



Prime Retail For Lease

DO NOT DISTURB TENANT !

Park Washington

800 SW WASHINGTON STREET, PORTLAND, OR 97205

PRESENTED BY:

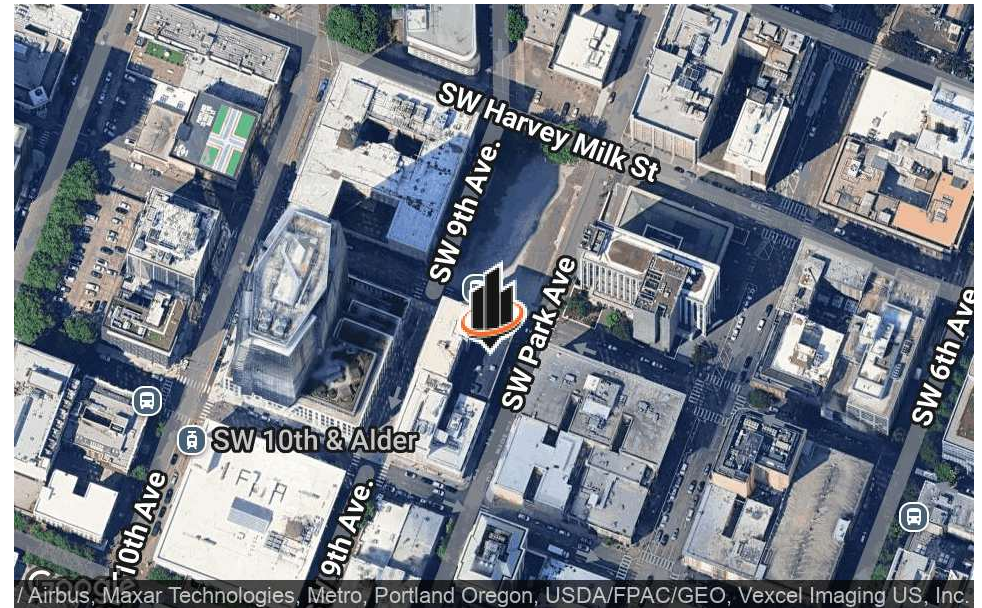
OLESYA PROKHOROVA

C: 503.539.1341

olesya.prokhorova@svn.com

OR #201226492

RETAIL LEASING SUMMARY



RETAIL LEASING SUMMARY

| | |
|-------------------------------|--|
| BLENDED BASE RENT: | \$7,358/month (\$15.28SF/yr of 5,778sf) |
| NNNS: | \$3,728/month (\$7.74 SF/yr of 5,778sf) |
| 1ST FLOOR: | 4,074sf |
| 2ND FLOOR RETAIL: | 1,704sf |
| BASEMENT: | 3,890sf |
| YEAR BUILT: | 1914 / 2001 |
| ZONING: | Central Commercial (CX) |

PROPERTY OVERVIEW

First time available for lease in over a decade! Rare opportunity to lease commercial retail space across the street from Ritz-Carlton, Portland as well as 5 other major hotels within 1 block. James Beard Public Market coming to SW 6th & Alder St by September 2026! 6 min walk to the Pioneer Square. Park Washington features 150 feet of storefront display area, large display windows and lots of natural light. Exterior privacy gates. Restrooms on each floor, utility sink, multiple offices, lounge area, and extra storage throughout!

LEASING BREAKDOWN

- Ground / 1st Floor consists of approx. 4,074sf @ \$17/sf + NNN Clear Height 15'
- 2nd Floor with Grandfathered Retail use consists of approx. 1,704sf @ \$10/sf + NNN
- Basement approx. 3,890sf - FREE BONUS! Includes storage racks, Clear Height 9'
- !!!!!!!!!!!!!!!!!!!!!!! DO NOT APPROACH TENANT. CALL BROKER FOR TOURS!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

