

RETAIL LEASING OPPORTUNITY

230 ASH

230 SW Ash St | Portland OR, 97204

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**COMMERCIAL
INTEGRITY *nw***

a real estate investment advisory company

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**\$15- \$20
NNN**

PORTLAND LEASING OPPORTUNITY

230 SW Ash St | Portland, OR 97204

Available

Suite 1 - 3,981 SF
Suite 3 - 2,061 SF

Suites

2

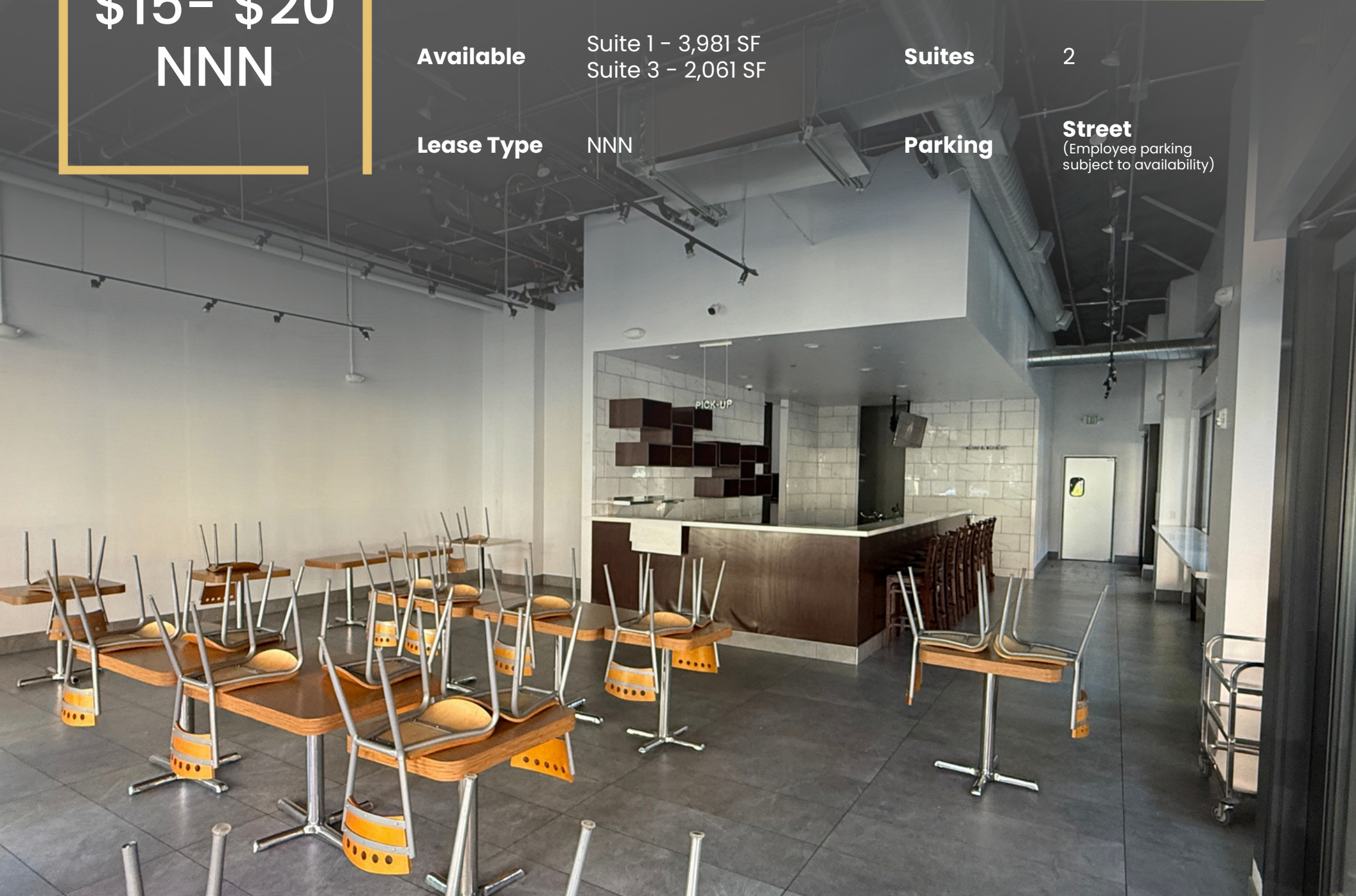
