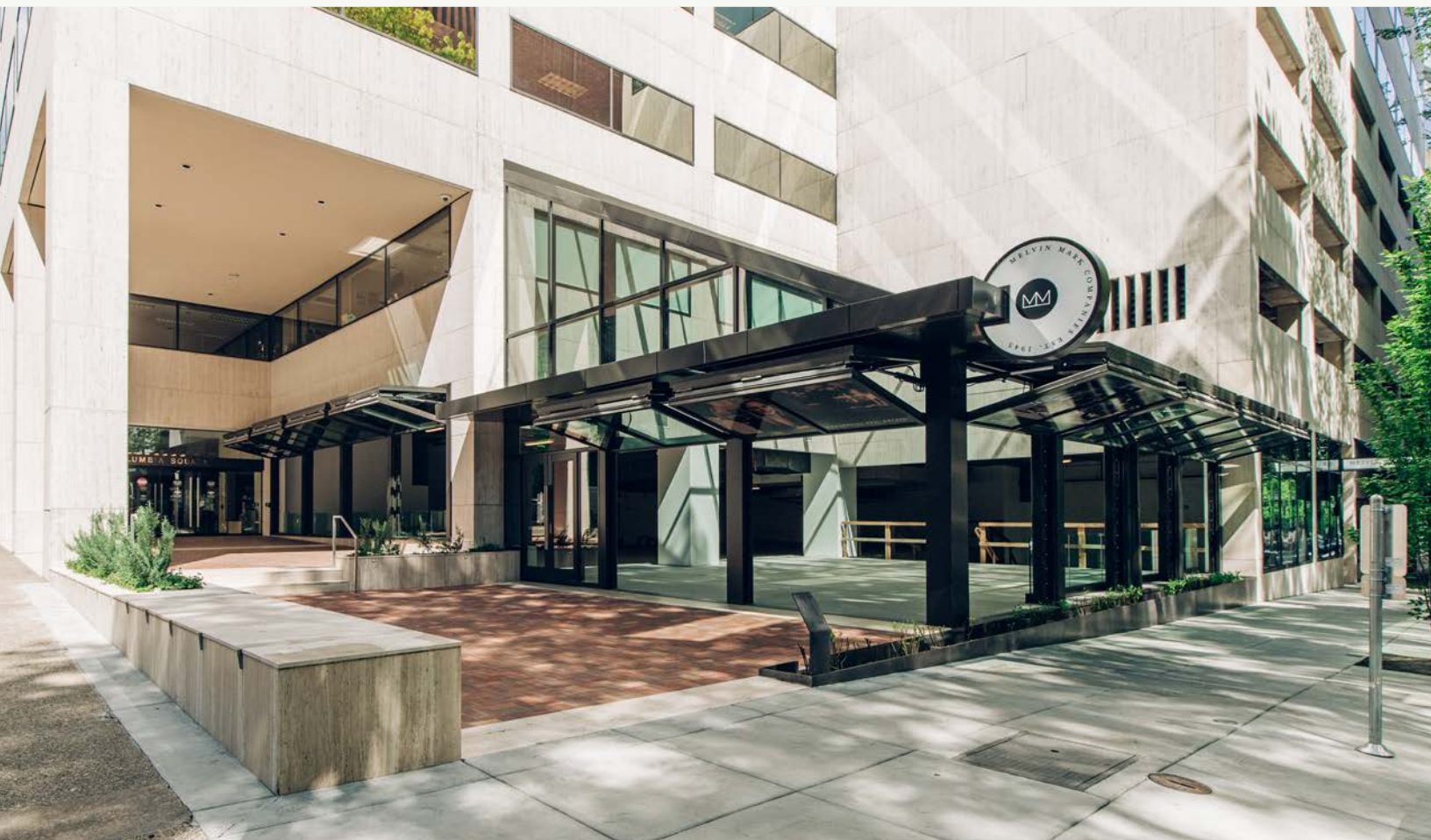




GROUND FLOOR RETAIL/SERVICE & RESTAURANT/BAR SPACE FOR LEASE **COLUMBIA SQUARE**



MELVIN MARK
EST. 1945

111 SW COLUMBIA STREET, PORTLAND, OREGON 97201



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



Excellent opportunities in Columbia Square located in Portland's business and financial district ranging from 998-6,133 SF, including 2nd generation retail/service spaces and two restaurant opportunities.

