

# RETAIL LEASING OPPORTUNITY

## 230 ASH

230 SW Ash St | Portland OR, 97204

**BRAD MACOMBER**  
Senior Director  
503.218.4380  
brad.macomber@cinw.com  
OR200908061 | WA95748

**COMMERCIAL  
INTEGRITY *nw***

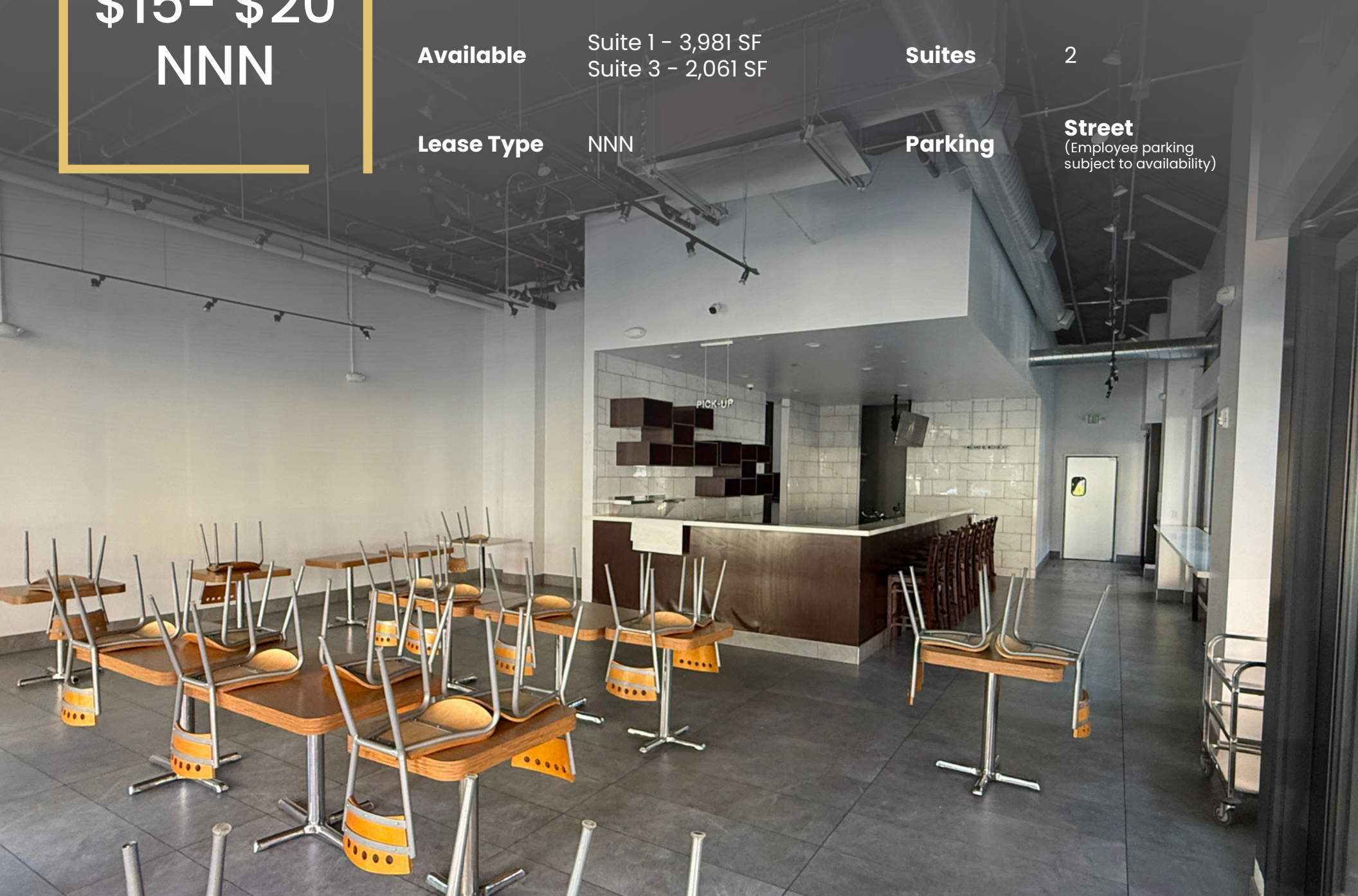
*a real estate investment advisory company*

