DOWNTOWN PORTLAND

2ND GENERATION RESTAURANT/BAR SPACE FOR LEASE



ADDRESS

SW 4th & SW Morrison, Portland OR 97204

AVAILABLE

7,295 SF

LEASE RATE

$20/SF Modified Gross

TRAFFIC COUNTS

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

Walk Score 99

Bike Score 95

Transit Score 94

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
- 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

CRA COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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503.274.0211

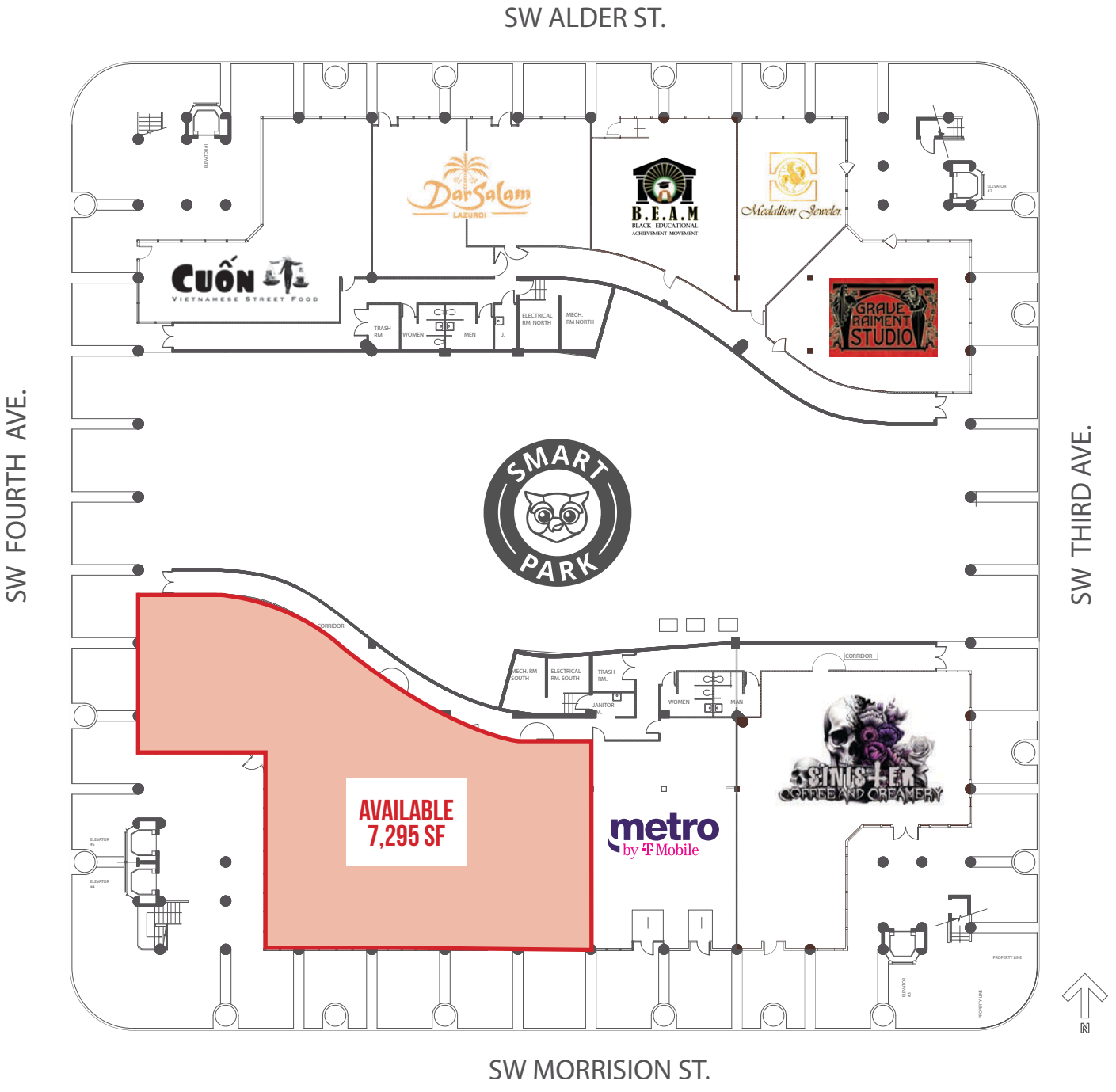
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DOWNTOWN PORTLAND
SW 4TH & SW MORRISON
PORTLAND, OR

