

DOWNTOWN PORTLAND

2ND GENERATION RESTAURANT/BAR SPACE FOR LEASE



ADDRESS

SW 4th & SW Morrison, Portland OR 97204

AVAILABLE

7,295 SF

LEASE RATE

Please call for details

TRAFFIC COUNTS

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



HIGHLIGHTS

- 2nd Gen Restaurant/Bar Space located across from Pioneer Place
- Restaurant infrastructure includes:
 - 16' Type I hood
 - GI
 - 2 walk-in coolers
 - Full bar
- 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
- ZARA
- Killer Burger
- Punch Bowl Social
- Prada
- Cuốn 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

John Bausone 503.729.5608 | john@cra-nw.com

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.

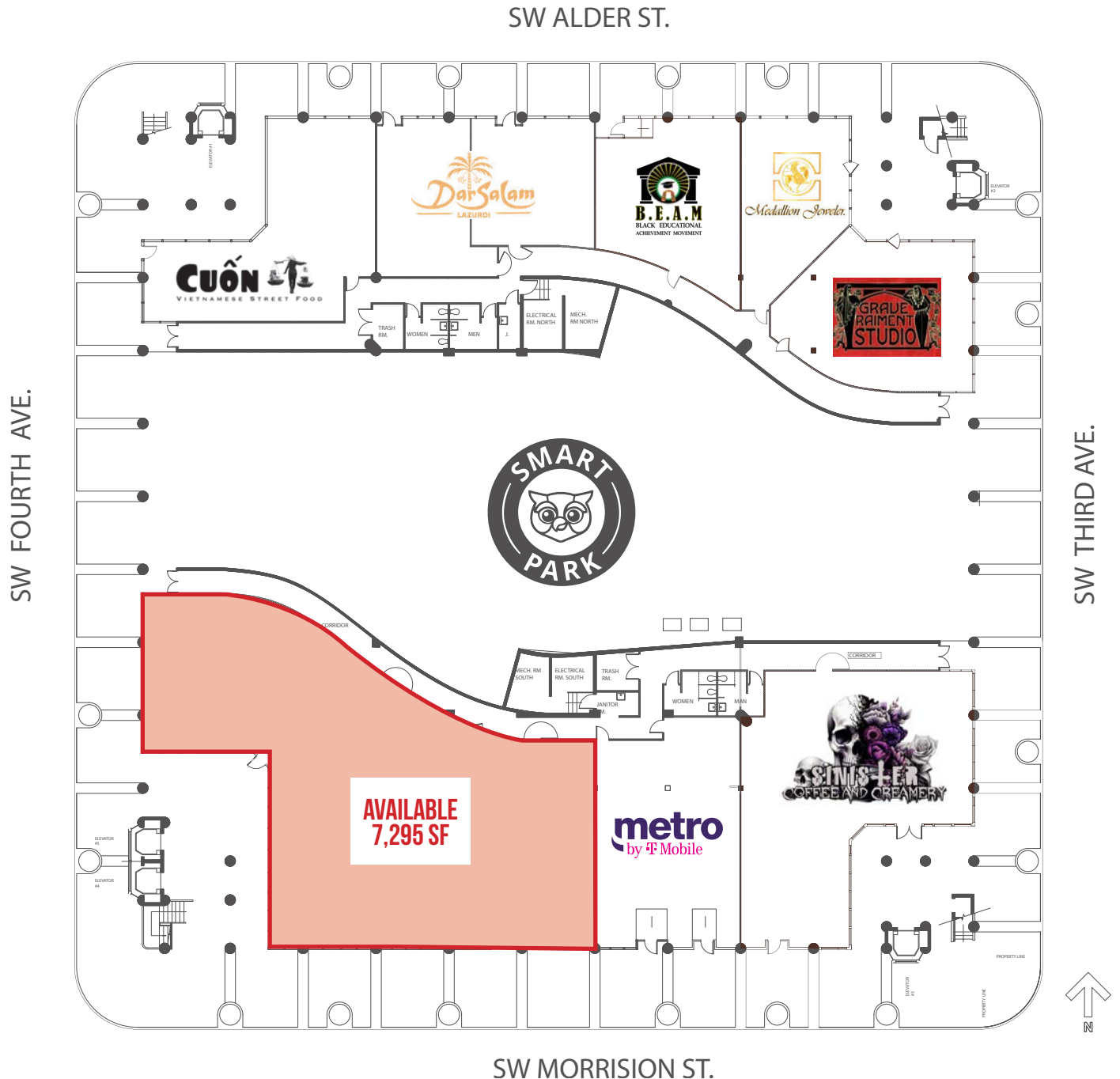
DOWNTOWN PORTLAND

SW 4TH & SW MORRISON

PORTLAND, OR

SITE PLAN

SPACE	TYPE	SIZE	AVAILABILITY
327 SW Morrison	2nd Gen Restaurant/Bar	7,295 SF	Available Now



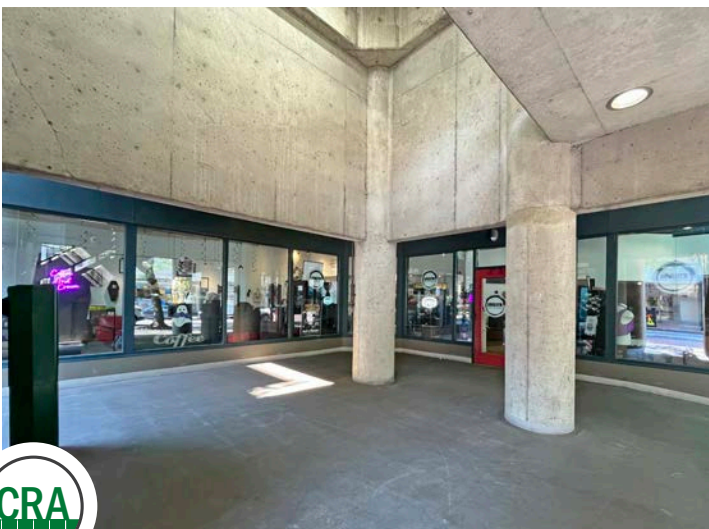
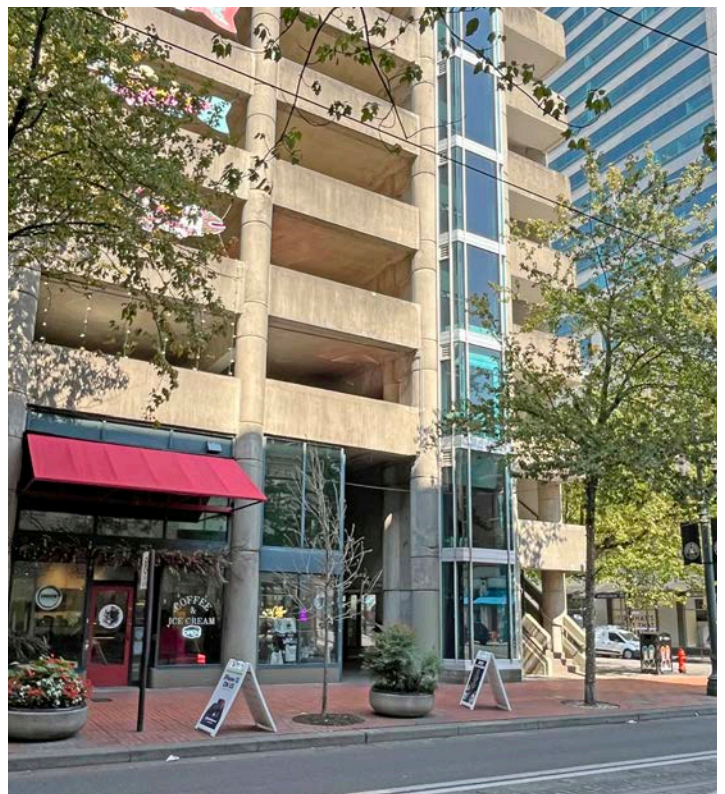
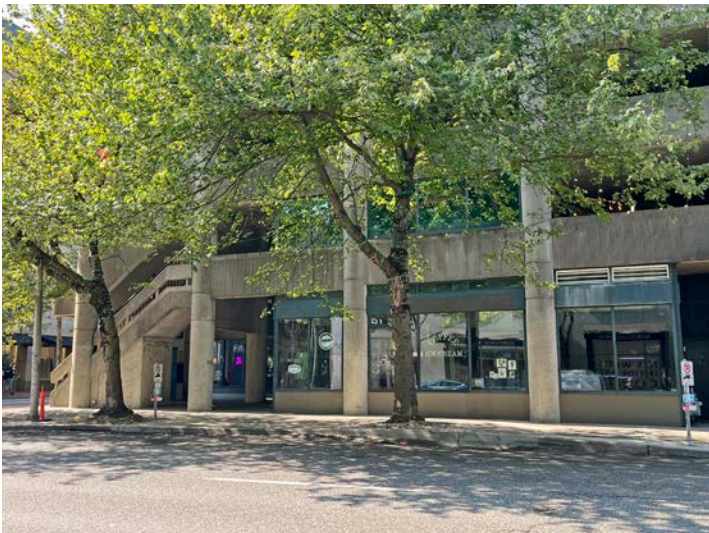
SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

