



FOR LEASE



## JOHN ROSS RETAIL CONDO

### 2nd-Generation Retail / Restaurant / Service Space

1,509 SF | \$29 psf + NNN

3626 S Bond Ave, Portland, OR 97239

- Seeking Coffee/Cafe, Bakery, Wine Bar, Brewery/Taphouse, Financial, Fitness, Med Spa, and Service Uses.
- Nearby I-5, Highway 43, Highway 26 as well as Portland Street Car Line, MAX Light Rail Orange Line
- John Ross Mixed-Use Condominium Building - LEED Certified - Built 2007
- High-Visibility Building with Excellent Street Frontage & a Diverse Tenant Mix
- Over 2,250 Apartment/Condo Units in the South Waterfront District
- Available 09/01/26

### NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

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### RILEY M. HENDERSON, MRED

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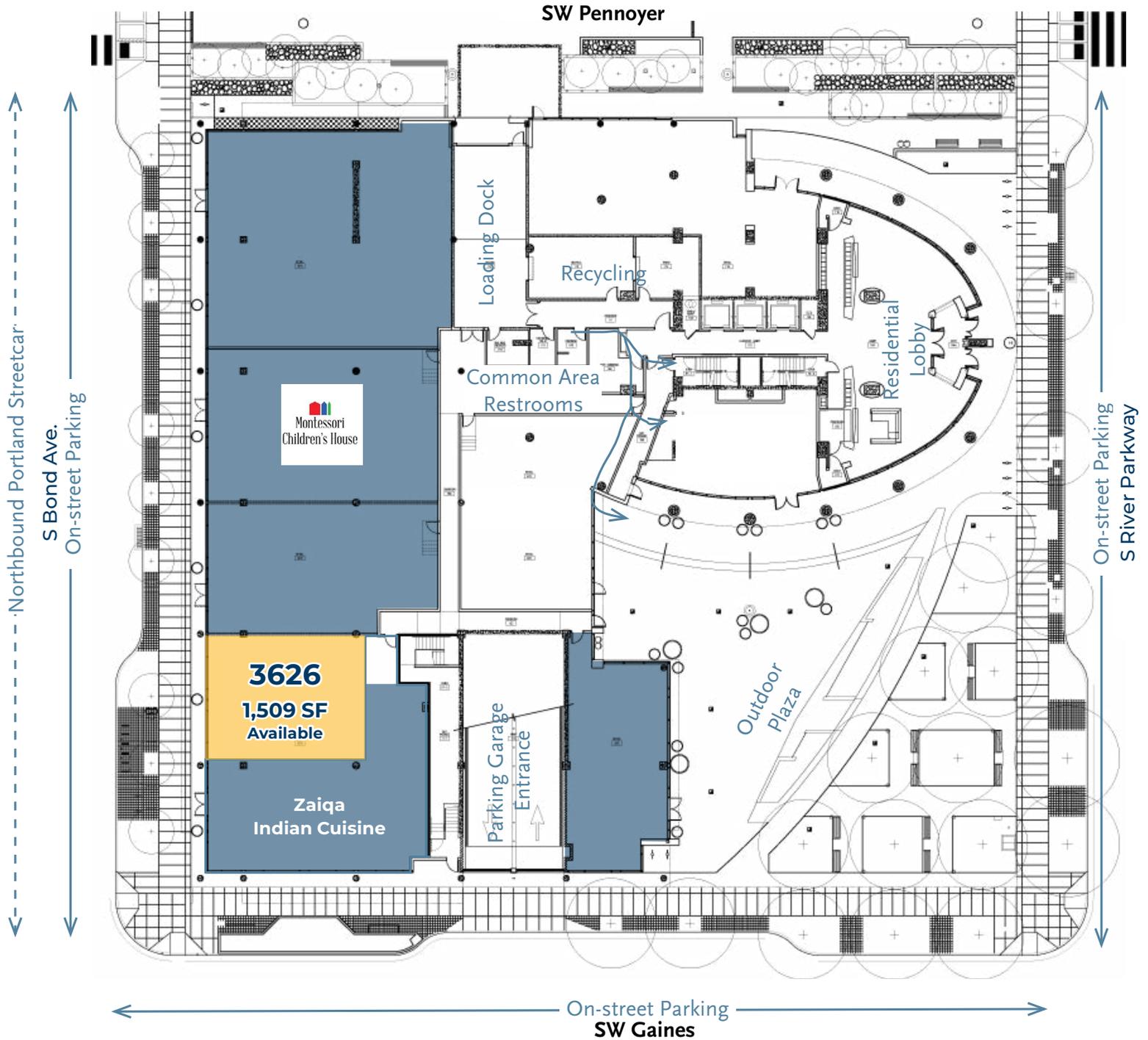
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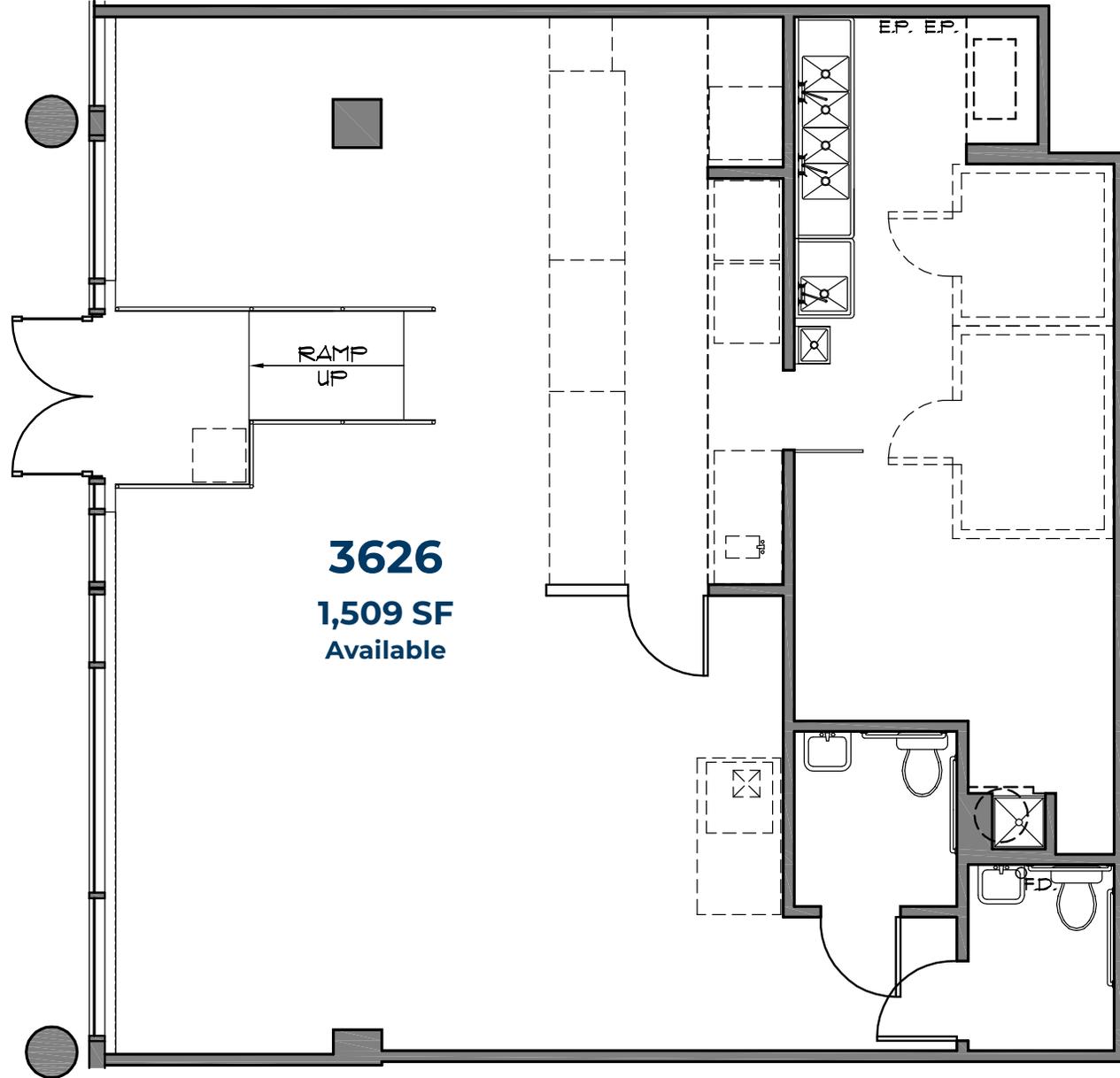