SITE PLAN

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



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

DOWNTOWN PORTLAND
SW 4TH & SW MORRISON
PORTLAND, OR

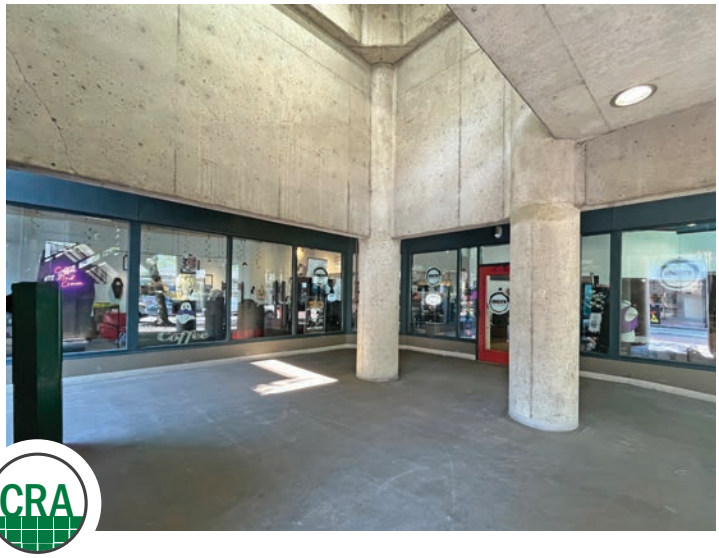
EXTERIOR PHOTOS











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DOWNTOWN PORTLAND
SW 4TH & SW MORRISON
PORTLAND, OR

INTERIOR PHOTOS



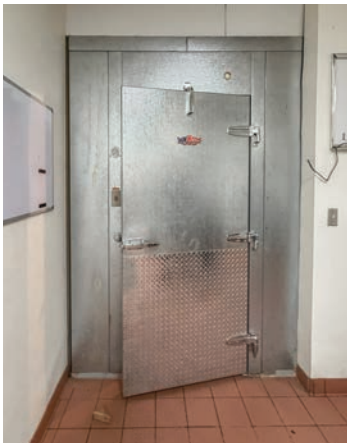












DOWNTOWN PORTLAND
SW 4TH & SW MORRISON
PORTLAND, OR

PROVIDENCE PARK

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

SITE

LINCOLN HIGH SCHOOL 1,615 STUDENTS

MULTNOMAH COUNTY CENTRAL LIBRARY

10TH & YAMHILL GARAGE

Director Park

Pioneer Courthouse Square

Lownsdale Square

Chapman Square

Terry Schrunk Plaza

Keller Fountain Park

PORTLAND CITY HALL

KELLER AUDITORIUM

SW 18th Ave
SW 17th Ave
SW 16th Ave
SW 15th Ave
SW 14th Ave
SW 13th Ave
SW 12th Ave
SW 11th Ave
SW 10th Ave
SW 9th Ave
SW Park Ave
SW Broadway
SW 6th Ave
SW 5th Ave
SW 4th Ave
SW 3rd Ave
SW 2nd Ave
SW 1st Ave
Pacific Hwy W
Tom McCall Waterfront Park
Hawthorne Br

SW Ankeny St
SW Ash St
SW Oak St
SW Harvey Milk St
SW Washington St
SW Alder St
SW Morrison St
SW Yamhill St
SW Taylor St
SW Salmon St
SW Main St
SW Madison St
SW Jefferson St
SW Columbia St
SW Clay St
SW Market St
SW Mill St