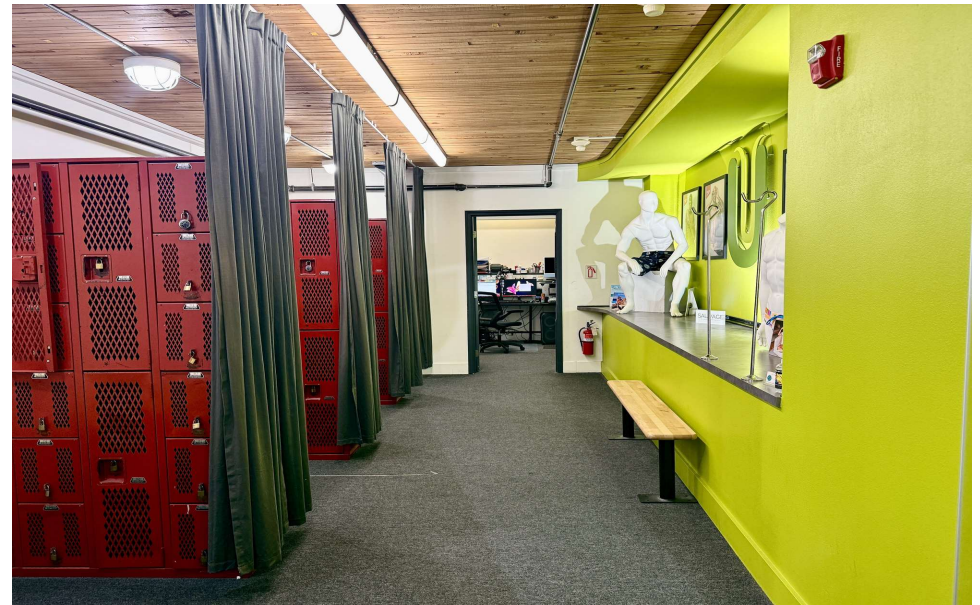
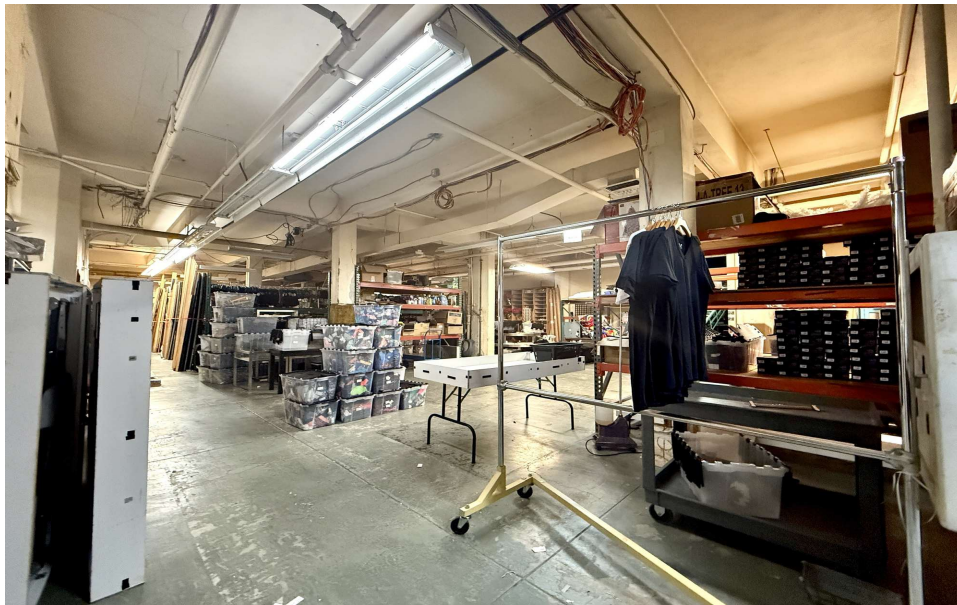
EXTERIOR PHOTOS

