

SW 3RD & ALDER RETAIL

RETAIL/SERVICE/RESTAURANT SPACES FOR LEASE



TIFFANY & CO.



NORDSTROM
rack

SEPHORA



ADDRESS

SW Morrison & SW Alder, Portland OR 97204

AVAILABLE

1,315 SF - 2,793 SF

LEASE RATE

Please call for details

TRAFFIC COUNTS

SW Alder St & 3rd Ave - 13,520 ADT ('25)



HIGHLIGHTS

- Parking for employees and customers onsite
- Smart Park offers a parking validation program for retail customers
- Conveniently located on the Max line transit stops in front of retail on SW Morrison & SW Yamhill between SW 9th & SW 10th
- Corner 2nd-gen restaurant suite available on SW 3rd & Morrison across from Pioneer Place Mall

NEARBY RETAILERS & AMENITIES

- | | | |
|----------------|-------------------------------|----------------------------------|
| • Nike | • Nordstrom Rack | • Metro PCS |
| • Apple Store | • Killer Burger | • Raising Cane's Chicken Fingers |
| • Tiffany & Co | • Punch Bowl Social | • Chipotle |
| • Gucci | • Prada | • LúC LúC |
| • Golden Goose | • Cuôn Vietnamese Street Food | • Regal Cinemas |
| • Sephora | • Dar Salam | • AC Marriott Hotel |
| • Din Tai Fung | • Verizon Wireless | • Google Portland Headquarters |
| • MUJI | | |



COMMERCIAL
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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.

