

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

\$25/SF NNN



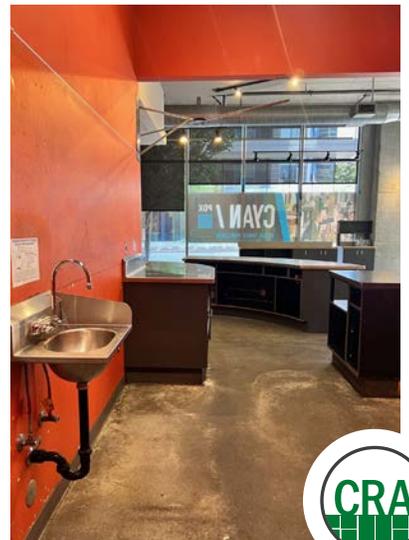
## HIGHLIGHTS

- 2nd generation F&B space with 2 restrooms, sinks/mop sink, walk in cooler, and grease interceptor. No type I hood currently. Tenant Improvement funds available for qualified Tenant.
- Opportunity for outdoor seating! 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!

# CYAN/PDX

1720 SW 4TH AVENUE  
PORTLAND, OR

## PHOTOS



**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.

PROVIDENCE PARK  
PORTLAND TIMBERS  
PORTLAND THORNS

ROSE HOLLOW  
FOOTHILLS  
LEAGUE

LINCOLN HIGH SCHOOL  
1,566 STUDENTS

ROSE HOLLOW  
FOOTHILLS  
LEAGUE

MARQUAM NATURE PARK



HOMESTEAD

VA PORTLAND HEALTH CARE SYSTEM

SOUTH WATSON RENT

ELIZABETH CARUTHERS PARK  
SUBWAY  
Orangetheory  
little big burger  
ATWATER PLACE CONDOMINIUMS



NW Everett St

NW Everett St

W Burnside St

23,806 ADT (22)

W Burnside St

Burnside

SW Alder St

SW Washington St

SW Alder St

Huber's Cafe

Willamette River

405

PORTLAND DOWNTOWN

SW Jefferson St

Alder St

37,813 ADT (22)

Morrison Bridge

SW Columbia St

SW Main St

SW Naito Pkwy

77,107 ADT (22)

SW Clay St

SW Market St

31,619 ADT (22)

Hawthorne Bridge

SW 5th Ave

SITE

SW Naito Pkwy

405

13,007 ADT (22)

13,966 ADT (22)

31,619 ADT (22)

124,816 ADT (22)

Marquam Bridge

SW Broadway Dr

Marquam Gulch

DUNIWAY PARK

97,831 ADT (22)

SW Naito Pkwy

5

124,816 ADT (22)

Marquam Bridge

MARQUAM NATURE PARK

PORTLAND HEADQUARTERS

NATIONAL UNIVERSITY OF NATURAL MEDICINE

132,318 ADT (22)

SW Naito Pkwy

5

53,829 ADT (22)

Ross Island Bridge

SW Barbur Blvd

PEDESTRIAN BRIDGE

ZIDELL MARINE CORPORATION



HOMESTEAD

SOUTH WATSON RENT

ELIZABETH CARUTHERS PARK  
SUBWAY  
Orangetheory  
little big burger  
ATWATER PLACE CONDOMINIUMS

