



For lease

The Waterleaf
2065 S River Parkway
Portland, OR

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875 - 3668 SF
Retail / Office
Call for pricing

The South Waterfront District in Portland, Oregon, is a dynamic and rapidly evolving urban enclave that captures the essence of modern city living with a touch of natural beauty. Nestled along the scenic Willamette River, and boasting a vibrant mix of residential high-rises, upscale condominiums, and burgeoning retail scene, South Waterfront has become a sought-after destination for both residents and visitors. The Waterleaf Apartments adds an additional 178 affordable apartments providing the ground floor retail spaces a built-in clientele. Sitting just minutes from downtown Portland and directly on the Streetcar line and just blocks from the Max Orange Line; the Waterleaf became one of the most accessible locations in the South Waterfront.

Features & Amenities

- First generation space
- Beautiful storefront window lines
- High ceilings
- Polished concrete floors
- High visibility corner
- Fantastic natural light
- Grease trap in place
- ADA restroom
- Directly on Streetcar line
- Blocks from MAX station
- Tenant parking available onsite
- TIA available

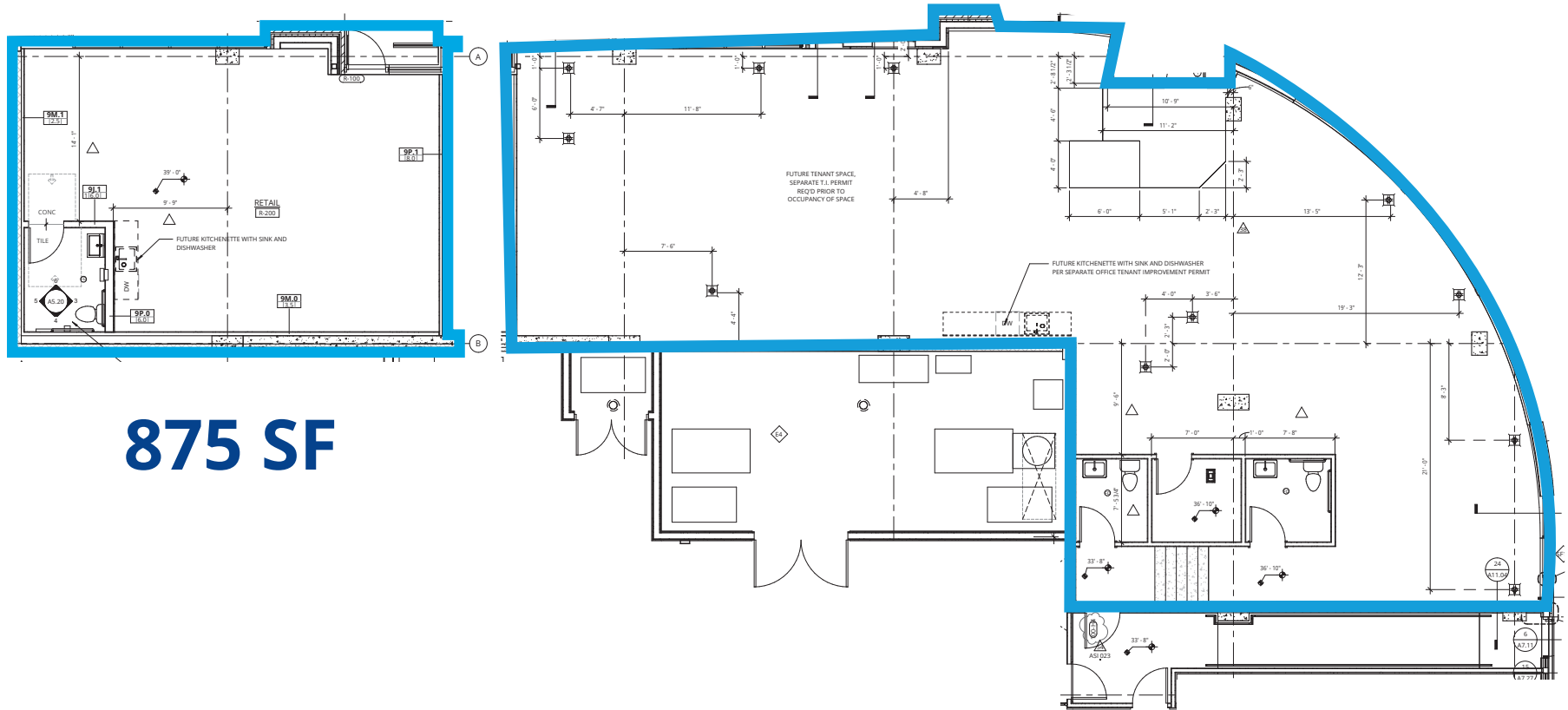
Seeking soft goods retail, service oriented retail.



