

# the DOUGLAS RIVERPLACE

2083 SW RIVER DRIVE | SUITE 600 | PORTLAND, OR



## SECOND GENERATION SERVICE/OFFICE SPACE

Ground floor second generation space located in the RiverPlace Marina commercial district. The Douglas features upscale apartment homes above ground floor commercial. Suite 600 features bright expansive storefronts, an open front area with space for 3 desks, one private office, a large kitchenette/copy/break area, a conference room and one ADA restroom. There is ample exterior signage and street frontage as well as plentiful off-street parking adjacent to the building. Neighboring tenants at the RiverPlace Marina include Brilliant Salon & Spa (Aveda Salon), The Electric Boat Company, Portland Sports Bar & Grill, Dough Zone Dumpling House, and much more.

### AVAILABLE SPACE

- 954 SF ground floor retail/commercial space
- Available now!
- \$2,000/Month MG, plus utilities
- Off street hourly/daily and monthly parking available in the adjacent parking garage.
- Move-in ready!

Walk Score

90

Bike Score

96

Transit Score

85



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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OLD TOWN

# THE DOUGLAS—RIVERPLACE

## 2083 SW RIVER DRIVE

PORTLAND, OR

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

JOSE HOLLOW  
FOOTHILLS  
LEAGUE

E HOLLOW  
JTHWEST  
HILLS

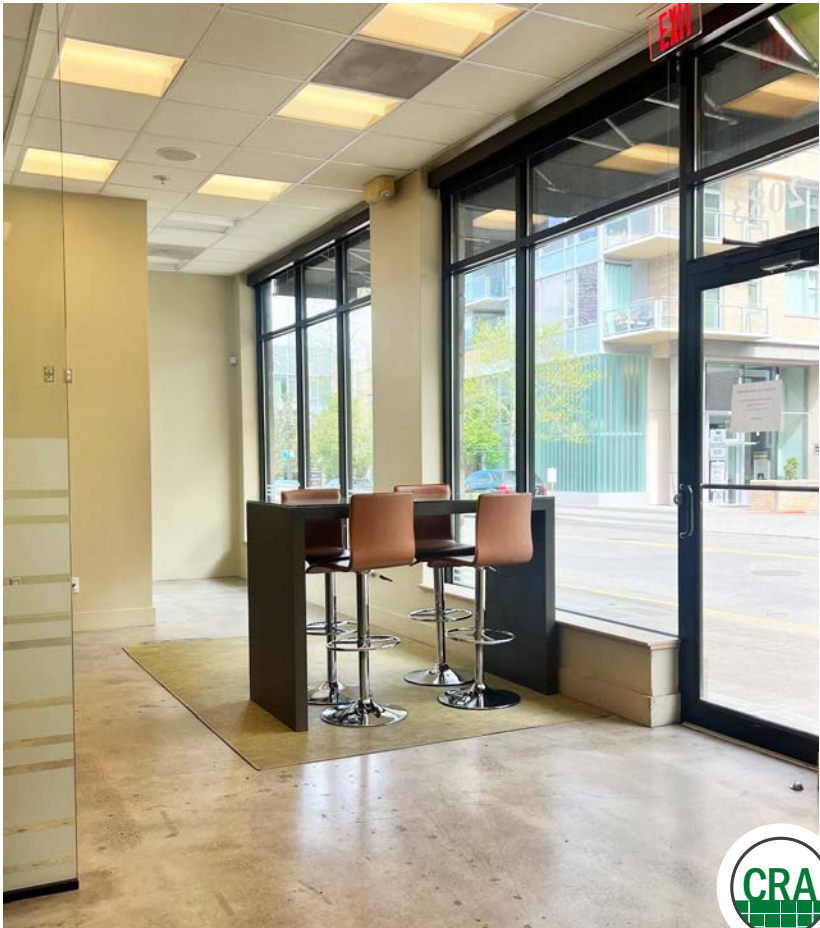
**THE PORTLAND'S CENTERS FOR THE ARTS:**  
Brings over 1,000 music, theater, dance, and lecture performances to Portland each year!

