

FOR LEASE

# 2ND GENERATION RESTAURANT/CAFE SPACE AT **CYAN/PDX** NEAR PSU



## ADDRESS

1720 SW 4th Avenue, Suite 110  
Portland, OR 97201

## AVAILABLE SPACE

2,517 SF

## RENTAL RATE

Introductory first year rent: \$5,000/Month  
plus utilities (for a 3-5 year lease term)



## HIGHLIGHTS

- 2nd generation F&B space with 2 restrooms, sinks/mop sink, walk in cooler, and grease interceptor. No type-1 hood currently - TI available for type hood for qualified tenant & long-term lease.
- Opportunity for outdoor seating! Exclusive patio (east of space) and along storefront on pedestrian walkway.
- Cyan/PDX is a mixed-use building with 352 apartments above ground floor retail.
- **Public (hourly) and monthly parking available in building garage (opportunity for validation).**
- Adjacent to Portland State University campus (over 20,000 students and over 5,000 staff/employees) and 2-blocks from Keller Auditorium.
- Neighboring & nearby Tenants include Natural Mart, Happy Feet Nails & Spa, CVS, Pizza Schmizza, Murata & more!
- Available now!



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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## PHOTOS

# CYAN/PDX

## 1720 SW 4TH AVENUE

PORTLAND, OR

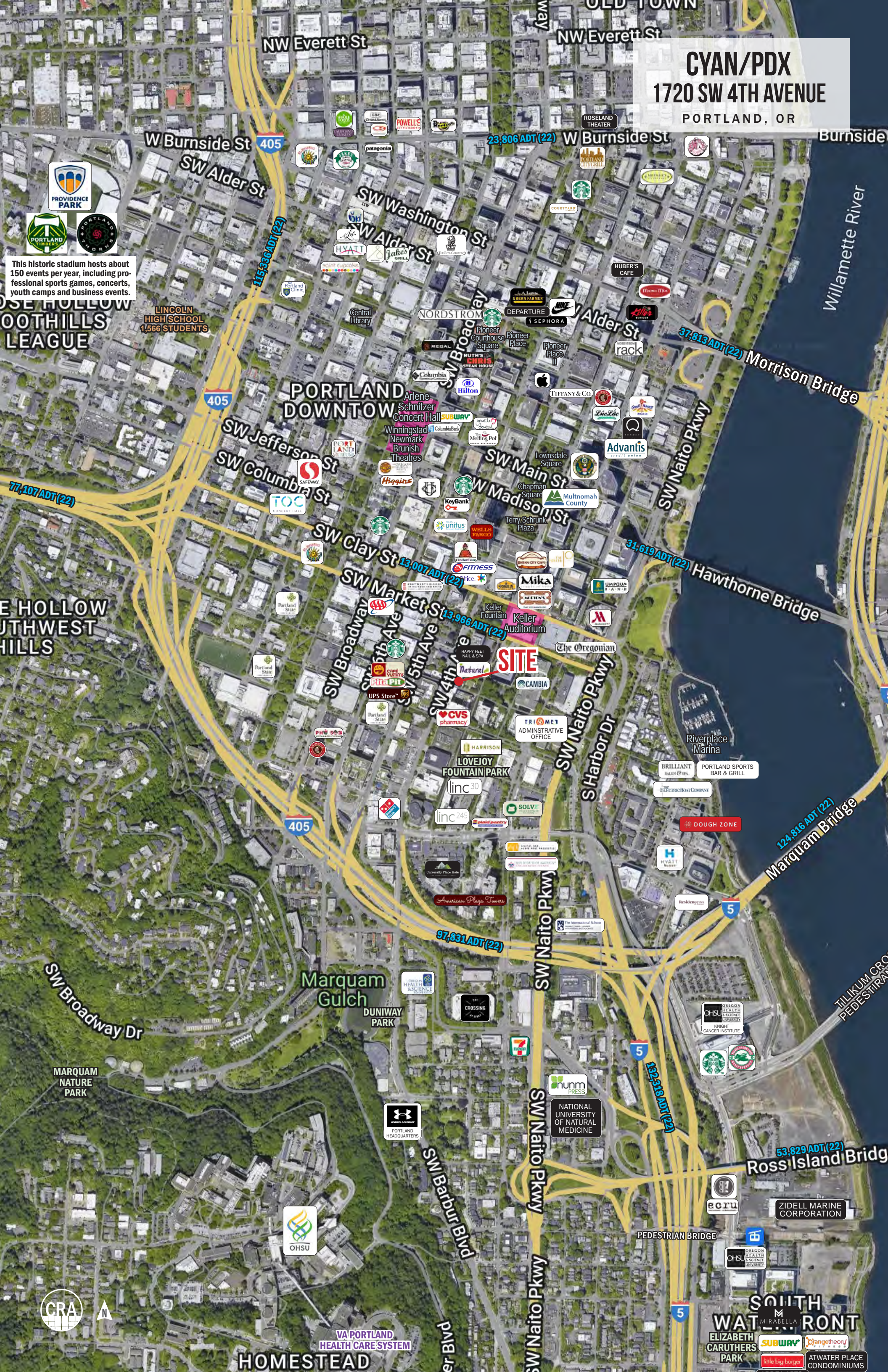




CYAN/PDX  
1720 SW 4TH AVENUE  
PORTLAND, OR

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

SITE





# CYAN/PDX

## 1720 SW 4TH AVENUE

PORTLAND, OR

New Construction  
550 Units Residential

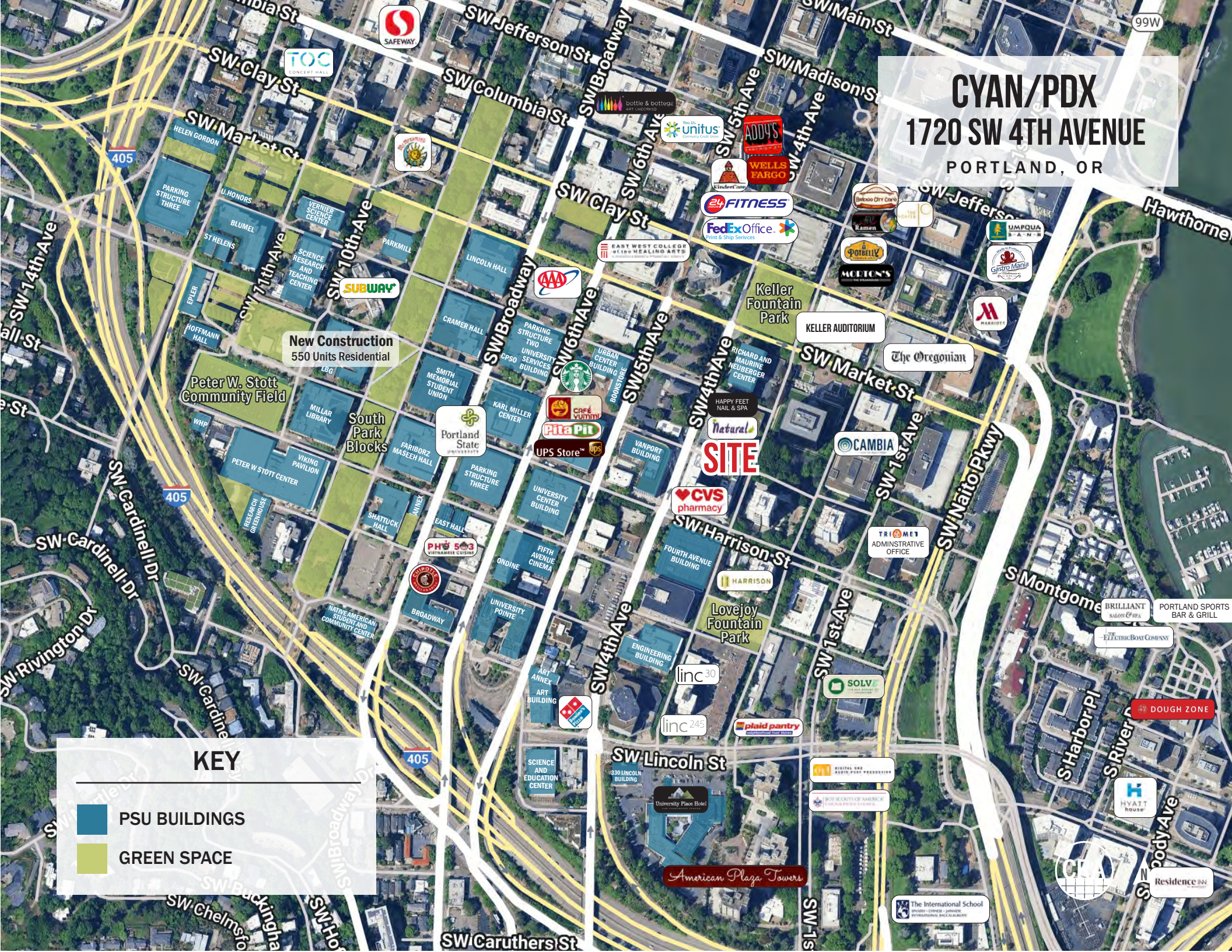
Peter W. Stott  
Community Field

South Park  
Blocks

**SITE**

### KEY

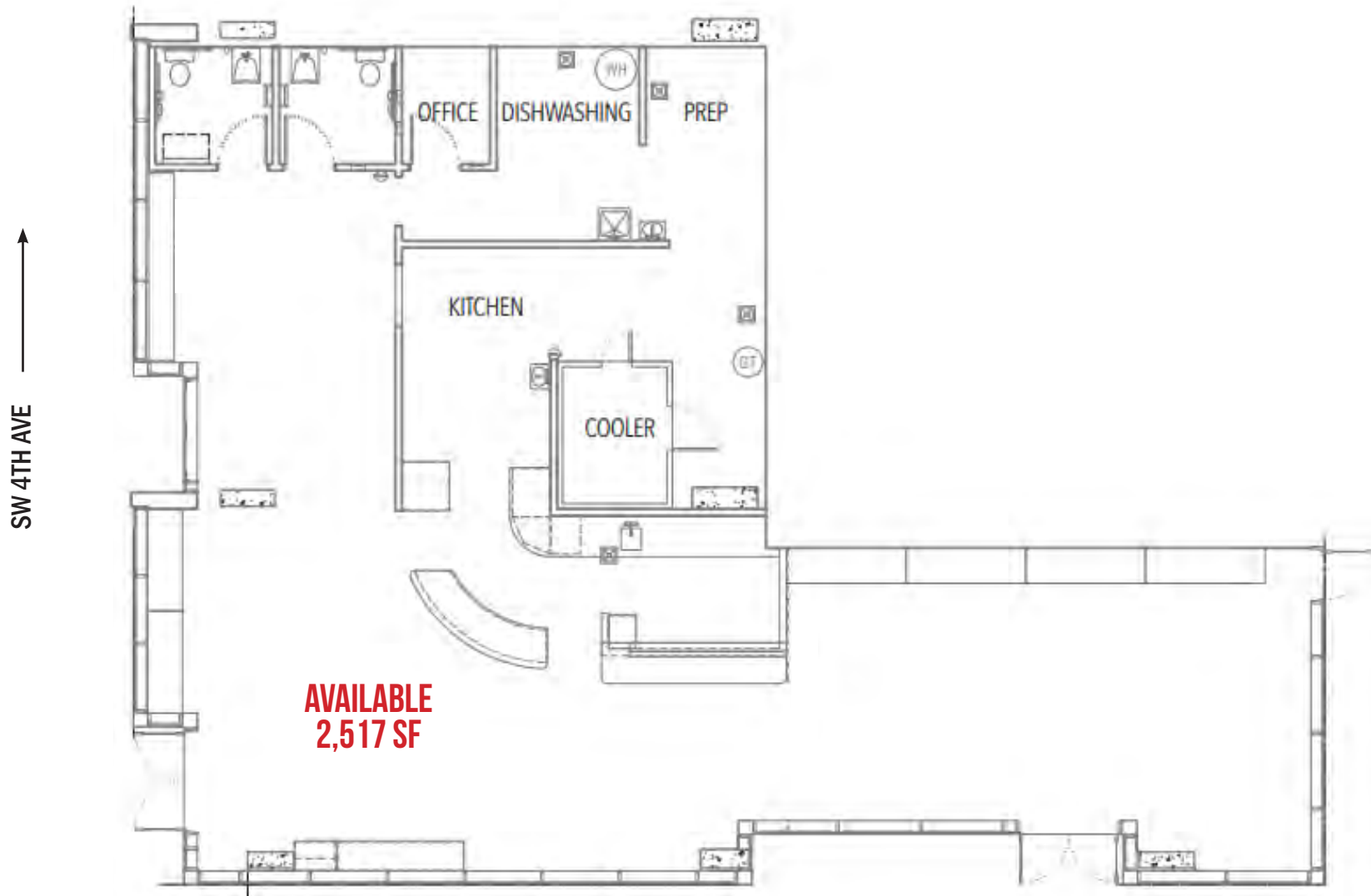
- PSU BUILDINGS
- GREEN SPACE





