

For Lease

Colliers

The Osprey | Retail

3750 S RIVER PARKWAY, PORTLAND, OR



Robbie MacNichol

+1 503 819 1110

robbie.macnichol@colliers.com

Tamer Riad

+1 503 407 4328

tamer.riad@colliers.com

1,725 SF Available
Retail & Office Opportunity
Call for pricing

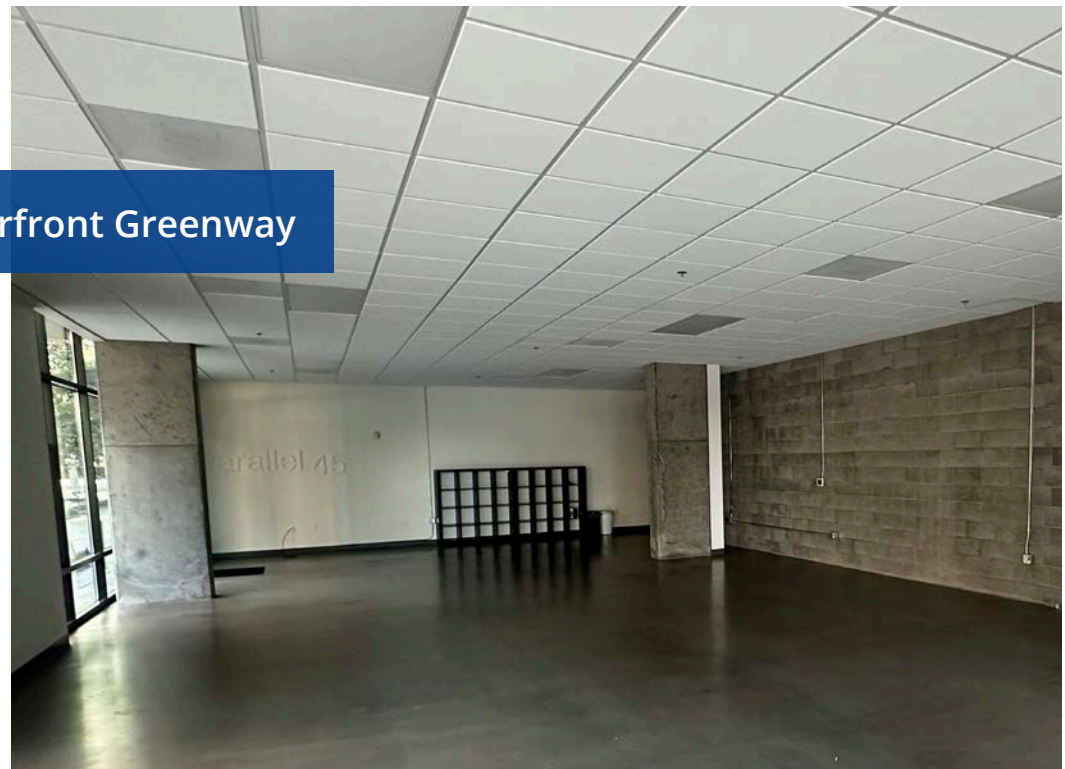
Features & Amenities

Retail & Office Opportunity Along the South Waterfront Greenway

Located within The Osprey Apartments, this 1,725 SF ground-floor retail or office space provides direct access to Portland's South Waterfront Greenway and the neighborhood's weekly farmers market. The property is surrounded by more than 2,000 residential units, including 270 within The Osprey, and is steps from local restaurants, parks, and public transit via the Portland Streetcar and multiple bus lines.