SW 3RD & ALDER RETAIL

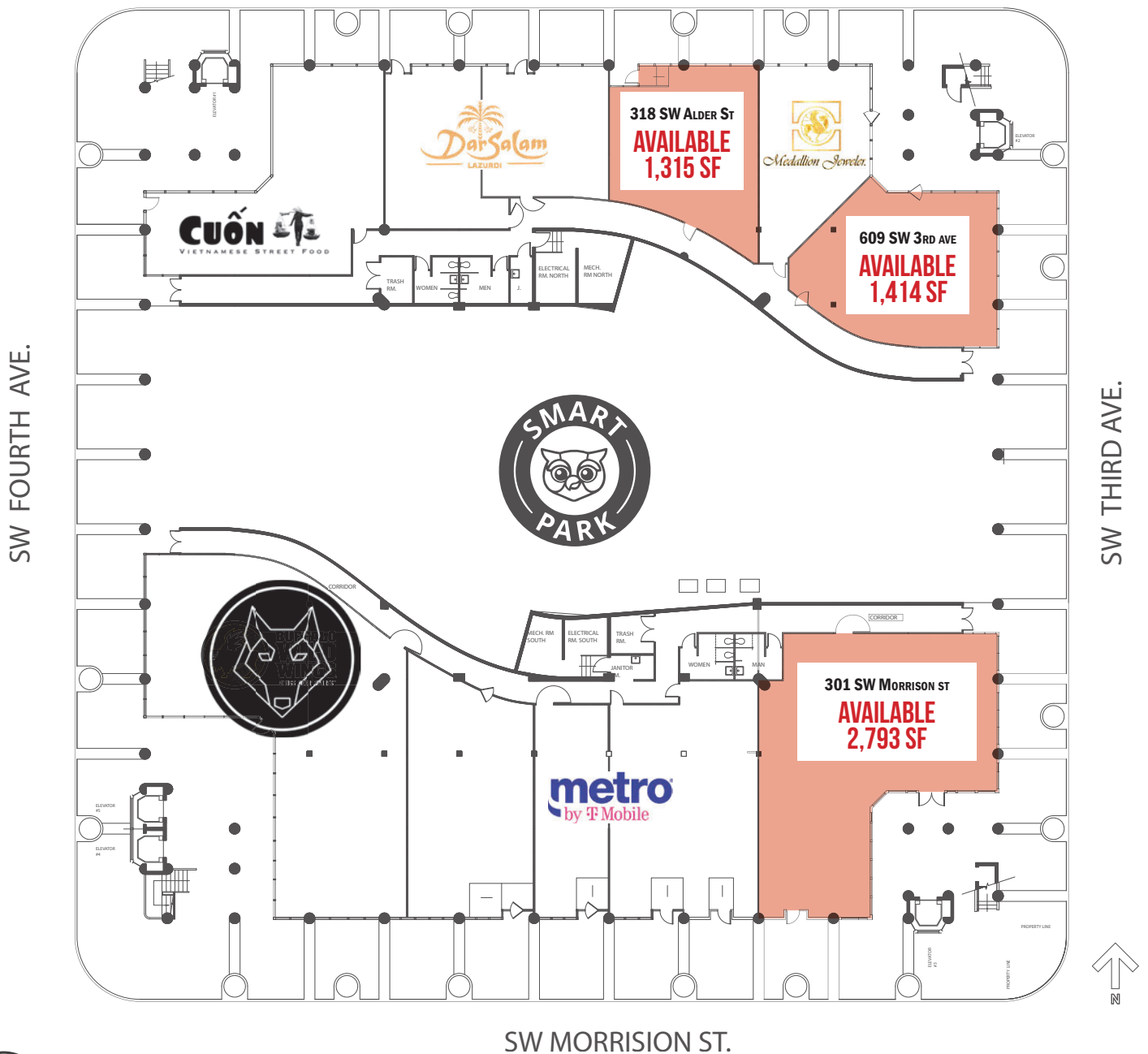
SW MORRISON & SW ALDER

SITE PLAN

PORTLAND, OR

SPACE	TYPE	SIZE	AVAILABILITY	
318 SW Alder St	Retail/Service	1,315 SF	2/1/2026	DO NOT DISTURB TENANT
609 SW 3rd Ave	Retail/Service	1,414 SF	1/1/2026	DO NOT DISTURB TENANT
301 SW Morrison St	Restaurant	2,793 SF	60 Days	DO NOT DISTURB TENANT

SW ALDER ST.

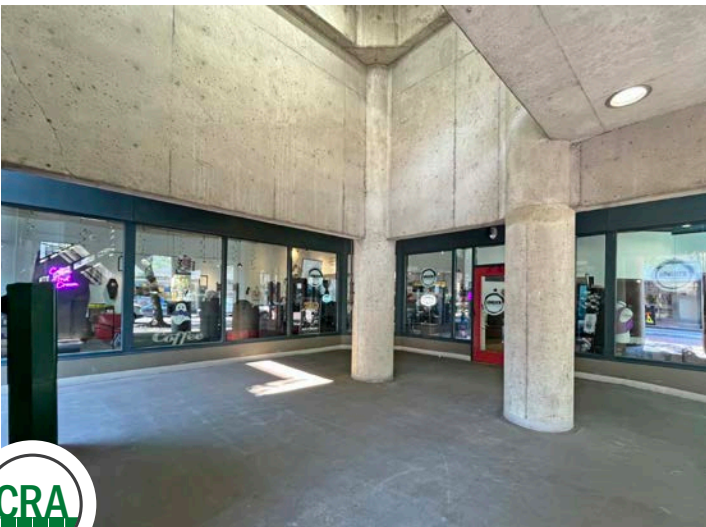
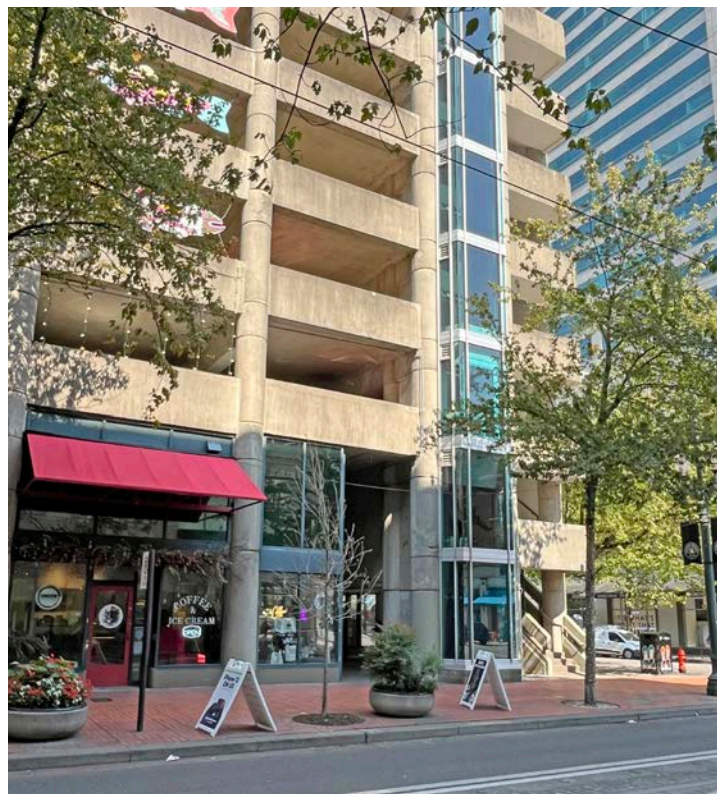
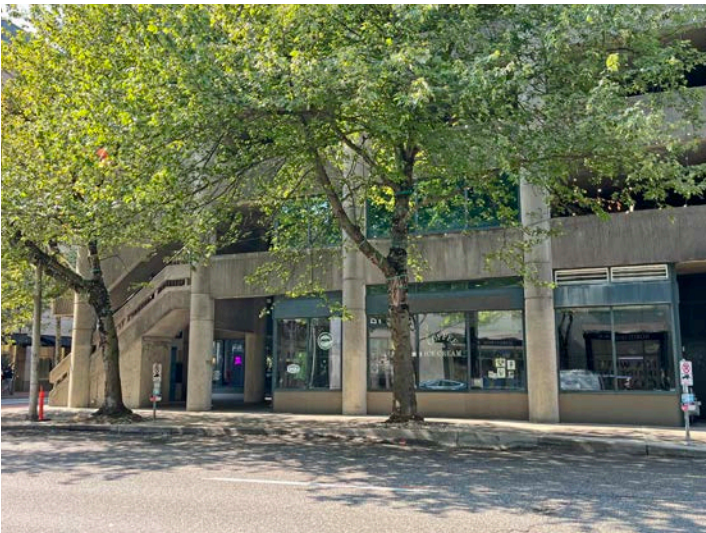


SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

SW 3RD & ALDER RETAIL SW MORRISON & SW ALDER

EXTERIOR PHOTOS

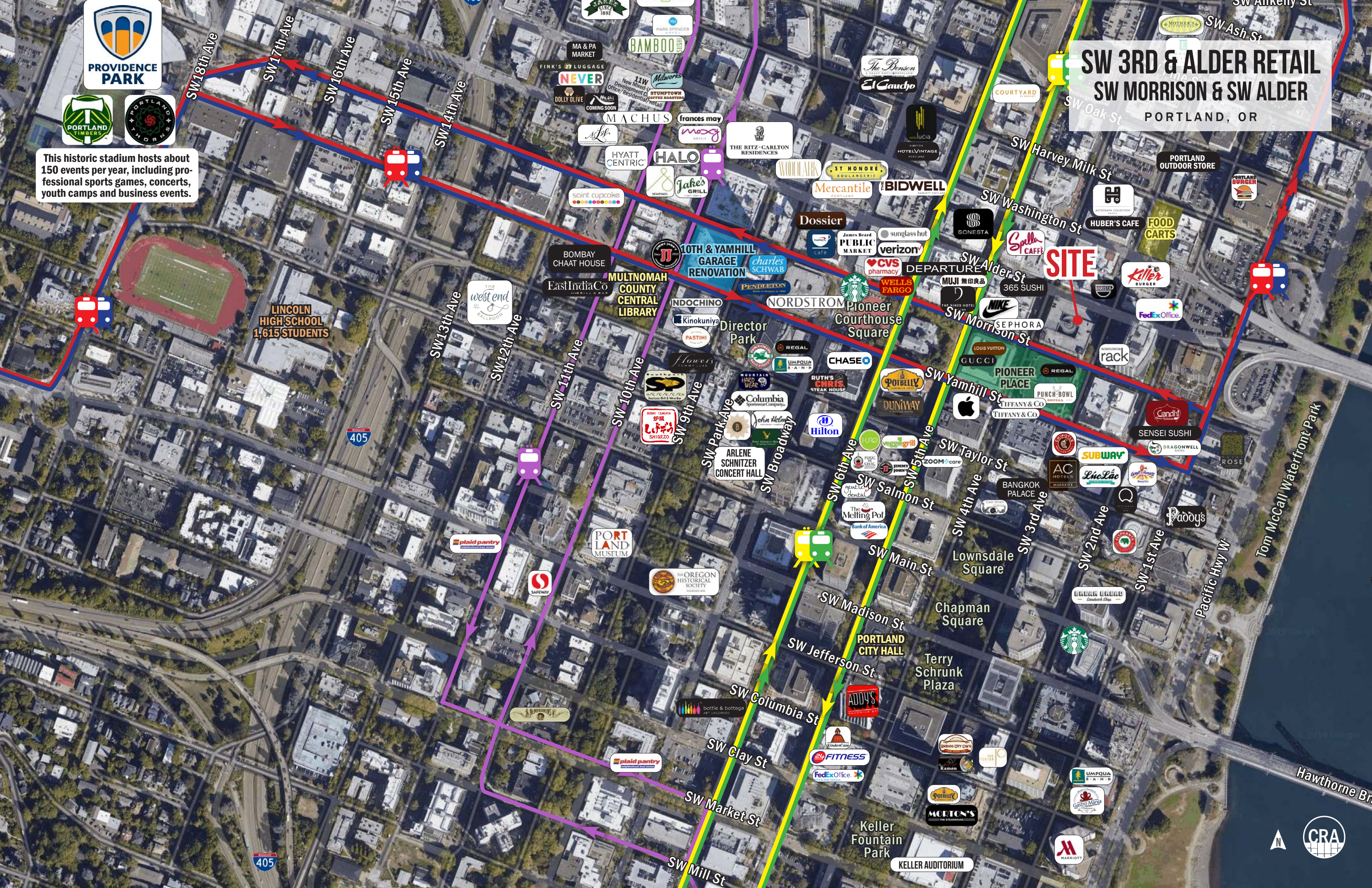
PORTLAND, OR





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

