

SW 3RD & ALDER RETAIL

RETAIL/SERVICE/RESTAURANT SPACES FOR LEASE



TIFFANY & CO.



SEPHORA



ADDRESS

SW Morrison & SW Alder, Portland OR 97204

AVAILABLE

1,315 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
- SmartPark 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

NEARBY RETAILERS & AMENITIES

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



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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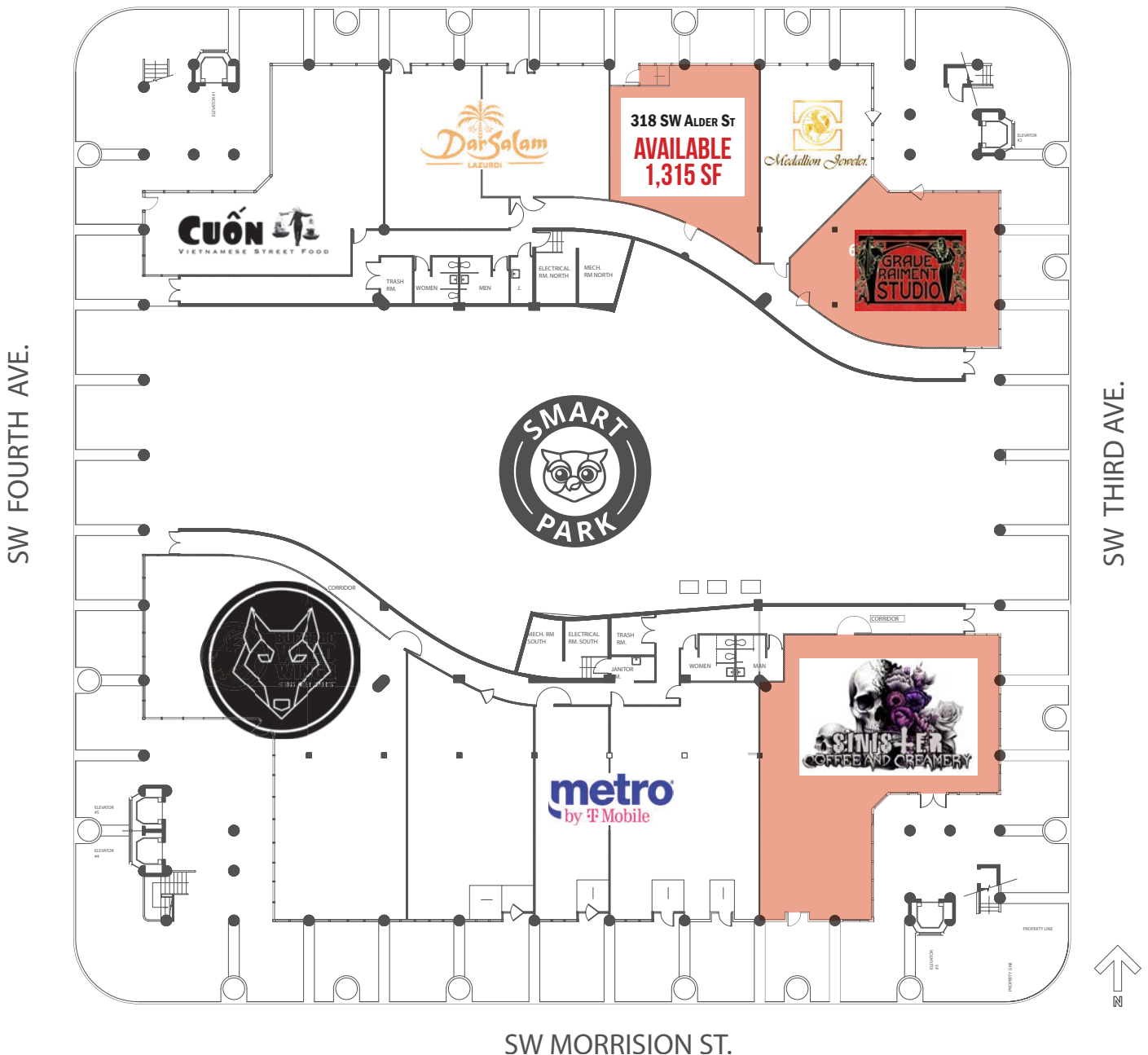
SW 3RD & ALDER RETAIL SW MORRISON & SW ALDER

SITE PLAN

PORTLAND, OR

SPACE	TYPE	SIZE	AVAILABILITY
318 SW Alder St	Retail/Service	1,315 SF	Available Now

SW ALDER ST.

