

THE COLLECTIVE ON 4TH

RETAIL SPACE FOR LEASE

LOCATION

SW 4th Ave and SW Harrison St, Portland Oregon

AVAILABLE SPACE

Space 2: 1,819 RSF (on 4th Ave)

Space 6: 4,138 RSF – 11,913 RSF (on Harrison St)
(See page 3 for configuration options)

ASKING RATE

Call for Details

TRAFFIC COUNTS

SW 4th Ave – 11,991 ADT ('25)

SW Harrison St – 10,313 ADT ('25)

HIGHLIGHTS

- New Class A mixed-use building with 417 residential units and 37,943 SF of commercial space
- Access to building's state of the art amenities including fitness center, lounge and outdoor deck
- Retail anchored by CVS
- Adjacent to Portland Street Car stop
- Located steps from Portland State University and downtown Portland
- Ample parking

Walk Score

97

Bike Score

84

Transit Score

88



**COMMERCIAL
REALTY ADVISORS
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PORTLAND, OR

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

SE HOLLOW DOTHILLS LEAGUE



HOLLOW THWEST ILLS

SITE

THE PORTLAND'S 5 CENTERS FOR THE ARTS:

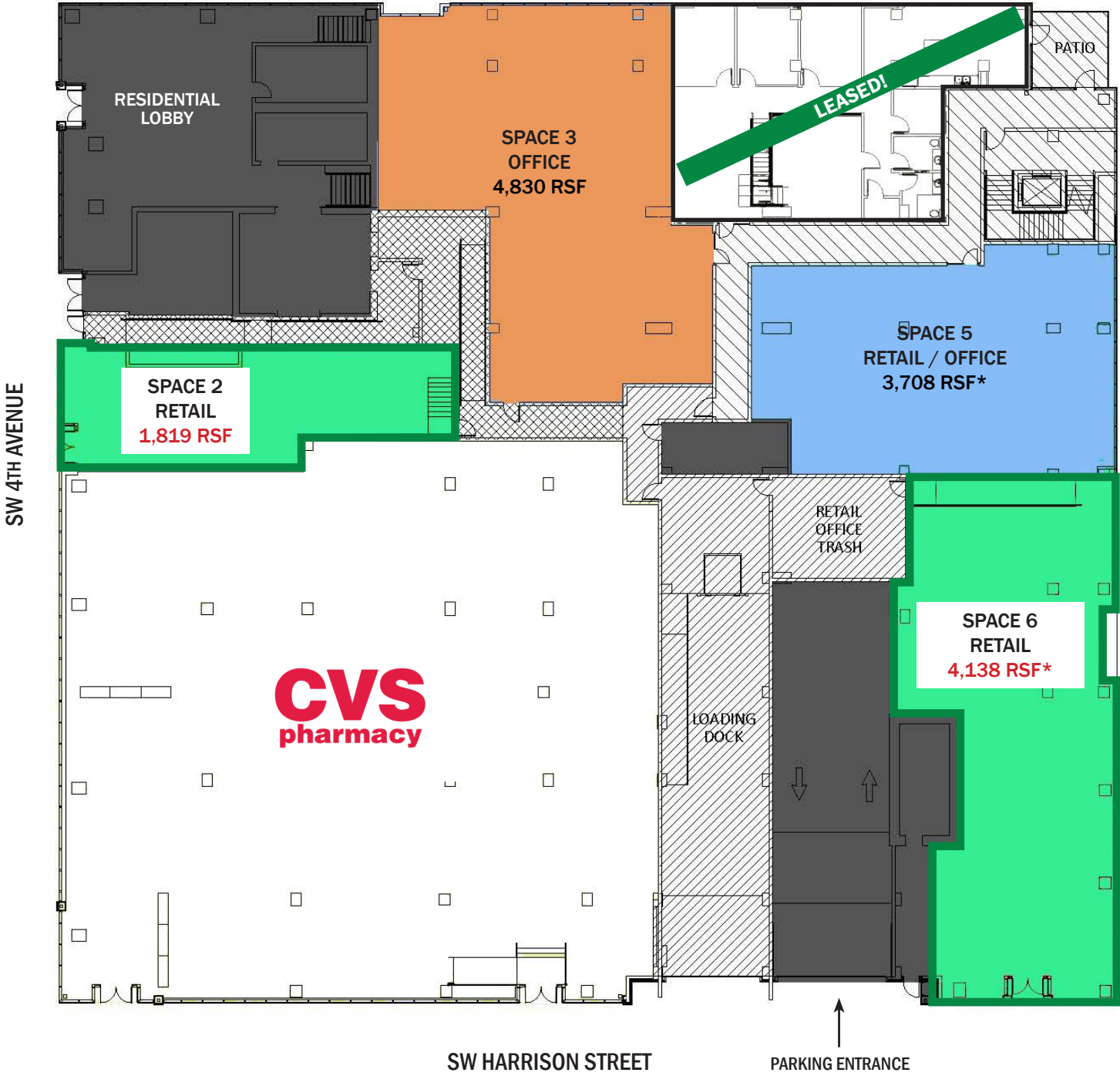
Brings over 1,000 music, theater, dance, and lecture performances to Portland



