

10TH & YAMHILL RETAIL

RETAIL/SERVICE/RESTAURANT SPACES FOR LEASE



NORDSTROM

 **Columbia**



**PIONEER
PLACE**



ADDRESS

730 SW 10th Ave, Portland OR 97205

AVAILABLE

989 SF - 5,193 SF

RENTAL RATE

\$15-\$25 SF Modified Gross

TRAFFIC COUNTS

SW 10th & Morrison – 5,670 ADT ('25)



HIGHLIGHTS

- Ground floor retail with SmartPark Parking Garage above
- Conveniently located on the Max line transit stops in front of retail on SW Morrison & SW Yamhill between SW 9th & SW 10th
- Parking for employees and customers onsite
- SmartPark offers a parking validation program for retail customers
- Second generation restaurant spaces available

NEARBY RETAILERS & AMENITIES

- Nordstrom
- Columbia Sportswear
- The Ritz-Carlton
- Pioneer Courthouse Square
- Case Study Coffee
- Pendleton Store
- Flying Elephants Delicatessen
- Kokoro
- Jake's Grill
- South Park Seafood
- Kinokuniya Book Store
- Pastina Pasteria
- Flock Food Hall
- Arlene Schnitzer Concert Hall
- Newmark Theatre
- Starbucks
- Provenance Hotel
- Moxy Hotel
- Ruth's Chris Steak House
- CapitalOne Café



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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503.274.0211
www.cra-nw.com

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.