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

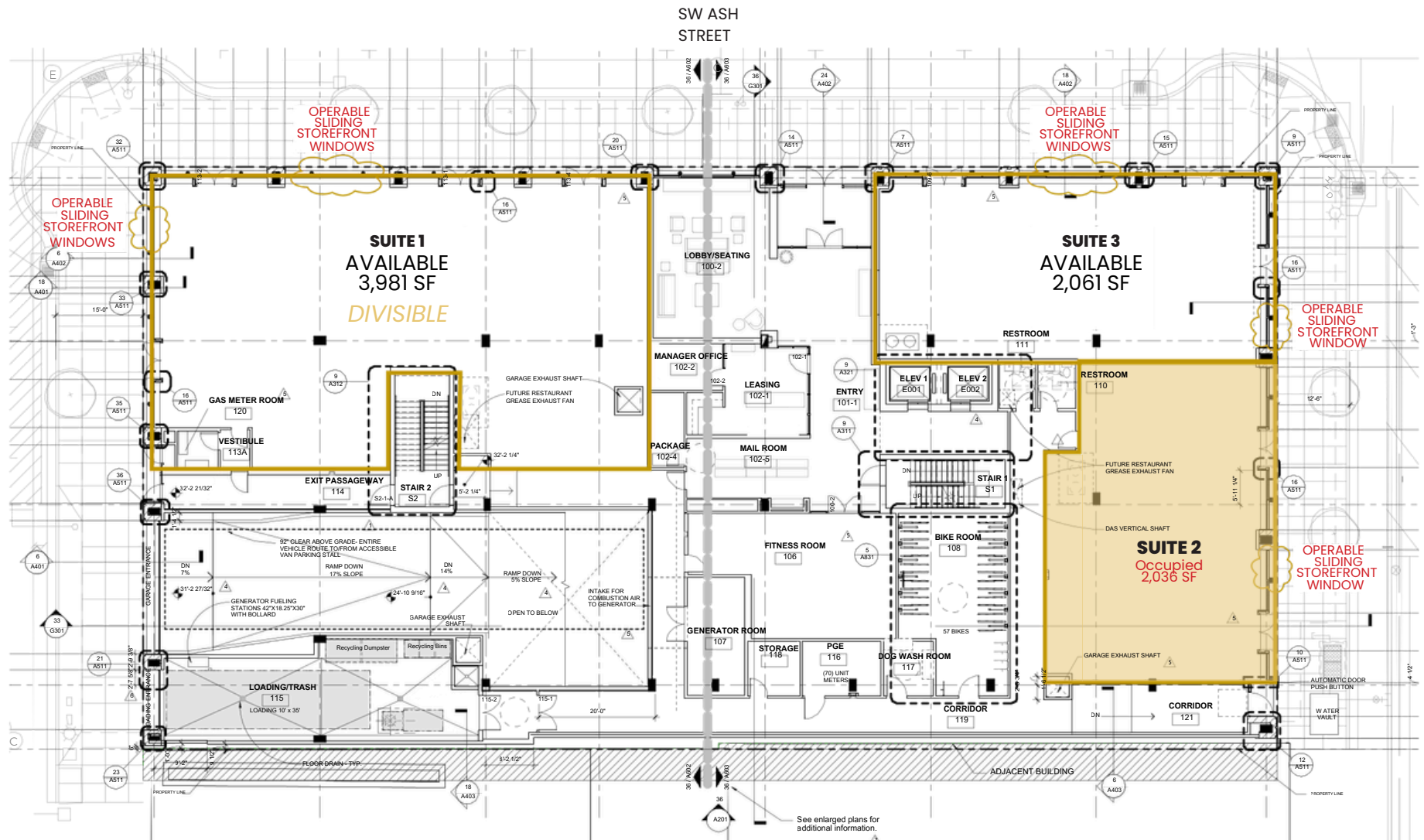
# PORTLAND LEASING OPPORTUNITY

230 SW Ash St | Portland, OR 97204

|                   |  |                |  |
|-------------------|--|----------------|--|
| <b>Available</b>  | Suite 1 - 3,981 SF<br>Suite 3 - 2,061 SF | <b>Suites</b>  | 2  |
| <b>Lease Type</b> | NNN                                      | <b>Parking</b> | <b>Street</b><br>(Employee parking<br>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**