DOWNTOWN PORTLAND

SW 4TH & SW MORRISON

PORTLAND, OR

EXTERIOR PHOTOS



DOWNTOWN PORTLAND

SW 4TH & SW MORRISON

PORTLAND, OR

INTERIOR PHOTOS



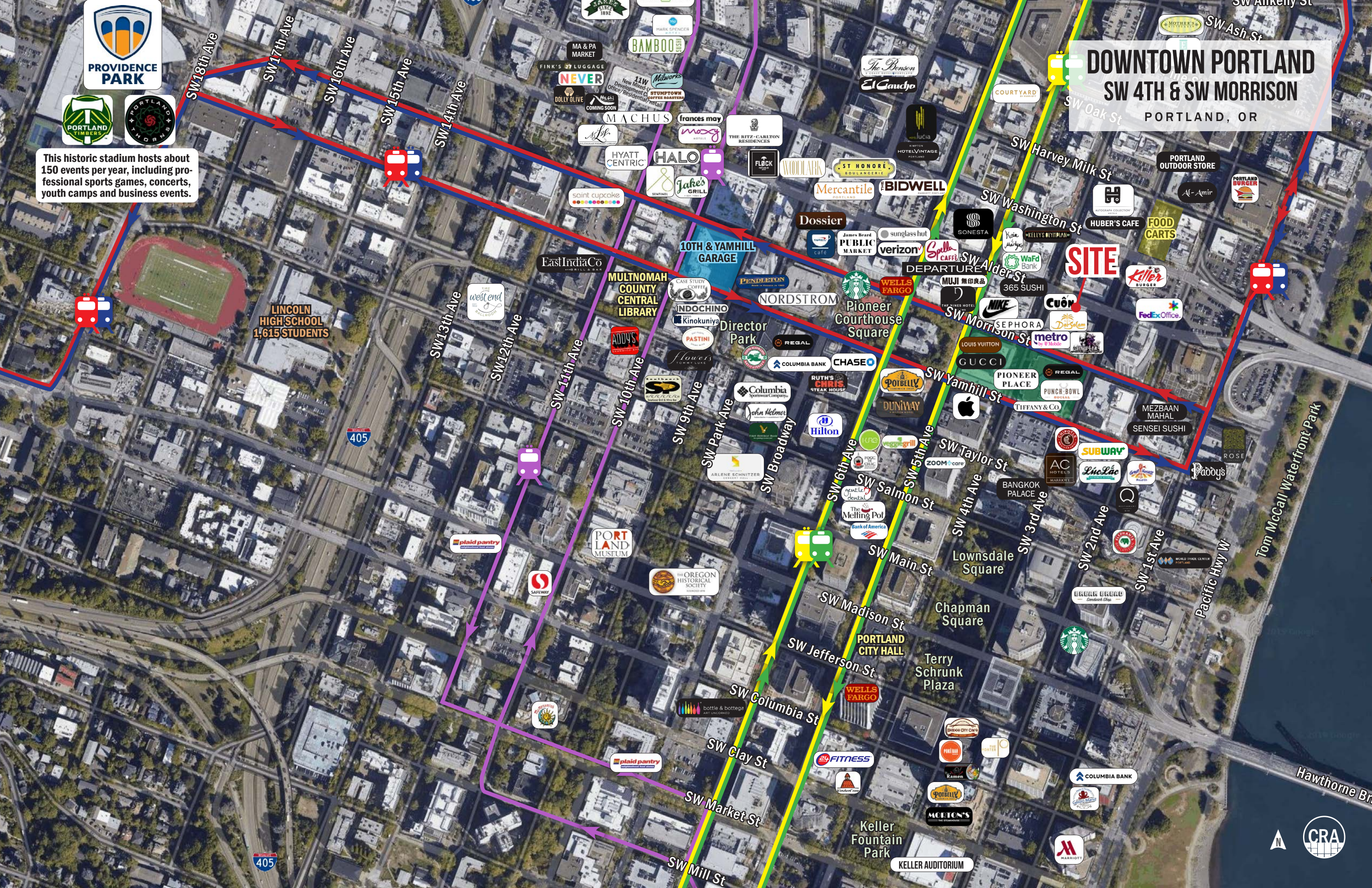


This historic stadium hosts about 150 events per year, including professional sports games, concerts, youth camps and business events.

