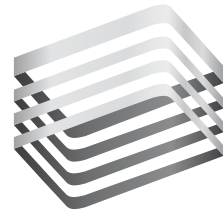


# RESTAURANT & RETAIL OPPORTUNITIES FOR LEASE

1211 SW 5TH AVENUE  
PORTLAND, OR 97204



## PACWEST

[PACWESTPDX.COM](http://PACWESTPDX.COM)



### LOCATION

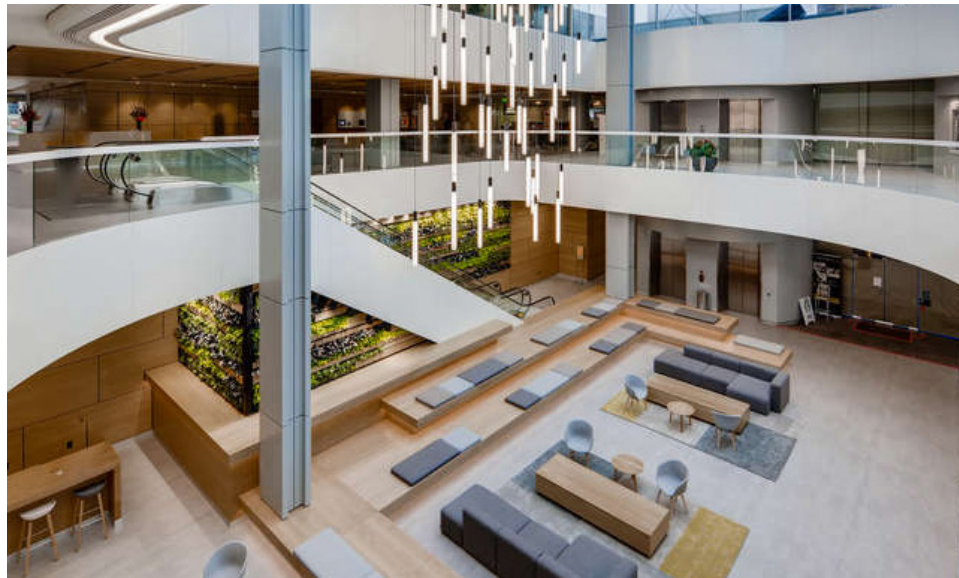
SW 5th Avenue & Madison Street  
1211 SW 5th Avenue  
Portland, Oregon 97204

### AVAILABLE SPACE

710 SF – 3,167 SF

### RENTAL RATE

Please call for details



## CONTACTS



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

**ASHLEY HEICHELBECH**

503.490.7212 | [ashley@cra-nw.com](mailto:ashley@cra-nw.com)