Lease Type

NNN

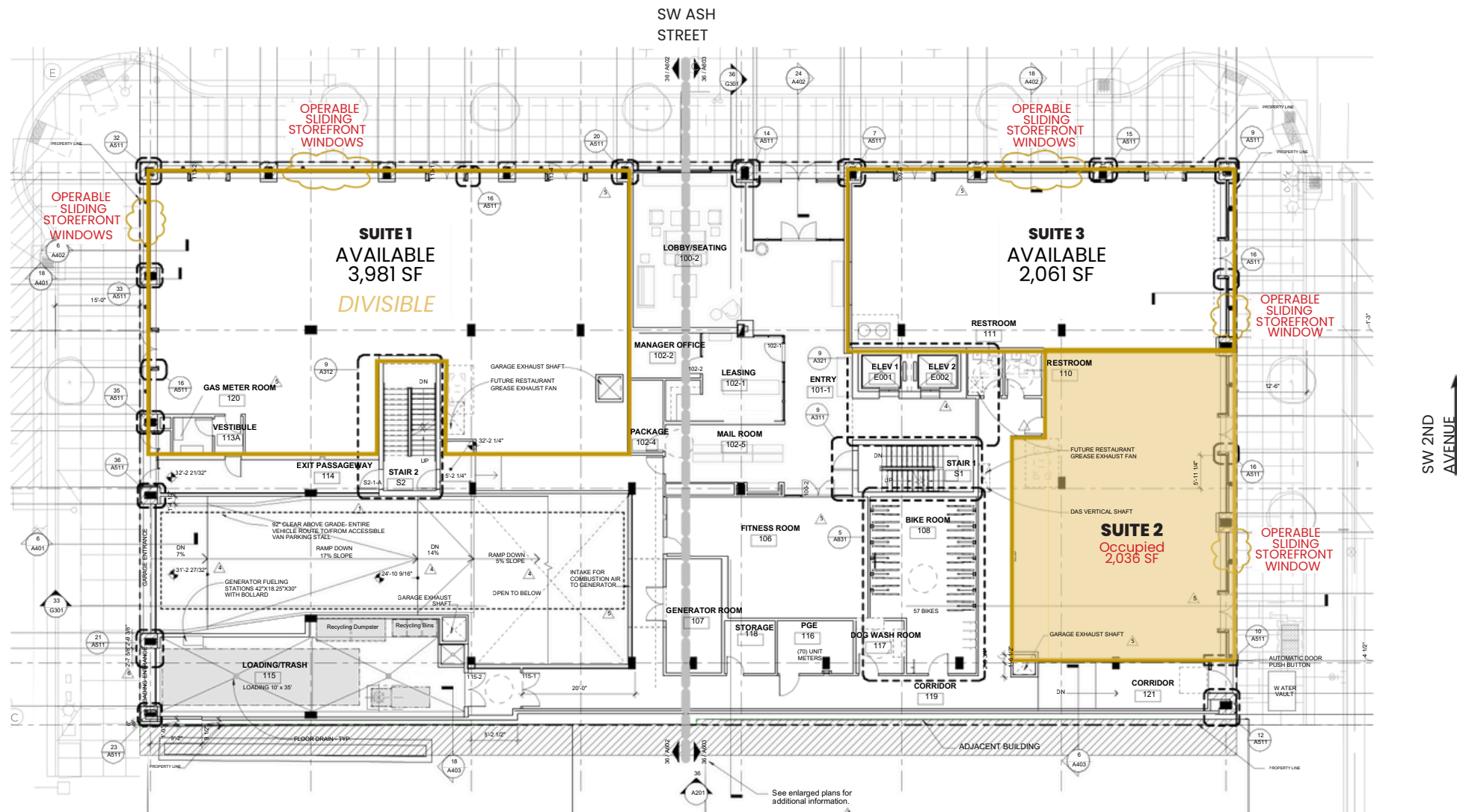
Parking

Street

(Employee parking
subject to availability)



Property Details: Site Plan



Suite 1 – Potential Restaurant/Soft Goods/Retail

Available 3,981 SF

\$15 PSF

Year Built 2019

Lease Type NNN

1st generation space that can be customized based on Tenant needs. This space can accommodate hood/venting and have accessible grease interceptor.