DOWNTOWN PORTLAND

SW 4TH & SW MORRISON

PORTLAND, OR

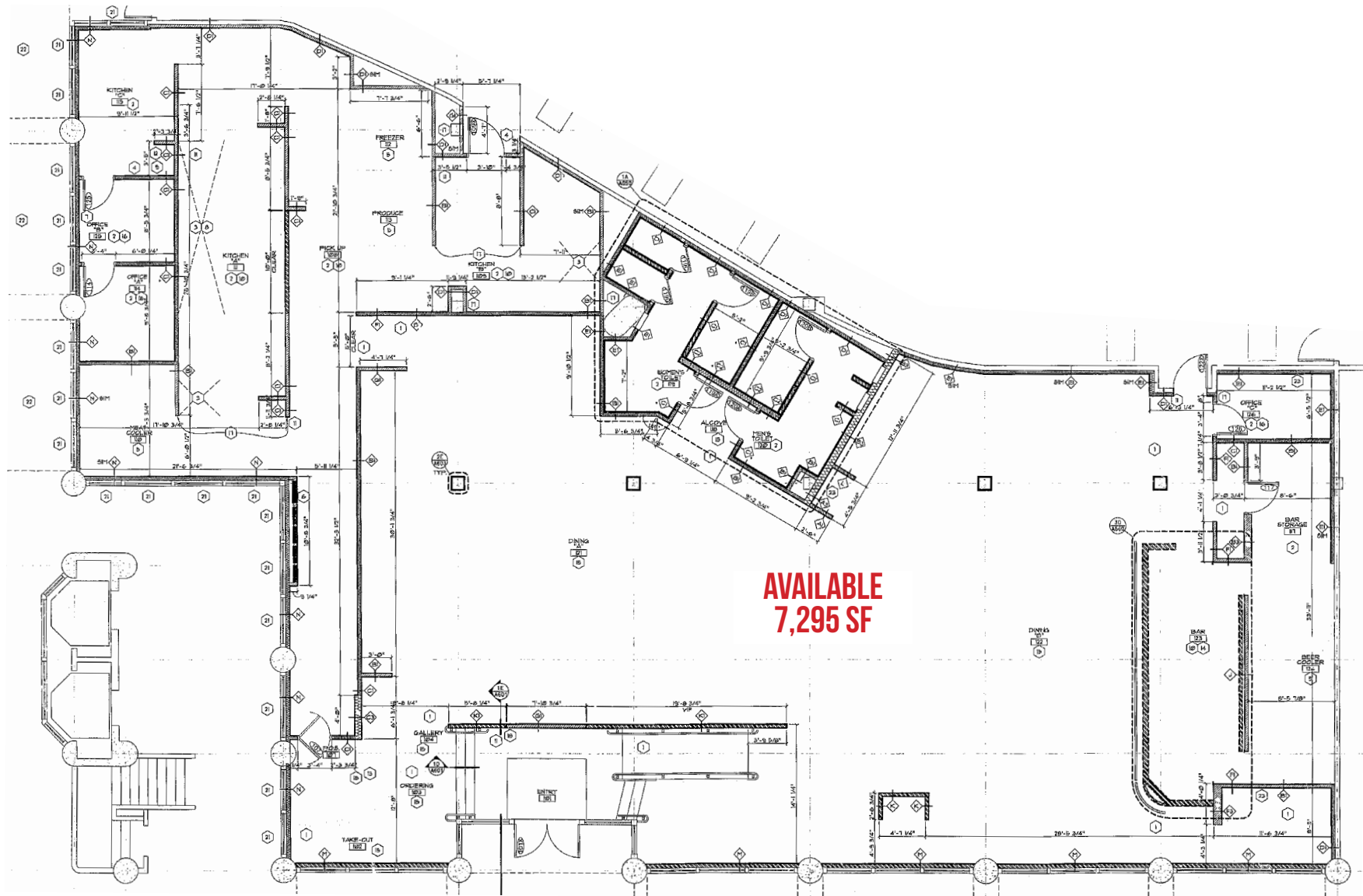


DOWNTOWN PORTLAND

SW 4TH & SW MORRISON

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FLOOR PLAN



SW MORRISON

SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



DOWNTOWN PORTLAND

SW 4TH & SW MORRISON

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DEMOGRAPHIC SUMMARY