**KATHLEEN HEALY**

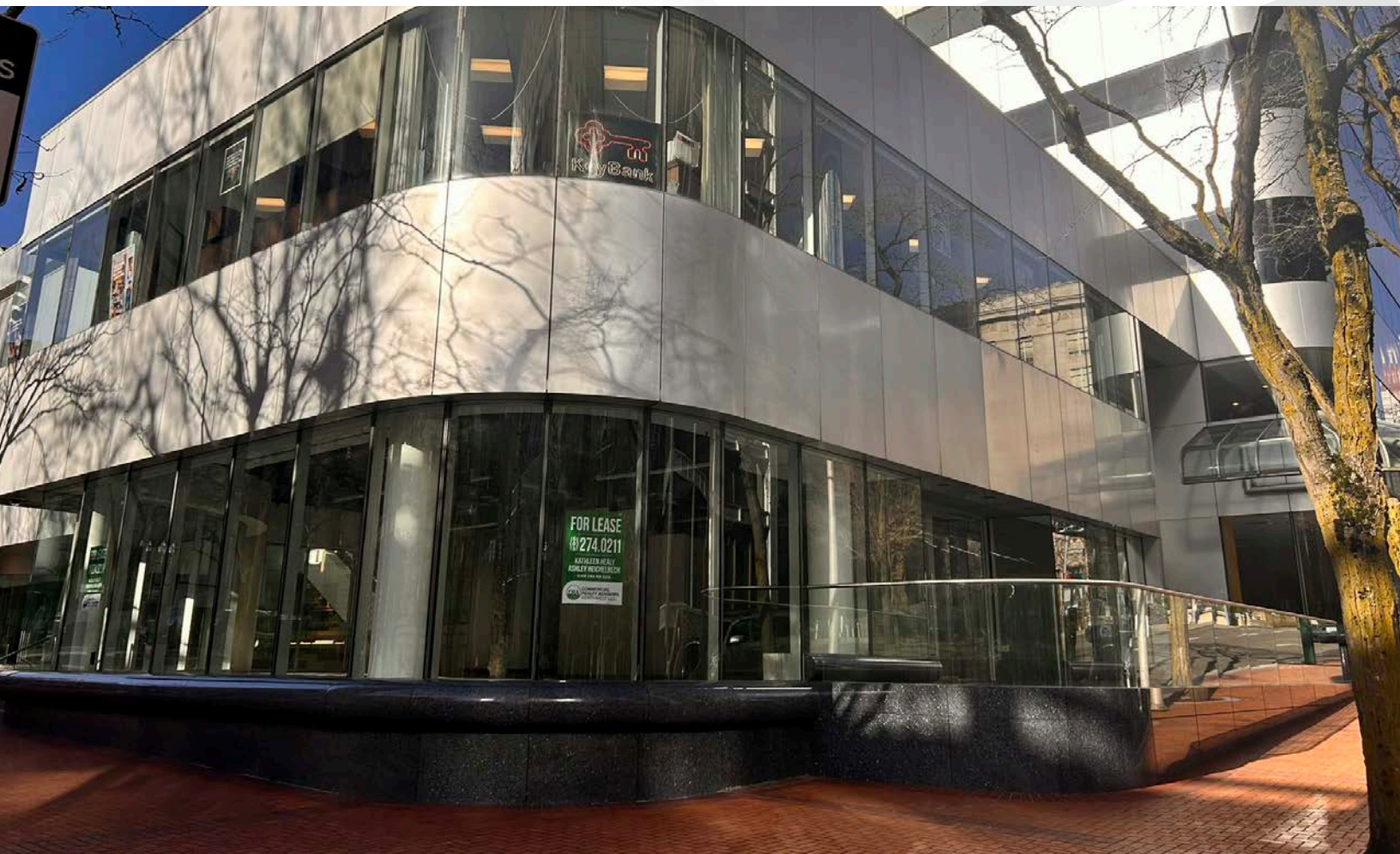
503.880.3033 | [kathleen@cra-nw.com](mailto:kathleen@cra-nw.com)

503-274.0211

[WWW.CRA-NW.COM](http://WWW.CRA-NW.COM)

# HIGHLIGHTS

- PacWest Center is a 30-story, class A, office tower in the Central Business District of downtown Portland, featuring ground floor retail and restaurant space.
- Opportunities for space fronting SW 5th & 6th Avenues and SW Madison Street, ideal for restaurant, deli/café and retail/service space.
- Stunning, modern, recently renovated lobby and common areas.
- PacWest Center welcomes 144,112 average visits per day (AlphaMaps).
- Available Now!



 **89**  
WALKER'S PARADISE

 **99**  
VERY BIKEABLE

 **94**  
EXCELLENT TRANSIT



## TRAFFIC COUNTS

SW 6th Avenue – 11,443 ADT ('22)  
SW 5th Avenue – 6,589 ADT ('22)  
SW Madison Street – 9,412 ADT ('22)

