



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

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA
503-222-2655 | ndiamond@capacitycommercial.com

RILEY M. HENDERSON

Senior Associate Broker | Licensed in OR & WA
503-975-9301 | riley@capacitycommercial.com

GEORGE N. DIAMOND

Principal Broker | Licensed in OR & WA
503-222-2178 | gdiamond@capacitycommercial.com



PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

| | |
|-------------|---|
| Address | 1900 SW 5th Ave, Portland, OR 97201 |
| Rentable SF | 6,777 SF |
| Building SF | 9,226 SF |
| Lease Rate | \$25 psf + NNN |
| Use Type | Retail, Service, Office |
| Parking | 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

SITE AERIAL

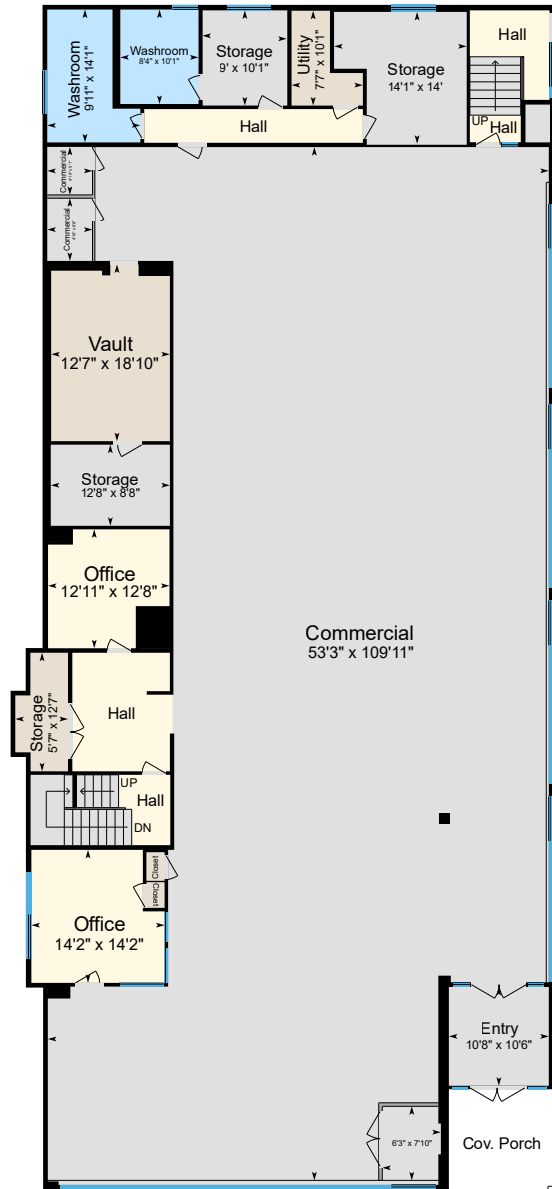




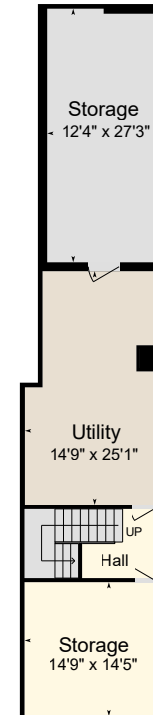
FLOOR PLANS

FLOOR PLANS

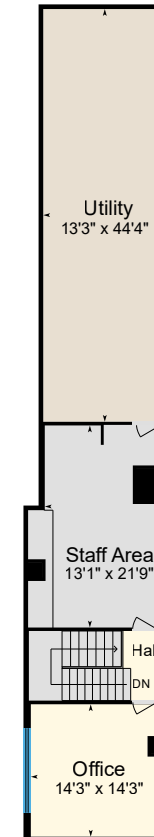
MAIN



LOWER

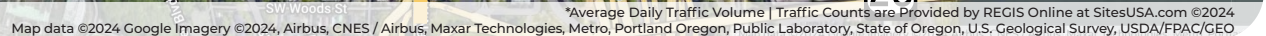


UPPER



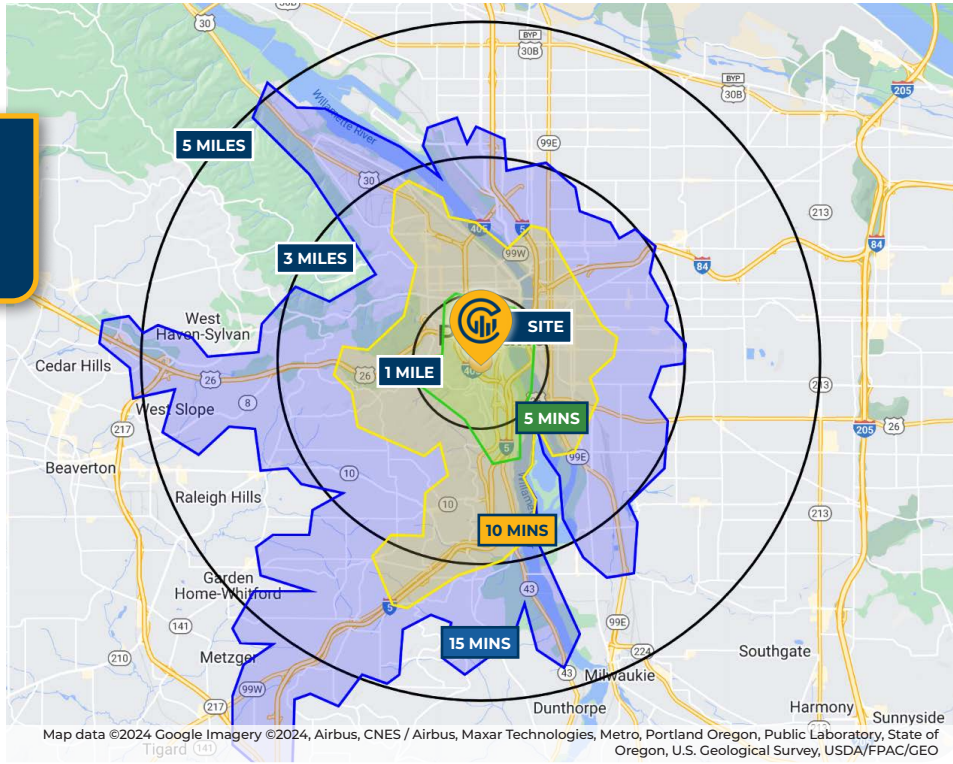
Building Summary

| | |
|------------------|----------|
| Main Rentable SF | 6,777 SF |
| Upper | 1,329 SF |
| Lower / Basement | 1,120 SF |
| Building Total | 9,226 SF |





DRIVE TIMES & DEMOGRAPHICS



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



97

Walk Score®
"Walker's Paradise"



87

Bike Score®
"Very Bikeable"



86

Transit Score®
"Excellent Transit"

Ratings provided by
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
©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024,
TIGER Geography - RS1

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA
503-222-2655 | ndiamond@capacitycommercial.com

RILEY M. HENDERSON

Senior Associate Broker | Licensed in OR & WA
503-975-9301 | riley@capacitycommercial.com

GEORGE N. DIAMOND

Principal Broker | Licensed in OR & WA
503-222-2178 | gdiamond@capacitycommercial.com

1900 SW 5TH AVE