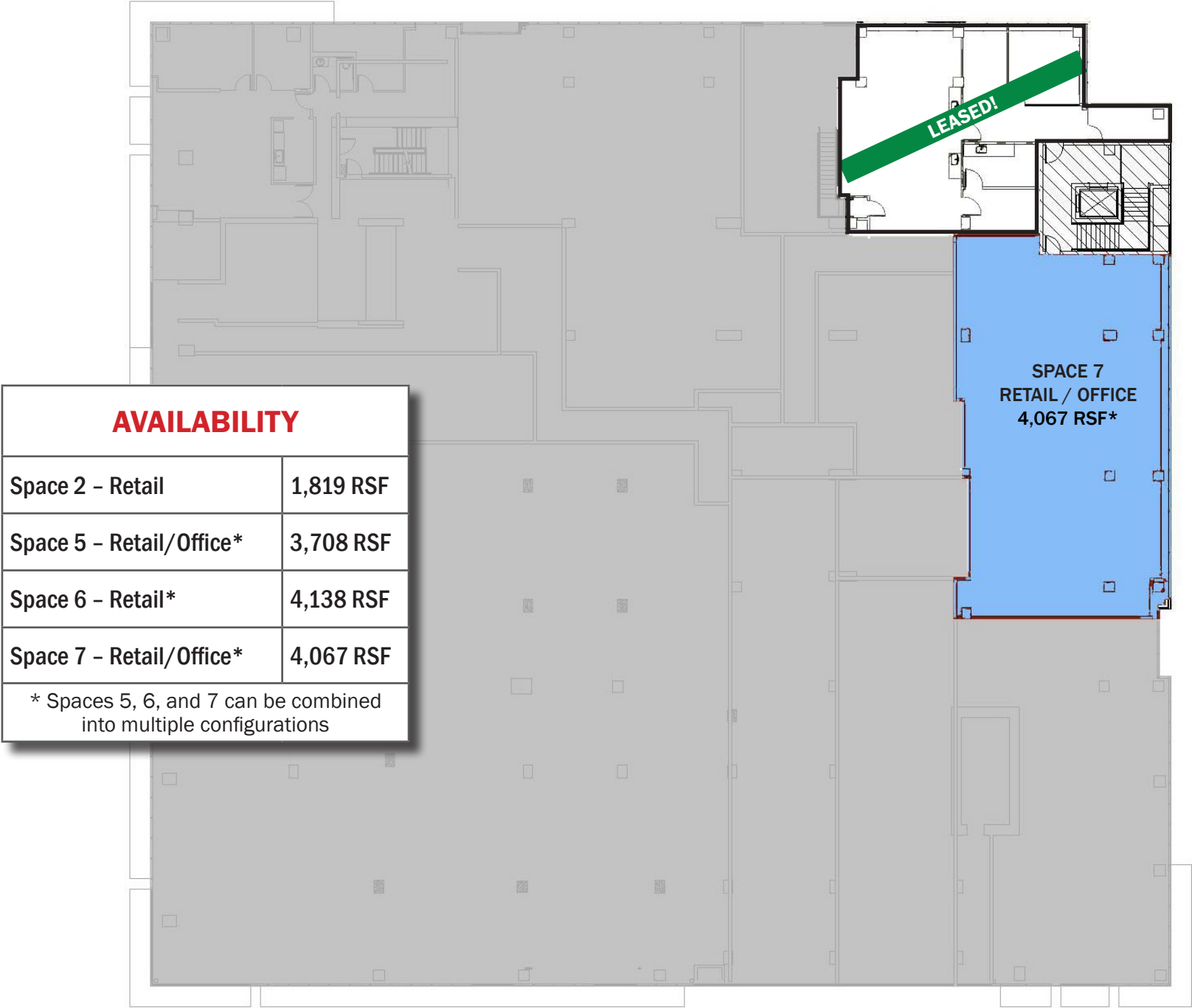
BUILDING PLAN

THE COLLECTIVE ON 4TH
PORTLAND, OR

LEVEL 1



LEVEL 2



THE COLLECTIVE ON 4TH

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	0.5 MILE	1 MILE	2 MILE	3 MILE
Estimated Population 2025	12,381	33,665	113,142	196,871
Projected Population 2030	12,511	33,869	114,530	196,592
Average HH Income	\$103,357	\$110,264	\$127,424	\$137,740
Median Age	35.6	39.3	38.4	38.5
Total Businesses	2,361	7,027	15,516	22,991
Est. Daytime Demographics 16+	39,342	96,378	194,716	271,900

\$110,264

Average Household Income
1 MILE RADIUS

194,716

Est. Daytime Demographics 16+
2 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5105/-122.68

The Collective on 4th Portland, OR 97201	0.5 mi radius	1 mi radius	2 mi radius	3 mi radius
Population				
2025 Estimated Population	12,381	33,665	113,142	196,871
2030 Projected Population	12,511	33,869	114,530	196,592
2020 Census Population	10,989	25,488	94,445	181,308
2010 Census Population	9,706	23,024	74,119	149,268
Projected Annual Growth 2025 to 2030	0.2%	0.1%	0.2%	-
Historical Annual Growth 2010 to 2025	1.8%	3.1%	3.5%	2.1%
2025 Median Age	35.6	39.3	38.4	38.5
Households				
2025 Estimated Households	7,342	17,495	61,661	102,073
2030 Projected Households	7,476	18,059	63,807	103,697
2020 Census Households	6,881	15,913	55,905	96,637
2010 Census Households	5,266	13,160	42,174	77,448
Projected Annual Growth 2025 to 2030	0.4%	0.6%	0.7%	0.3%
Historical Annual Growth 2010 to 2025	2.6%	2.2%	3.1%	2.1%