# SITE PLAN





# FLOOR PLAN



**3626**  
**1,509 SF**  
**Available**

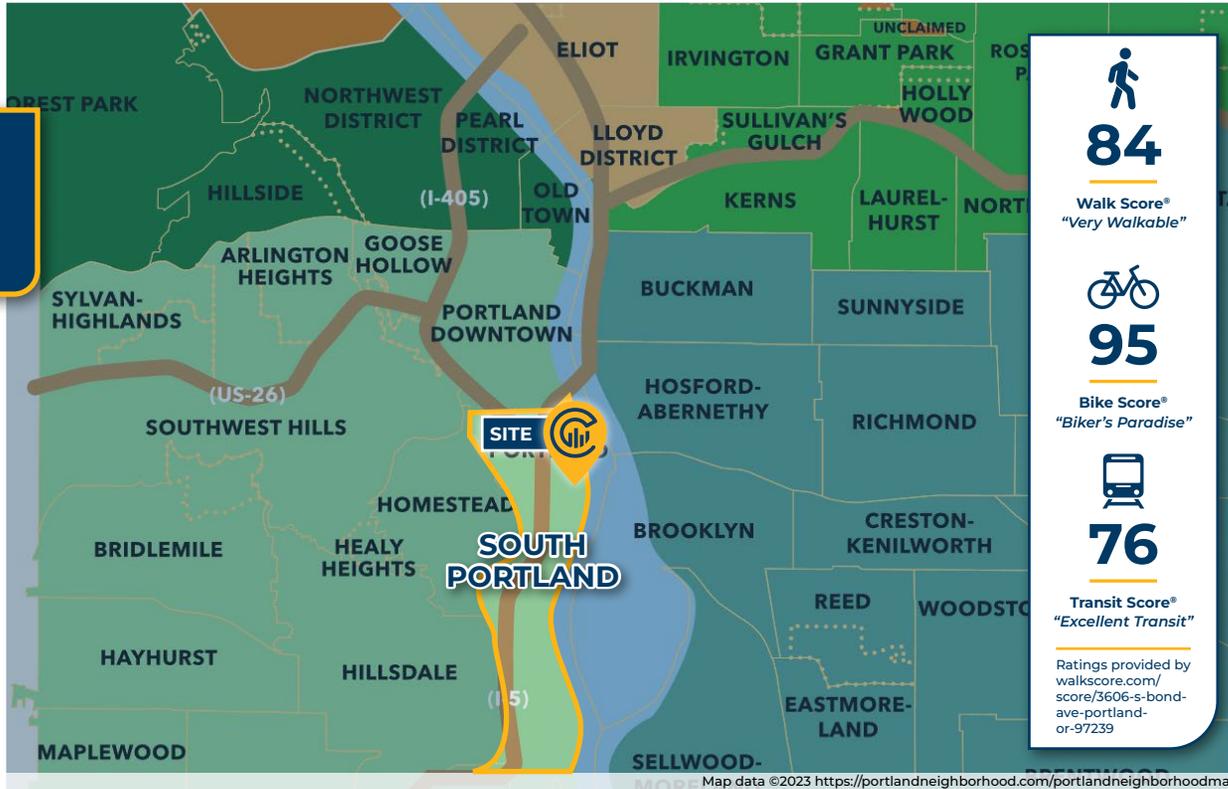


INTERIOR PHOTOS





# SOUTH PORTLAND NEIGHBORHOOD



## ELIZABETH CARUTHERS PARK

- 2.12 Acres
- Plaza
- Public Art
- Walkways
- Splash Pad
- Bocce Court
- Wheelchair Accessible

This is one of many greenspaces within Portland that are sacred and important sites to our Native communities.



South Portland is a dynamic neighborhood that blends tradition with a contemporary lifestyle. With a population of around 10,000 residents, South Portland is known for its diverse architectural landscape, featuring a mix of historic homes and modern developments. The neighborhood attracts a diverse demographic, creating a unique and inclusive community atmosphere. South Portland is characterized by its tree-lined streets and a mix of

residential and commercial spaces. Residents enjoy easy access to parks, cultural venues, and a variety of dining options, creating a well-rounded living experience. The neighborhood's commitment to preserving its historical charm, combined with a welcoming and community-oriented spirit, makes South Portland a desirable place for your business to thrive in the heart of Portland.

**A-**

**PUBLIC SCHOOLS**

**B-**

**CRIME & SAFETY**

**A+**

**HEALTH & FITNESS**

**B-**

**HOUSING**

**A+**

**NIGHT LIFE**

**A+**

**OUTDOOR ACTIVITIES**

**A**

**GOOD FOR FAMILIES**

**B**

**DIVERSITY**

**A**

**COMMUTE**

Powered by **NICHE**



\*Tenant to verify & confirm parking availability & costs per their needs.