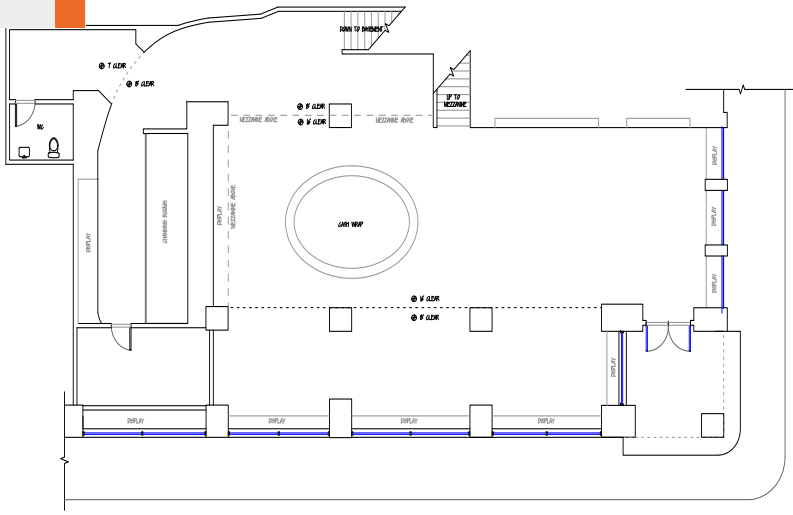


FIRST FLOOR PHOTOS

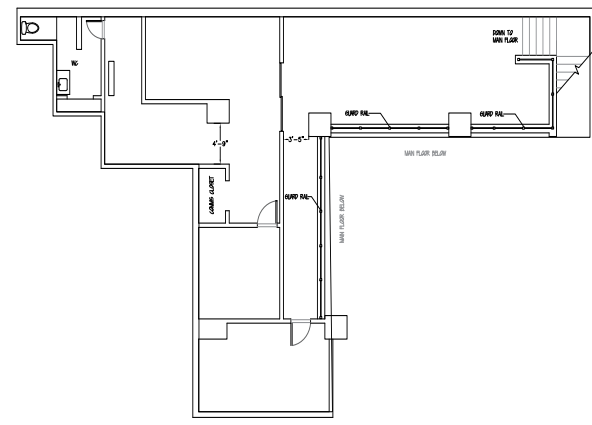


ADDITIONAL PHOTOS

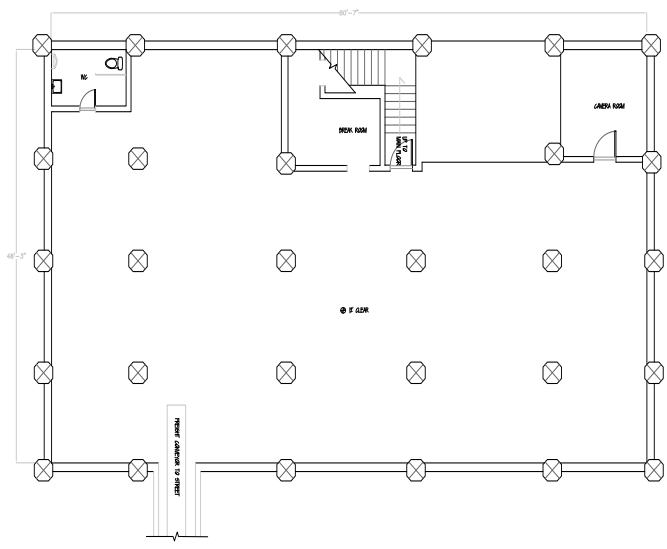




1 MAIN FLOOR
SCALE: 1/8" = 1' @ D



2 MEZZANINE
SCALE: 1/8" = 1' @ D



3 BASEMENT
SCALE: 1/8" = 1' @ D

| BOMA AREA SCHEDULE | | |
|--------------------|-------|-------|
| AREA | RSF | USF |
| MAIN FLOOR | 4,074 | 3,559 |
| MEZZANINE | 1,704 | 1,620 |
| BASEMENT | 3,890 | 3,692 |
| TOTALS | 9,668 | 8,871 |