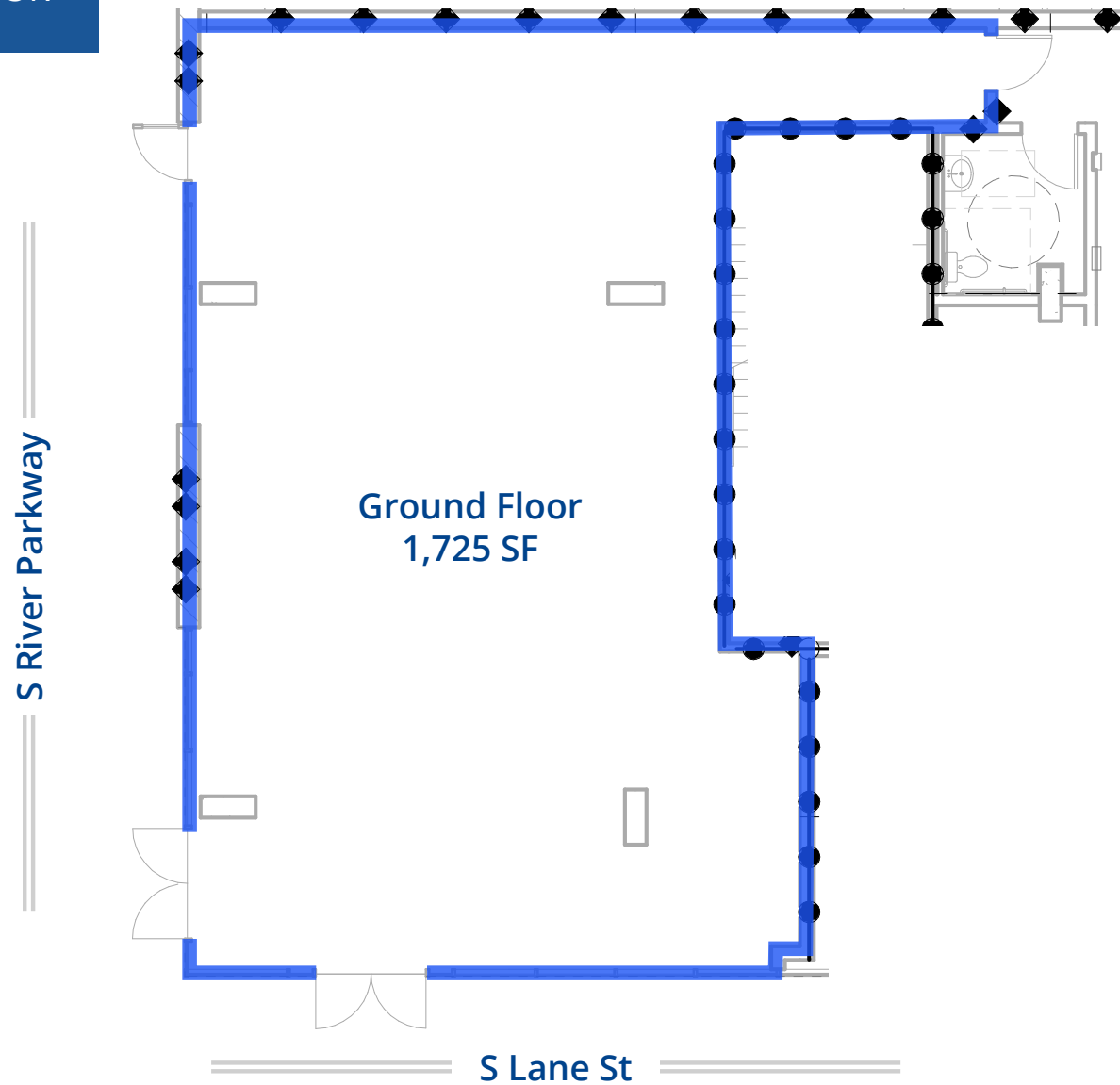
The space features polished concrete floors, operable sliding windows, an open floor plan, and abundant natural light. Current co-tenants include Dogtopia and Razorfade.

