

# For Lease

Colliers

**The Osprey | Retail**

3750 S RIVER PARKWAY, PORTLAND, OR



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

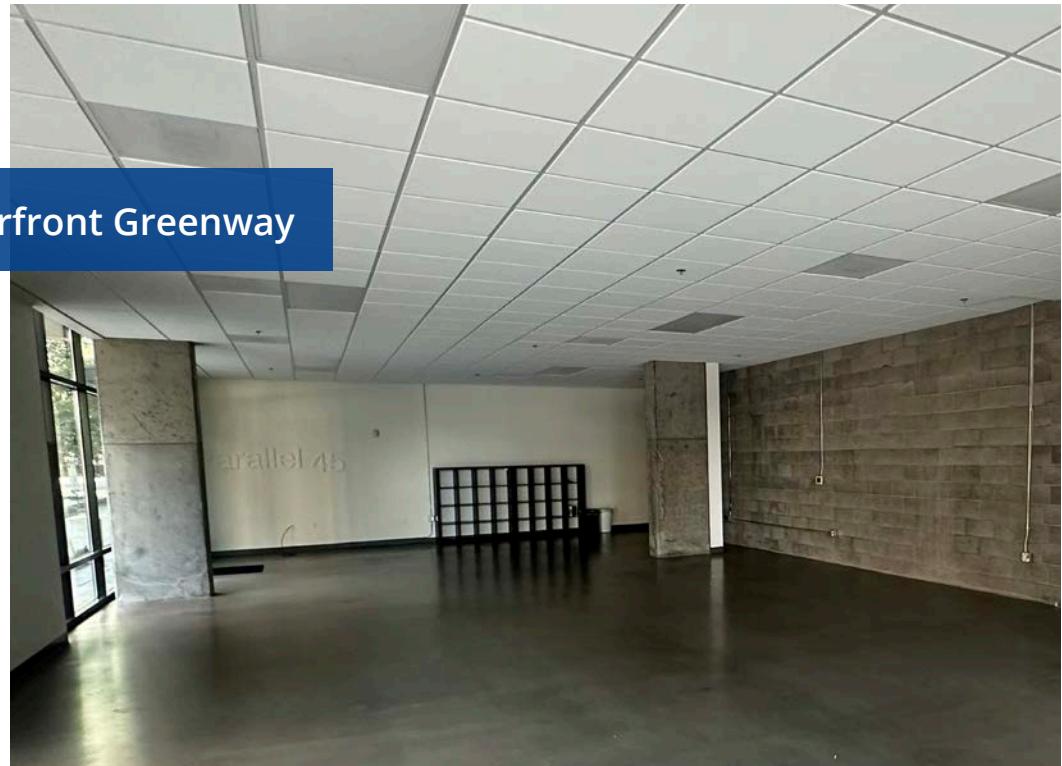
# Features & Amenities

## 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.