# CYAN/PDX

## 1720 SW 4TH AVENUE

PORTLAND, OR

**New Construction**  
550 Units Residential

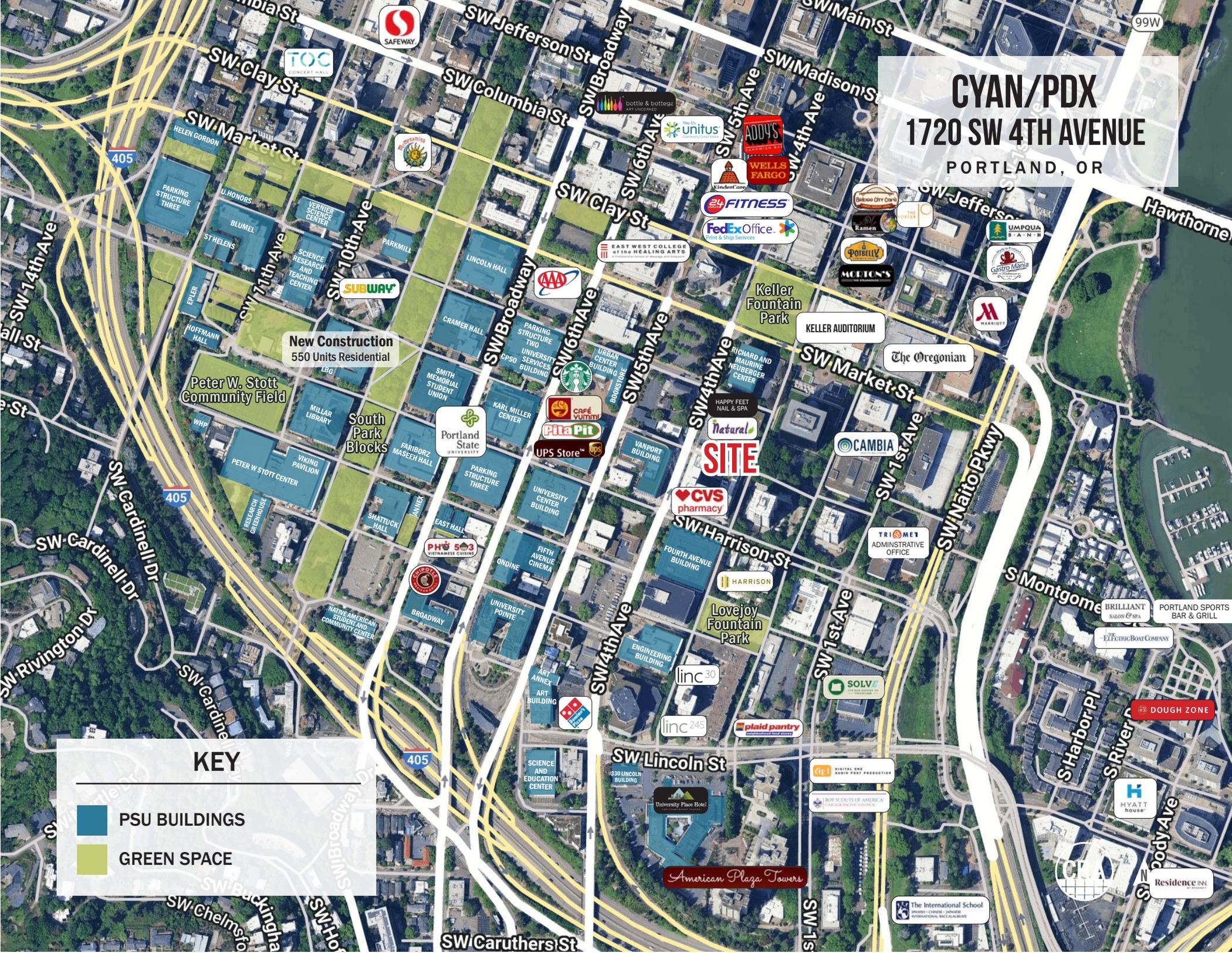
Peter W. Stott  
Community Field

South Park  
Blocks

**SITE**

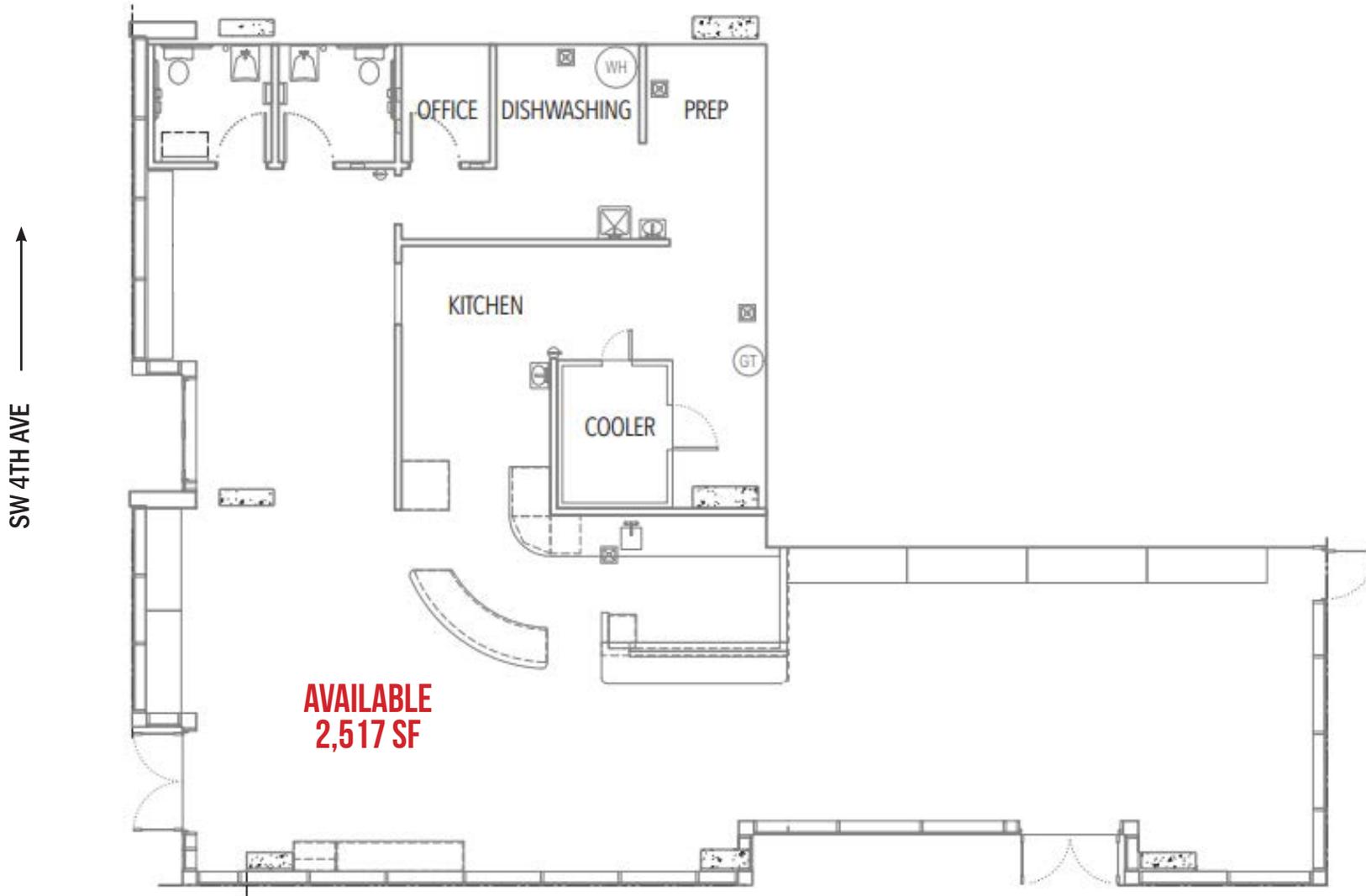
**KEY**

-  PSU BUILDINGS
-  GREEN SPACE



**SITE PLAN**

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



**AVAILABLE  
2,517 SF**

SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