2065



Floor Plan



875 SF

2,793 SF

Consumer Expenditures

Annual Food & Alcohol Spending



\$171,087,965

Food total



\$11,300,024

Alcoholic beverages total



\$107,900,007

Food at home



\$6,986,291

Alcoholic beverages at home



\$63,187,958

Food away from home



\$4,313,733

Alcoholic beverages away from home



Walk Times



3 min
to Dough Zone



13 min
to Helfgott
Research Institute



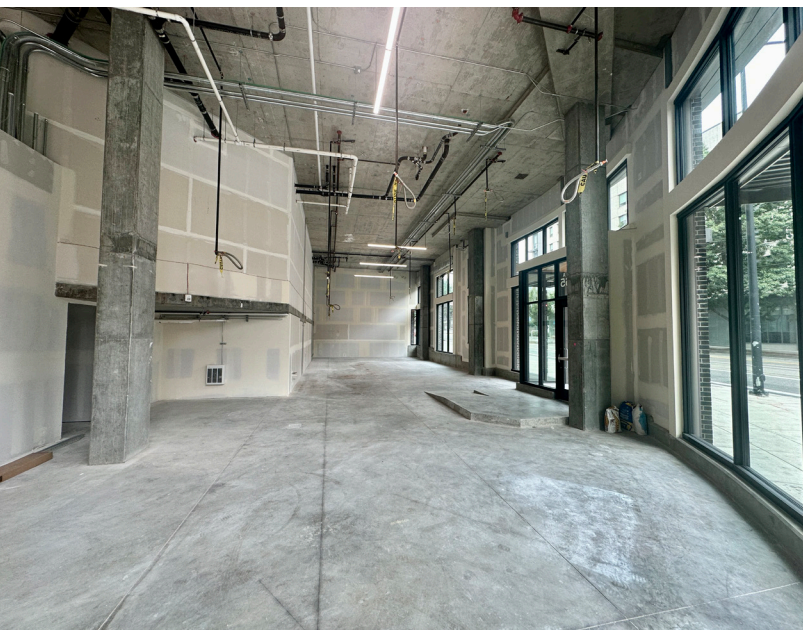
2 min
to Press PDX



5 min
to Poet's Beach



3 min
to ThreadMe
Beauty Studio



Walk Score
89



Bike Score
98



Transit Score
84



Traffic Counts
11,520 ADT

Wealth & Income



\$72,579

Median household income



\$66,659

Per capita income



\$55,006

Median disposable income



\$653,676

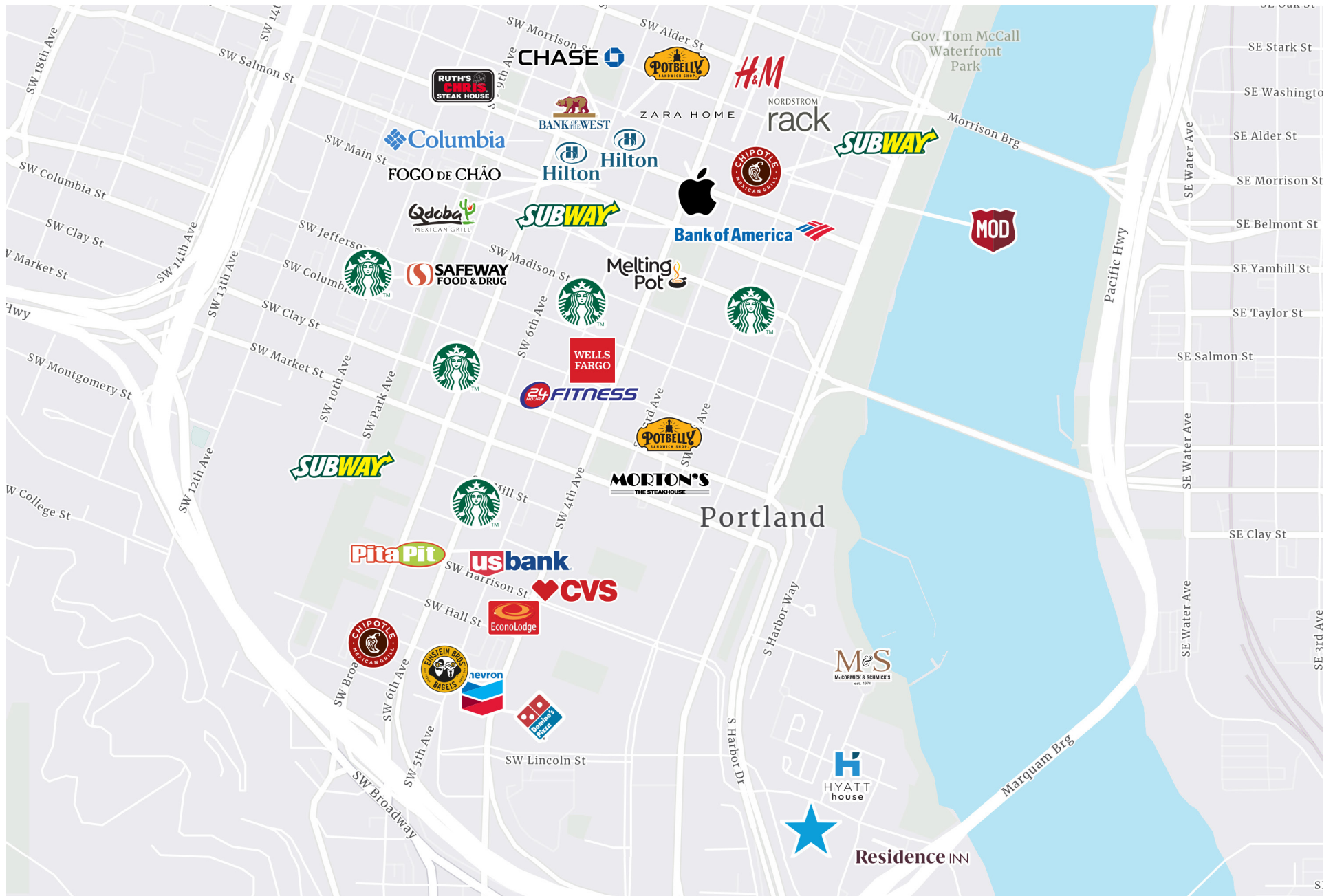
Median home value



\$19,759

Median net worth

Amenities Map





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