CADJOCK
TECHNICAL DRAWING
503-272-1020
1819 SW 5TH AVE STE 351
PORTLAND OREGON 97201
WWW.CADJOCK.COM
CHIP@CADJOCK.COM

SHEET INDEX
AS BUILT A000

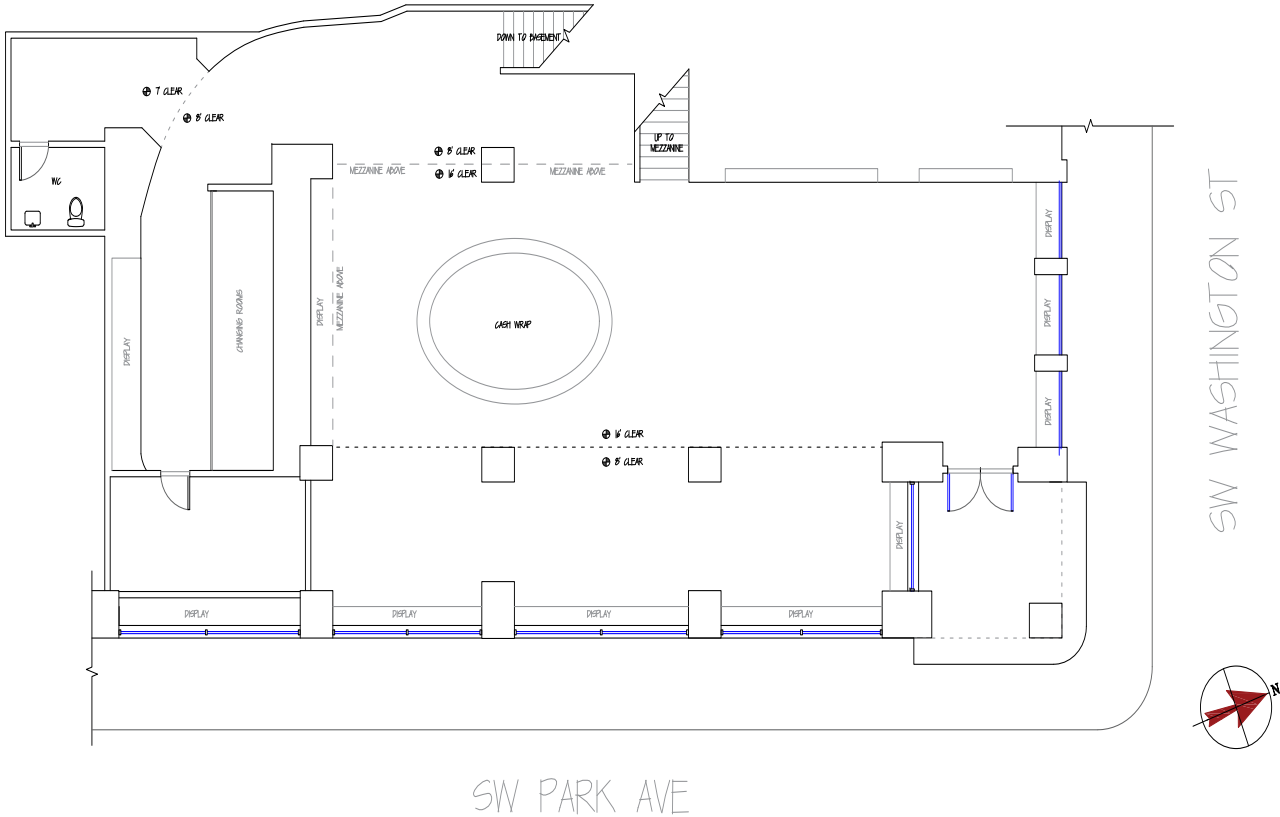
REVISIONS

RETAIL FACILITY
AS BUILT
800 SW WASHINGTON ST
PORTLAND, OR 97205

AS BUILT

A000

FLOOR PLANS



BOMA AREA CALCS

4,074 RSF
3,559 USF

1 MAIN FLOOR
SCALE: $\frac{3}{16}" = 1' @ D$

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SHEET INDEX

| | |
|------------|------|
| MAIN FLOOR | A000 |
| MEZZANINE | A001 |
| BASEMENT | A002 |

REVISIONS

| | |
|--|--|
| | |
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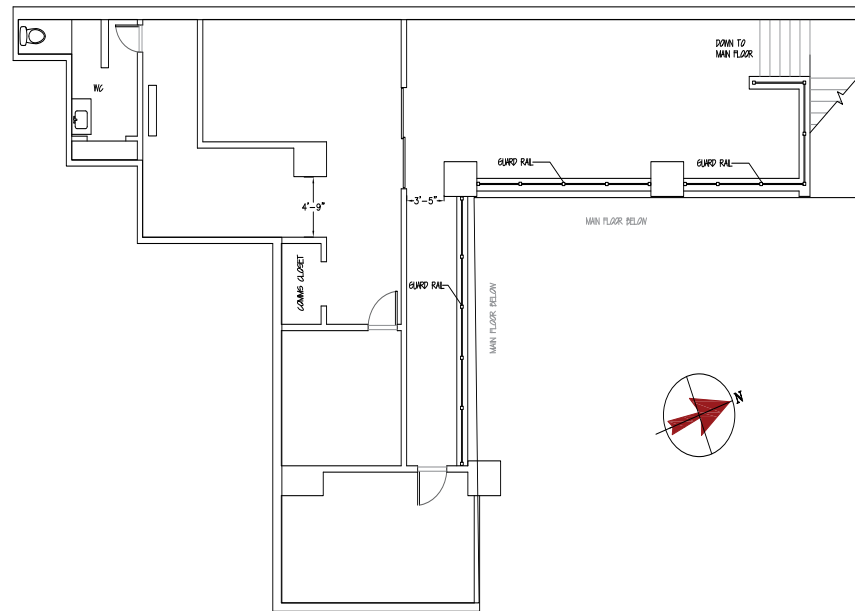
RETAIL FACILITY
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800 SW WASHINGTON ST
PORTLAND, OR 97205