10TH & YAMHILL RETAIL

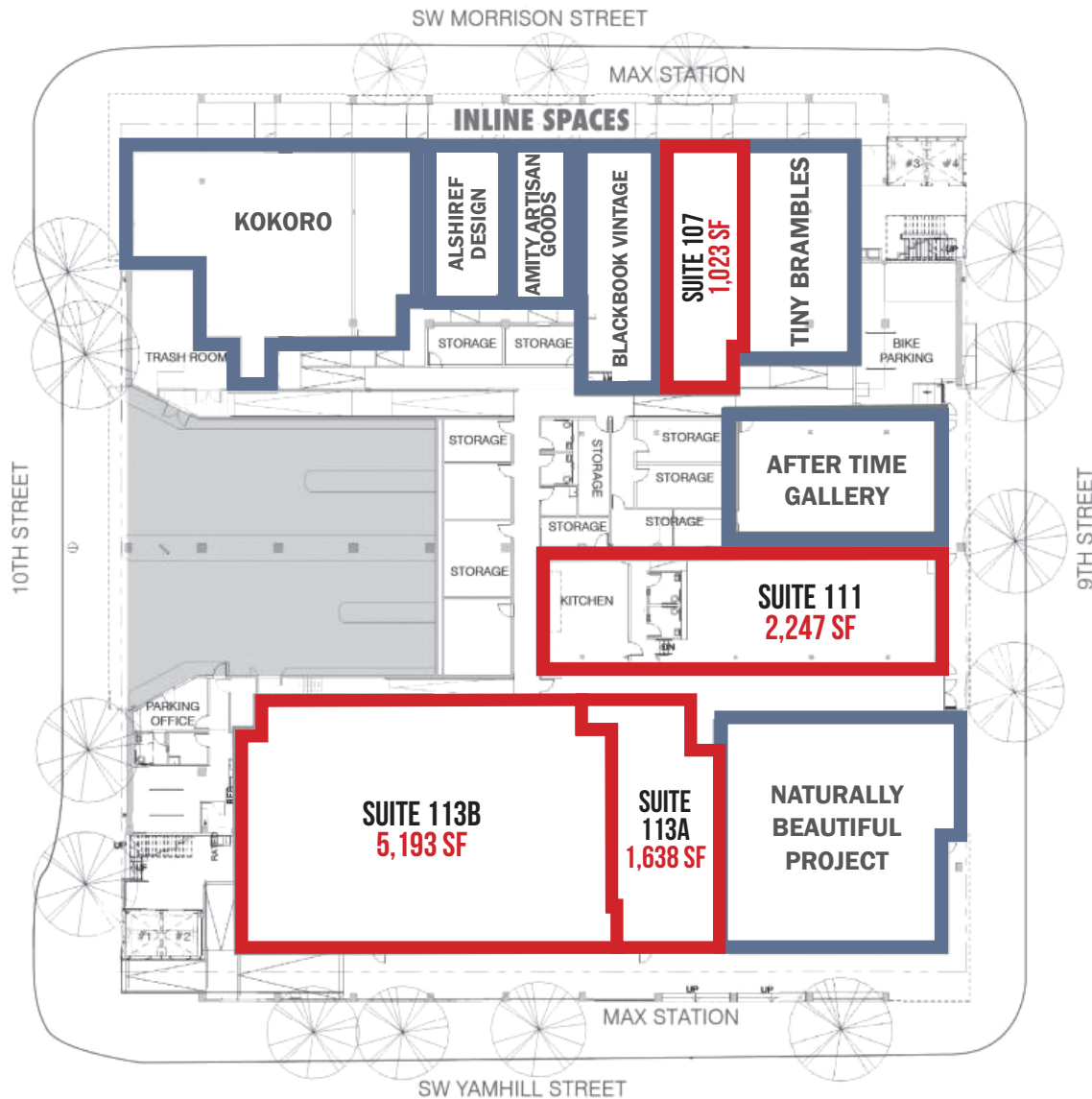
730 SW 10TH AVENUE

SITE PLAN

PORTLAND, OR

AVAILABLE

SPACE	RATE	SIZE	TYPE	AVAILABILITY	INTRODUCTORY RATE FIRST YEAR
Suite 107	\$22/SF MG	1,023 SF	Restaurant/Retail/Service	Now	\$1,000 Monthly
Suite 111	\$22/SF MG	2,247 SF	Restaurant/Retail/Service	60 days DO NOT DISTURB TENANT	\$2,200 Monthly
Suite 113-A	\$25/SF MG	1,638 SF	2nd Gen Cafe	5/1/2026	\$2,200 Monthly
Suite 113-B	\$15/SF MG	5,193 SF	2nd Gen Office/Service/Retail	7/1/2026 DO NOT DISTURB TENANT	\$5,000 Monthly



