



FOR LEASE



## 1900 SW 5TH AVE

**Office / Retail Opportunity in Downtown Portland**

**6,777 SF | \$25 psf + NNN (Ground Floor)**

With Additional 1,120 SF (Basement) + 1,329 SF (Upper Floor)

**1900 SW 5th Ave, Portland, OR 97201**

- Approximately 32 Surface Parking Spaces (Approx. 3.8/1000 SF)
- Frontage on 5th Ave
- High-traffic, corner lot located in the thriving University District
- Amenity-rich location with multi-family and student housing nearby
- Access to freeway and Public Transit

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## PROPERTY SUMMARY



**FOR  
LEASE**

### PROPERTY DETAILS

<b>Address</b>	1900 SW 5th Ave, Portland, OR 97201
<b>Rentable SF</b>	6,777 SF
<b>Building SF</b>	9,226 SF
<b>Lease Rate</b>	\$25 psf + NNN
<b>Use Type</b>	Retail, Service, Office
<b>Parking</b>	Approx. 32 Spaces (Approx. 3.8/1000 SF)

### Location Features

- High-traffic area with college students and local multi-family development nearby creates abundant opportunities for exposure.
- Easily accessible to the urban core and regional suburban areas via MAX light rail and Streetcar one block away.
- Former bank building adjacent to Portland State University, the largest landowner in Portland, continuously attracting young adults to the area.