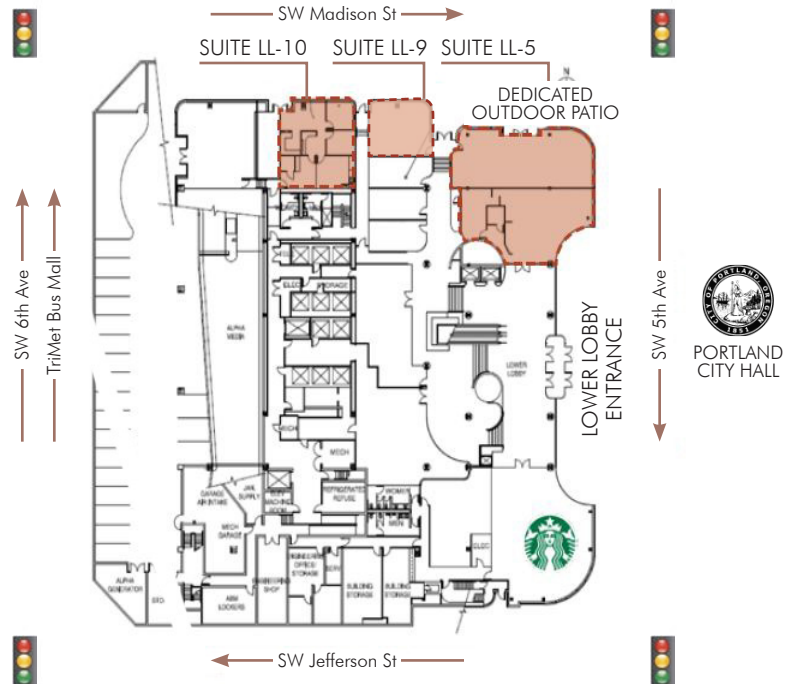
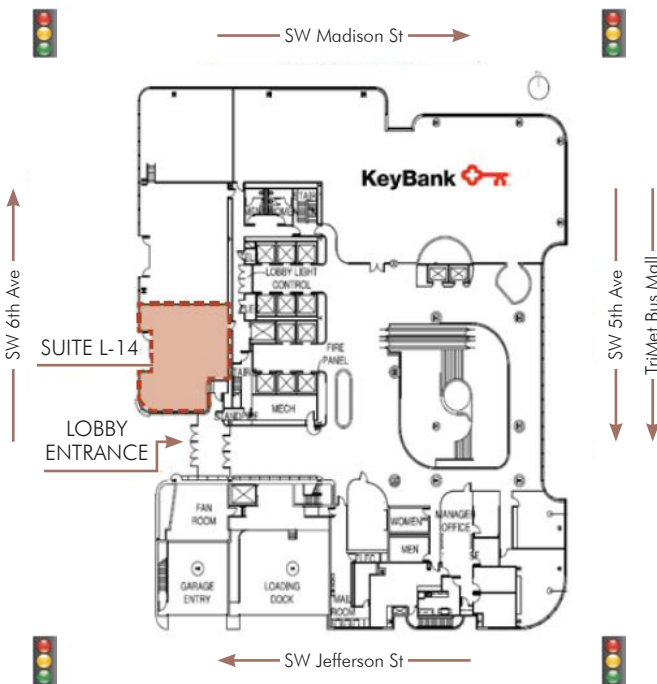
# GREAT DOWNTOWN LOCATION

**PACWEST** Center, one of downtown Portland's most iconic skyscrapers, recently underwent a major building renovation. The updates include a new state-of-the-art lobby, fitness facility and tenant lounge.

Available retail opportunities feature internal and external facing entrances, perfect for serving both the bustling downtown traffic and the various office tenants who call the PacWest Center home.



<b>SUITE L-14</b>	Second Generation Deli/Café (hood venting possible)	1,703 SF
<b>SUITE LL-5</b>	Second Generation Restaurant with exclusive outdoor patio seating opportunity Full Type I venting	3,167 SF
<b>SUITE LL-10</b>	Second Generation Office/Retail	1,210 SF
<b>SUITE LL-9</b>	Second Generation Office/Retail	710 SF