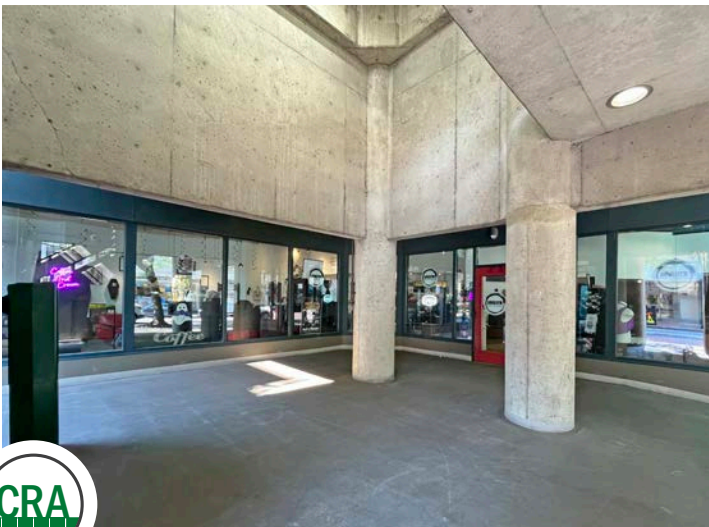
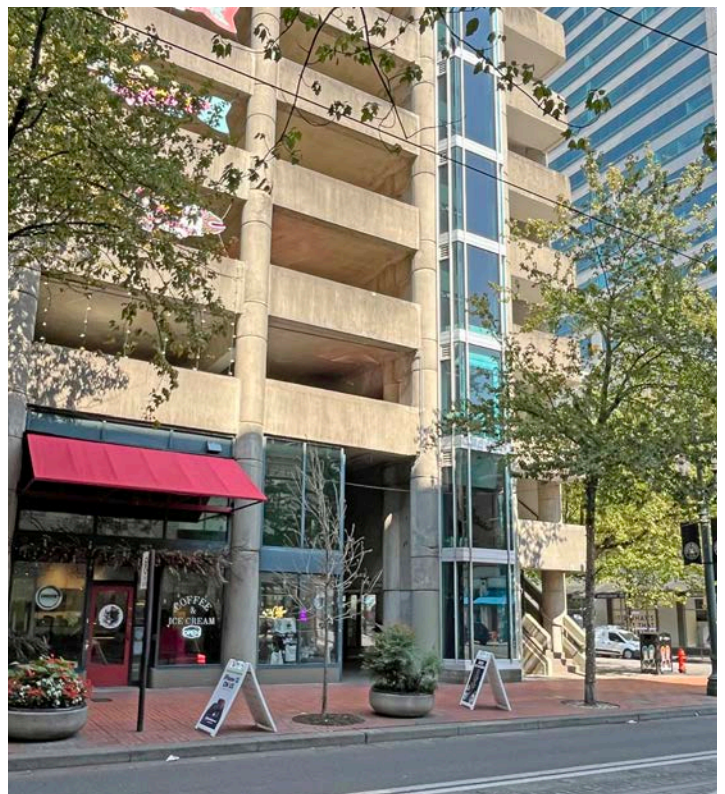
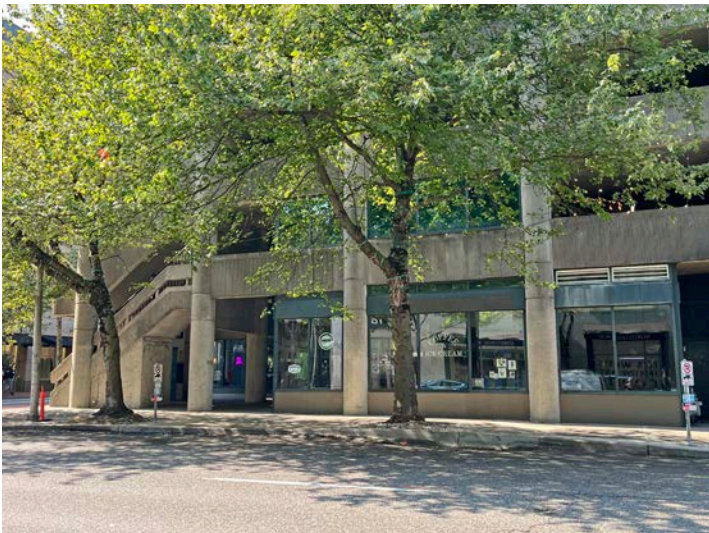


SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

SW 3RD & ALDER RETAIL SW MORRISON & SW ALDER

EXTERIOR PHOTOS

PORTLAND, OR



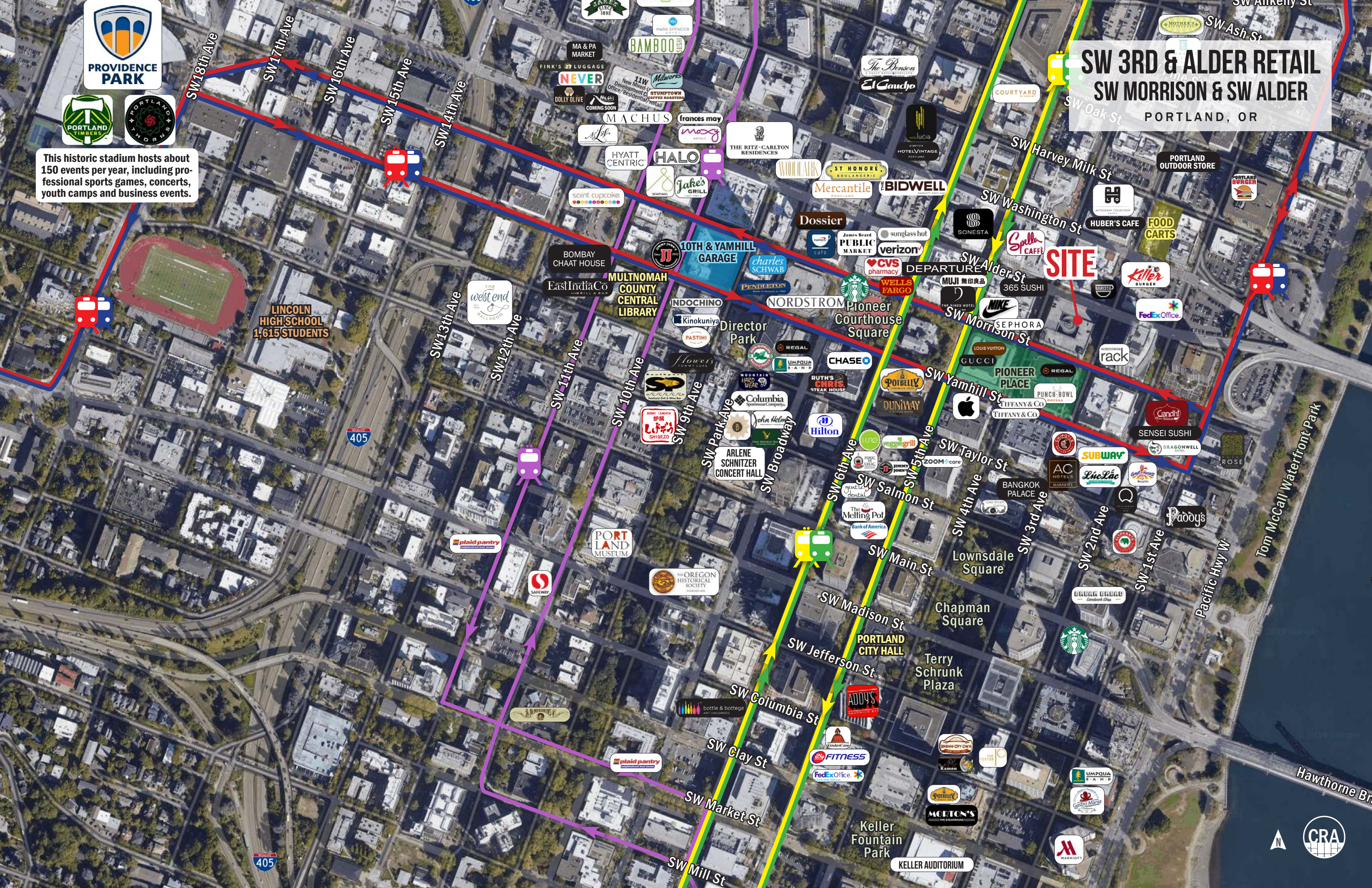


This historic stadium hosts about 150 events per year, including professional sports games, concerts, youth camps and business events.