SW 3RD & ALDER RETAIL SW MORRISON & SW ALDER PORTLAND, OR

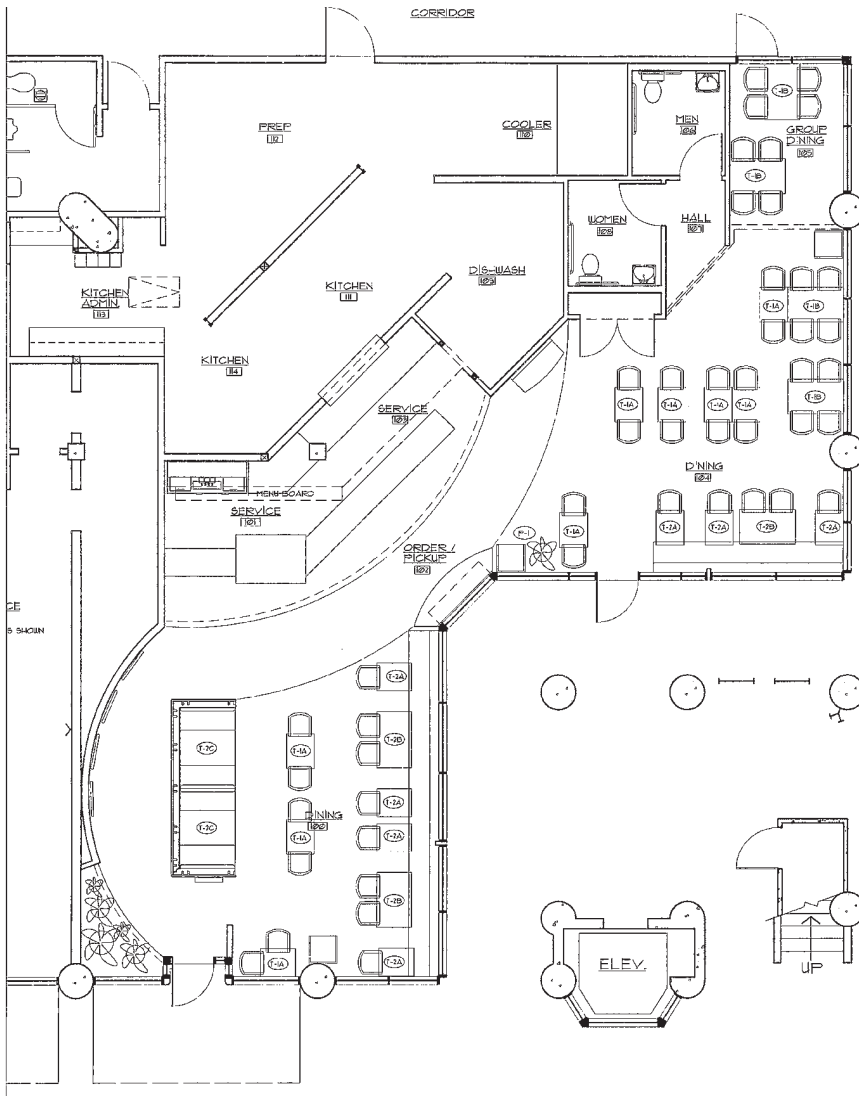


SW 3RD & ALDER RETAIL

SW MORRISON & SW ALDER

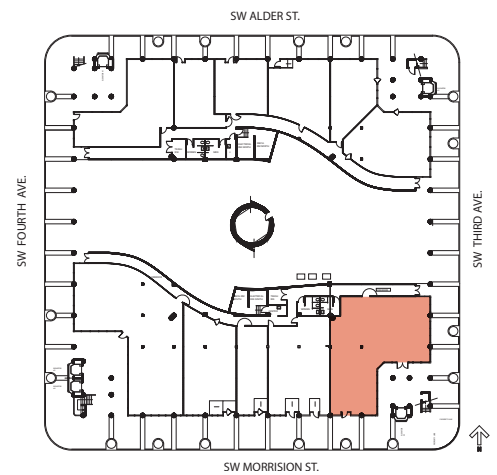
PORTLAND, OR

FLOOR PLAN



301 SW Morrison Street
2,793 SF Available
