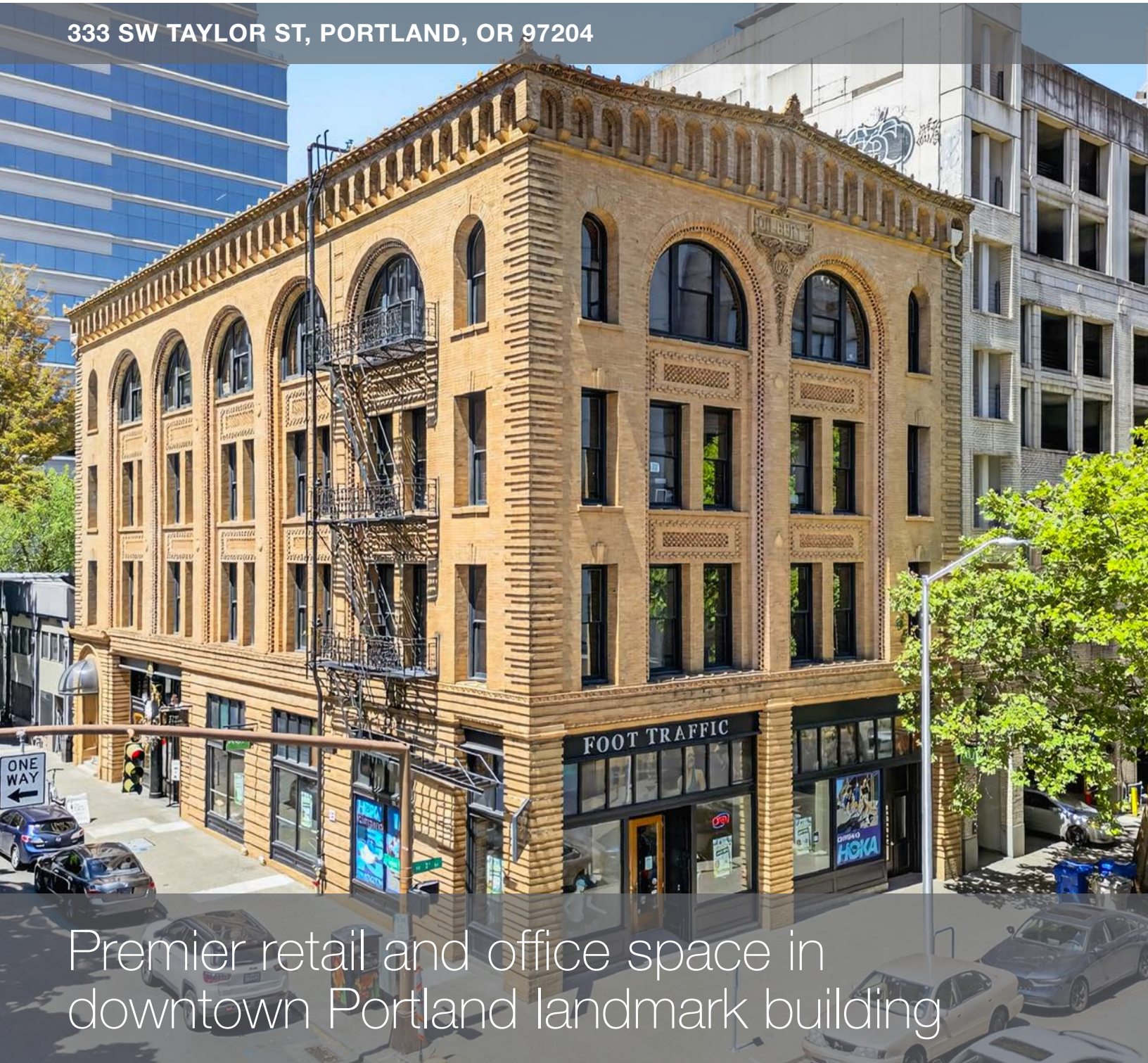


OFFICE & RETAIL FOR LEASE

# The Gilbert Building

333 SW TAYLOR ST, PORTLAND, OR 97204



Premier retail and office space in  
downtown Portland landmark building

## CONTACT

Chris Lio

503 804 2929 / 503 224 6791 / [clio@naielliott.com](mailto:clio@naielliott.com)