Race and Ethnicity				
2025 Estimated White	69.0%	70.9%	74.1%	75.7%
2025 Estimated Black or African American	5.2%	6.0%	5.0%	4.8%
2025 Estimated Asian or Pacific Islander	12.4%	10.0%	8.2%	7.3%
2025 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.9%	0.8%
2025 Estimated Other Races	12.6%	12.1%	11.7%	11.5%
2025 Estimated Hispanic	11.3%	11.0%	10.8%	10.1%
Income				
2025 Estimated Average Household Income	\$103,357	\$110,264	\$127,424	\$137,740
2025 Estimated Median Household Income	\$76,403	\$79,504	\$90,790	\$98,806
2025 Estimated Per Capita Income	\$61,880	\$57,884	\$69,957	\$71,820
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	3.7%	2.4%	1.6%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	1.8%	2.3%	2.5%	2.2%
2025 Estimated High School Graduate	10.5%	11.3%	10.2%	9.8%
2025 Estimated Some College	19.4%	19.4%	16.7%	15.7%
2025 Estimated Associates Degree Only	4.8%	6.2%	5.4%	5.5%
2025 Estimated Bachelors Degree Only	30.6%	31.1%	35.1%	37.2%
2025 Estimated Graduate Degree	29.1%	27.2%	28.5%	28.2%
Business				
2025 Estimated Total Businesses	2,361	7,027	15,516	22,991
2025 Estimated Total Employees	34,611	83,798	159,267	215,034
2025 Estimated Employee Population per Business	14.7	11.9	10.3	9.4
2025 Estimated Residential Population per Business	5.2	4.8	7.3	8.6

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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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