2nd Generation Restaurant Space
Type 1 Hood

Existing FF&E Negotiable

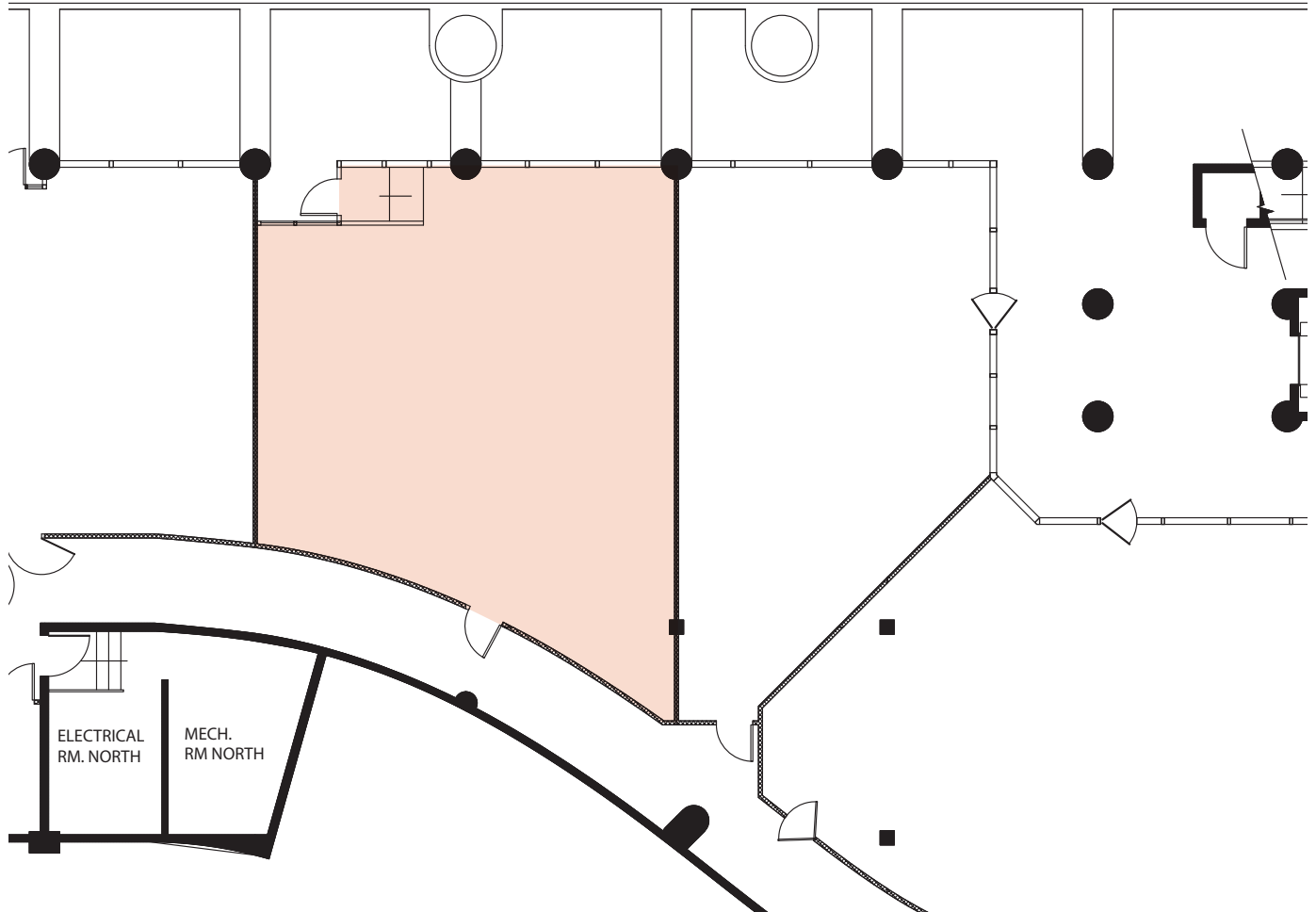


SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

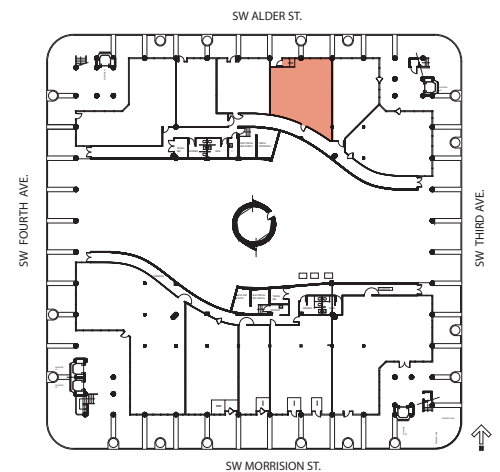
SW 3RD & ALDER RETAIL SW MORRISON & SW ALDER