**NAI**Elliott

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Excellent visibility and daytime foot traffic in busy downtown location

#### AVAILABLE SPACES

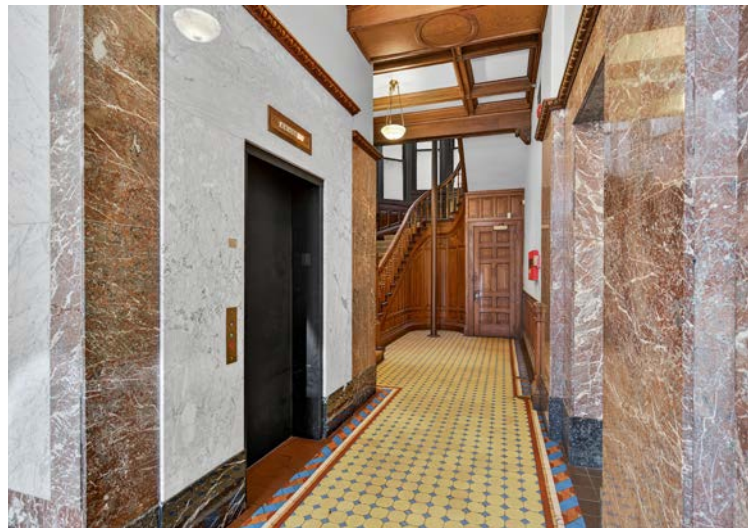
- 2,196 SF - Retail, Ground Flr
- 3,525 SF - Office, 2nd Flr

#### LEASE RATE

- Call for rates

#### PROPERTY HIGHLIGHTS

- High-visibility corner location across from the AC Hotel
- Located in the heart of downtown Portland's shopping district, adjacent to Pioneer Place
- Heavy foot traffic in a vibrant, walkable core
- Steps from the South Park Blocks, City Hall, and the waterfront
- Easy access to MAX lines and TriMet bus mall
- Elevator-served second floor office space available
- Surrounded by transit, parking, dining, and cultural landmarks





# Downtown Portland buzzes with a unique blend of creativity and commerce

**STEPS FROM PIONEER PLACE AND THE WATERFRONT, THE ICONIC GILBERT BUILDING OFFERS UNMATCHED FOOT TRAFFIC AND LOCATION APPEAL**



## NEARBY BUSINESSES

- AC Hotel
- Tiffany & Co.
- Apple
- Louis Vuitton
- Pioneer Place Shopping Center
- Ruth's Chris Steakhouse
- Q Restaurant & Bar
- Nordstrom Rack

## CONVENIENT MULTI-MODAL ACCESS

- One block to MAX light rail stations, including Red, Blue, Yellow, and Green Lines
- Close to Portland Streetcar loop for easy access to the Pearl District, PSU, and the Central Eastside
- Direct routes to I-405 and I-5
- Multiple nearby parking garages for customer and employee convenience