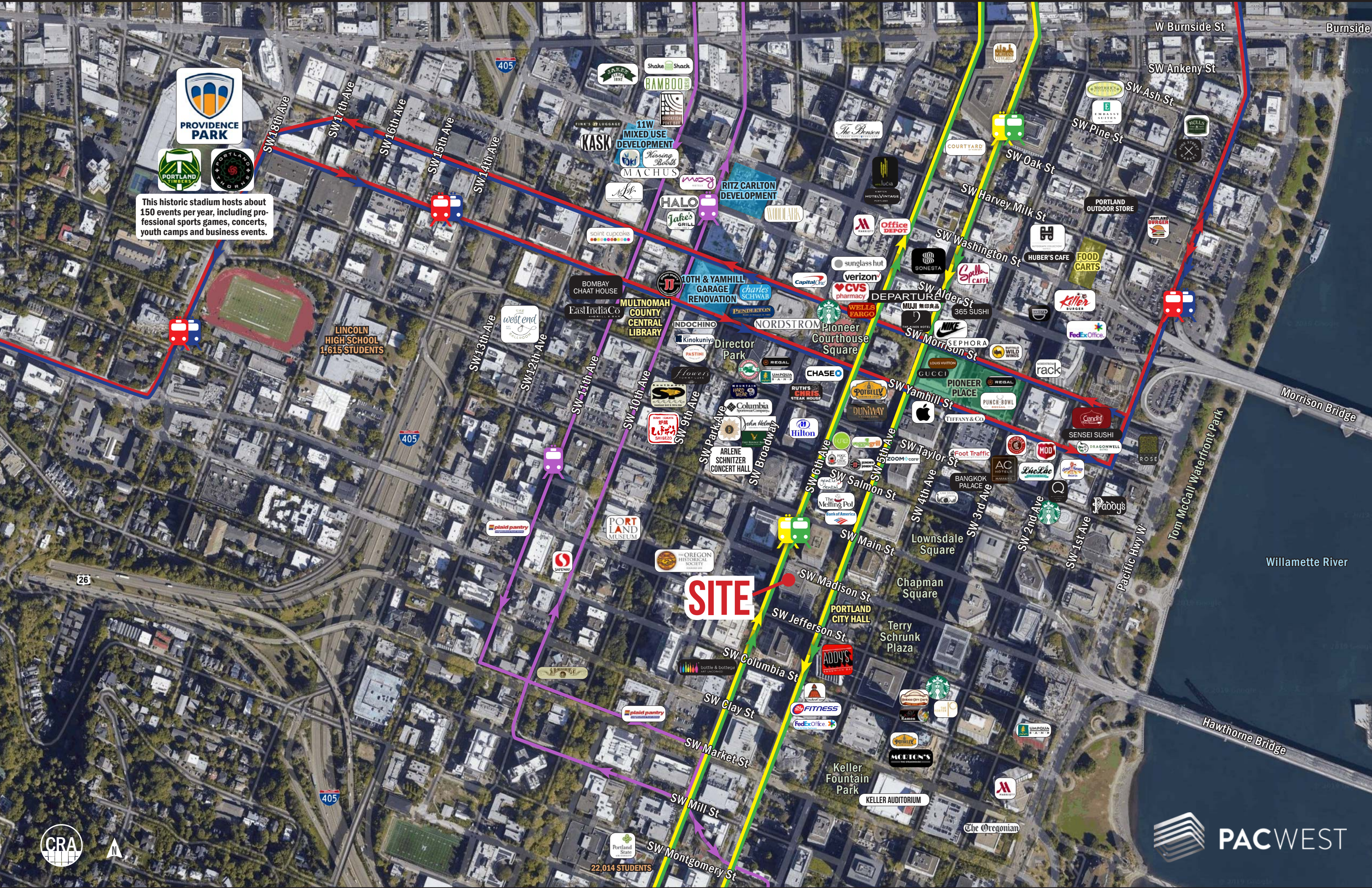


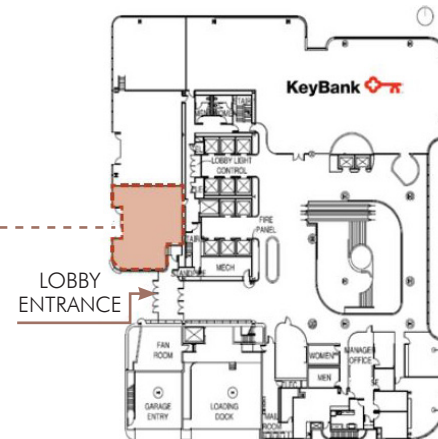
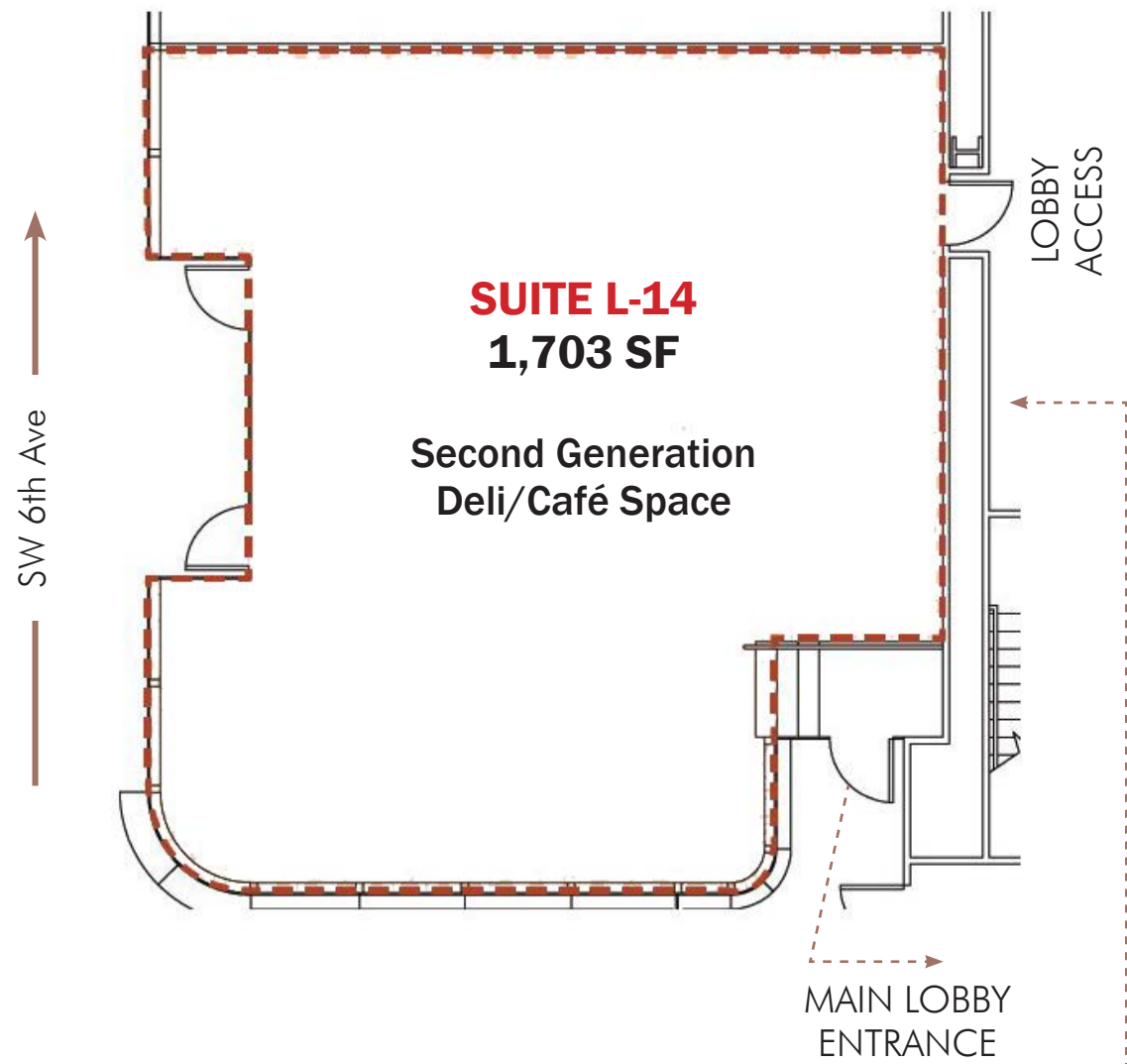
This historic stadium hosts about 150 events per year, including professional sports games, concerts, youth camps and business events.