FLOOR PLAN

PORTLAND, OR



318 SW Alder Street
1,315 SF Available



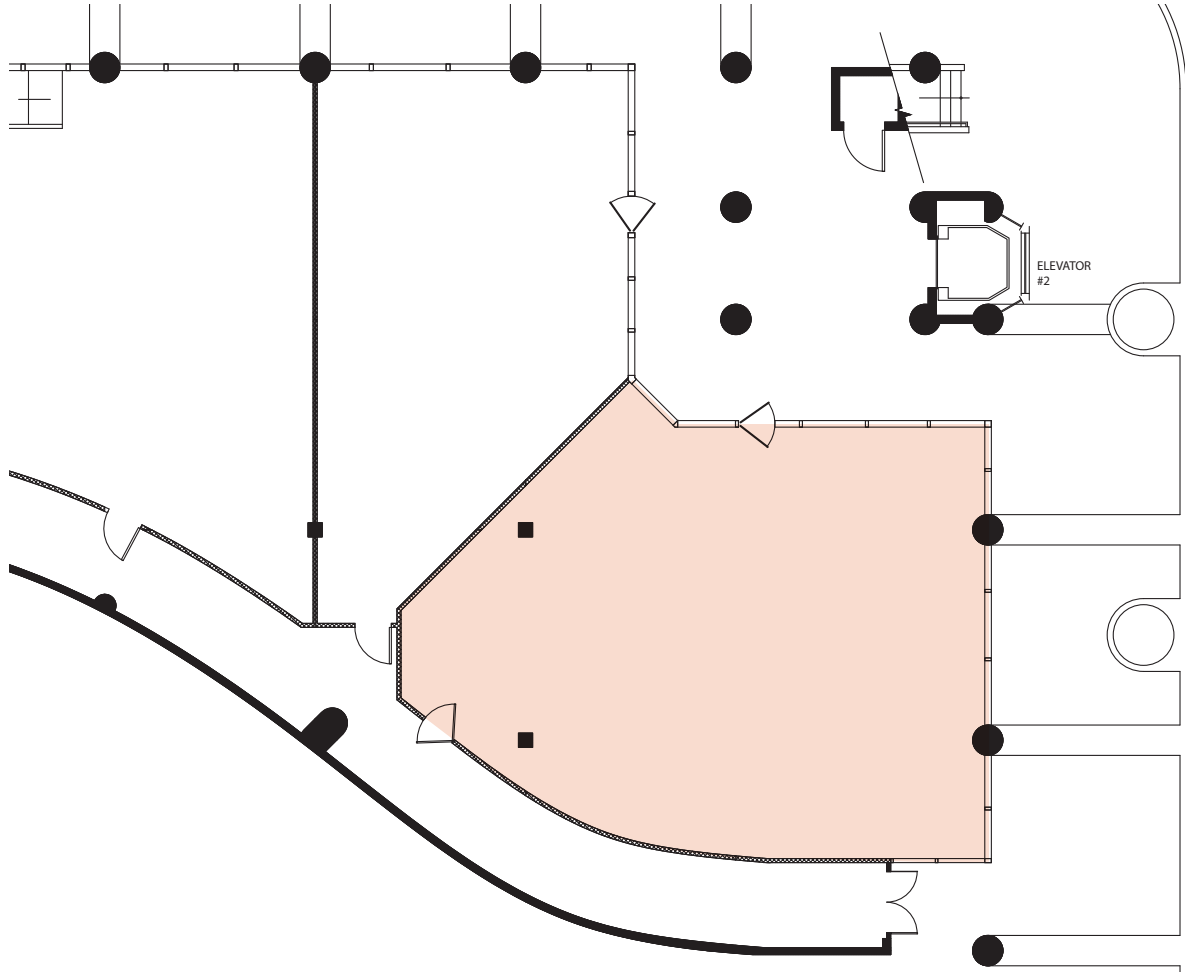
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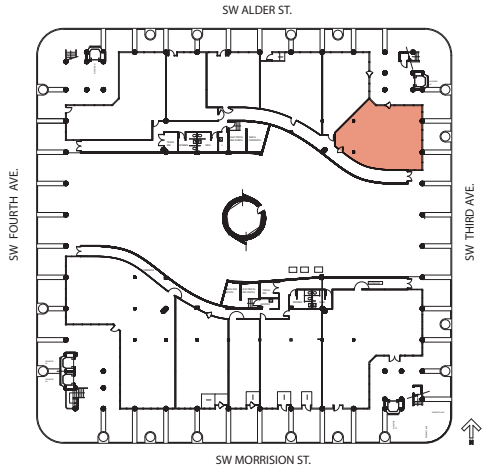
SW MORRISON & SW ALDER