95

BIKE SCORE



99

WALK SCORE



94

TRANSIT SCORE

## CONTACT

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**NAI**Elliott



# Location Map



## CONTACT

Chris Lio

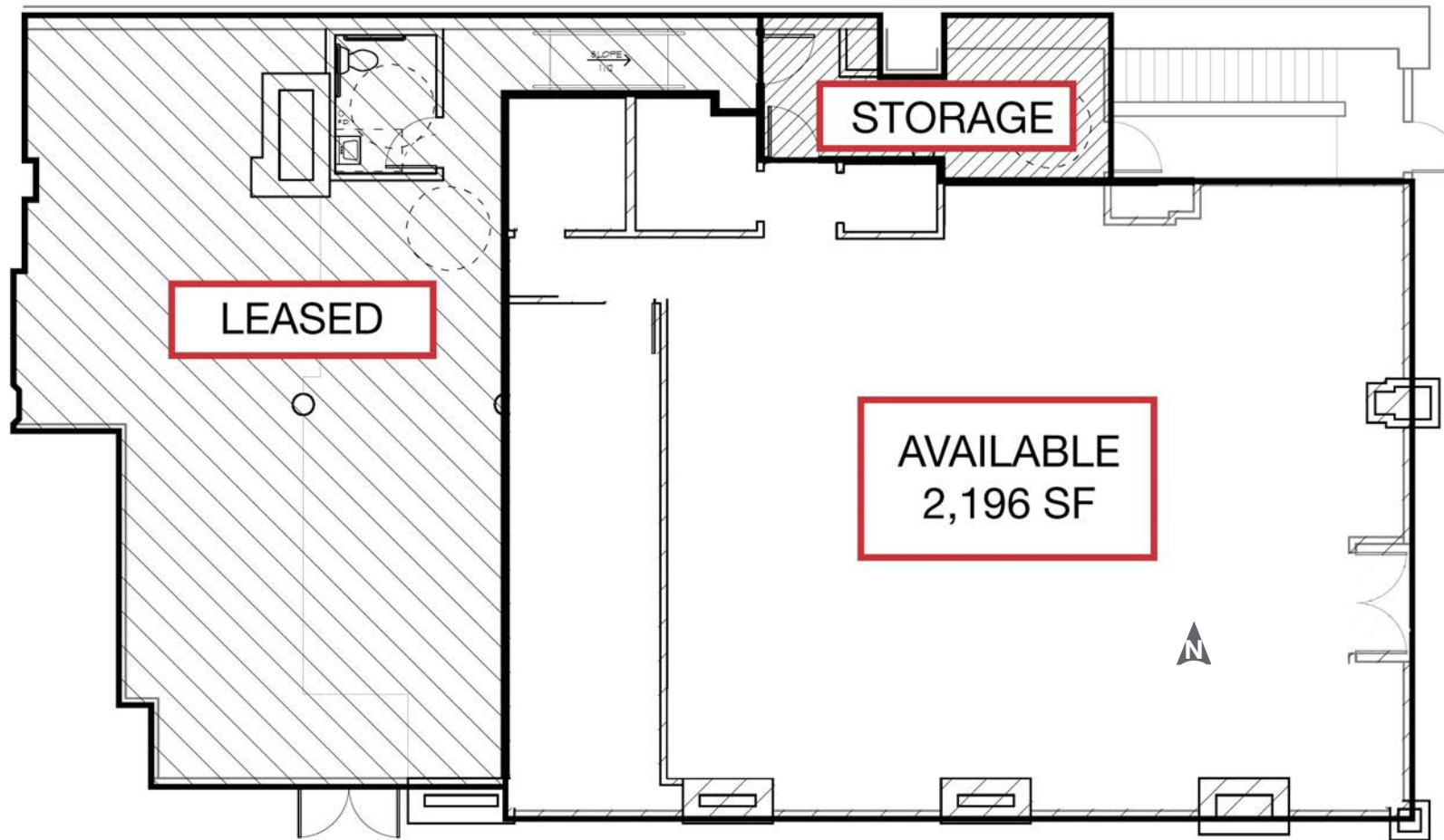
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# Site Plan / Ground Floor Retail