## SITE PLAN

**CYAN/PDX**  
**1720 SW 4TH AVENUE**  
PORTLAND, OR



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



# CYAN/PDX

## 1720 SW 4TH AVENUE

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

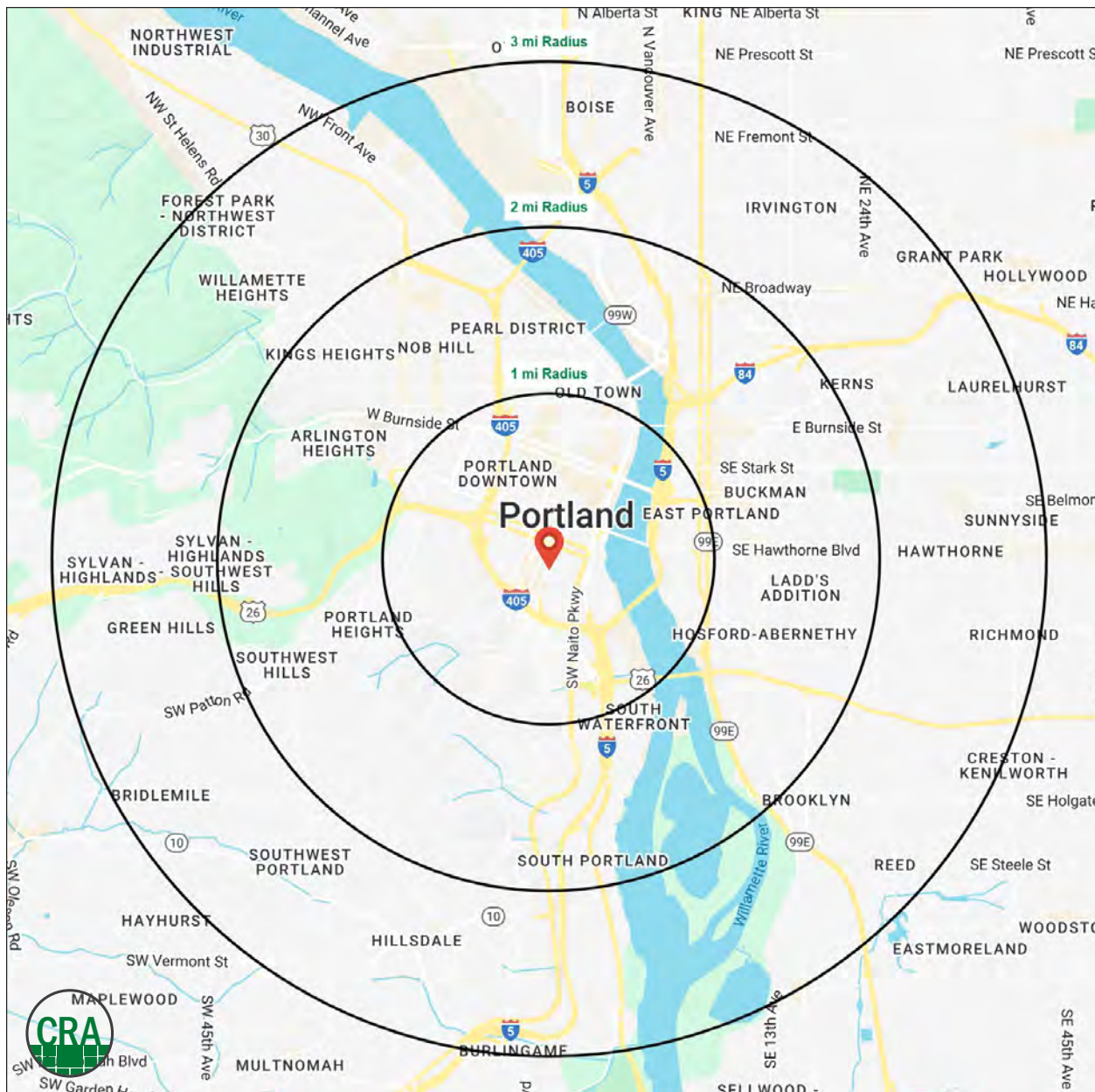
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	36,407	109,684	193,275
Projected Population 2029	36,759	110,023	191,237
Average HH Income	\$107,527	\$128,932	\$140,110
Median Home Value	\$644,677	\$707,631	\$714,997
Daytime Demographics 16+	100,086	194,077	269,674
Some College or Higher	80.8%	84.4%	85.6%

