



# PORTLAND LEASING OPPORTUNITY THE BLANCHARD BUILDING

802-820 SW 10<sup>th</sup> Ave | Portland, OR 97205

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## The Blanchard

802-820 SW 10<sup>th</sup> Ave | Portland, OR

The Blanchard presents a premier investment opportunity in the heart of Portland's West End. **This highly visible corner property** offers exceptional street frontage and **exposure in one of downtown's most walkable and amenity-rich locations.**

Surrounded by offices, residential towers, hotels, restaurants, and cultural landmarks, the property benefits from **consistent foot traffic and strong tenant demand.**

With immediate access to MAX Light Rail, Portland Streetcar, and major bus lines, **this location combines convenience, visibility, and long-term value** in Portland's dense urban core.



**\$15/SF  
+ NNN**

## PORTLAND LEASE OPPORTUNITY

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**NRSF**

**4,665 SF**

**Use**

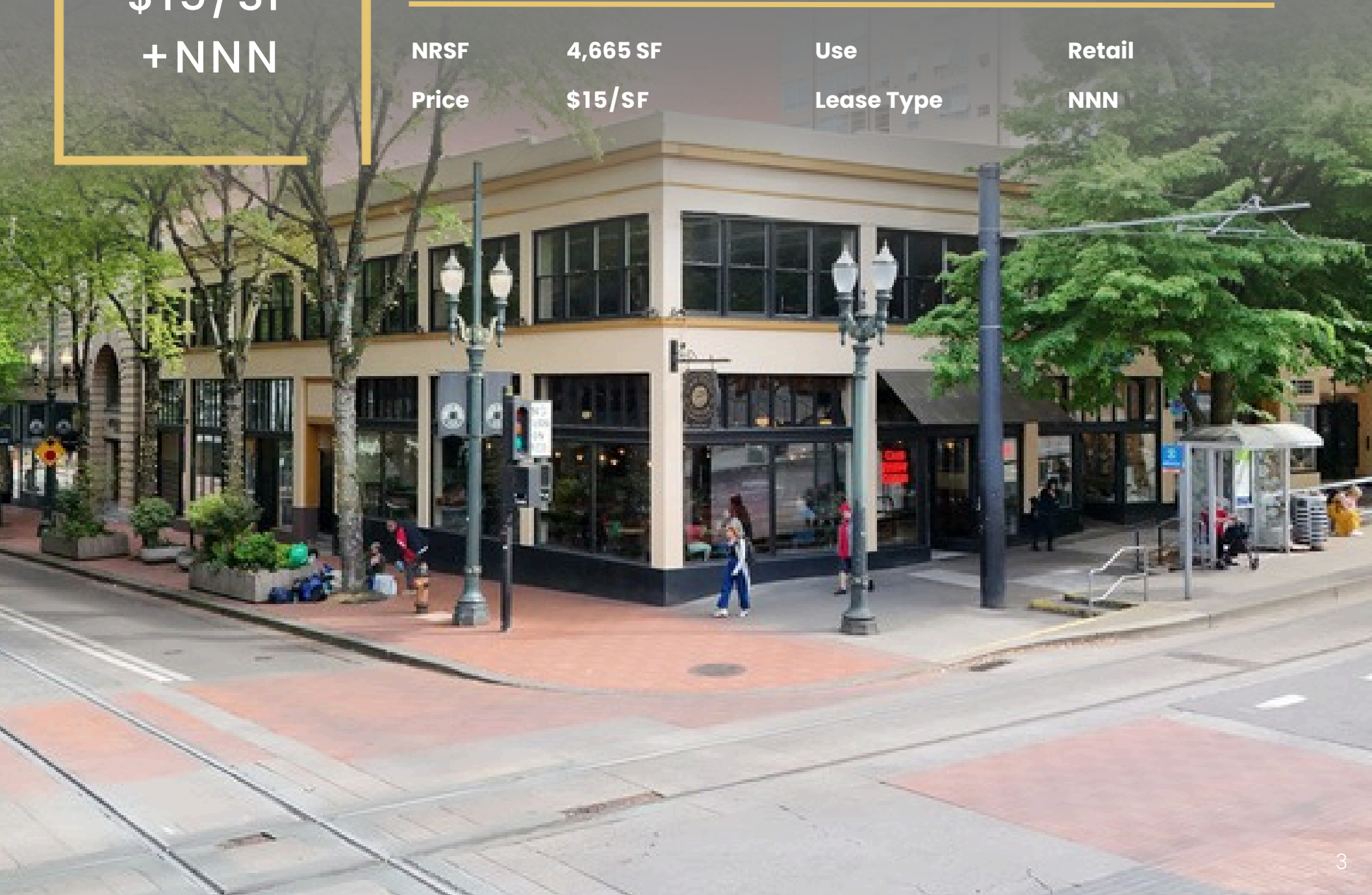
**Retail**

**Price**

**\$15/SF**

**Lease Type**

**NNN**



# Community Breakdown: Who's Living Here

## Population:

<b>State:</b> Oregon	4.18M
<b>County:</b> Multnomah	789,698
<b>MSA:</b> Portland-Metro	2.49M
<b>City:</b> Portland	630,498