## CONTACT

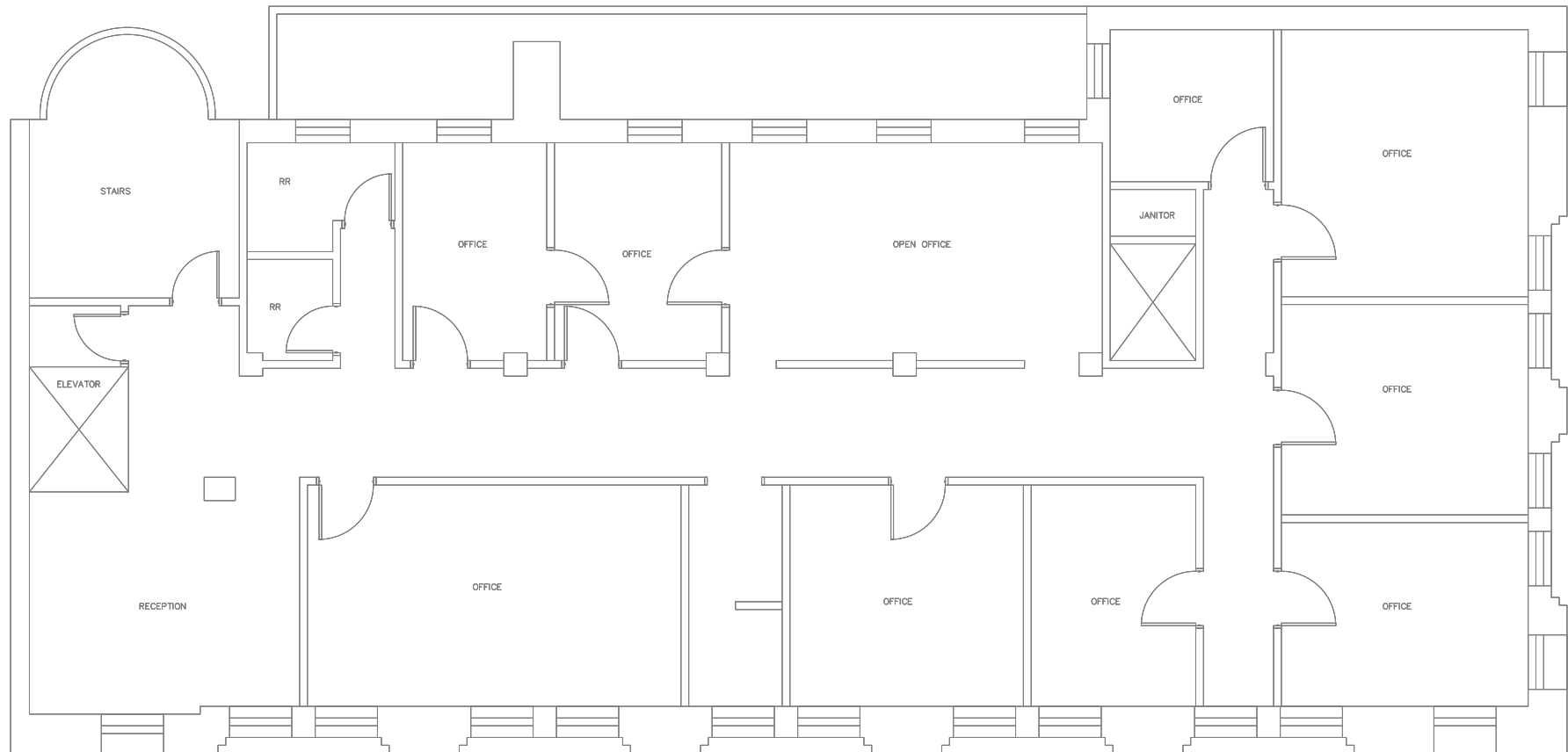
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# Site Plan / 2nd Floor Office