405

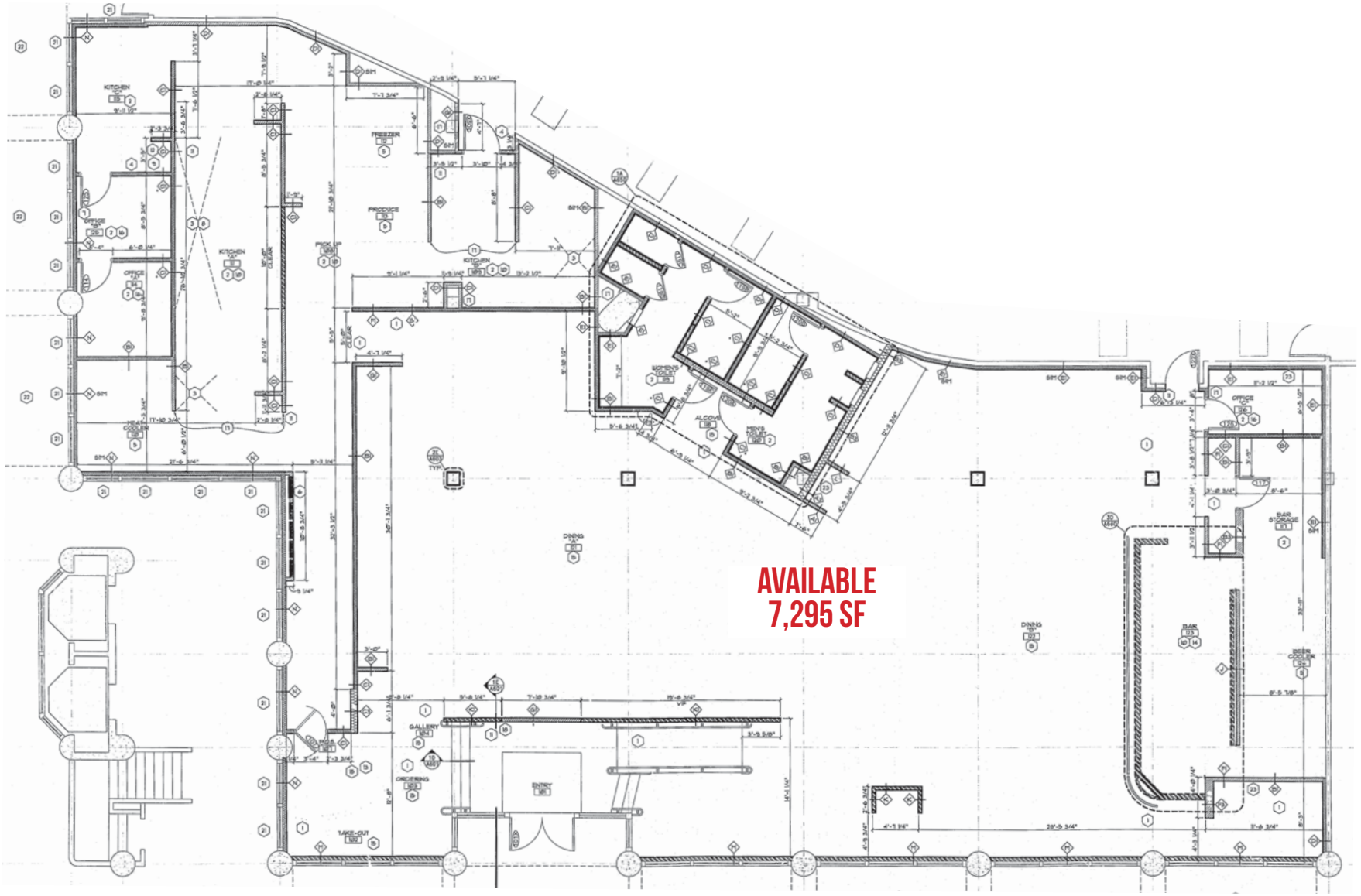
PORTLAND OUTDOOR STORE
HUBER'S CAFE
FOOD CARTS
DEPARTURE
MEZBAAN MAHAL
SENSEI SUSHI
BANGKOK PALACE
BREAK BREAD
PORTLAND BURGER
Al-Amir
Killer Burger
FedEx Office
Cuôr
Dai Salam
Paddy's
Rose Quarter

MA & PA MARKET
FINK'S LUGGAGE
NEVER
DOLLY OLIVE
COMING SOON
11W New Mixed-Use Development Office/Residential/Retail
MACHUS
HYATT CENTRIC
HALO
THE RITZ-CARLTON RESIDENCES
FLOCK
WOODLARK
ST HONORÉ BOULANGERIE
Mercantile PORTLAND
THE BIDWELL
The Benson
El Gaucho
COURTYARD
HOTEL lucia
HOTEL VINTAGE PORTLAND
SONESTA
Dossier
James Beard PUBLIC MARKET
sunglass hut
verizon
Spella CAFFÈ
WaFd Bank
365 SUSHI
MUJI 無印良品
THE NINES HOTEL
NIKE
SEPHORA
LOUIS VUITTON
GUCCI
PIONEER PLACE
REGAL
PUNCH BOWL SOCIAL
TIFFANY & CO.
metro by T-Mobile
WELLS FARGO
NORDSTROM
PENDLETON
CASE STUDY COFFEE
INDOCHINO
Kinokuniya
PASTINI
Flowers
ADDY'S
REGAL
COLUMBIA BANK
CHASE
RUTH'S CHRIS STEAK HOUSE
Columbia Sportswear Company
John Helmer
Hilton
POTBELLY
DUNIWAY
Apple
lure
veggie grill
ZOOM care
AC HOTELS MARRIOTT
SUBWAY
Lîle Lâc
Grand Lucky World
ROSE
EastIndiaCo
GRILL & BAR
the west end
saint cupcake
Milkworks
STUMPTOWN COFFEE ROASTERS
BAMBOO SUSHI
MARK SPENCER
frances may
moxy HOTELS
Jake's GRILL
SENTINEL
ARLENE SCHNITZER CONCERT HALL
Portland Timbers
Portland Thorns
PORTLAND LAND MUSEUM
THE OREGON HISTORICAL SOCIETY
SAFEWAY
plaid pantry
bottle & bottega
ART UNCORKED
Bamboo Culture
24 FITNESS
Ramen
Portally
MORTON'S THE STEAKHOUSE
BRIDGE CITY CAFE
COLUMBIA BANK
Gastro Mania
MARRIOTT
WORLD TRADE CENTER PORTLAND
Gentle Dental
The Melting Pot
Bank of America

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DOWNTOWN PORTLAND
SW 4TH & SW MORRISON
PORTLAND, OR

FLOOR PLAN



SW MORRISON

SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

DOWNTOWN PORTLAND
SW 4TH & SW MORRISON
PORTLAND, OR

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

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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

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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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