PORTLAND, OR

FLOOR PLAN



609 SW 3rd Ave
1,414 SF Available



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

SW 3RD & ALDER RETAIL SW MORRISON & SW ALDER

DEMOGRAPHIC SUMMARY

PORTLAND, OR

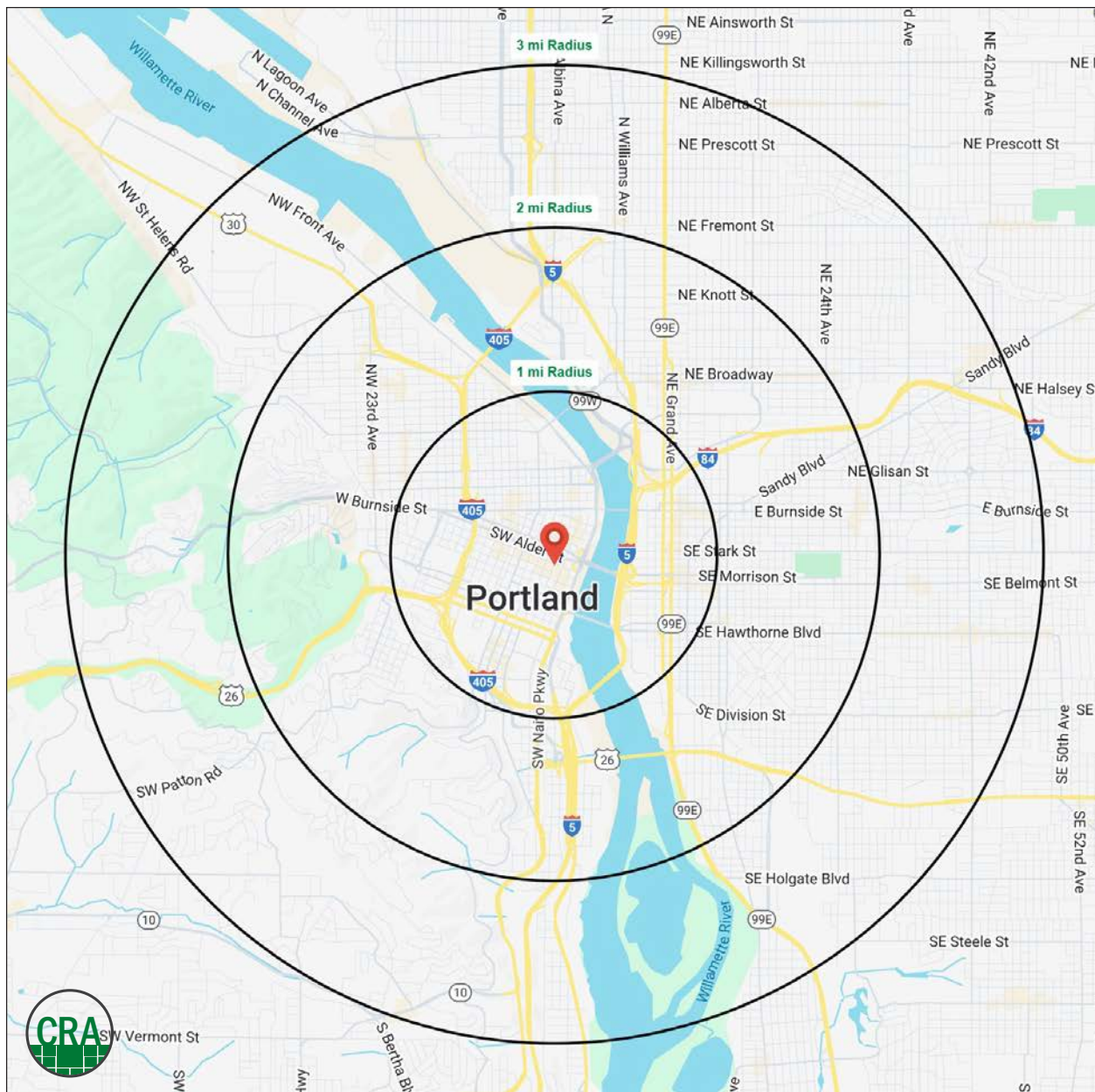
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	50,407	126,380	208,526
Estimated Households 2025	26,035	69,392	107,486
Average HH Income	\$108,069	\$124,583	\$140,553
Median Home Value	\$596,945	\$729,391	\$739,799
Daytime Demographics 16+	123,422	212,082	278,978
Some College or Higher	80.8%	85.3%	86.5%