# CYAN/PDX

## 1720 SW 4TH AVENUE

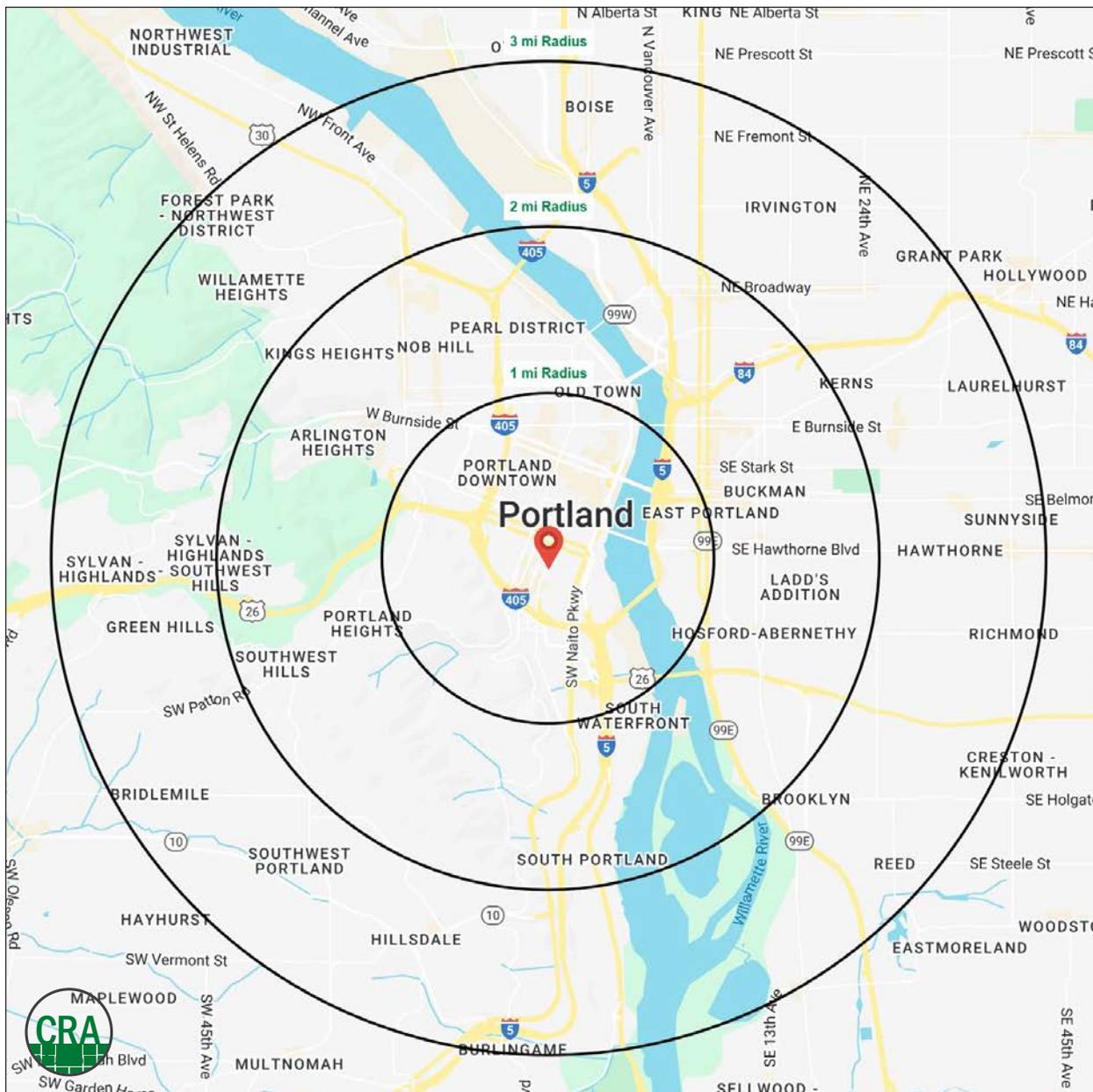
PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	37,551	113,021	197,815
Projected Population 2030	37,433	114,481	197,669
Average HH Income	\$108,332	\$127,846	\$138,852
Median Home Value	\$656,672	\$726,484	\$737,296
Daytime Demographics 16+	100,115	194,944	271,459
Some College or Higher	81.9%	85.6%	86.5%