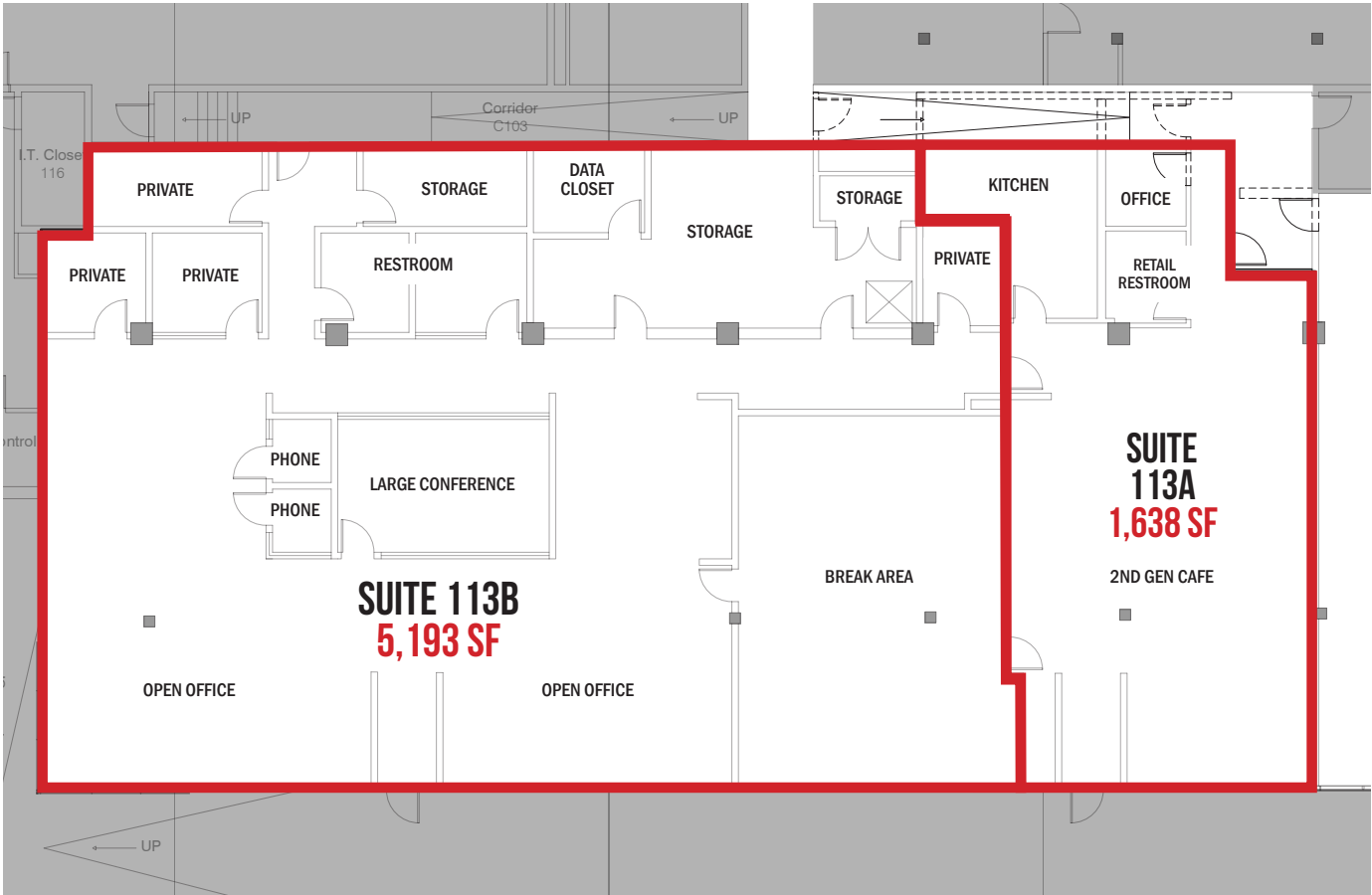
SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

10TH & YAMHILL RETAIL

730 SW 10TH AVENUE

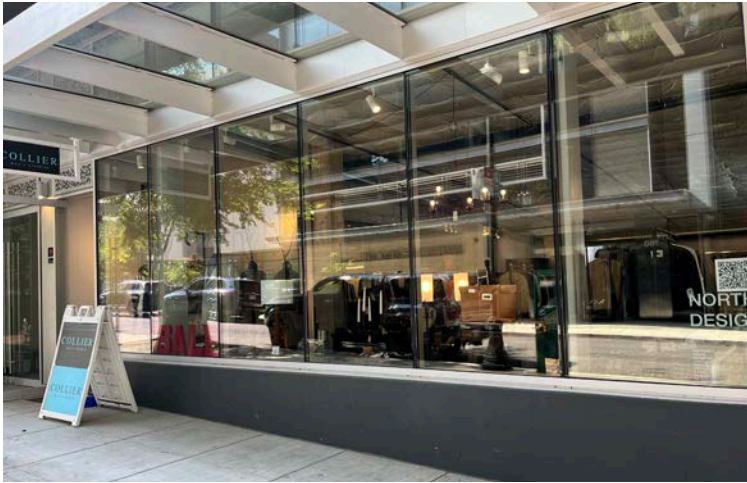
PORTLAND, OR

FLOOR PLAN



10TH & YAMHILL RETAIL 730 SW 10TH AVENUE PORTLAND, OR

EXTERIOR PHOTOS



10TH & YAMHILL RETAIL

730 SW 10TH AVENUE
PORTLAND, OR

INTERIOR PHOTOS

SUITE 107



10TH & YAMHILL RETAIL

730 SW 10TH AVENUE

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INTERIOR PHOTOS

SUITE 113A



10TH & YAMHILL RETAIL

730 SW 10TH AVENUE

MACDONALD RESIDENCE PORTLAND, OR



23,516 ADT (25)