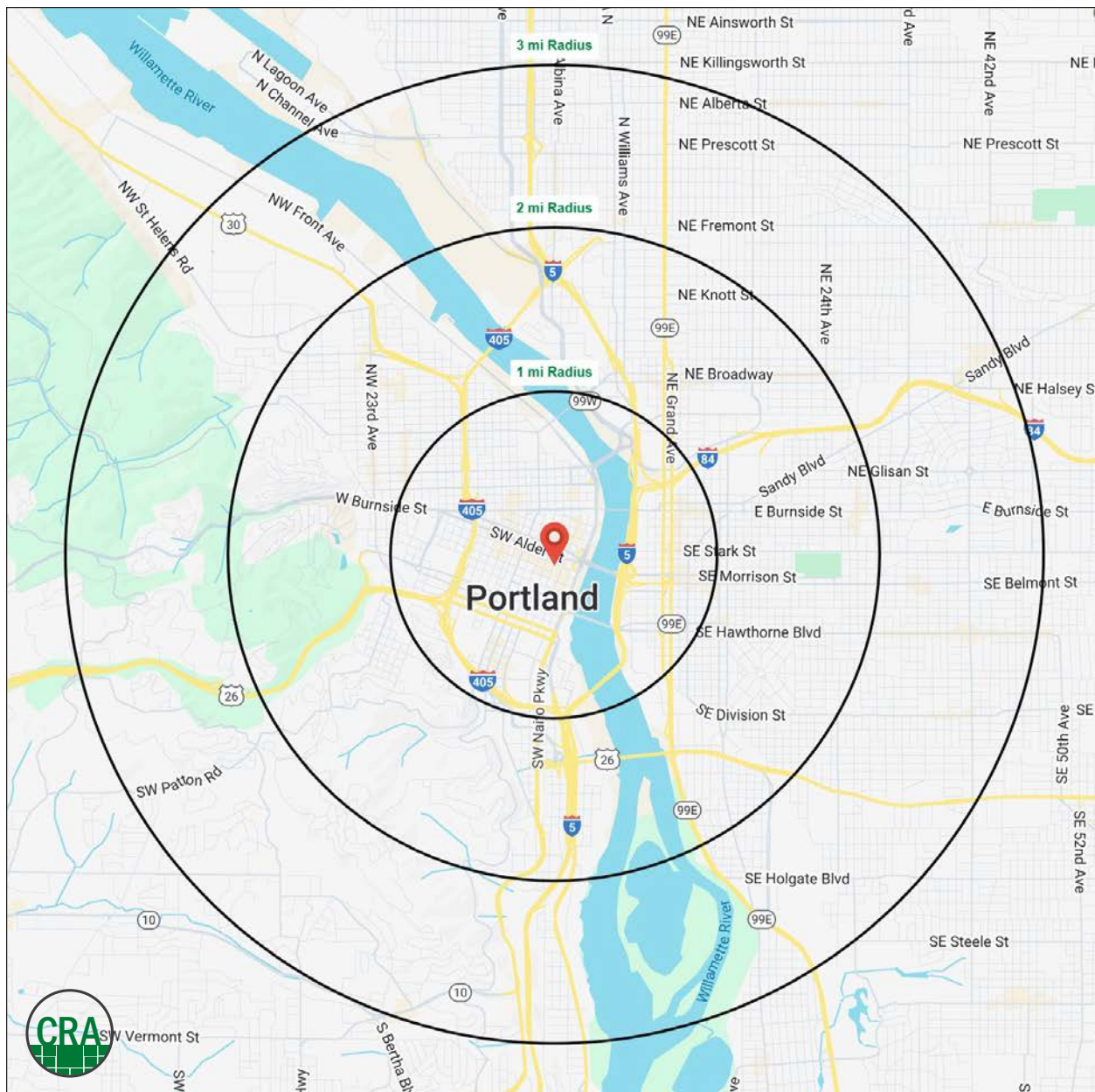
Source: Regis - SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2026	49,157	125,688	208,088
Estimated Households 2026	26,320	71,190	109,891
Average HH Income	\$100,255	\$121,128	\$139,456
Median Home Value	\$597,736	\$757,803	\$765,450
Daytime Demographics 16+	125,026	218,999	287,527
Some College or Higher	80.5%	85.5%	86.6%