\$124,583

Average Household Income
2 MILE RADIUS

39.2

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: 45.519/-122.6757

318 SW Alder St Portland, OR 97204	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	50,407	126,380	208,526
2030 Projected Population	50,379	127,357	208,168
2020 Census Population	36,104	108,217	194,446
2010 Census Population	30,347	84,688	159,191
Projected Annual Growth 2025 to 2030	-	0.2%	-
Historical Annual Growth 2010 to 2025	4.4%	3.3%	2.1%
2025 Median Age	39.2	38.1	38.5
Households			
2025 Estimated Households	26,035	69,392	107,486
2030 Projected Households	27,081	71,429	109,148
2020 Census Households	23,506	63,591	101,820
2010 Census Households	18,346	48,256	81,224
Projected Annual Growth 2025 to 2030	0.8%	0.6%	0.3%
Historical Annual Growth 2010 to 2025	2.8%	2.9%	2.2%
Race and Ethnicity			
2025 Estimated White	71.3%	74.1%	75.4%
2025 Estimated Black or African American	6.2%	5.3%	5.4%
2025 Estimated Asian or Pacific Islander	8.9%	7.9%	7.0%
2025 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.8%
2025 Estimated Other Races	12.4%	11.7%	11.5%
2025 Estimated Hispanic	11.4%	10.8%	10.1%
Income			
2025 Estimated Average Household Income	\$108,069	\$124,583	\$140,553
2025 Estimated Median Household Income	\$74,791	\$88,577	\$102,438
2025 Estimated Per Capita Income	\$56,540	\$68,922	\$72,820
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.6%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	3.6%	2.5%	2.4%
2025 Estimated High School Graduate	13.4%	10.6%	9.7%
2025 Estimated Some College	18.8%	16.4%	15.6%
2025 Estimated Associates Degree Only	5.6%	5.5%	5.3%
2025 Estimated Bachelors Degree Only	30.4%	35.6%	37.5%
2025 Estimated Graduate Degree	25.9%	27.9%	28.1%
Business			
2025 Estimated Total Businesses	8,966	16,841	23,700
2025 Estimated Total Employees	104,690	173,679	220,703
2025 Estimated Employee Population per Business	11.7	10.3	9.3
2025 Estimated Residential Population per Business	5.6	7.5	8.8

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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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