SW 3RD & ALDER RETAIL

SW MORRISON & SW ALDER

PORTLAND, OR



LINCOLN HIGH SCHOOL
1,615 STUDENTS

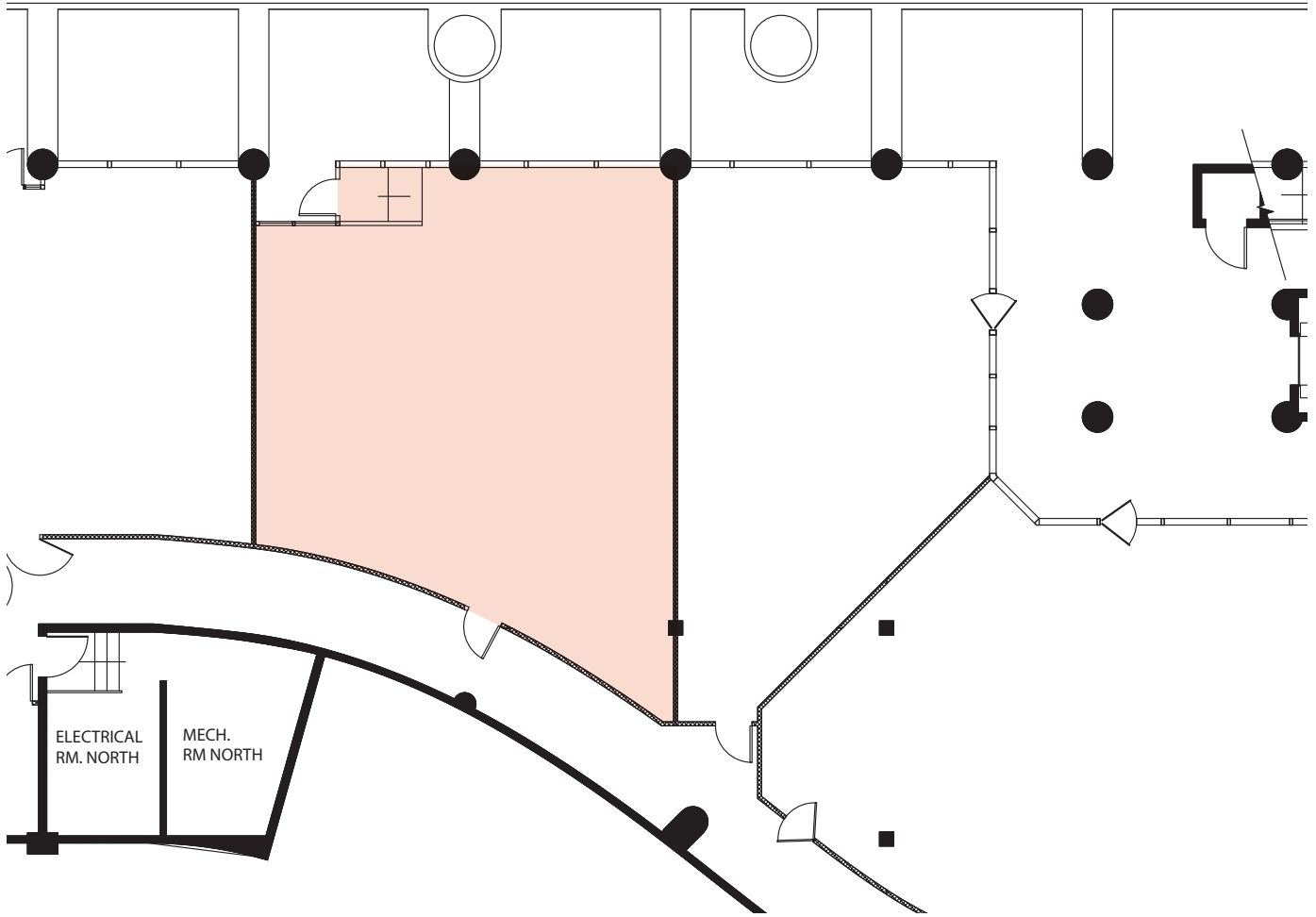
SITE



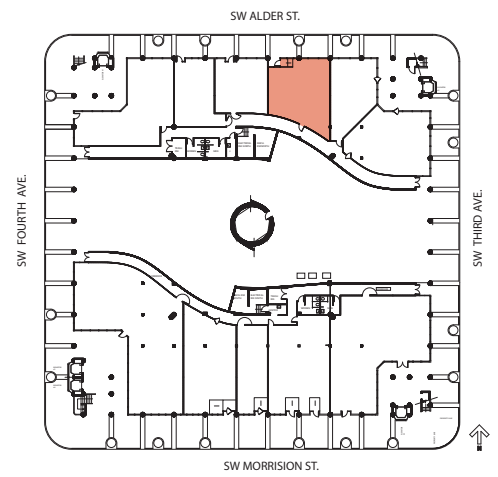
SW 3RD & ALDER RETAIL SW MORRISON & SW ALDER