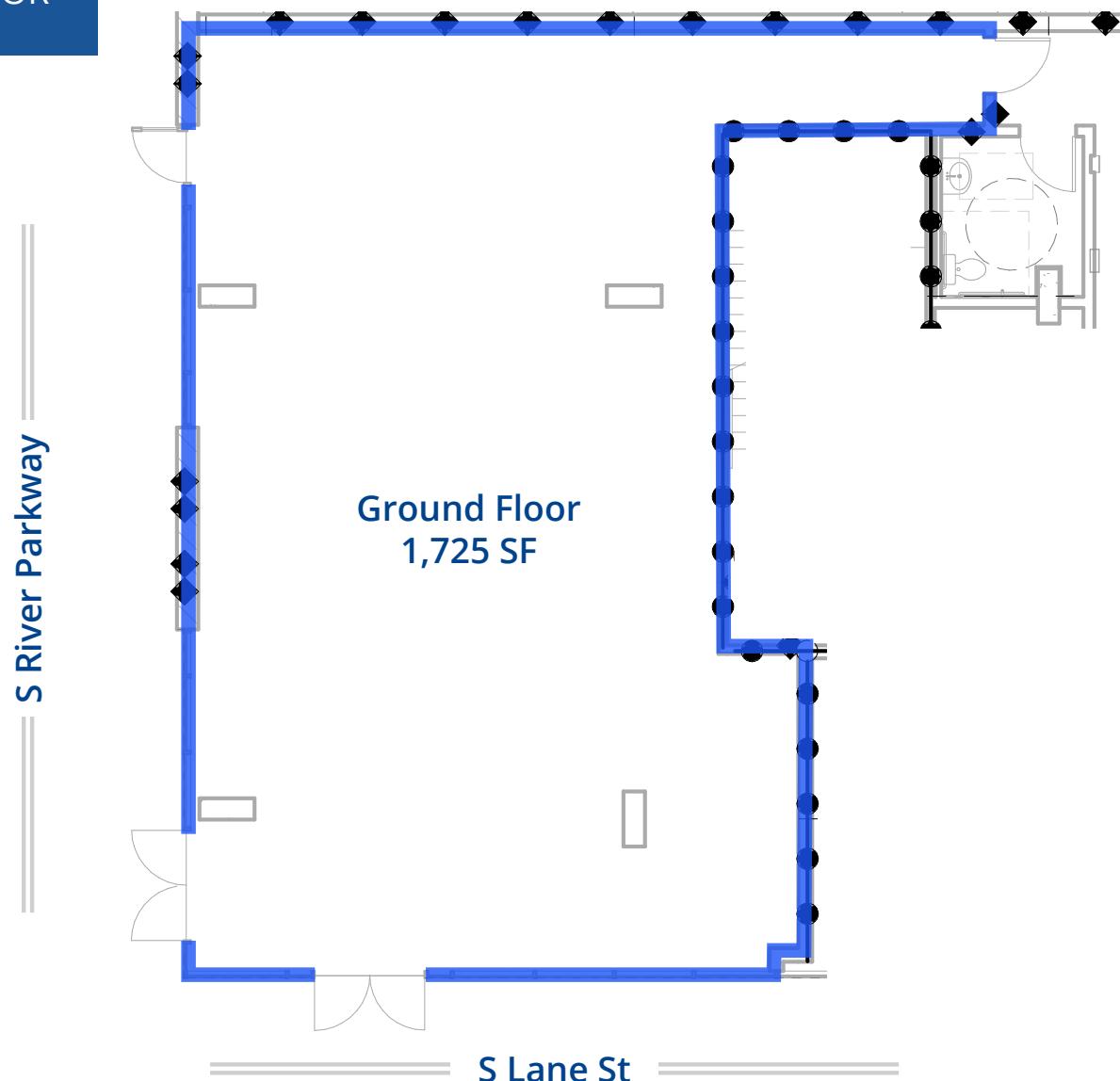
The space features polished concrete floors, operable sliding windows, an open floor plan, and abundant natural light. Current co-tenants include Dogtopia and Razorfade.