## \$107,527

Average Household Income  
1 MILE RADIUS

## 39.5

Median Age  
1 MILE RADIUS



## Summary Profile

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



Lat/Lon: 45.5113/-122.6803

Cyan/PDX Portland, OR 97201	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	36,407	109,684	193,275
2029 Projected Population	36,759	110,023	191,237
2020 Census Population	26,865	94,079	181,291
2010 Census Population	24,243	73,758	148,900
Projected Annual Growth 2024 to 2029	0.2%	-	-0.2%
Historical Annual Growth 2010 to 2024	3.6%	3.5%	2.1%
2024 Median Age	39.5	38.5	38.6
<b>Households</b>			
2024 Estimated Households	18,794	60,995	101,651
2029 Projected Households	19,449	62,158	101,753
2020 Census Households	16,870	55,767	96,684
2010 Census Households	13,923	42,037	77,341
Projected Annual Growth 2024 to 2029	0.7%	0.4%	-
Historical Annual Growth 2010 to 2024	2.5%	3.2%	2.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	71.2%	74.1%	75.7%
2024 Estimated Black or African American	6.1%	5.1%	4.9%
2024 Estimated Asian or Pacific Islander	9.6%	8.2%	7.2%
2024 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.8%
2024 Estimated Other Races	12.1%	11.7%	11.5%
2024 Estimated Hispanic	11.1%	10.8%	10.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$107,527	\$128,932	\$140,110
2024 Estimated Median Household Income	\$76,580	\$91,648	\$100,223
2024 Estimated Per Capita Income	\$56,155	\$72,266	\$74,120
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.2%	1.9%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.5%	2.3%
2024 Estimated High School Graduate	13.1%	11.2%	10.5%
2024 Estimated Some College	19.2%	16.8%	15.4%
2024 Estimated Associates Degree Only	6.5%	5.4%	5.5%
2024 Estimated Bachelors Degree Only	29.3%	34.3%	36.9%
2024 Estimated Graduate Degree	25.8%	28.0%	27.8%
<b>Business</b>			
2024 Estimated Total Businesses	7,051	15,322	22,729
2024 Estimated Total Employees	85,416	159,538	215,595
2024 Estimated Employee Population per Business	12.1	10.4	9.5
2024 Estimated Residential Population per Business	5.2	7.2	8.5



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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