

RETAIL INVESTMENT OPPORTUNITY

PYTHIAN BUILDING

918 SW Yamhill St | Portland, OR



BRAD MACOMBER

Senior Director, Leasing
503.218.4380
brad.macomber@cinw.com
OR 200908061 | WA 95748

**COMMERCIAL
INTEGRITY *nw***

a real estate investment advisory company

JUSTIN POOR

Principal Advisor
503.218.4380
justin.poor@cinw.com
OR 200705229 | WA 109251

LEGAL DISCLOSURE

The information contained in this marketing brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Integrity, NW and should not be made available to any other persons or entities without written consent of Commercial Integrity, NW. The information contained herein has been prepared to provide summary, unverified financial and physical information to prospective purchasers to establish a preliminary level of interest in the Subject Property.

THE INFORMATION CONTAINED HEREIN SHALL NOT BE A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION.

Commercial Integrity, NW has not made any investigation, and makes no warranty or representation with respect to the income or expense for the Subject Property, the future projected financial performance of the Subject Property, the size or square footage and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plan or intentions to continue to occupy the Subject Property. The information contained herein has been obtained from sources we believe to be reliable; however, Commercial Integrity, NW has not verified and will not verify, any of the information contained herein, nor has Commercial Integrity, NW conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

TABLE OF CONTENTS

The Foundation

- 4. About The Pythian
- 5. Property Summary

Key Financials

- 6. Rent Roll
- 7. Valuation

Community Breakdown

- 9. Demographics
- 10. Amenity Map
- 12. Neighborhood Profile





The Pythian

918 SW Yamhill St | Portland, OR

The Pythian Building at 918 SW Yamhill St in Portland is a rare opportunity to own a piece of the city's history. Built in 1907 as a Masonic lodge, it features beautiful architecture, high ceilings, large windows, and flexible floor plans.

Its central downtown location offers excellent access to public transit, nearby parks, shopping, and dining.

The building includes the Adrianna Hill Grand Ballroom, a well-known venue for events and weddings. With its historic charm and prime location, the Pythian is a strong, long-term investment in Portland's commercial core.

Property Summary: Investment Highlights

THE PYTHIAN

918 SW Yamhill St | Portland, OR

\$4,300,000

\$97 PSF

Building Area	44,000 SF
Land Area	10,000 SF
Year Built	1907
Price	\$4,300,000
Price SF	\$97
Construction	Masonry
Zoning	C1
Parcel Numbers	R246465
Parking	On Street

Investment Highlights:

- **Prime Downtown Location:** Situated in the heart of Portland's retail core, just steps from Pioneer Courthouse Square ("Portland's Living Room"), one of the city's most visited public spaces.
- **Exceptional Foot Traffic:** Surrounded by popular shopping, dining, and entertainment destinations, with strong daily pedestrian activity from residents, office workers, tourists, and transit riders.
- **Transit-Oriented Access:** Directly served by MAX Light Rail and Portland Streetcar lines, providing unparalleled connectivity to the broader metro area.
- **Strong Urban Demographics:** Dense surrounding population of young professionals, office employees, and visitors, supporting consistent demand for retail, dining, and lifestyle services.
- **Visibility & Exposure:** Located along SW Yamhill, a high-profile corridor with heavy pedestrian and vehicular traffic, ensuring maximum tenant visibility.
- **Proximity to Anchors:** Neighboring national retailers, boutique shops, hotels, cultural venues, and offices create strong synergy and a built-in customer base.
- **Stable Investment Environment:** Portland's downtown core remains a long-term hub for commerce, tourism, and culture, offering durable demand fundamentals for tenants and investors alike.



Rent Roll

Type	Suite	Lease Start	Lease End	Square Feet	%	Current Monthly Rent	Current Annual Rent	Current Rent PSF	Monthly NNN	Annual NNN	NNN PSF
Vacant	201			9,679	23.4%	\$8,065.00	\$96,780.00	\$10.00		\$0.00	\$0.00
Nia Technique	300	2/1/05	3/31/25	3,000	7.2%	\$3,000.00	\$36,000.00	\$12.00	\$2,093.00	\$25,116.00	\$8.37
Vacant	401			3,000	7.2%	\$2,500.00	\$30,000.00	\$10.00		\$0.00	\$0.00
Vacant	402			5,000	12.1%	\$4,166.67	\$50,000.00	\$10.00		\$0.00	\$0.00
Vacant	500			10,000	24.2%	\$8,333.33	\$100,000.00	\$10.00		\$0.00	\$0.00
Indochino	902	1/3/19	4/30/29	3,645	8.8%	\$15,871.00	\$190,452.00	\$52.25	\$2,153.00	\$25,836.00	\$7.09
Vacant	902C			2,184	5.3%	\$6,494.51	\$77,934.12	\$35.68		\$0.00	\$0.00
White Dress	918	10/15/14	2/1/29	4,899	11.8%	\$7,348.50	\$88,182.00	\$18.00	\$1,681.00	\$20,172.00	\$4.12
TOTAL				41,407	28%	\$55,779	\$669,348	\$16.17	\$5,927	\$71,124	\$1.72