MAIN FLOOR
AS BUILT

A000

FLOOR PLANS



BOMA AREA CALCS
1704 RSF
1620 USF

1

MEZZANINE

SCALE: $\frac{3}{16}" = 1' @ D$

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SHEET INDEX

| | |
|------------|------|
| MAIN FLOOR | A000 |
| MEZZANINE | A001 |
| BASEMENT | A002 |

REVISIONS

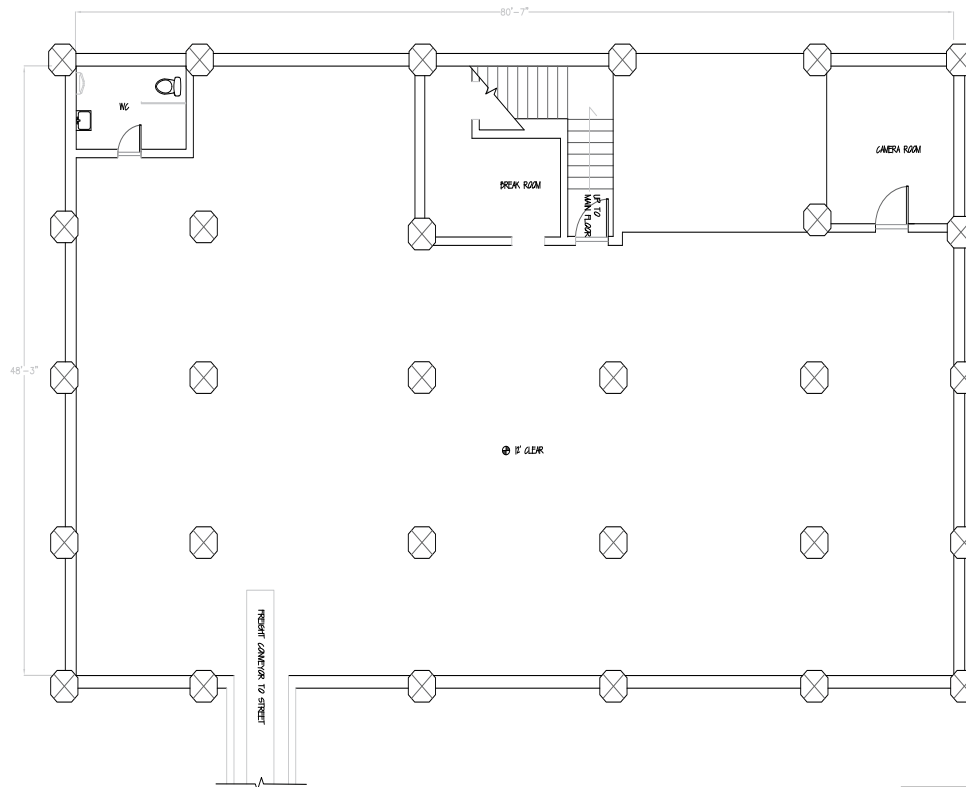
RETAIL FACILITY
AS BUILT

800 SW WASHINGTON ST
PORTLAND, OR 97205

MEZZANINE
AS BUILT

A001

FLOOR PLANS



BOMA AREA CALCS

3890 RSF

3692 USF

1

BASEMENT

SCALE: $\frac{3}{16}" = 1' @ D$

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TECHNICAL DRAWING

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SHEET INDEX

| | |
|------------|------|
| MAIN FLOOR | A000 |
| MEZZANINE | A001 |
| BASEMENT | A002 |

REVISIONS

RETAIL FACILITY
AS BUILT

800 SW WASHINGTON ST
PORTLAND, OR 97205

BASEMENT
AS BUILT

A002

BUILDING & LOCATION DESCRIPTION

Park Washington is located in a high foot traffic area right across the street from a brand new hotel development Ritz-Carlton, Portland building which features 35 floors of 251-room luxury hotel with retail, fitness, pool and many other amenities. 5 other major hotels within just 1 block - Bidwell, Dossier, Woodland, Hyatt, and Benson! 6 minute walk from Pioneer Place.

