



FOR LEASE



**WELCOME  
MULTNOMAH ATHLETIC CLUB**



## SAWBUCK RETAIL

**1st-Generation Retail / Service Space Available**

**1,689 - 2,085 SF | \$28 - \$30 psf + NNN**

**1725 SW Salmon St, Portland, OR 97205**

- New Mixed-use Development in Goose Hollow
- Seeking Coffee / Tea, Retail, Salon, Med Spa, Nails
- Ground Floor of the Sawbuck Luxury Apartments - 182 Units
- New Cotenant: Multnomah Athletic Club

**MICHELLE D. ROZAKIS**

**Principal Broker** | Licensed in OR

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# PROPERTY SUMMARY

**FOR  
LEASE**



Providence Park

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## PROPERTY DETAILS

Address	1725 SW Salmon St, Portland, OR 97205
Available Space	1,689 SF - 2,085 SF
No of Spaces	2 Suites
Lease Rate	\$28 - \$30 psf + NNN
Use Type	Retail / Service
Availability	Now
Space Condition	Raw Shell

### Location Features

- Across from Providence Park, Multnomah Athletic Club and Lincoln High School
- Walking Distance to Northwest District, Downtown Portland, and to the Providence Park MAX Light Rail Station (Red & Blue Lines)
- Adjacent to Lincoln High School (2023 Enrollment: ±1,570)

### Nearby Highlights

- Multnomah Athletic Club
- Providence Park Stadium
- Bellagios Pizza
- Blue Star Donuts
- Coco Donuts
- Downtown Portland
- Goose Hollow Inn
- Leaky Roof Gastro Pub
- Thai Chili Jam
- Zupan's Markets Burnside
- Hotel deLuxe
- Artists Repertory Theatre

### Nearby Apartments

- Sawbuck | 182 Units
- North Hollow | 121 Units
- Brown | 67 Units
- Stadium Station | 114 Units
- Commodore | 68 Units
- Lafayette | 50 Units
- Portland Towers | 186 Units
- Alta Peak | 138 Units
- Bronaugh | 51 Units
- Goose Hollow Lofts | 61 Units