SUITE 1 SPACE – SW 3RD & ASH CORNER



Suite 3- Former Boba Tea

Available 2,061 SF

\$20 PSF

Year Built 2019

Lease Type NNN



Seating Area



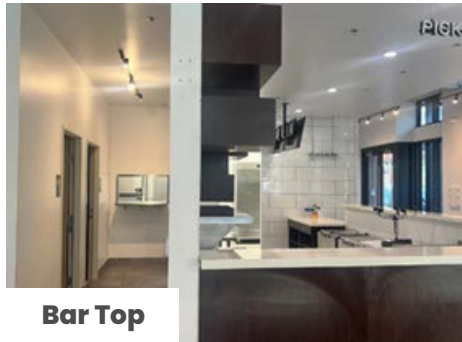
Kitchen



2nd generation cafe opportunity with:

- grease interceptor
- sinks
- 2 ADA RRs
- refrigerators/freezers

No existing hood, but venting available for future hood



Bar Top



Store Front



Grow Your Business at 230 Ash

- Located in Portland's vibrant Ankeny Blocks, **one block from the Waterfront**
- Approximately **14-ft ceilings** for an open, airy, and dramatic retail presence
- **Expansive sliding storefront windows** connecting your space to the street scene
- **Property is staffed during the day with on-call security available 24/7**
- Ground-floor space **beneath 133 luxury residential units** providing built-in daily foot traffic
- Exceptional Walk (99), Transit (94), and Bike (99) scores for unbeatable accessibility
- Surrounded by nearly 100 restaurants, 50 unique shops, and 23 live music venues
- Steps from iconic destinations like Pine Street Market, Voodoo Doughnut, Stumptown Coffee, and Kells Irish Pub
- LEED Platinum-certified building completed in 2019



Community Breakdown: Who's Living Here

Population:

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

	1 mile	3 Miles	5 Miles
Population	39,553	202,157	442,028
Total Households	24,916	105,386	205,706
Average Household Income	\$96.6K	\$136.9K	\$136.1K
Total Consumer Spending	\$202.4M	\$5.3B	\$12.2B



Walkability Score:

Walker's Paradise (99)
Rider's Paradise (94)



Transportation:

- 11.8 miles to Portland International Airport
- 0.6 miles to Portland Amtrak
- 8.4 miles to Beaverton Transit Center



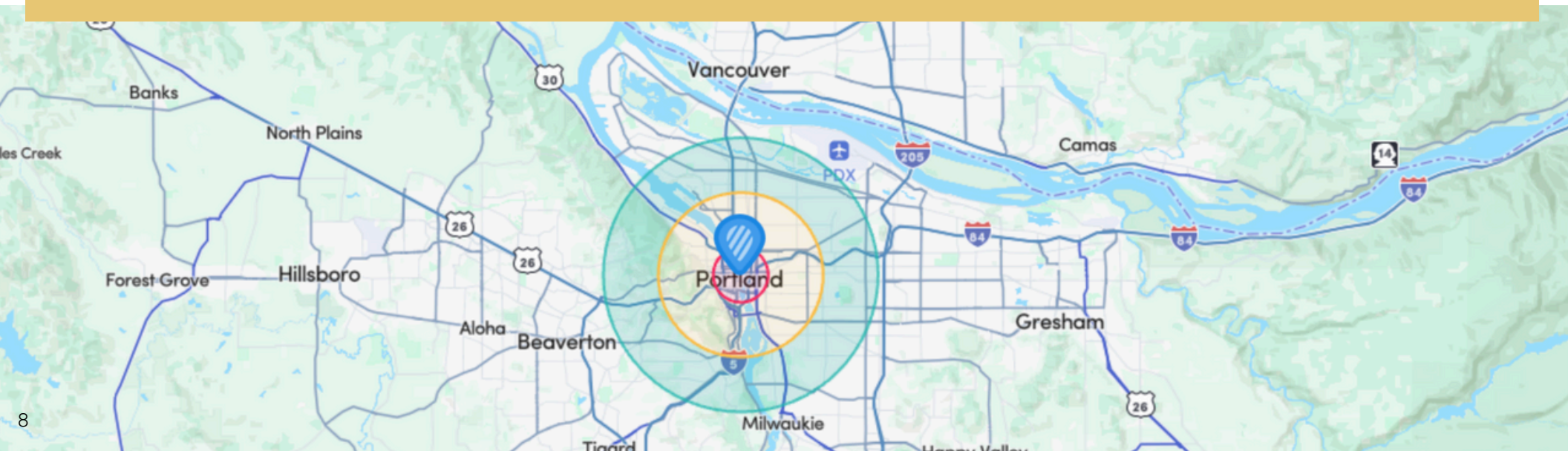
TriMet Rail Transit:

- Skidmore Fountain- 0.2 mi
- Sw 5Th & Oak - 0.2 mi
- Oak/Sw 1st Avenue - 0.2 mi
- Nw 5Th & Couch - 0.2 mi
- Sw 6Th & Pine - 0.3 mi



Daily Car Count: (VPD)

West Burnside St - 23,629
I 5 - 118,641
I 405 - 95,468



Community Breakdown: Who's Living Here