ADDRESS

111 SW Columbia Street,
Portland, Oregon 97201

AVAILABLE SPACE

998 to 6,133 RSF

RENTAL RATE

Call for details

TRAFFIC COUNTS

SW 1st Ave & Columbia St – 7,001 ADT ('25)
SW Columbia St – 5,727 ADT ('25)



HIGHLIGHTS

- 6,133 SF restaurant/bar space located at the corner of SW 1st & Columbia featuring expansive glass lines/atrium, operable storefront, and outdoor patio. Creative deal terms and tenant improvement allowance for the right concept/operator.
- 1,372 SF 2nd generation restaurant (fronting SW Jefferson) with type 1 hood (please don't disturb current tenant)
- Retail/service/medical/wellness opportunities including 2nd generation dental space (available October 2025- please don't disturb current tenant).
- Multi-level on-site garage with opportunity for customer parking validation (and potential valet opportunity for large restaurant opportunity).
- On-site security and local ownership/on-site management.
- Available now!

THE AREA



- There is over **2 million square feet of office located within a 2-block radius** (including Columbia Square, Crown Plaza, Koin Tower, Umpqua Bank Plaza, 200 Market and Edith Green-Wendall Wyatt Federal Building)
- The adjacent Porter and Marriott hotels have over **850 hotel rooms**
- The adjacent Astoria and Essex House have a total of over **500 apartment units** almost fully occupied across the street from Columbia Square
- **Multnomah County Courthouse**, located 1-block away **serves 3,000 visitors per day and has 500 employees**
- Close proximity to **Portland State University campus (over 20,000 students and over 5,000 staff/employees)**
- **Keller Auditorium**, located 2-blocks away, hosts **hundreds of events each year and seats up to 3,000 per event**
- One block from **Tom McCall Waterfront Park** where there are **major events throughout the year**, including Rose Festival, Waterfront Blues Festival, Portland Pride, and more.