	1 mile	3 Miles	5 Miles
<b>Population</b>	46,657	185,035	458,053
<b>Total Households</b>	29,394	97,830	212,116
<b>Average Household Income</b>	\$103.2K	\$136.8K	\$139.8K
<b>Total Consumer Spending</b>	\$328.9M	\$4.5B	\$12B



### Walkability Score:

Walker's Paradise (100)  
Rider's Paradise (94)



### Transportation:

- 12 miles to Portland International Airport
- 7 miles to Beaverton Transit Center



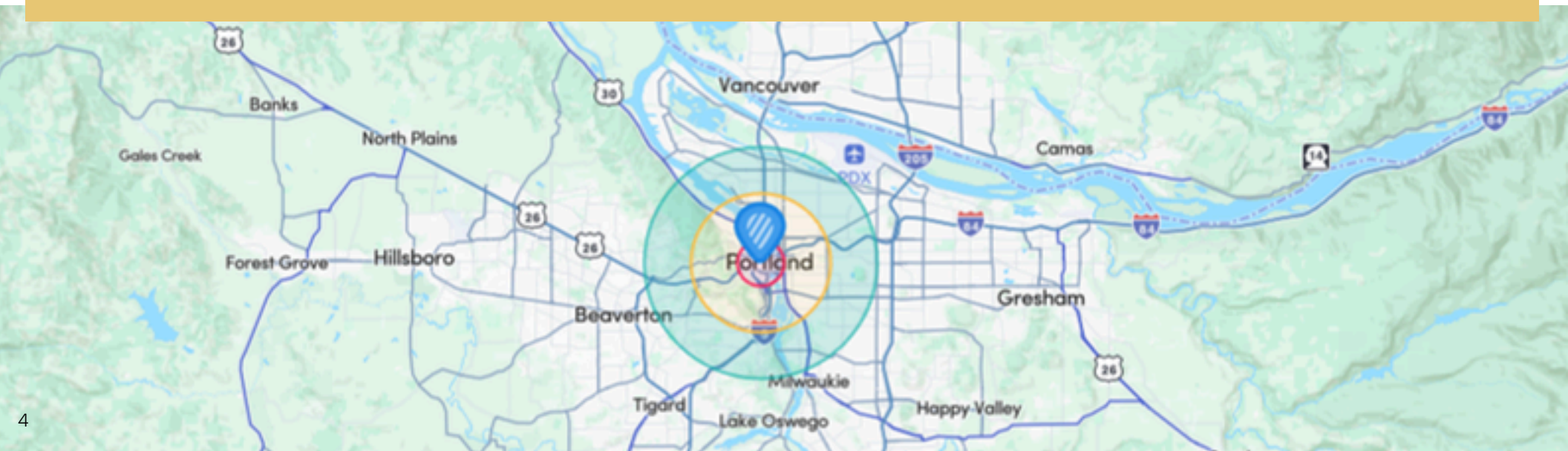
### MAX / Streetcar Transit:

- Library/SW 9th - 0.0 mi
- Central Library- 0.1 mi
- Pioneer Square North- 0.2 mi
- SW 10th & Alder- 0.3 mi



### Daily Car Count: (VPD)

SW Yamhill St - 2,105  
I 405 - 88,628  
US 26 - 71,681  
I-5 - 118,641



# Community Breakdown: Who's Living Here

★ 802-820 SW 10<sup>th</sup> Ave | Portland, OR

● Bus Stops / Transit





# Take a Closer Look: Steps from It All

★ 802-820 SW 10<sup>th</sup> Ave | Portland, OR

● Bus Stops / Transit







# Downtown Portland

Downtown Portland offers a convenient mix of amenities, transportation, dining, and shopping. The area is easily accessible by MAX Light Rail, Portland Streetcar, and bus lines, making it well-connected to the rest of the city.

It features a wide range of shops, from national retailers to local boutiques, and is home to popular spots like Pioneer Place and Nordstrom. The food scene includes restaurants, food carts, cafes, and breweries, providing options for all tastes. Nearby parks such as Director Park and the South Park Blocks offer open space in the city center.

Overall, Downtown Portland combines accessibility, services, and a variety of daily conveniences in one central location.