- 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



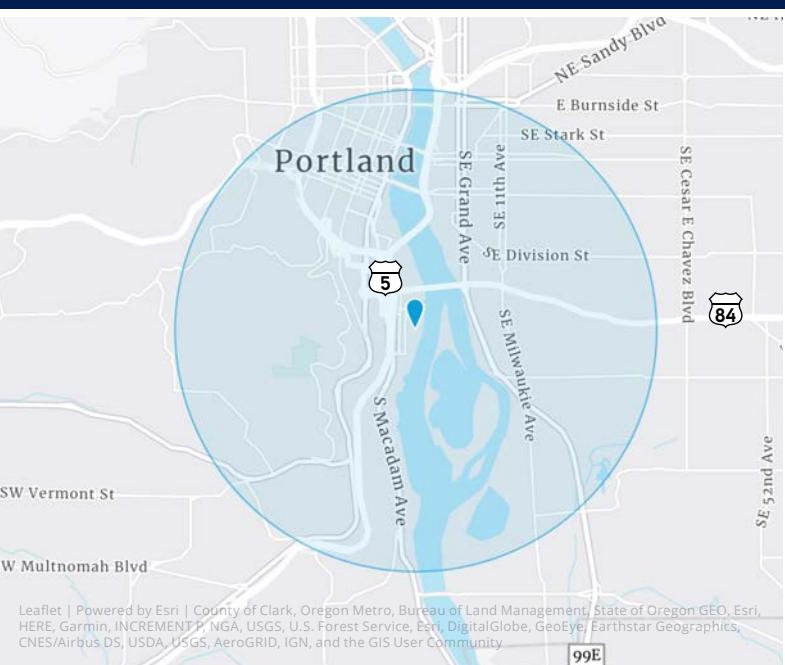
1 min  
to South Waterfront  
Greenway



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

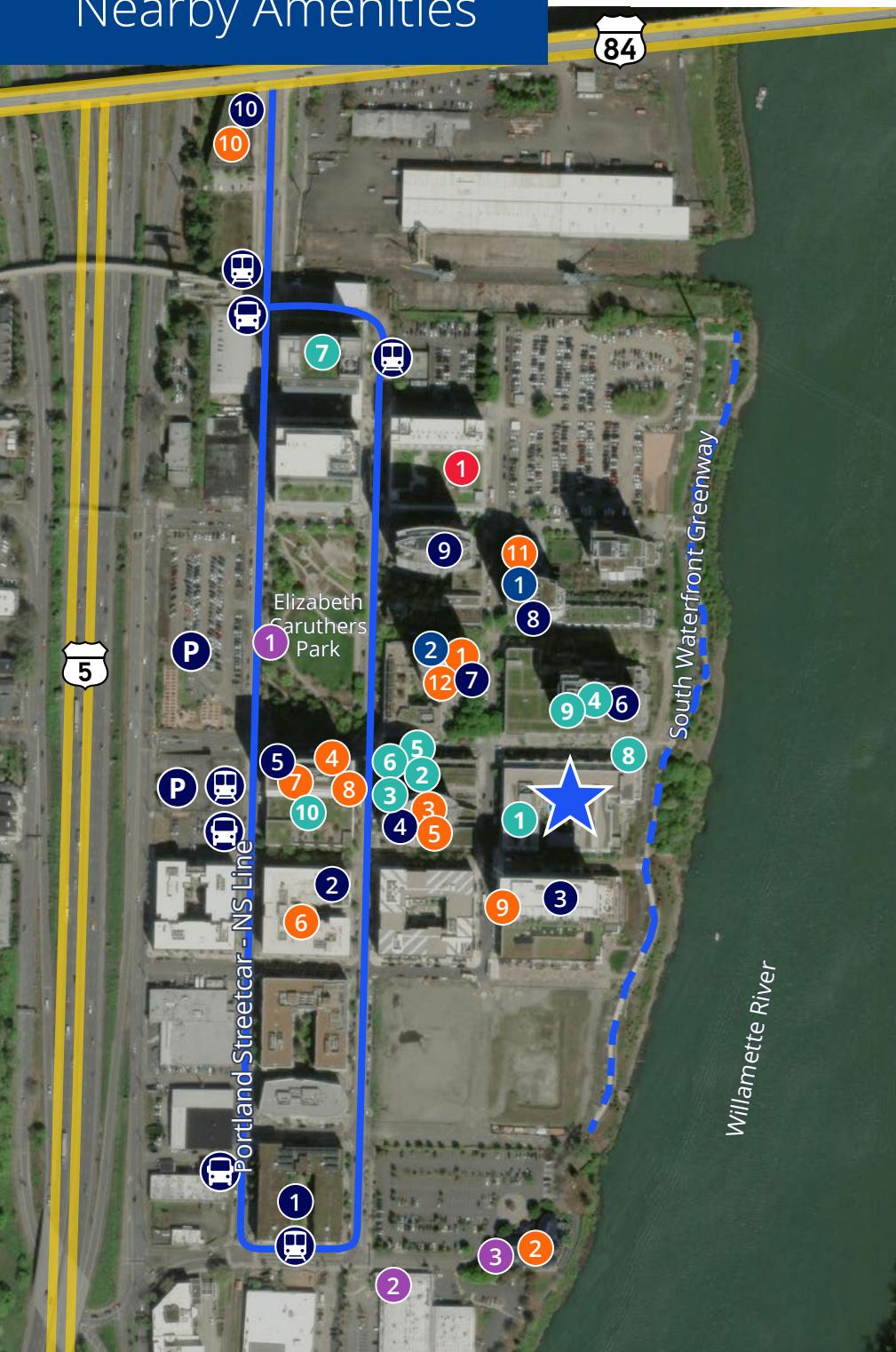
Median Home Value



\$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 Moon
- 11 Al Hawr
- 12 Zaika 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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