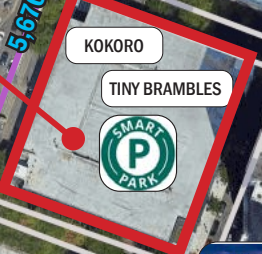
28,763 ADT (25)

105,773 ADT (24)

6,845 ADT (25)

5,670 ADT (25)

SITE



KOKORO
TINY BRAMBLES



SMART PARKING

PENDLETON

NORDSTROM

STARBUCKS

PIONEER COURTHOUSE SQUARE

CVS pharmacy

WELLS FARGO

DEPARTURE.

MUJI

SEPHORA

verizon

Google

DEPARTURE.

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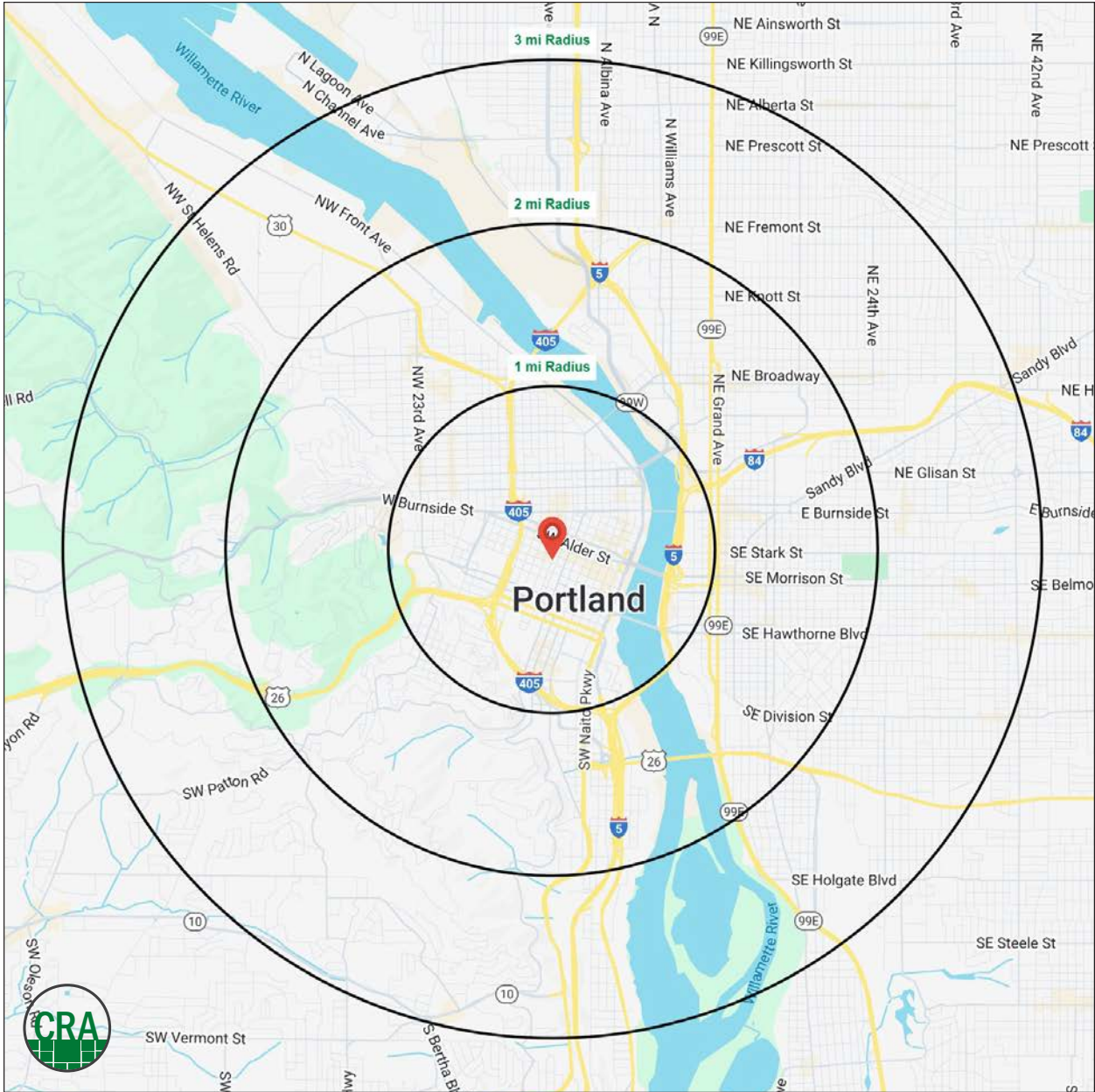
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	59,060	115,267	195,096
Estimated Households 2025	31,460	63,404	101,141
Average HH Income	\$115,510	\$125,969	\$140,496
Median Home Value	\$647,386	\$735,247	\$743,117
Daytime Demographics 16+	122,320	206,463	270,675
Some College or Higher	82.0%	85.3%	86.4%