- 1,725 SF Ground-floor retail/office
- South Waterfront location
- 2,000+ nearby residential units
- Walkable amenities
- Transit accessible
- Polished concrete floors
- Open floor plan
- Natural light



The Osprey | Retail Floor Plan

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Consumer Expenditures

Annual Food & Alcohol Spending



\$565,669,859
Food Total



\$356,245,525
Food at Home



\$209,424,334
Food Away from Home



\$12,253,693
Alcoholic Beverages Total



\$123,972,789
Apparel & Services



\$137,803,209
Travel

*within 2 miles



Walk Times



4 min
to TriMet Bus Stop & Portland Streetcar



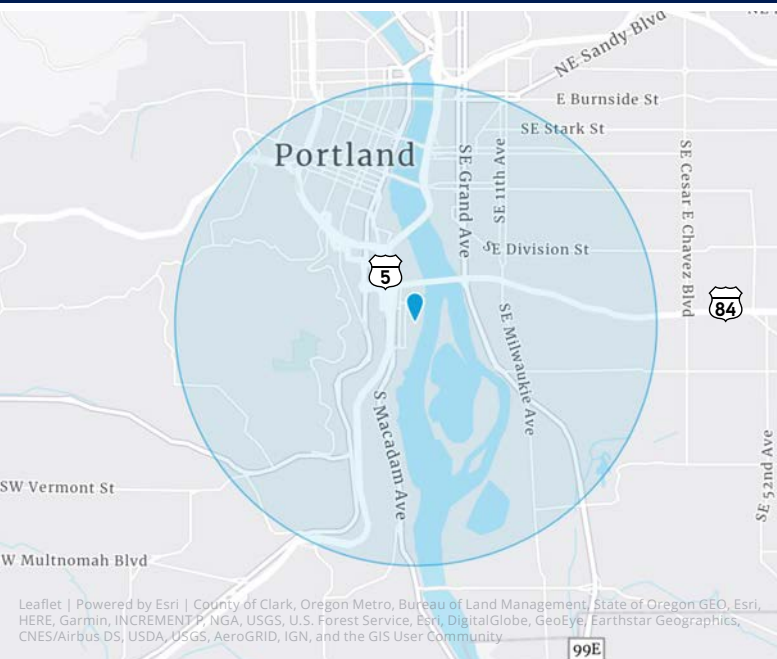
1 min
to South Waterfront Greenway



3 min
to Little Big Burger



3 min
to Ovation Coffee & Tea



Walk Score
73



Bike Score
98



Transit Score
75

Wealth & Income



\$86,329
Median Household Income



\$67,961
Per Capita Income



\$65,315
Median Disposable Income



\$747,349
Median Home Value



\$58,893
Median Net Worth

Nearby Amenities



★ Osprey Apartments

Dining

- 1 Subway
- 2 The Old Spaghetti Factory
- 3 Little Big Burger
- 4 Blue Star Donuts
- 5 Ovation Coffee & Tea
- 6 All Your Heart Coffee
- 7 Delish Kitchen 108
- 8 Andiamo Pizzeria
- 9 Lone Wolf Watering Hole
- 10 Cha Cha Cha Taqueria Moody
- 11 Al Hawr
- 12 Zaiqa Indian Cuisine

Local Highlights

- 1 South Waterfront Farmers Market
- 2 Oregon Ballet Theatre
- 3 The Murder Mystery Company

Residential Buildings

- 1 The Matisse
- 2 Ella
- 3 Wilamette Tower
- 4 The Ardea
- 5 Griffis South Waterfront
- 6 Atwater Place
- 7 The John Ross
- 8 Meriwether West
- 9 Mirabella Portland
- 10 The Emery

Grocery

- 1 Grocery & Mart
- 2 Urbana Market

Medical

- 1 OHSU Rood Family Pavilion

Retail

- 1 Dogtopia
- 2 Frank Wine & Flower
- 3 Lily Root Flowers
- 4 Wonderful PDX
- 5 Oranj Studio
- 6 Rex Nails & Spa
- 7 Go by Bike
- 8 Razorfade Barber
- 9 Pure Barre
- 10 Hair Method Studio



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