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# Photos



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## CONTACT

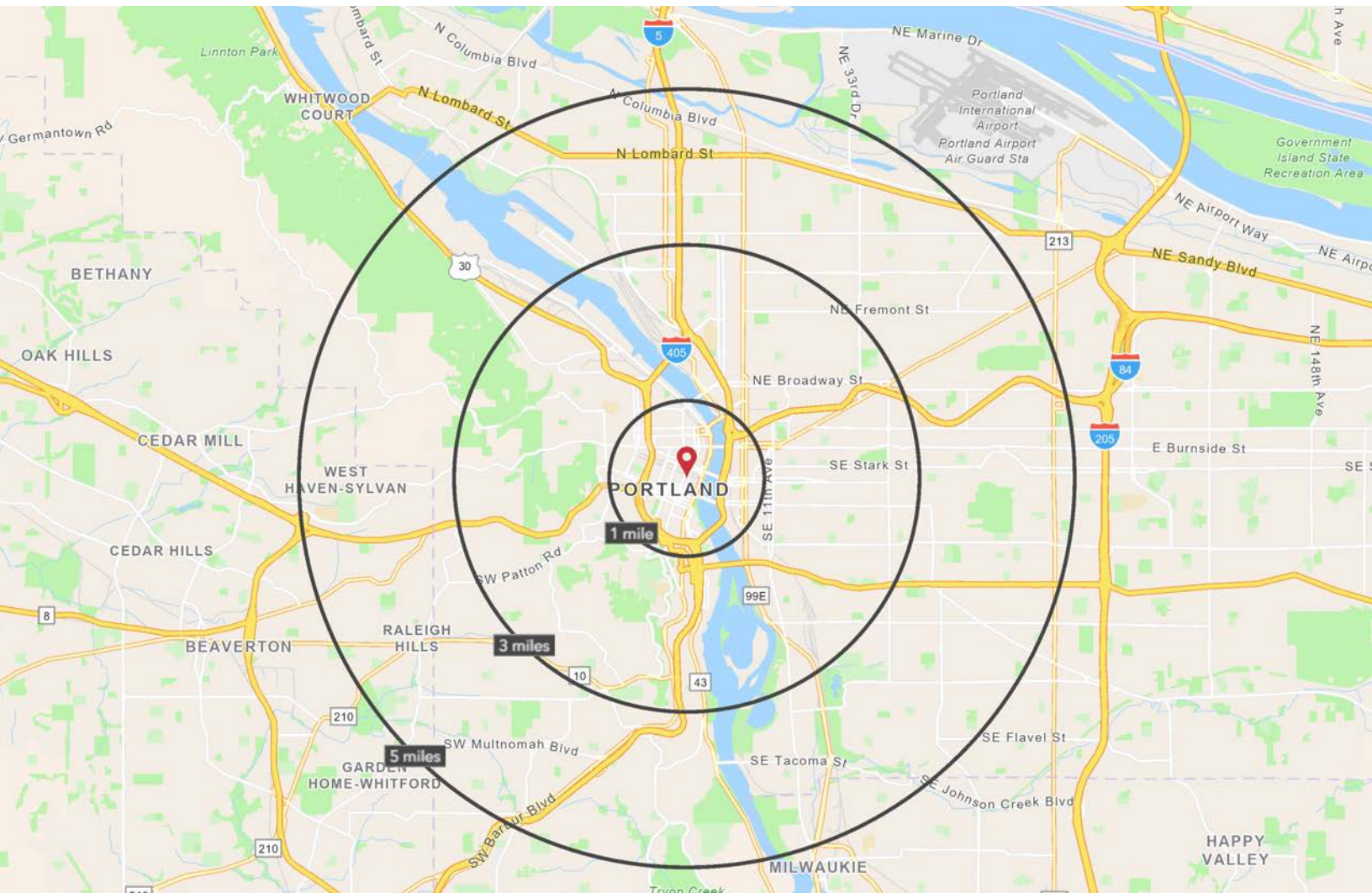
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**NAI Elliott**



# Demographics



	1 MILE	3 MILE	5 MILE
2025 Estimated Total Population	39,510	201,860	455,085
2030 Projected Total Population	41,638	210,246	465,247
2025 Average HH Income	\$105,811	\$139,788	\$145,645
2025 Median Home Value	\$705,519	\$783,029	\$699,022
2025 Estimated Total Households	24,420	105,677	211,016
2025 Total Daytime Population	118,488	366,684	590,170
2025 Some College or Higher	84%	89%	88%

Source: ESRI (2025)

## CONTACT

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**NAI**Elliott



# Demographics — Full Profile



## Executive Summary (Esri 2025)

333 SW Taylor St, Portland, Oregon, 97204  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.51715  
Longitude: -122.67652

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	29,289	157,621	387,826
2020 Population	34,881	191,757	442,875
2025 Population	39,510	201,860	455,085
2030 Population	41,638	210,246	465,247
2010-2020 Annual Rate	1.76%	1.98%	1.34%
2020-2024 Annual Rate	2.40%	0.98%	0.52%
2024-2029 Annual Rate	1.05%	0.82%	0.44%
2020 Male Population	54.9%	50.2%	49.2%
2020 Female Population	45.1%	49.8%	50.8%
2020 Median Age	36.3	36.6	37.9
2025 Male Population	55.0%	50.7%	49.8%
2025 Female Population	45.0%	49.3%	50.2%
2025 Median Age	36.7	37.4	38.8

In the identified area, the current year population is 39,510. In 2020, the Census count in the area was 34,881. The rate of change since 2020 was 2.40% annually. The five-year projection for the population in the area is 41,638 representing a change of 1.05% annually from 2025 to 2030. Currently, the population is 55.0% male and 45.0% female.