VA PORTLAND  
HEALTH CARE SYSTEM

HOMESTEAD



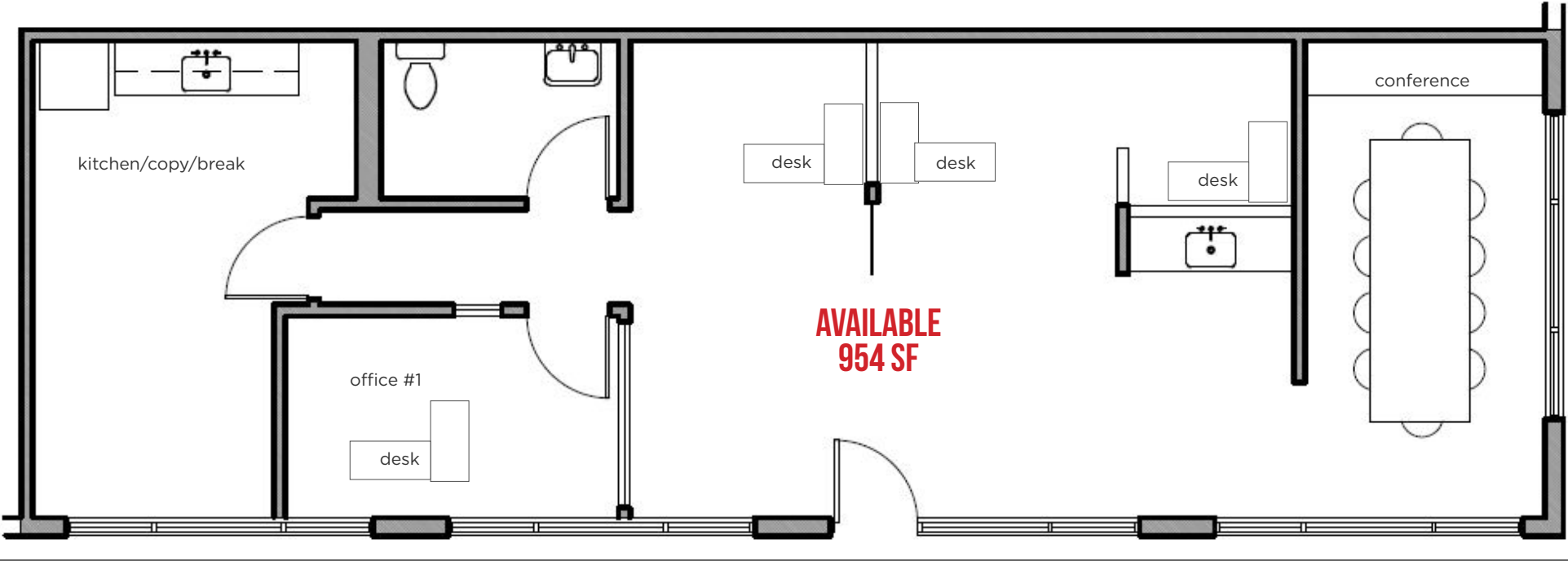






THE DOUGLAS—RIVERPLACE  
2083 SW RIVER DRIVE, SUITE 600  
PORTLAND, OR

FLOOR PLAN



SW River Dr.