\$115,510
Average Household Income
1 MILE RADIUS

39.1
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: 45.5195/-122.6818

The Stash Tea Building Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	59,060	115,267	195,096
2030 Projected Population	58,817	116,452	195,189
2020 Census Population	43,875	96,479	180,335
2010 Census Population	37,164	74,486	146,664
Projected Annual Growth 2025 to 2030	-	0.2%	-
Historical Annual Growth 2010 to 2025	3.9%	3.7%	2.2%
2025 Median Age	39.1	38.3	38.5
Households			
2025 Estimated Households	31,460	63,404	101,141
2030 Projected Households	32,309	65,518	102,954
2020 Census Households	28,678	57,464	95,341
2010 Census Households	22,864	42,958	75,465
Projected Annual Growth 2025 to 2030	0.5%	0.7%	0.4%
Historical Annual Growth 2010 to 2025	2.5%	3.2%	2.3%
Race and Ethnicity			
2025 Estimated White	72.1%	73.7%	75.1%
2025 Estimated Black or African American	5.9%	5.4%	5.6%
2025 Estimated Asian or Pacific Islander	8.8%	8.2%	7.0%
2025 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.8%
2025 Estimated Other Races	12.0%	11.7%	11.5%
2025 Estimated Hispanic	11.2%	10.8%	10.2%
Income			
2025 Estimated Average Household Income	\$115,510	\$125,969	\$140,496
2025 Estimated Median Household Income	\$79,521	\$88,549	\$101,628
2025 Estimated Per Capita Income	\$62,147	\$69,844	\$73,221
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.6%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.4%	2.3%
2025 Estimated High School Graduate	12.5%	10.6%	9.9%
2025 Estimated Some College	17.7%	16.2%	15.5%
2025 Estimated Associates Degree Only	5.4%	5.4%	5.2%
2025 Estimated Bachelors Degree Only	31.8%	35.4%	37.4%
2025 Estimated Graduate Degree	27.1%	28.4%	28.3%
Business			
2025 Estimated Total Businesses	9,013	16,036	22,675
2025 Estimated Total Employees	101,554	170,307	215,565
2025 Estimated Employee Population per Business	11.3	10.6	9.5
2025 Estimated Residential Population per Business	6.6	7.2	8.6

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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