETAIL SPACE FOR LEASE



### LOCATION

1810 SW 5th Avenue, Portland, Oregon

### AVAILABLE SPACE

#### Ground Floor Retail:

UNIT AB: 3,339 SF  
UNIT C: 800 SF  
UNIT D: 1,205 SF  
UNIT F: 1,320 SF

### RENTAL RATE

Call for details

### COMMENTS

- New 7-story PSU office and classroom building with ground floor retail. Designed to achieve a minimum of LEED Gold certification.
- Tenants include City of Portland Bureau of Planning + Sustainability Office, OHSU Classrooms, OHSU-PSU School of Public Health, PSU College of Education and PCC Dentistry programs.
- Located within Portland State University's campus blocks with 26,021 total student enrollment and 5,513 employees.
- Just across the street from MAX station and bus stop.
- Available now – in-person classes start Fall 2021!



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Licensed brokers in Oregon & Washington

# VANPORT COMMERCIAL FLOOR PLAN

SW MONTGOMERY ST



VACANCIES	
UNIT AB	3,339 SF
UNIT C	800 SF
UNIT D	1,205 SF
UNIT F	1,320 SF

SW 4TH AVE



# VANPORT | IMAGES



# VANPORT | NEIGHBORHOOD



# PORTLAND, OREGON | CENTRAL BUSINESS & PSU DISTRICTS



DEMOGRAPHICS	½ MILE	1 MILE	3 MILE
Estimated Population 2021	13,485	29,784	184,253
Population Forecast 2026	14,309	31,480	198,640
Average HH Income	\$70,657	\$78,076	\$109,766
Employees	35,843	95,946	231,789