PLAN IS FOR MARKETING ILLUSTRATIVE PURPOSES ONLY, TO BE VERIFIED





# THE DOUGLAS—RIVERPLACE

## 2083 SW RIVER DRIVE, SUITE 600

### DEMOGRAPHIC SUMMARY

PORTLAND, OR

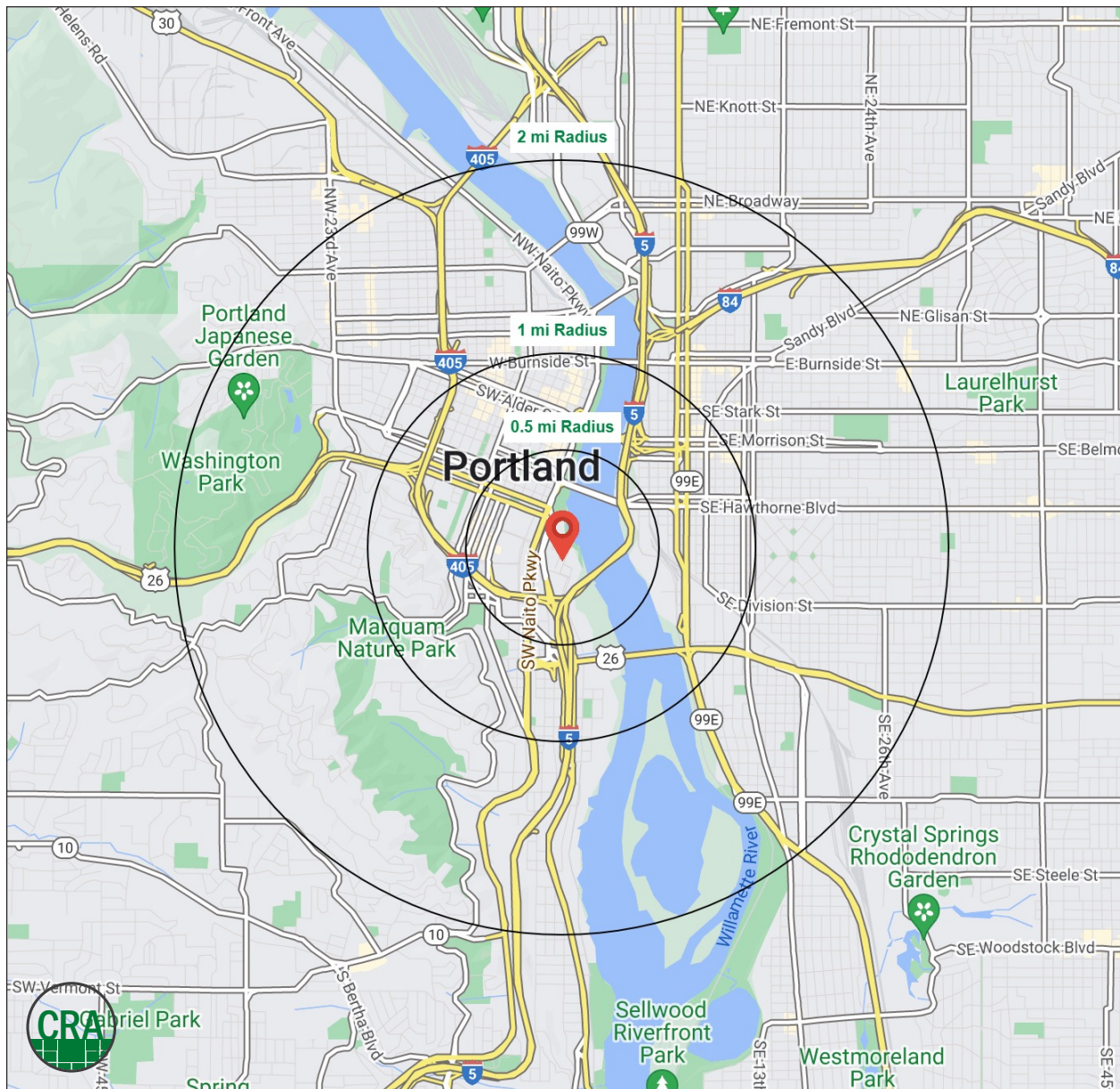
Source: Regis - SitesUSA (2024)	0.5 MILE	1 MILE	2 MILE
Estimated Population 2024	6,298	25,461	102,820
Projected Population 2029	6,514	25,579	103,166
Average HH Income	\$102,561	\$94,263	\$118,546
Median Home Value	\$564,606	\$646,047	\$692,573
Median Age	33.3	35.2	35.5
Total Businesses	1,469	6,802	15,455
Daytime Demographics 16+	25,056	90,027	189,068

# 25,461

Estimated 2024 Population  
1 MILE RADIUS

# \$102,561

Average Household Income  
½ MILE RADIUS





## Summary Profile

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



Lat/Lon: 45.509/-122.6739

1811 S River Dr Portland, OR 97201	0.5 mi radius	1 mi radius	2 mi radius
<b>Population</b>			
2024 Estimated Population	6,298	25,461	102,820
2029 Projected Population	6,514	25,579	103,166
2020 Census Population	5,626	22,817	97,661
2010 Census Population	4,322	18,761	78,282
Projected Annual Growth 2024 to 2029	0.7%	-	-
Historical Annual Growth 2010 to 2024	3.3%	2.6%	2.2%
2024 Median Age	33.3	35.2	35.5
<b>Households</b>			
2024 Estimated Households	3,963	15,683	61,830
2029 Projected Households	4,144	15,972	62,946
2020 Census Households	3,501	13,924	57,490
2010 Census Households	2,453	10,469	44,266
Projected Annual Growth 2024 to 2029	0.9%	0.4%	0.4%
Historical Annual Growth 2010 to 2024	4.4%	3.6%	2.8%
<b>Race and Ethnicity</b>			
2024 Estimated White	72.0%	70.2%	71.2%
2024 Estimated Black or African American	8.1%	7.7%	6.8%
2024 Estimated Asian or Pacific Islander	6.5%	7.5%	8.3%
2024 Estimated American Indian or Native Alaskan	0.8%	1.3%	0.9%
2024 Estimated Other Races	12.6%	13.2%	12.8%
2024 Estimated Hispanic	12.0%	12.7%	12.6%
<b>Income</b>			
2024 Estimated Average Household Income	\$102,561	\$94,263	\$118,546
2024 Estimated Median Household Income	\$87,272	\$76,327	\$86,997
2024 Estimated Per Capita Income	\$64,728	\$58,934	\$71,883
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.7%	3.2%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	1.2%	1.8%	2.0%
2024 Estimated High School Graduate	9.1%	11.2%	10.7%
2024 Estimated Some College	18.4%	18.5%	16.5%
2024 Estimated Associates Degree Only	3.2%	5.4%	5.0%
2024 Estimated Bachelors Degree Only	34.0%	31.0%	34.9%
2024 Estimated Graduate Degree	32.4%	28.9%	29.0%
<b>Business</b>			
2024 Estimated Total Businesses	1,469	6,802	15,455
2024 Estimated Total Employees	22,968	80,397	159,658
2024 Estimated Employee Population per Business	15.6	11.8	10.3
2024 Estimated Residential Population per Business	4.3	3.7	6.7



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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