COLUMBIA SQUARE

111 SW COLUMBIA ST
PORTLAND, OR



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

MULTNOMAH COUNTY
CENTRAL LIBRARY

22,014 STUDENTS

SITE



COLUMBIA SQUARE

111 SW COLUMBIA ST

PORTLAND, OR

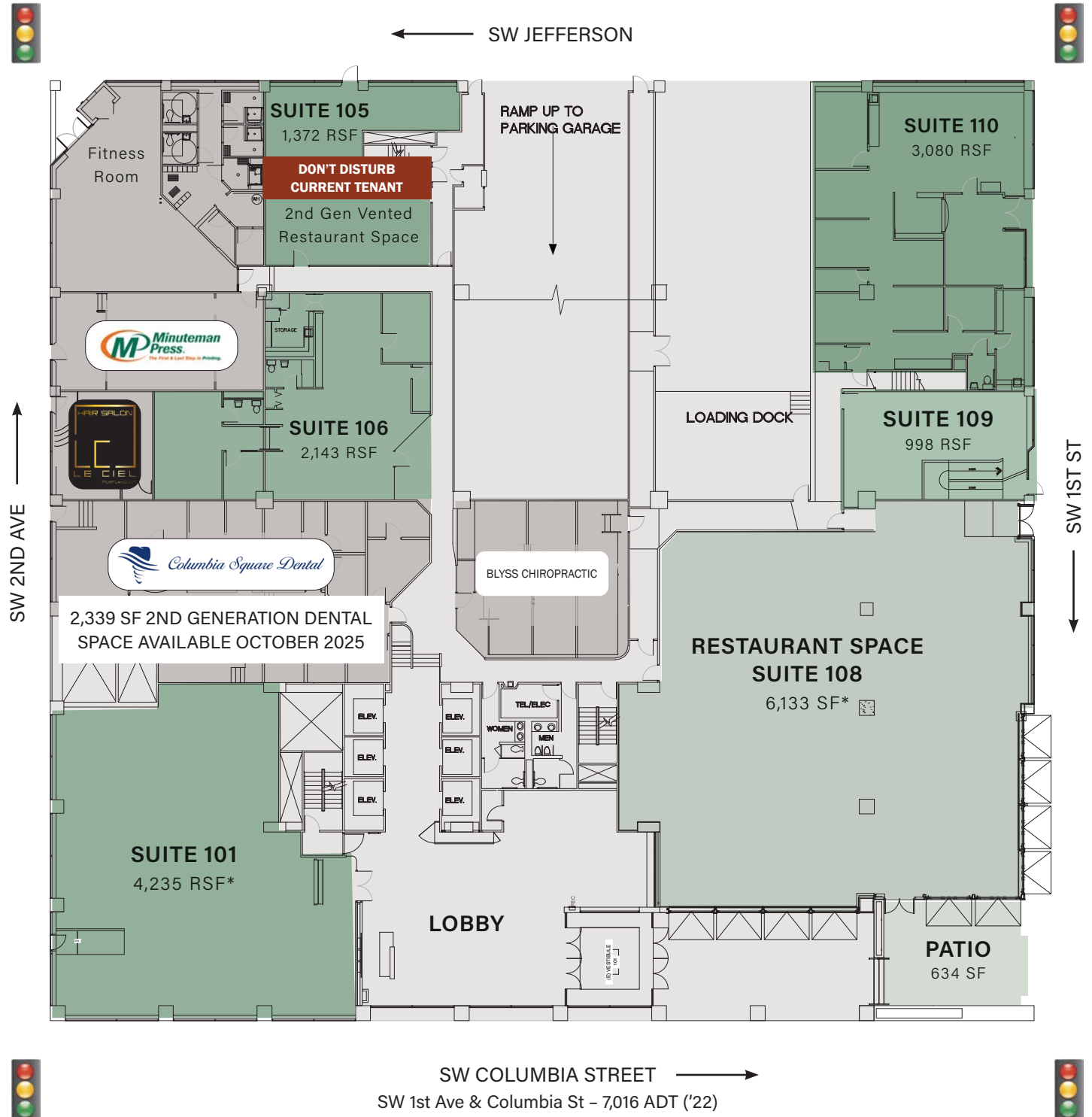
SITE

KEY

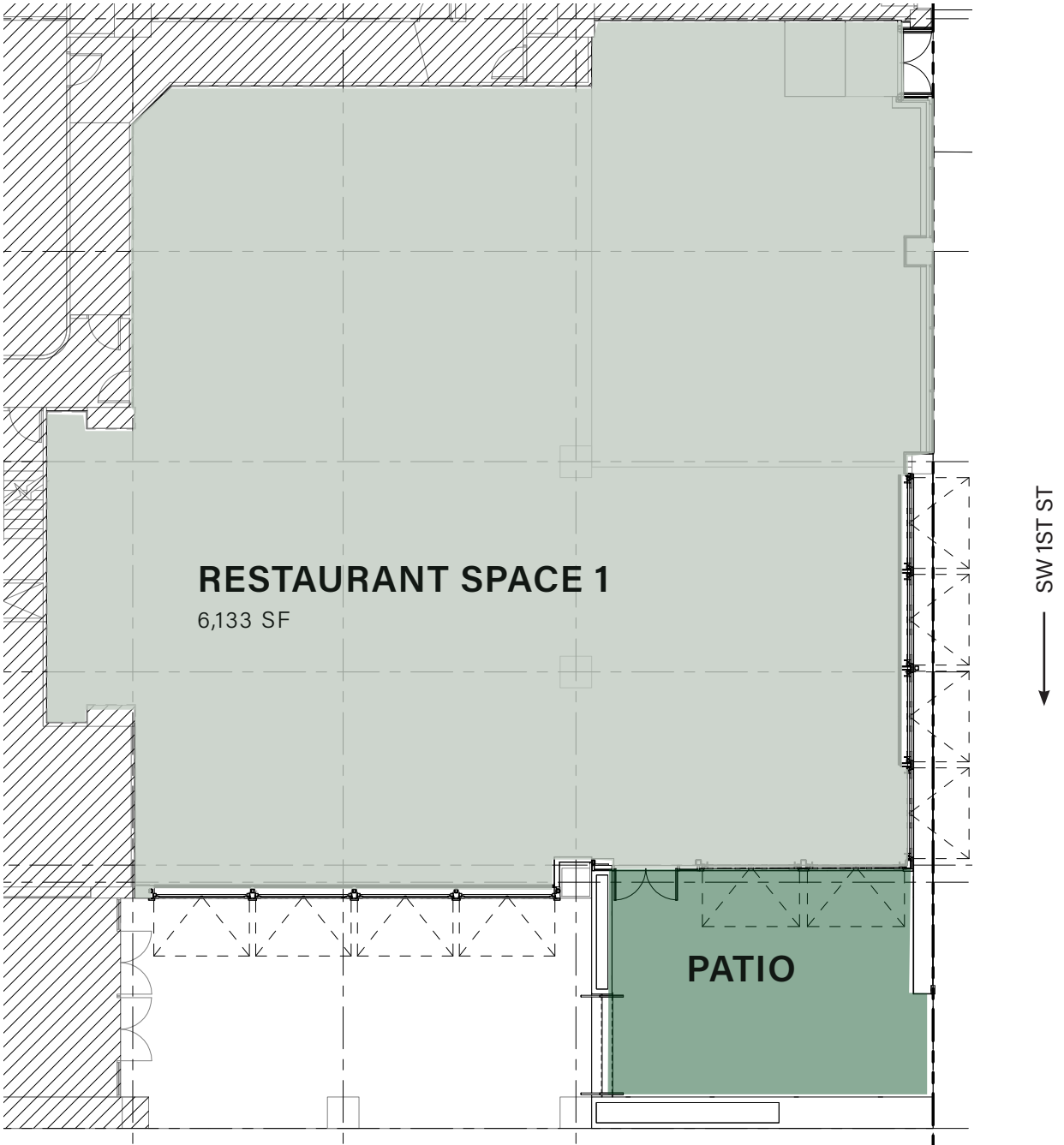
- PSU BUILDINGS
- GREEN SPACE



RETAIL SUITES 101 | 105 | 106 | 108 | 109 | 110



RESTAURANT FLOOR PLAN



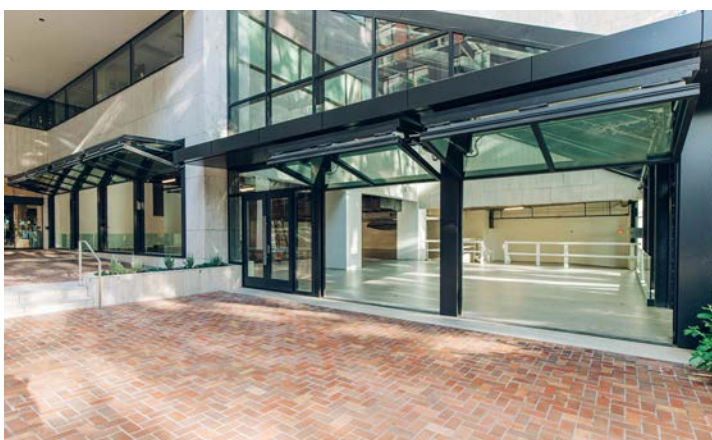
SW COLUMBIA STREET →
SW 1st Ave & Columbia St – 7,016 ADT ('22)



PHOTOS



RESTAURANT PHOTOS



DEMOGRAPHIC SUMMARY

COLUMBIA SQUARE
111 SW COLUMBIA STREET
PORTLAND, OR

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	39,365	118,728	206,144
Projected Population 2030	39,168	120,064	205,543
Average HH Income	\$104,530	\$124,281	\$139,573
Median Home Value	\$614,466	\$716,896	\$736,008
Daytime Demographics 16+	112,292	201,871	277,092
Some College or Higher	80.6%	85.3%	86.5%