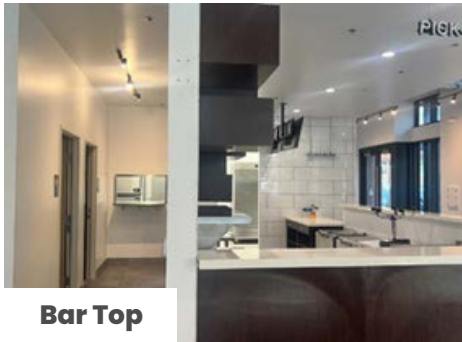


**Bar Top**

2nd generation cafe opportunity with:

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

*No existing hood, but venting available for future hood*



**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:

|                            |         |
|----------------------------|---------|
| <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>               | 39,553   | 202,157  | 442,028  |
| <b>Total Households</b>         | 24,916   | 105,386  | 205,706  |
| <b>Average Household Income</b> | \$96.6K  | \$136.9K | \$136.1K |
| <b>Total Consumer Spending</b>  | \$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



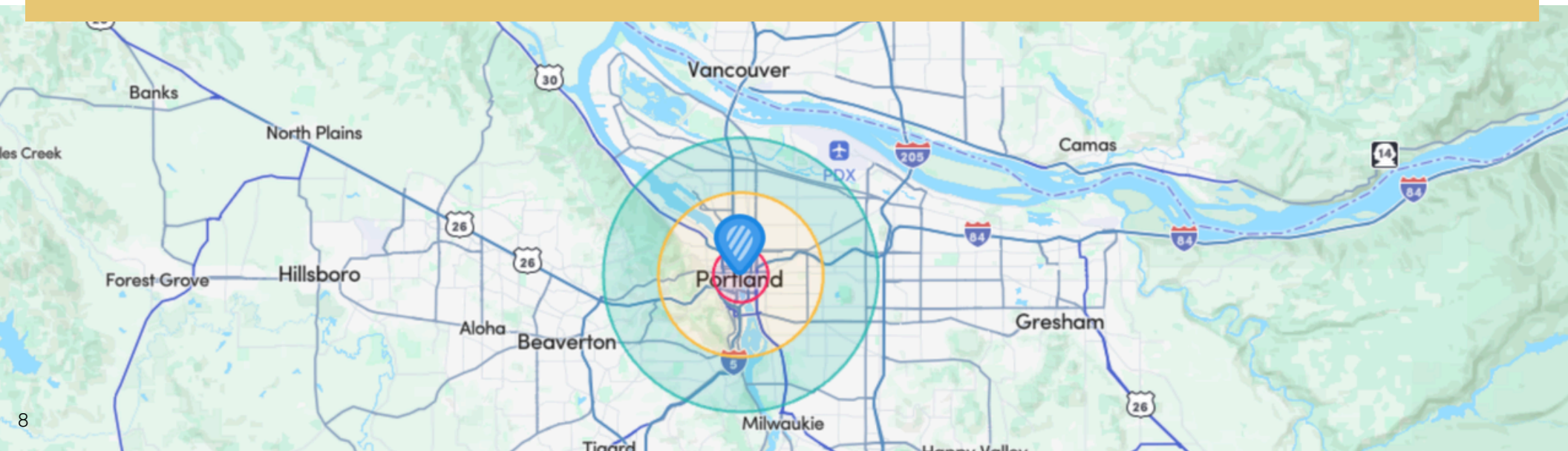
### TriMet Rail Transit:

- 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



NORDSTROM  
**rack**  
PIONEER PLACE  
ON FIFTH  
SEPHORA  
Killer BURGER  
NORDSTROM THE NINES HOTEL  
PORTLAND

PINE STREET MARKET  
QUALITY MEATS  
EST. 2008  
MOTHER'S  
DISTRO & BAR  
FEEDING PORTLAND SINCE 2000  
BARREL ROOM  
EMBASSY SUITES  
DIXIE TAVERN  
BAES  
FRIED CHICKEN

0.3 mi to waterfront

Pioneer Courthouse Square

Moda Center

Steel Bridge

Burnside Bridge

Morrison Bridge

Willamette River

Portland Saturday Market