### Median Age

The median age in this area is 36.7, compared to U.S. median age of 39.3.

### Race and Ethnicity

2025 White Alone	68.6%	73.5%	73.2%
2025 Black Alone	4.9%	4.6%	4.6%
2025 American Indian/Alaska Native Alone	1.3%	0.9%	0.9%
2025 Asian Alone	9.4%	6.4%	6.3%
2025 Pacific Islander Alone	0.3%	0.2%	0.3%
2025 Other Race	3.9%	3.0%	3.3%
2025 Two or More Races	11.6%	11.4%	11.4%
2025 Hispanic Origin (Any Race)	10.5%	9.0%	9.2%

Persons of Hispanic origin represent 10.5% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.7 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2025 Wealth Index	63	101	116
2010 Households	17,507	80,608	177,930
2020 Households	21,810	100,336	205,637
2025 Households	24,420	105,677	211,016
2030 Households	25,612	110,058	215,571
2010-2020 Annual Rate	2.22%	2.21%	1.46%
2020-2024 Annual Rate	2.18%	0.99%	0.49%
2024-2029 Annual Rate	0.96%	0.82%	0.43%
2025 Average Household Size	1.48	1.85	2.09

The household count in this area has changed from 21,810 in 2020 to 24,420 in the current year, a change of 2.18% annually. The five-year projection of households is 25,612, a change of 0.96% annually from the current year total. Average household size is currently 1.48, compared to 1.44 in the year 2020. The number of families in the current year is 4,772 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

July 21, 2025

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Page 1 of 2

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# Demographics — Full Profile



## Executive Summary (Esri 2025)

333 SW Taylor St, Portland, Oregon, 97204  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.51715  
Longitude: -122.67652

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	71.6%	51.9%	42.2%
<b>Median Household Income</b>			
2025 Median Household Income	\$61,711	\$94,508	\$103,745
2030 Median Household Income	\$72,853	\$109,828	\$120,684
2024-2029 Annual Rate	3.38%	3.05%	3.07%
<b>Average Household Income</b>			
2025 Average Household Income	\$105,811	\$139,788	\$145,645
2030 Average Household Income	\$118,814	\$156,325	\$163,569
2024-2029 Annual Rate	2.35%	2.26%	2.35%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$65,670	\$73,335	\$67,732
2030 Per Capita Income	\$73,310	\$81,973	\$75,990
2024-2029 Annual Rate	2.23%	2.25%	2.33%
<b>GINI Index</b>			
2025 Gini Index	57.2	49.7	47.0

Current median household income is \$61,711 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$72,853 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$105,811 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$118,814 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$65,670 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$73,310 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2025 Housing Affordability Index	33	46	56
2010 Total Housing Units	19,951	87,949	190,368
2010 Owner Occupied Housing Units	3,430	31,614	92,945
2010 Renter Occupied Housing Units	14,077	48,994	84,985
2010 Vacant Housing Units	2,444	7,341	12,438
2020 Total Housing Units	25,185	110,772	222,067
2020 Owner Occupied Housing Units	3,879	33,708	98,036
2020 Renter Occupied Housing Units	17,931	66,628	107,601
2020 Vacant Housing Units	3,395	10,416	16,408
2025 Total Housing Units	28,255	118,953	231,343
2025 Owner Occupied Housing Units	4,161	34,377	99,543
2025 Renter Occupied Housing Units	20,259	71,300	111,473
2025 Vacant Housing Units	3,835	13,276	20,327
2030 Total Housing Units	29,002	123,312	236,781
2030 Owner Occupied Housing Units	4,436	35,065	100,772
2030 Renter Occupied Housing Units	21,176	74,993	114,799
2030 Vacant Housing Units	3,390	13,254	21,210
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	50.0	55.3	55.6

Currently, 14.7% of the 28,255 housing units in the area are owner occupied; 71.7%, renter occupied; and 13.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 25,185 housing units in the area and 13.5% vacant housing units. The annual rate of change in housing units since 2020 is 2.22%. Median home value in the area is \$705,519, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.11% annually to \$822,203.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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