**\$108,332**  
Average Household Income  
1 MILE RADIUS

**39.5**  
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: 45.5115/-122.6801

<b>Cyan Portland, OR 97201</b>	<b>1 mi radius</b>	<b>2 mi radius</b>	<b>3 mi radius</b>
<b>Population</b>			
2025 Estimated Population	37,551	113,021	197,815
2030 Projected Population	37,433	114,481	197,669
2020 Census Population	26,720	94,170	181,926
2010 Census Population	24,106	73,734	149,438
Projected Annual Growth 2025 to 2030	-	0.3%	-
Historical Annual Growth 2010 to 2025	3.7%	3.6%	2.2%
2025 Median Age	39.5	38.5	38.7
<b>Households</b>			
2025 Estimated Households	18,659	62,454	103,479
2030 Projected Households	19,213	64,957	105,575
2020 Census Households	16,830	55,815	96,923
2010 Census Households	13,851	42,038	77,540
Projected Annual Growth 2025 to 2030	0.6%	0.8%	0.4%
Historical Annual Growth 2010 to 2025	2.3%	3.2%	2.2%
<b>Race and Ethnicity</b>			
2025 Estimated White	70.4%	73.1%	74.8%
2025 Estimated Black or African American	6.3%	5.2%	5.0%
2025 Estimated Asian or Pacific Islander	9.5%	8.4%	7.4%
2025 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.8%
2025 Estimated Other Races	12.7%	12.3%	12.0%
2025 Estimated Hispanic	11.8%	11.5%	10.8%
<b>Income</b>			
2025 Estimated Average Household Income	\$108,332	\$127,846	\$138,852
2025 Estimated Median Household Income	\$78,220	\$91,482	\$99,870
2025 Estimated Per Capita Income	\$54,475	\$71,166	\$73,032
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.6%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.5%	2.3%
2025 Estimated High School Graduate	12.4%	10.3%	9.8%
2025 Estimated Some College	19.0%	16.8%	15.7%
2025 Estimated Associates Degree Only	6.4%	5.4%	5.4%
2025 Estimated Bachelors Degree Only	30.0%	34.9%	37.2%
2025 Estimated Graduate Degree	26.5%	28.5%	28.3%
<b>Business</b>			
2025 Estimated Total Businesses	7,202	15,621	23,052
2025 Estimated Total Employees	86,089	160,662	216,567
2025 Estimated Employee Population per Business	12.0	10.3	9.4
2025 Estimated Residential Population per Business	5.2	7.2	8.6

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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