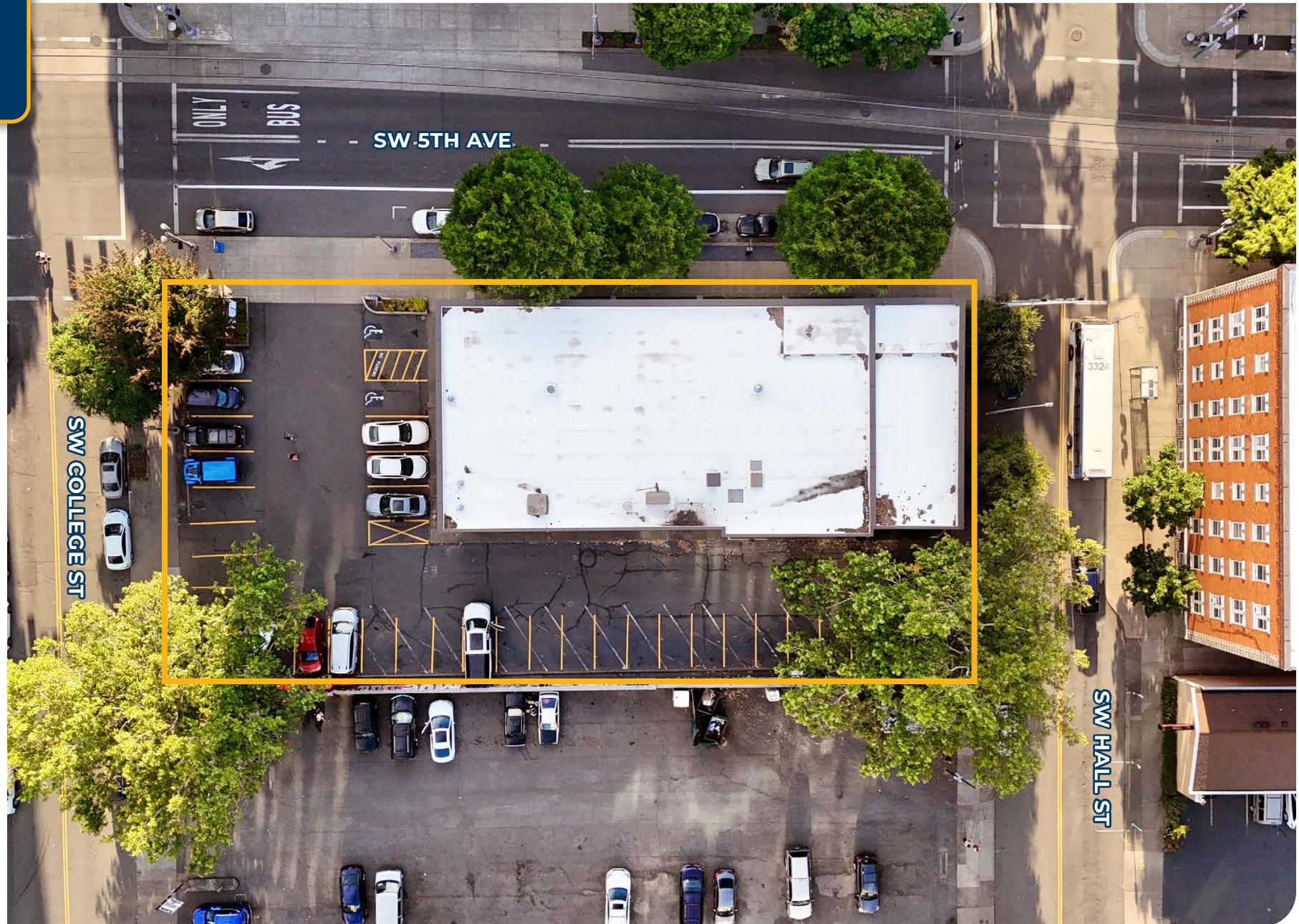
### Nearby Highlights

- Portland Farmers Market at PSU
- Duck House Chinese
- Food Carts SW 4th & Hall
- Einstein Bros. Bagels
- Starbucks
- Wild Rose Coffee
- Murata
- Chipotle Mexican Grill
- Pho 503
- Cheerful Tortoise
- Hot Pot City
- Lovejoy Fountain Park
- Pettygrove Park
- Duniway Track
- CVS Pharmacy



## SITE AERIAL

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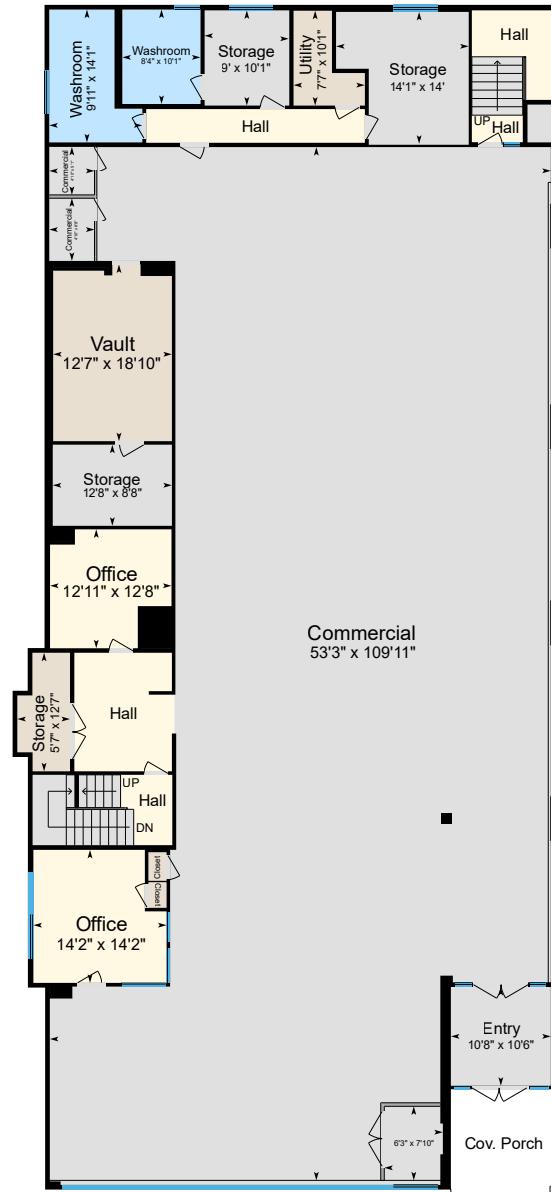




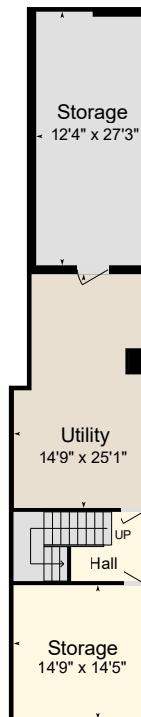
# FLOOR PLANS

## FLOOR PLANS

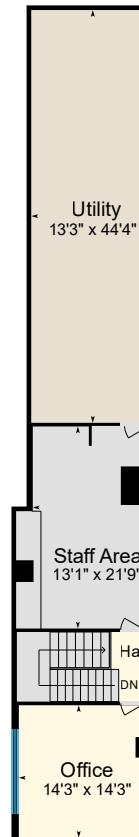
### MAIN



### LOWER



### UPPER



### Building Summary

Main Rentable SF	6,777 SF
Upper	1,329 SF
Lower / Basement	1,120 SF
<b>Building Total</b>	<b>9,226 SF</b>