FLOOR PLAN

PORTLAND, OR



318 SW Alder Street
1,315 SF Available



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

SW 3RD & ALDER RETAIL SW MORRISON & SW ALDER

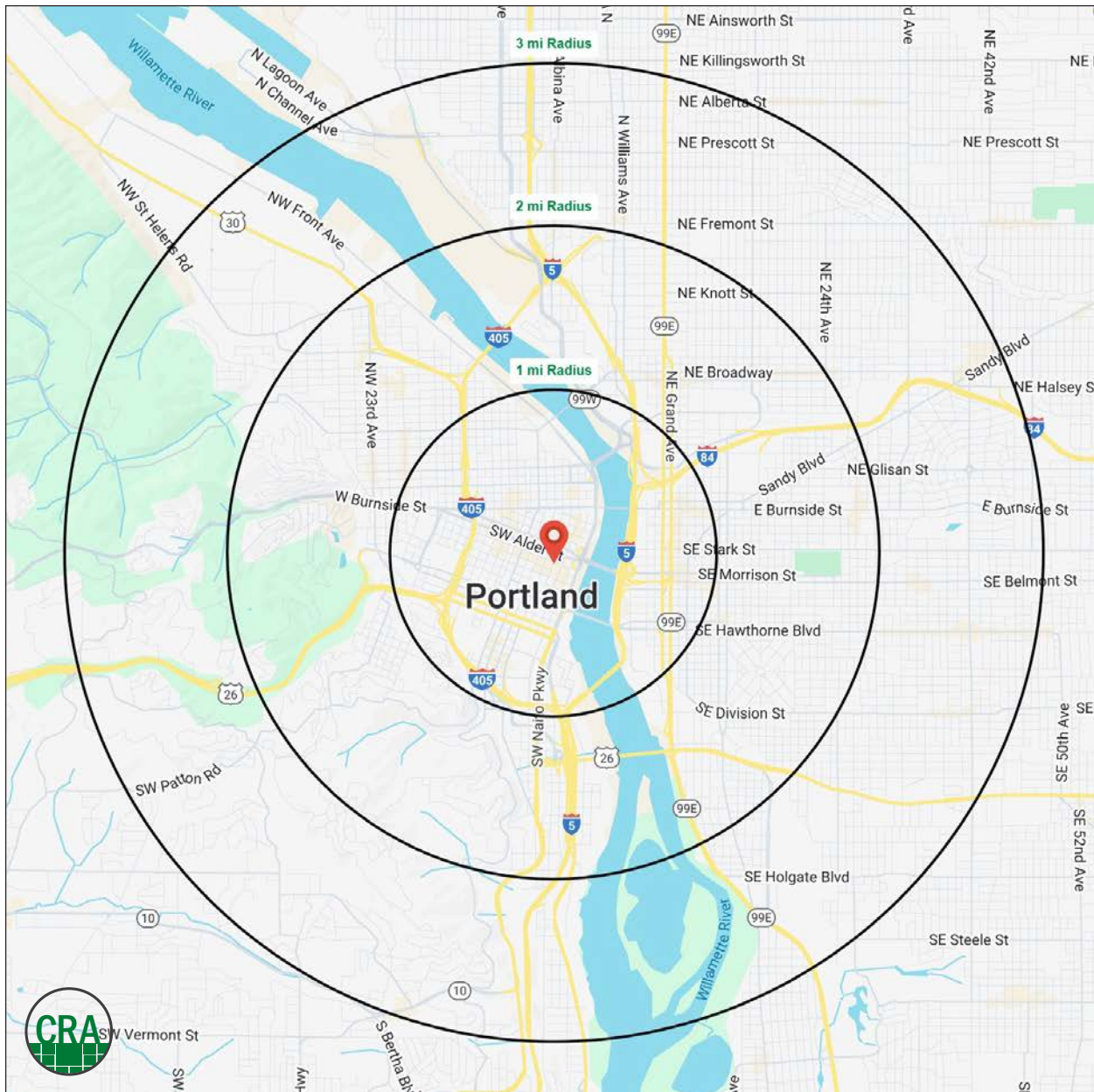
PORTLAND, OR

DEMOGRAPHIC SUMMARY

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

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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