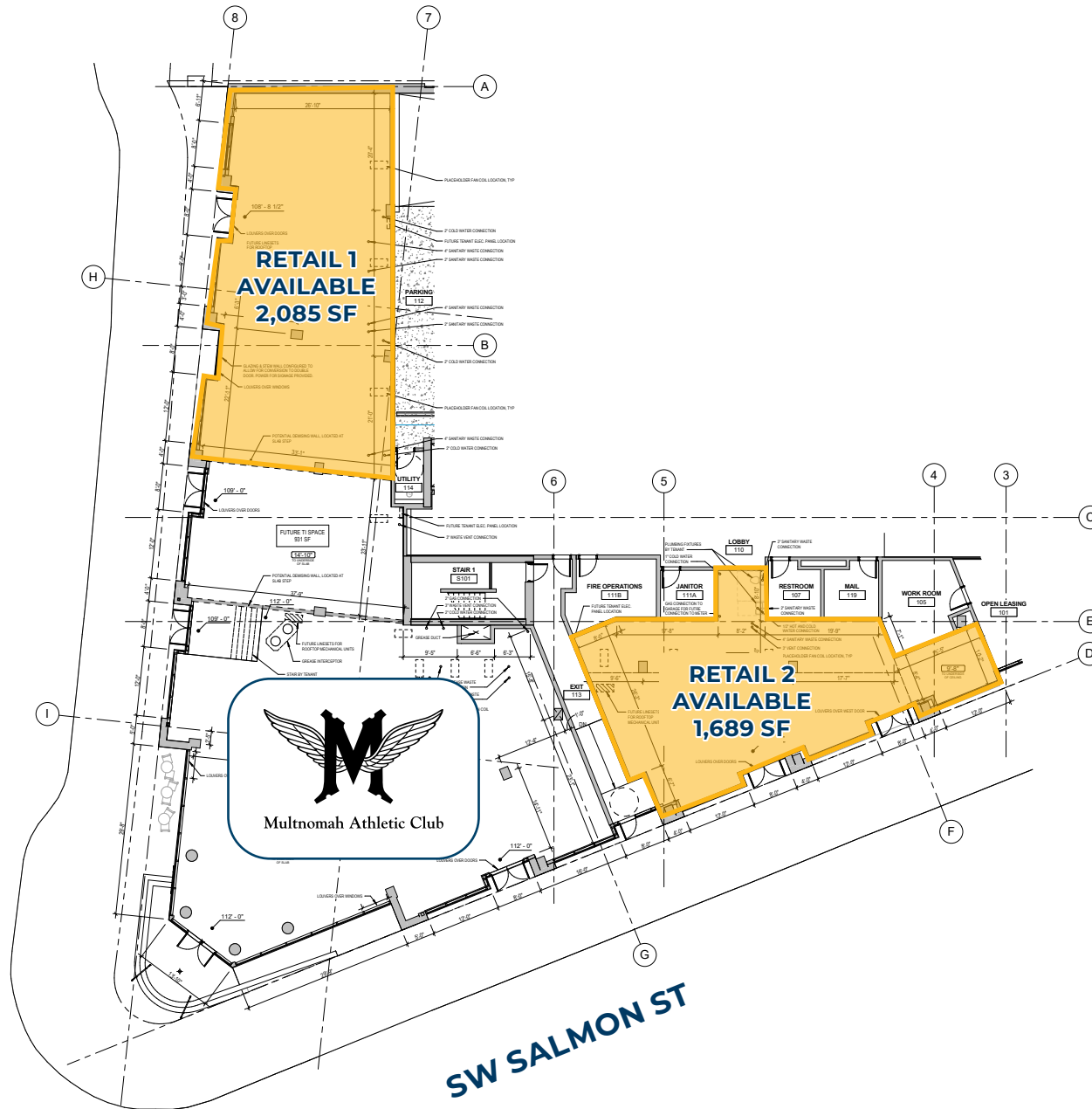
### Nearby Development

- Canvas at Press Blocks: the first part of a three-building development that will include a 23-story residential building, more than 160,000 square feet of office space, and an outdoor public plaza with dining and street-front retail.



# FLOOR PLANS

SW 18TH AVE







# LOCAL AERIAL MAP



## TriMet MAX - Providence Park Station

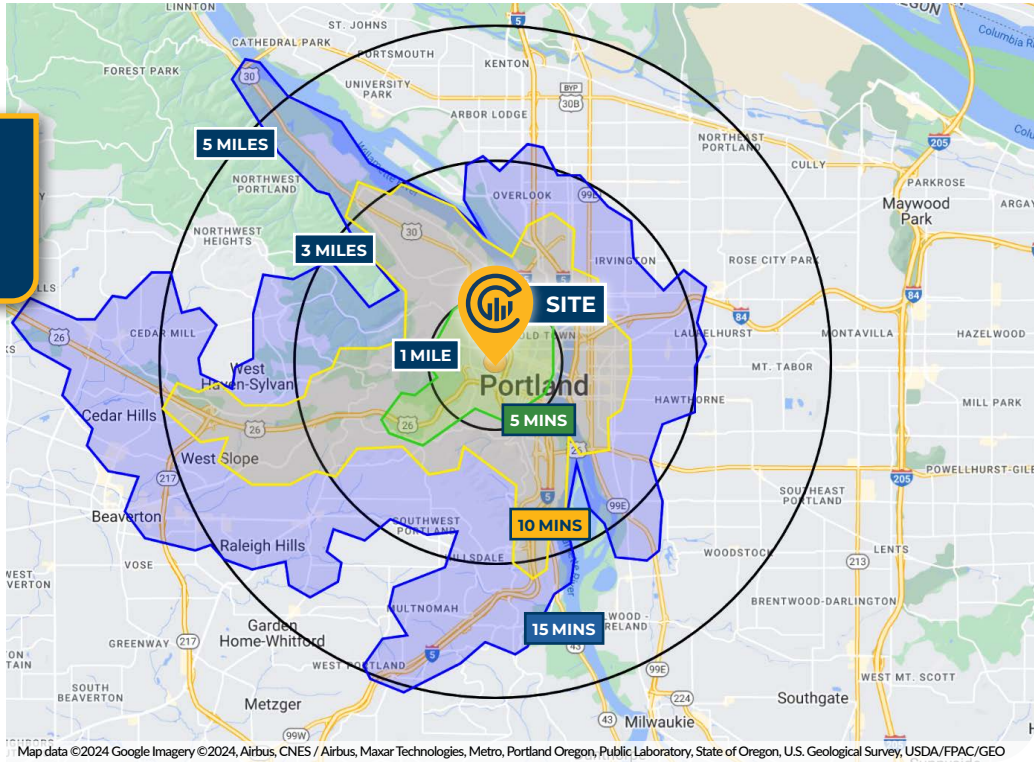
- The MAX Blue Line light rail service connects Hillsboro, Beaverton, Portland City Center, East Portland and Cresham.
- The MAX Red Line light rail service connects Portland International Airport, E/NE Portland, Portland City Center and Beaverton.

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# DRIVE TIMES & DEMOGRAPHICS



## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	50,274	168,185	423,621
2029 Projected Population	50,920	167,918	417,017
2020 Census Population	46,299	165,024	426,376
2010 Census Population	38,879	132,844	371,376
Projected Annual Growth 2024 to 2029	0.3%	-	-0.3%
Historical Annual Growth 2010 to 2024	2.1%	1.9%	1.0%
Households & Income			
2024 Estimated Households	32,528	93,724	204,162
2024 Est. Average HH Income	\$117,110	\$139,316	\$147,488
2024 Est. Median HH Income	\$77,731	\$98,008	\$109,002
2024 Est. Per Capita Income	\$76,527	\$78,109	\$71,418
Businesses			
2024 Est. Total Businesses	8,676	21,381	37,048
2024 Est. Total Employees	98,434	210,118	304,112

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,  
TIGER Geography - RS1

## Neighborhood Scores

**98**

Walk Score®  
"Walker's Paradise"

**94**

Bike Score®  
"Biker's Paradise"

**86**

Transit Score®  
"Excellent Transit"

Ratings provided by <https://www.walkscore.com>

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**SAWBUCK RETAIL SPACES**