LOCAL AERIAL MAP



Capacity Commercial Group | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | capacitycommercial.com

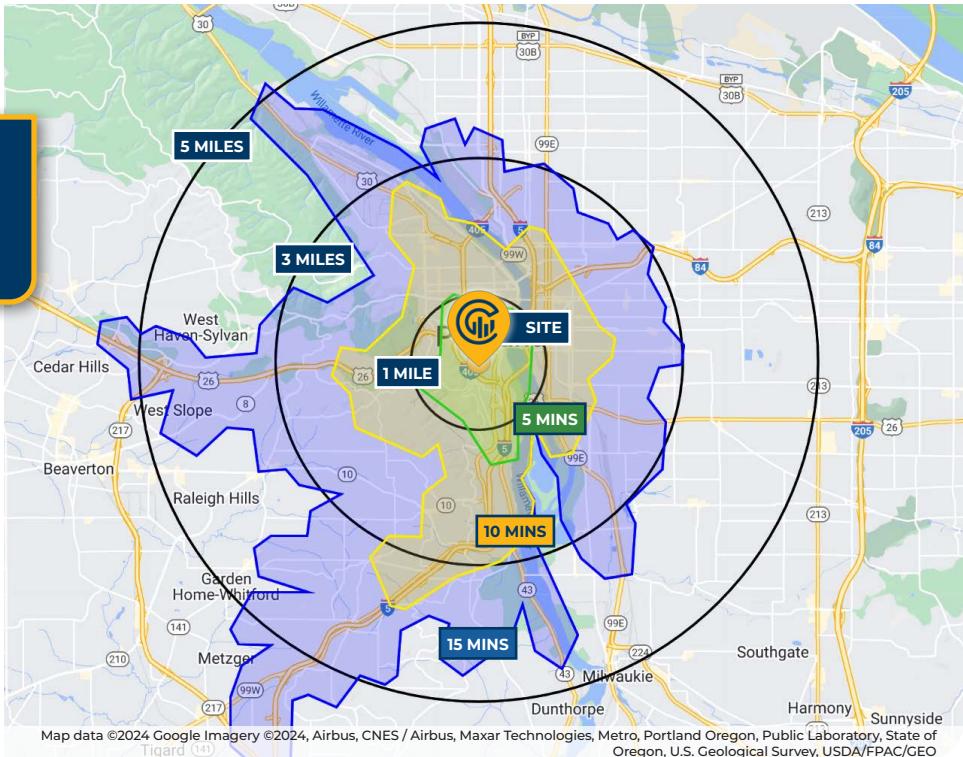
The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

## LOCAL AERIAL MAP

**1900 SW 5TH AVE, PORTLAND, OR**



# DRIVE TIMES & DEMOGRAPHICS



 **97**  
Walk Score®  
"Walker's Paradise"

 **87**  
Bike Score®  
"Very Bikeable"

 **86**  
Transit Score®  
"Excellent Transit"

Ratings provided by [www.walkscore.com/](http://www.walkscore.com/)

## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	27,688	180,081	436,325
2029 Projected Population	28,211	178,696	429,067
2020 Census Population	25,220	176,575	439,791
2010 Census Population	22,690	145,151	385,103
Projected Annual Growth 2024 to 2029	0.4%	-0.2%	-0.3%
Historical Annual Growth 2010 to 2024	1.6%	1.7%	1.0%
Households & Income			
2024 Estimated Households	17,186	99,226	210,620
2024 Est. Average HH Income	\$98,290	\$135,573	\$149,335
2024 Est. Median HH Income	\$76,085	\$96,794	\$107,242
2024 Est. Per Capita Income	\$61,664	\$75,160	\$72,409
Businesses			
2024 Est. Total Businesses	6,362	22,134	37,460
2024 Est. Total Employees	78,396	211,264	303,684

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at [SitesUSA.com](http://SitesUSA.com)  
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,  
TIGER Geography - RS1

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