\$104,530

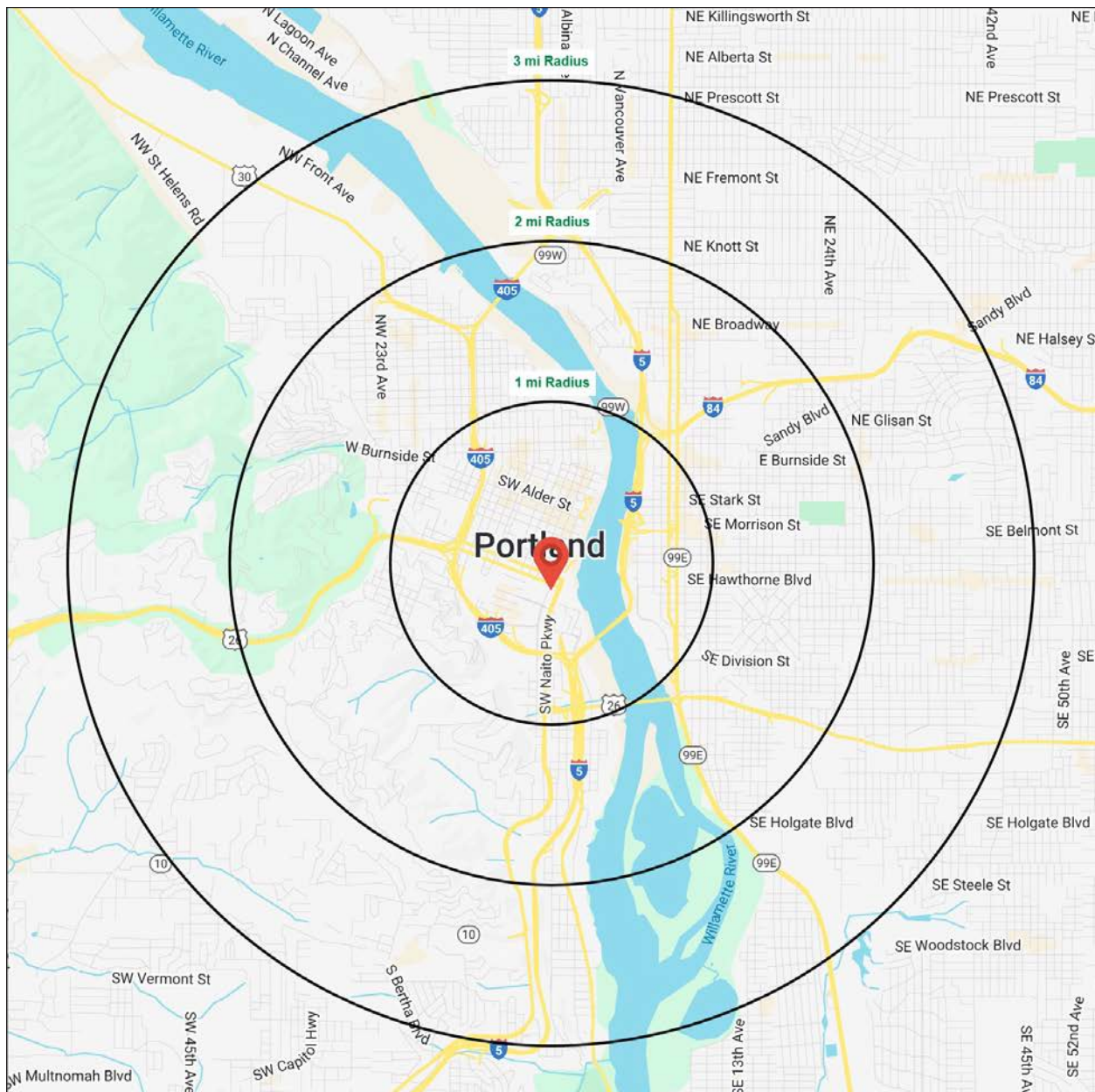
Average Household Income

1 MILE RADIUS

39.3

Median Age

1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5135/-122.6766

Columbia Square Portland, OR 97201	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	39,365	118,728	206,144
2030 Projected Population	39,168	120,064	205,543
2020 Census Population	27,484	100,015	191,457
2010 Census Population	24,186	78,505	157,241
Projected Annual Growth 2025 to 2030	-	0.2%	-
Historical Annual Growth 2010 to 2025	4.2%	3.4%	2.1%
2025 Median Age	39.3	38.2	38.5
Households			
2025 Estimated Households	19,348	65,216	106,203
2030 Projected Households	20,081	67,366	107,720
2020 Census Households	17,467	59,381	100,814
2010 Census Households	13,978	44,978	80,705
Projected Annual Growth 2025 to 2030	0.8%	0.7%	0.3%
Historical Annual Growth 2010 to 2025	2.6%	3.0%	2.1%
Race and Ethnicity			
2025 Estimated White	70.8%	74.1%	75.6%
2025 Estimated Black or African American	6.4%	5.1%	5.0%
2025 Estimated Asian or Pacific Islander	9.2%	8.1%	7.2%
2025 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.8%
2025 Estimated Other Races	12.5%	11.7%	11.5%
2025 Estimated Hispanic	11.4%	10.8%	10.1%
Income			
2025 Estimated Average Household Income	\$104,530	\$124,281	\$139,573
2025 Estimated Median Household Income	\$75,000	\$88,419	\$100,860
2025 Estimated Per Capita Income	\$52,109	\$68,782	\$72,301
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.6%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.6%	2.5%	2.3%
2025 Estimated High School Graduate	13.3%	10.6%	9.8%
2025 Estimated Some College	19.3%	16.8%	15.6%
2025 Estimated Associates Degree Only	6.0%	5.5%	5.4%
2025 Estimated Bachelors Degree Only	29.3%	35.3%	37.3%
2025 Estimated Graduate Degree	26.0%	27.6%	28.2%
Business			
2025 Estimated Total Businesses	8,183	16,105	23,441
2025 Estimated Total Employees	96,908	165,099	218,431
2025 Estimated Employee Population per Business	11.8	10.3	9.3
2025 Estimated Residential Population per Business	4.8	7.4	8.8



MELVIN MARK

EST. 1945

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

15350 SW Sequoia Pkwy, Suite 198
Portland, Oregon 97224
503.274.0211 | www.cra-nw.com