LINCOLN HIGH SCHOOL  
1,615 STUDENTS

**SITE**

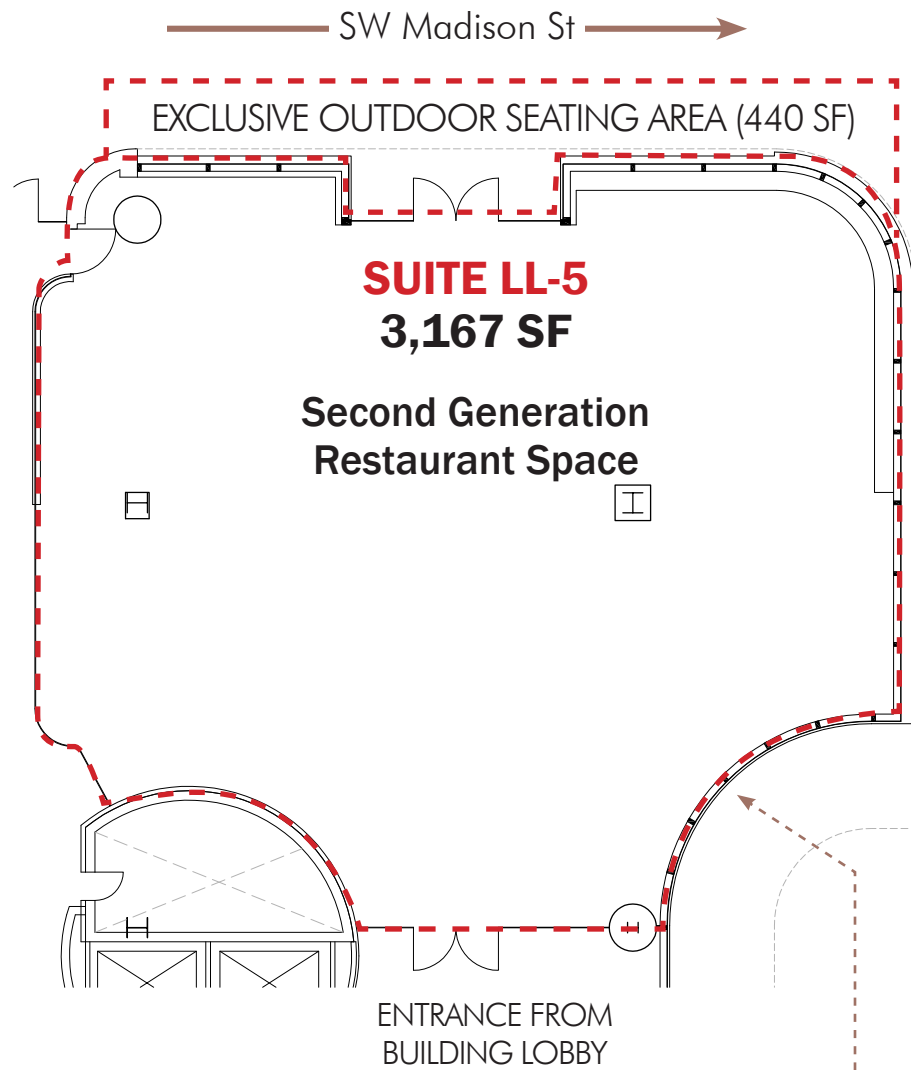
22,014 STUDENTS



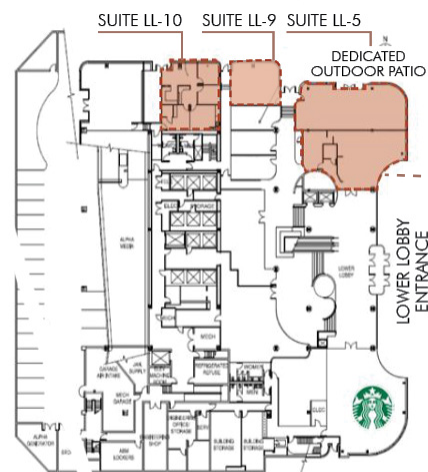


# LOWER LOBBY

SUITE LL-5 | 3,238 SF



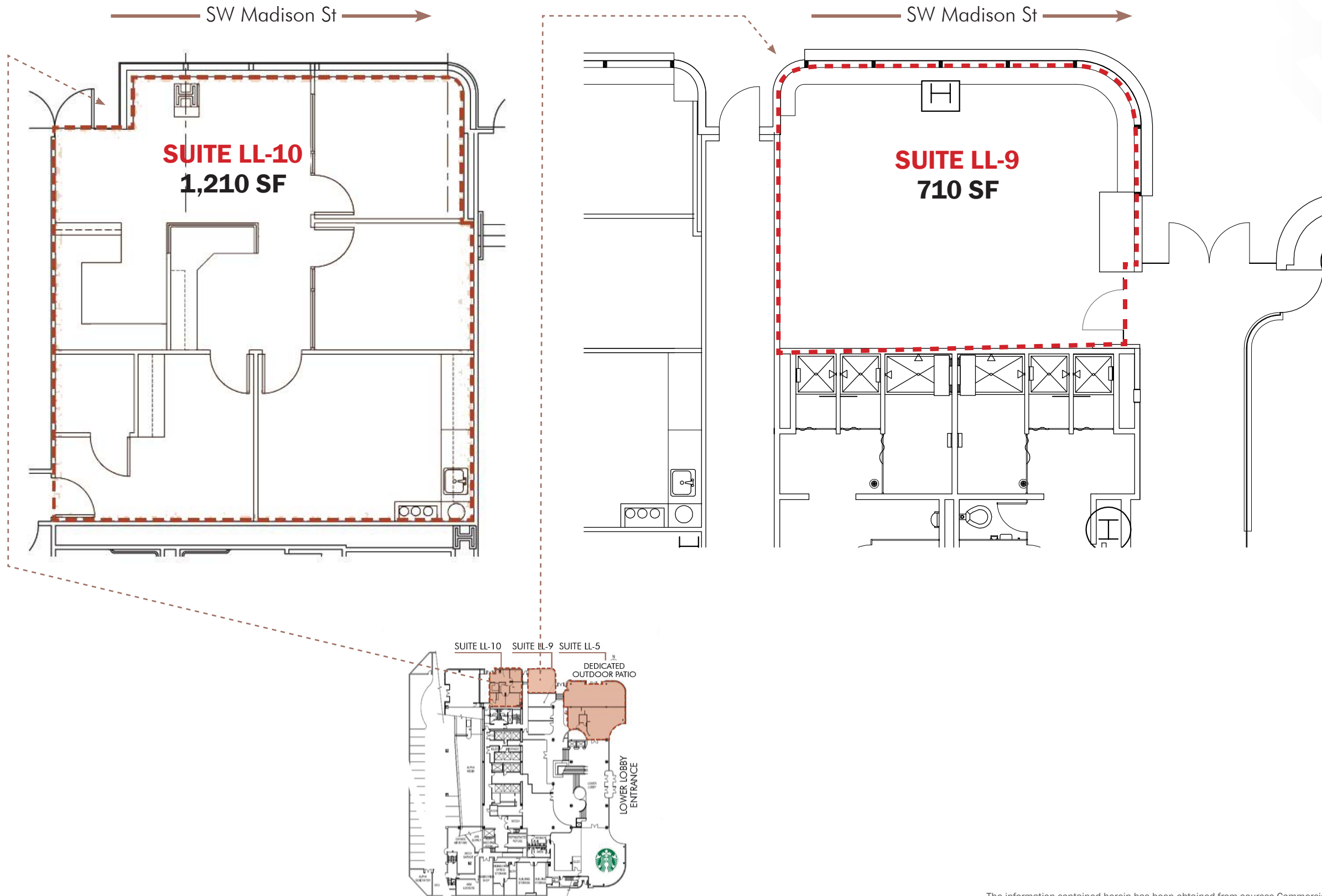
SW 5th Ave



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

# LOWER LOBBY

SUITE LL-10 | 1,210 SF  
SUITE LL-9 | 637 SF



# DEMOGRAPHICS

Source: Regis - SitesUSA (2023)	.5 MILE	1 MILE	1.5 MILES
Estimated Population 2023	13,562	37,794	70,954
Projected Population 2028	14,741	38,994	71,554
Average HH Income	\$65,734	\$88,693	\$109,454
Median Home Value	\$495,154	\$530,909	\$594,646
Daytime Demographics 16+	63,950	112,875	154,362
Some College or Higher	79.9%	873.0%	86.7%