James Beard Public Market coming to SW 6th & Alder St near Pioneer Courthouse Square to be completed by September 2026 !

Downtown Portland is seeing revival in local housing projects and local plaza projects such Steel Bridge Skatepark, Portland Dream Plaza and just across the street from Park Washington is a previously known O'Bryant Square is scheduled to be redeveloped into a Public Plaza and dog-park by March 2026.

Travel + Leisure included Portland as '50 Best Places to Travel in 2025'.


Based on 2024 average vehicle traffic between 7,574 - 11,309 per day.

800 Southwest Washington Street

Downtown, Portland, 97205

Commute to **Downtown Portland** 

 1 min  6 min  2 min  7 min [View Routes](#)

 **Favorite**

 **Map**

 **Nearby Apartments**

Walk Score
100

Walker's Paradise

Daily errands do not require a car.

Transit Score
93

Rider's Paradise

World-class public transportation.

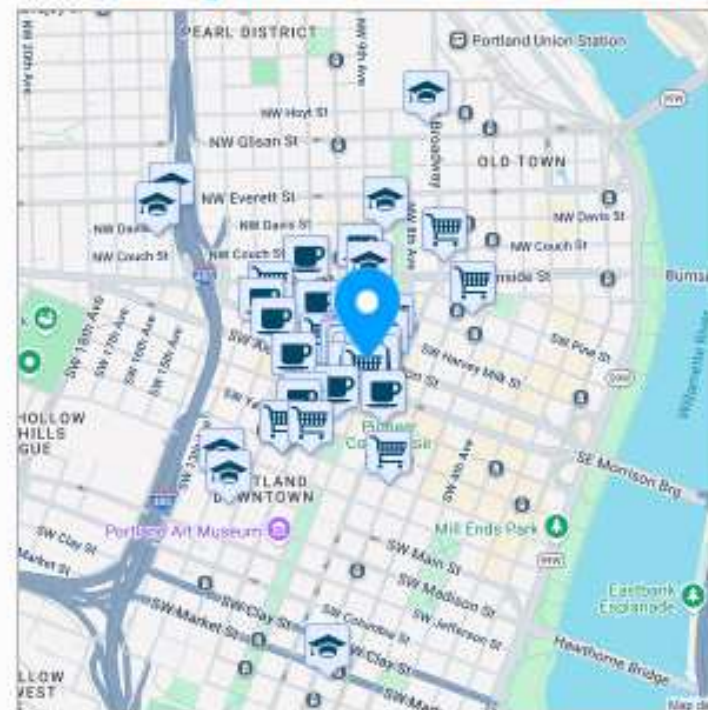
Bike Score
95

Biker's Paradise

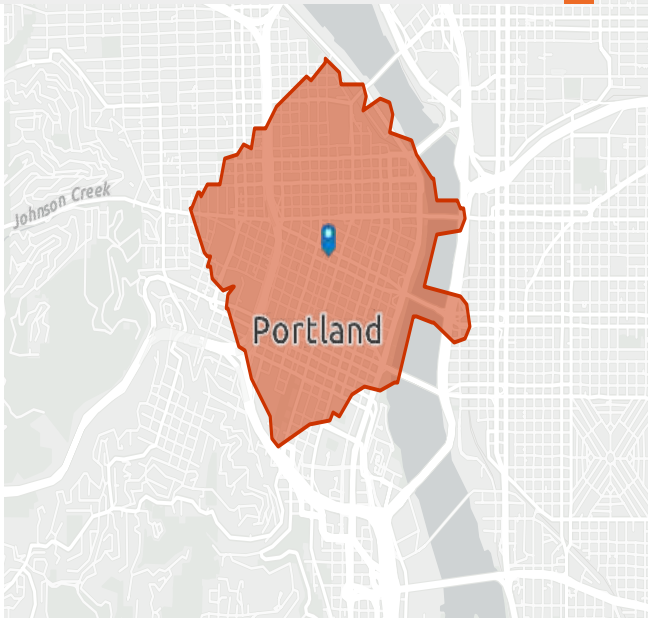
Flat as a pancake, excellent bike lanes.