\$125,688

Average Household Income
2 MILE RADIUS

41.6

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 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			
2026 Estimated Population	49,157	125,688	208,088
2031 Projected Population	49,257	127,622	209,009
2020 Census Population	36,169	108,275	194,466
2010 Census Population	30,379	84,742	159,199
Projected Annual Growth 2026 to 2031	-	0.3%	-
Historical Annual Growth 2010 to 2026	3.9%	3.0%	1.9%
2026 Median Age	39.2	38.2	38.6
Households			
2026 Estimated Households	26,320	71,190	109,891
2031 Projected Households	26,988	72,849	110,990
2020 Census Households	23,546	63,620	101,829
2010 Census Households	18,361	48,282	81,225
Projected Annual Growth 2026 to 2031	0.5%	0.5%	0.2%
Historical Annual Growth 2010 to 2026	2.7%	3.0%	2.2%
Race and Ethnicity			
2026 Estimated White	70.4%	73.2%	74.6%
2026 Estimated Black or African American	6.3%	5.5%	5.5%
2026 Estimated Asian or Pacific Islander	9.1%	8.1%	7.2%
2026 Estimated American Indian or Native Alaskan	1.2%	1.0%	0.8%
2026 Estimated Other Races	13.0%	12.3%	11.9%
2026 Estimated Hispanic	12.2%	11.4%	10.7%
Income			
2026 Estimated Average Household Income	\$100,255	\$121,128	\$139,456
2026 Estimated Median Household Income	\$70,760	\$87,814	\$102,593
2026 Estimated Per Capita Income	\$54,537	\$69,209	\$74,077
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.4%	1.2%
2026 Estimated Some High School (Grade Level 9 to 11)	3.1%	2.0%	2.1%
2026 Estimated High School Graduate	14.3%	11.1%	10.1%
2026 Estimated Some College	18.6%	16.5%	15.5%
2026 Estimated Associates Degree Only	6.6%	5.7%	5.4%
2026 Estimated Bachelors Degree Only	30.4%	34.4%	36.1%
2026 Estimated Graduate Degree	25.0%	28.9%	29.6%
Business			
2026 Estimated Total Businesses	8,976	16,800	23,662
2026 Estimated Total Employees	107,195	181,684	230,292
2026 Estimated Employee Population per Business	11.9	10.8	9.7
2026 Estimated Residential Population per Business	5.5	7.5	8.8

For more information, please contact:

JOHN BAUSONE 503.729.5608 | john@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Pkwy, Suite 198 • Portland, Oregon 97224



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