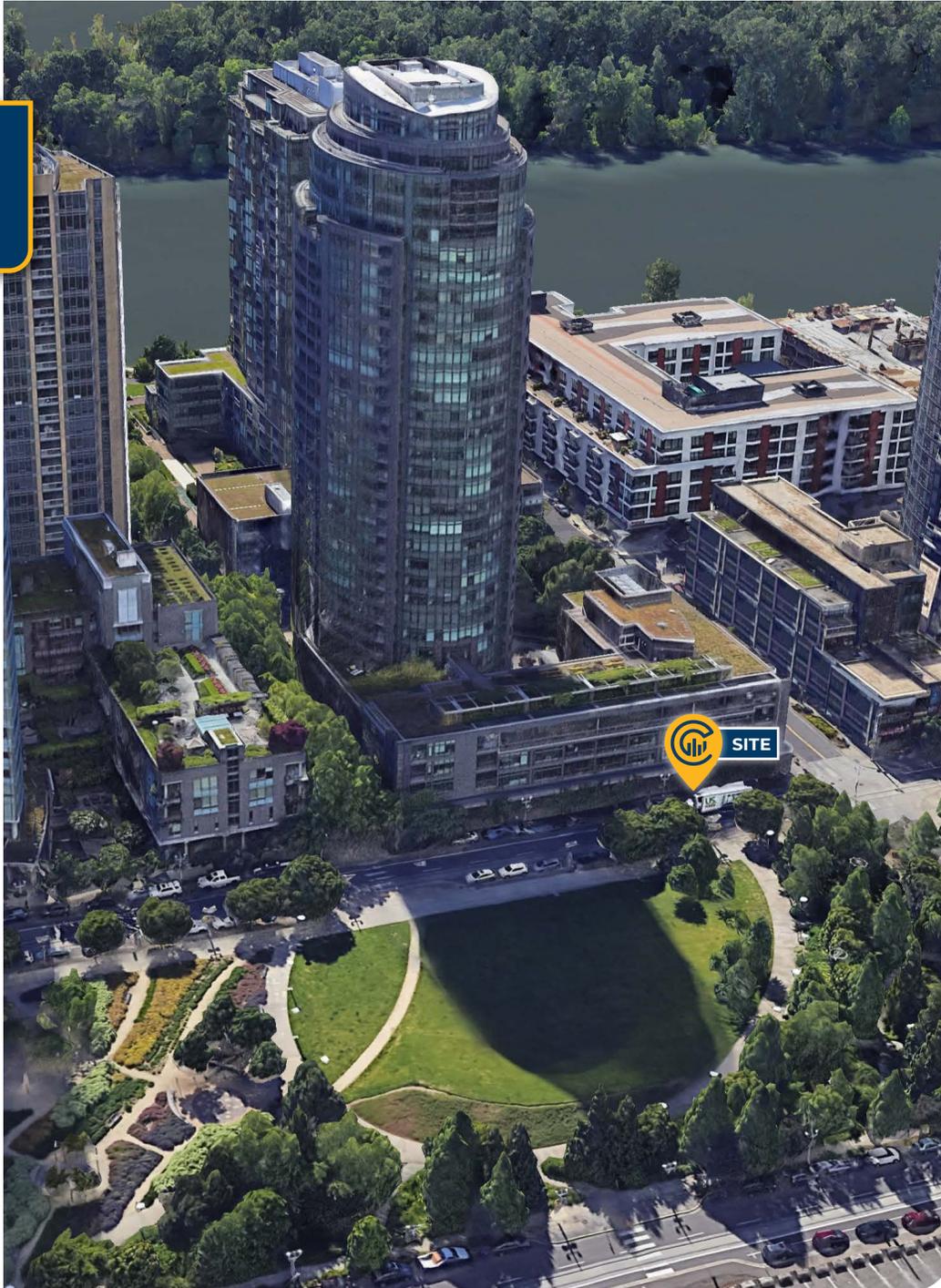
**South Waterfront Tenants:**

**Nearby Highlights**

- Al Hawr Restaurant
- Delish Kitchen 108
- Frank Wine Bar
- Little Big Burger
- OHSU Center for Health
- Orangetheory Fitness
- Oranj Studio Salon
- Ovation Coffee & Tea
- South Waterfront Greenway
- Growler Guys Beer Garden
- The Old Spaghetti Factory
- Vesta's Table
- The Ardea Apartments
- The Dylan Apartments
- The Gray's Landing Apartments
- The Osprey Apartments



# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	16,147	209,600	458,158
2030 Projected Population	16,767	208,779	451,180
2020 Census Population	13,577	193,656	450,232
2010 Census Population	10,354	162,520	396,641
Projected Annual Growth 2025 to 2030	0.8%	-	-0.3%
Historical Annual Growth 2010 to 2025	3.7%	1.9%	1.0%
Households & Income			
2025 Estimated Households	9,434	108,074	217,148
2025 Est. Average HH Income	\$142,860	\$136,146	\$147,083
2025 Est. Median HH Income	\$110,042	\$99,945	\$108,335
2025 Est. Per Capita Income	\$83,741	\$70,594	\$69,998
Businesses			
2025 Est. Total Businesses	2,189	22,202	38,159
2025 Est. Total Employees	17,674	197,607	302,232

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - R51

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