## 38.2

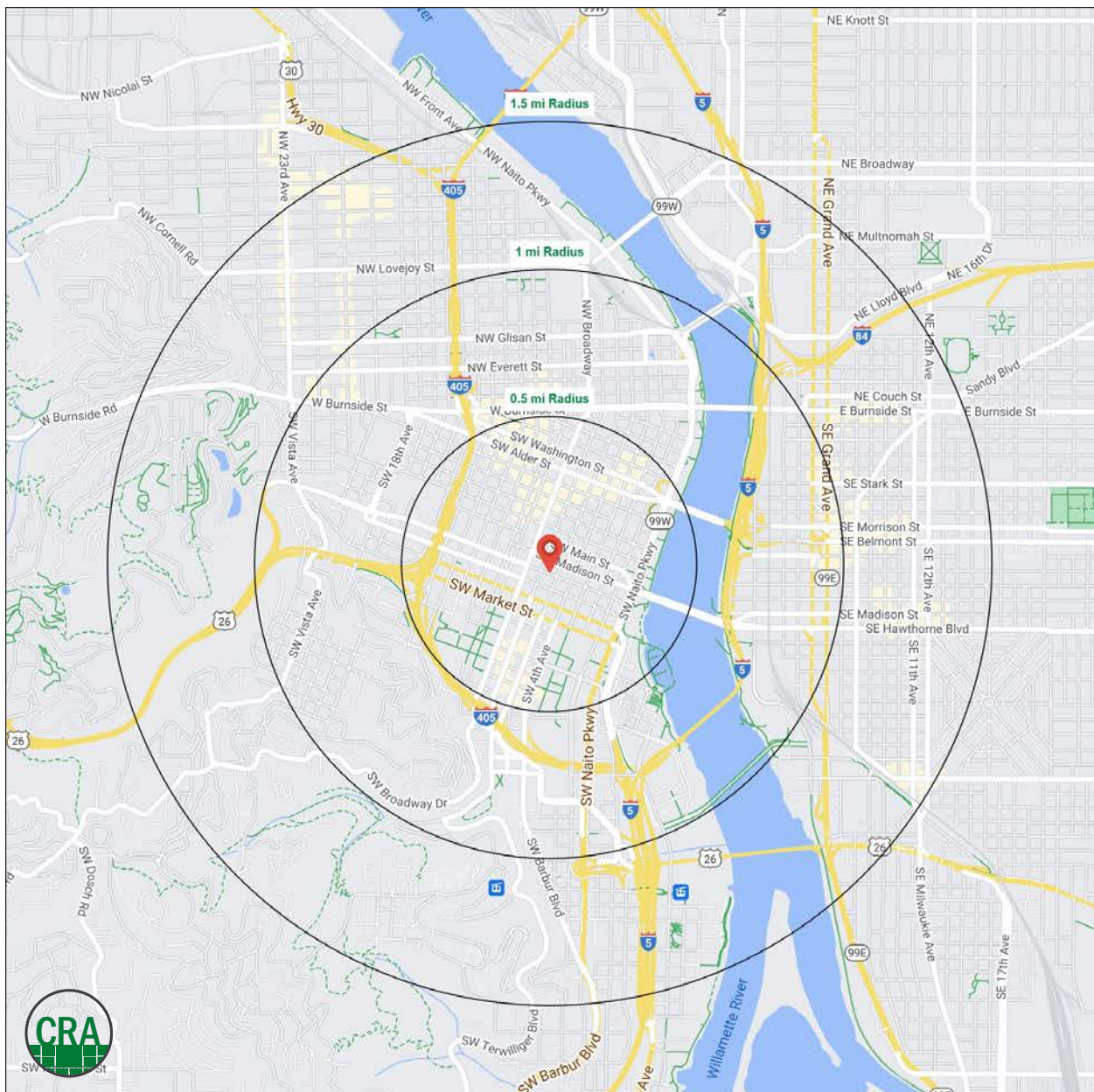
Median Age

1 MILE RADIUS

## 112,875

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: 45.5153/-122.6801

<b>PacWest Center Portland, OR 97204</b>	<b>0.5 mi radius</b>	<b>1 mi radius</b>	<b>1.5 mi radius</b>
<b>Population</b>			
2023 Estimated Population	13,562	37,794	70,954
2028 Projected Population	14,741	38,994	71,554
2020 Census Population	11,560	34,771	66,170
2010 Census Population	10,476	30,851	51,663
Projected Annual Growth 2023 to 2028	1.7%	0.6%	0.2%
Historical Annual Growth 2010 to 2023	2.3%	1.7%	2.9%
2023 Median Age	37.9	38.2	38.0
<b>Households</b>			
2023 Estimated Households	8,816	25,290	46,397
2028 Projected Households	9,985	27,195	48,731
2020 Census Households	7,518	22,353	41,353
2010 Census Households	5,799	18,536	30,973
Projected Annual Growth 2023 to 2028	2.7%	1.5%	1.0%
Historical Annual Growth 2010 to 2023	4.0%	2.8%	3.8%
<b>Race and Ethnicity</b>			
2023 Estimated White	65.0%	71.0%	73.8%
2023 Estimated Black or African American	6.7%	5.4%	4.5%
2023 Estimated Asian or Pacific Islander	15.1%	10.7%	10.0%
2023 Estimated American Indian or Native Alaskan	0.8%	1.0%	0.9%
2023 Estimated Other Races	12.4%	12.0%	10.9%
2023 Estimated Hispanic	12.1%	13.3%	11.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$65,734	\$88,693	\$109,454
2023 Estimated Median Household Income	\$70,315	\$79,406	\$87,855
2023 Estimated Per Capita Income	\$44,056	\$60,495	\$72,471
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	5.3%	2.5%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	2.5%	3.0%	2.0%
2023 Estimated High School Graduate	12.4%	11.5%	9.7%
2023 Estimated Some College	23.6%	18.5%	16.5%
2023 Estimated Associates Degree Only	5.1%	5.0%	4.7%
2023 Estimated Bachelors Degree Only	29.0%	32.9%	36.7%
2023 Estimated Graduate Degree	22.1%	26.6%	28.7%
<b>Business</b>			
2023 Estimated Total Businesses	4,299	8,278	12,208
2023 Estimated Total Employees	57,912	98,459	131,170
2023 Estimated Employee Population per Business	13.5	11.9	10.7
2023 Estimated Residential Population per Business	3.2	4.6	5.8

*For more information, please contact:*

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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](http://www.cra-nw.com)



503.274.0211

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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.