Valuation



SALE OFFERING:

918 SW Yamhill St | Portland, OR

Price \$4,300,000

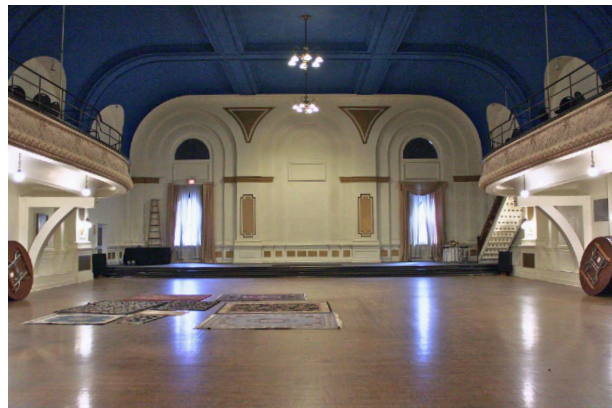
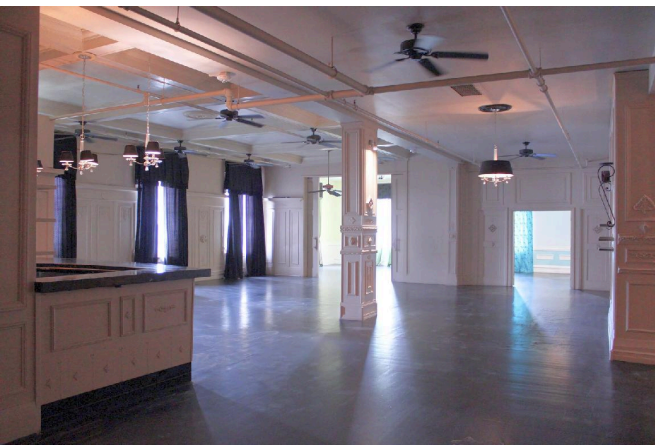
Price SF \$97.00

Building Area 44,000 SF

INCOME TYPE	CURRENT	PSF
Gross Rental Income	\$669,348	\$15.21
Est. NNN Reimbursements	\$71,124	\$4.18
Total Income	\$740,472	\$16.83
(Physical Vacancy)	(\$425,472)	72.12%
Effective Gross Income	\$315,000	\$8.77

OPERATING EXPENSES	CURRENT	PSF
Taxes	\$49,249	\$1.12
Insurance	\$41,149	\$0.94
Utilities	\$46,587	\$1.06
General & Administrative	\$2,479	\$0.06
Maintenance	\$54,020	\$1.23
Reserves (\$0.50 PSF)	\$22,000	\$0.50
Property & Administrative Fee (6% of GPR)	\$23,145	\$0.53
Total Operating Expenses	\$238,629	\$5.42
OPEX % of EGI	62%	
Net Operating Income	\$76,371	\$3.34

Significant upside potential with the property currently just 28% occupied, AND nearly 30,000 SF of opportunity available to occupy or lease.



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	46,657	185,035	458,053
Total Households	29,394	97,830	212,116
Average Household Income	\$103.2K	\$136.8K	\$139.8K
Total Consumer Spending	\$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



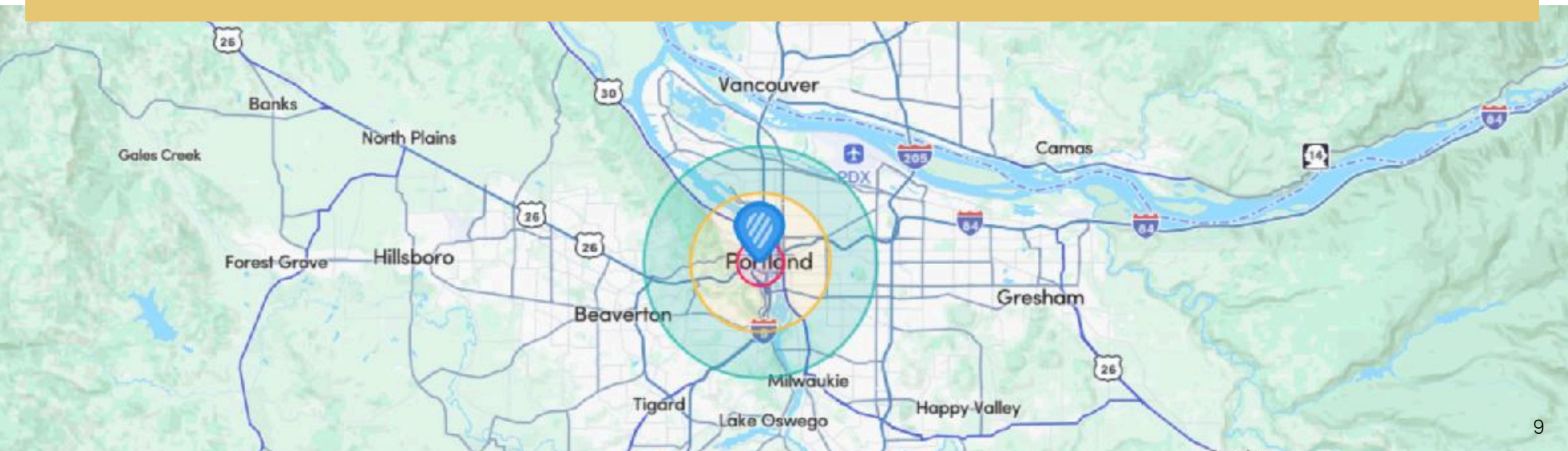
MAX / Streetcar Transit:

- 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



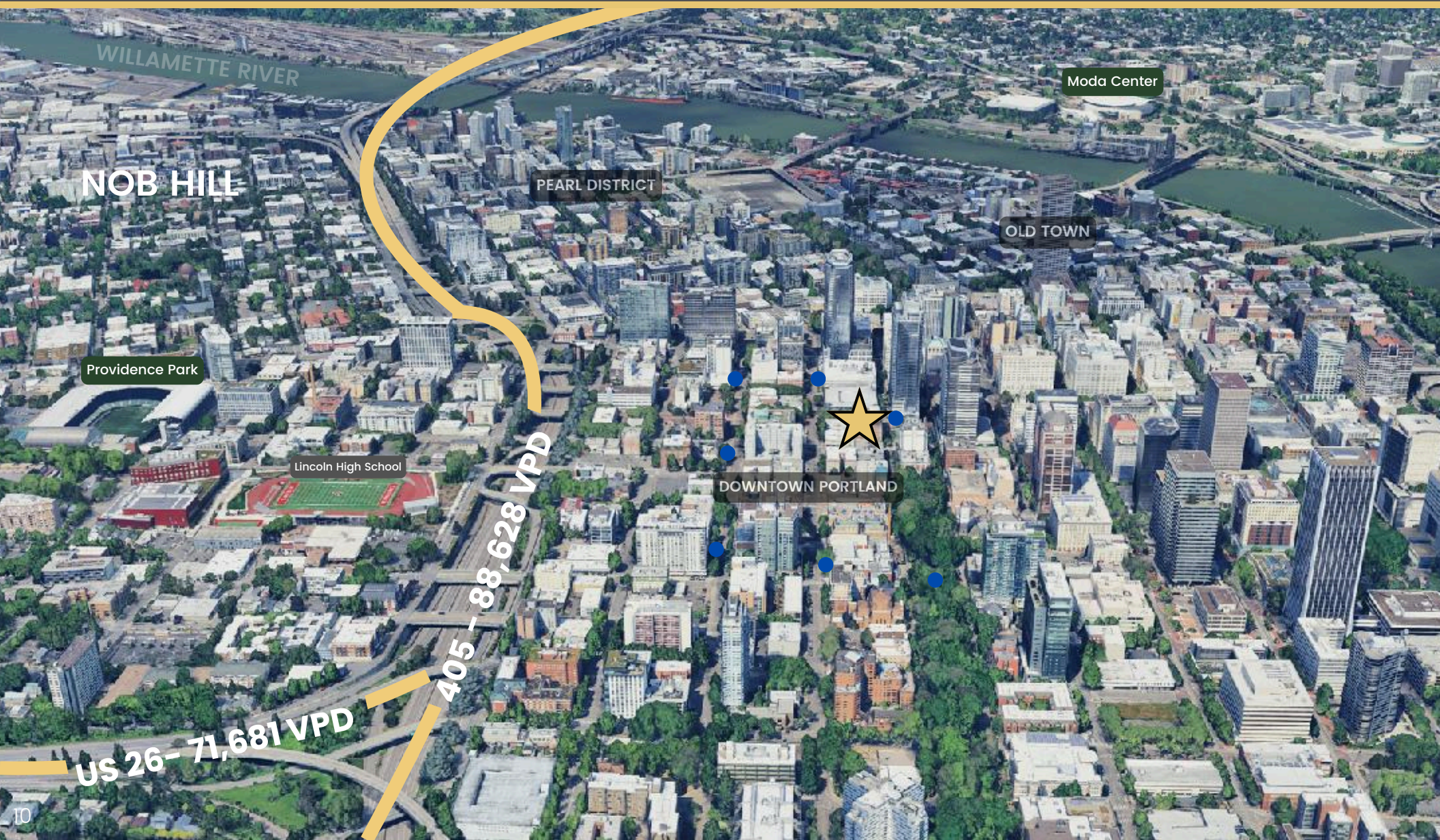
Community Breakdown: Who's Living Here



918 SW Yamhill St | Portland, OR



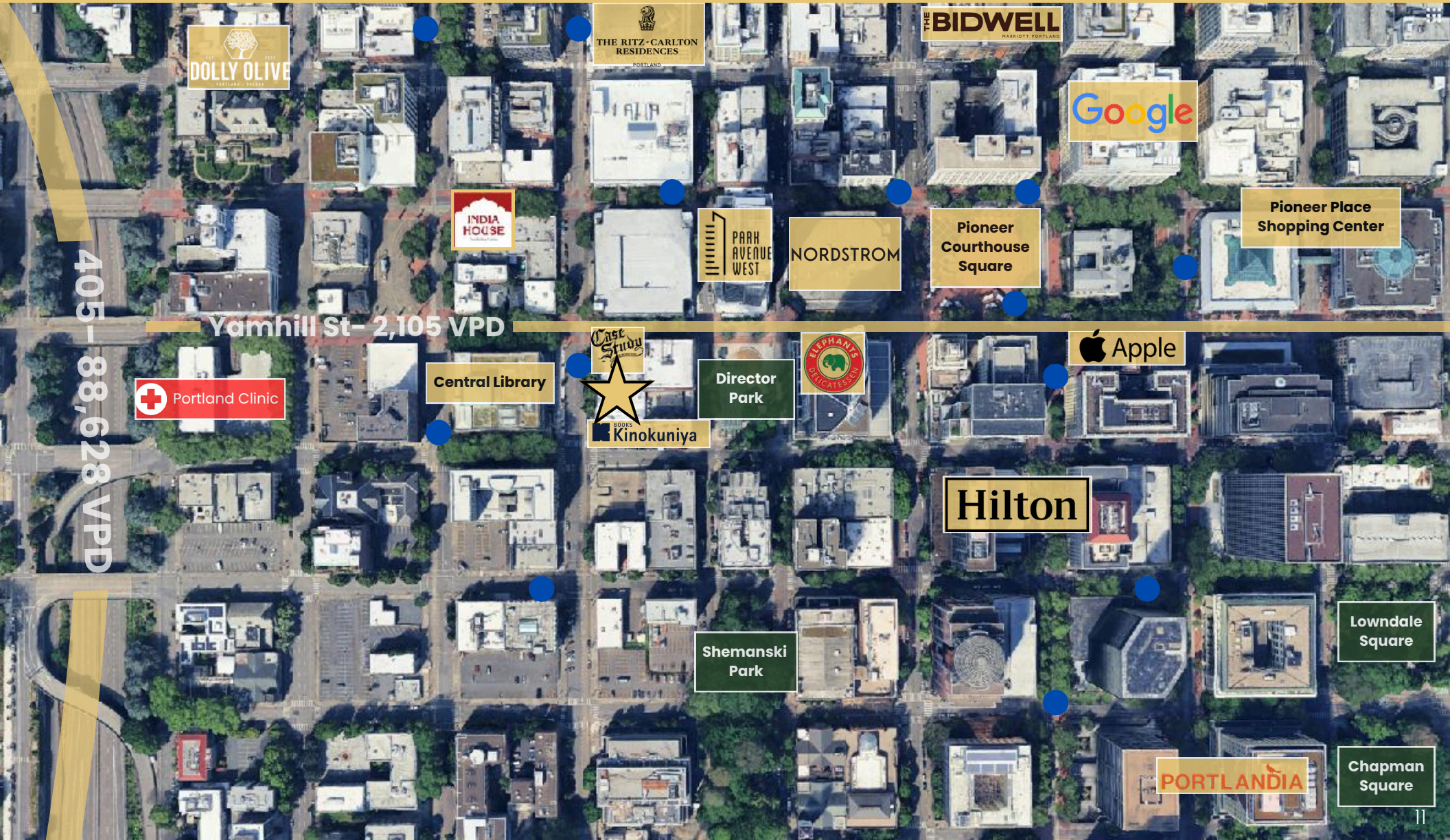
Bus Stops / Transit



Take a Closer Look: Steps from It All

★ 918 SW Yamhill St | Portland, OR

● Bus Stops / Transit



405 - 88,628 VPD

Yamhill St - 2,105 VPD



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.

JUSTIN POOR

Principal Advisor
(503)218-4380
justin.poor@cinw.com
OR 200705229 | WA 109251

BRAD MACOMBER

Senior Director, Leasing
(503)218-4380
brad.macomber@cinw.com
OR 200908061 | WA 95748

BEN MURPHY

Director, Multifamily
(503)218-4387
ben.murphy@cinw.com
OR 201208978