[Score Details](#)

[Looking for a home for sale in Portland?](#) 



DEMOGRAPHICS



Population Trends and Key Indicators

800 SW Washington St, Portland, Oregon, 97205
Walk time of 15 minutes

| | | | | | | | | |
|------------|------------|--------------------|------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 27,800 | 17,711 | 1.43 | 39.1 | \$54,918 | \$717,105 | 62 | 29 | 60 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

MORTGAGE INDICATORS



\$8,064

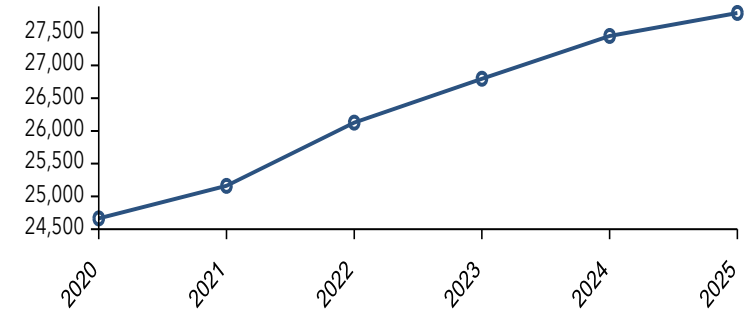
Avg Spent on Mortgage & Basics



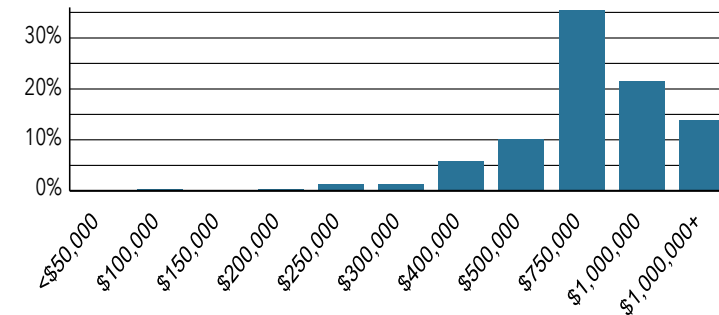
81.7%

Percent of Income for Mortgage

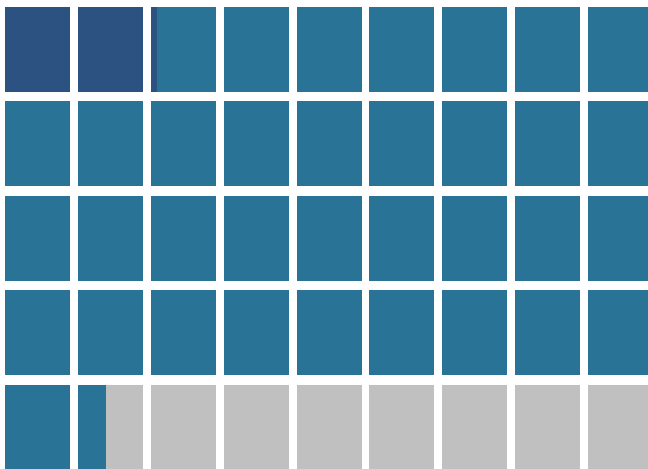
Historical Trends: Population



Home Value



POPULATION BY AGE



Under 18 (4.7%)
Ages 18 to 64 (78.5%)
Aged 65+ (16.8%)

POPULATION BY GENERATION



2.9%

Greatest Gen:
Born 1945/Earlier



18.6%

Baby Boomer:
Born 1946 to 1964



19.2%

Generation X:
Born 1965 to 1980



39.0%

Millennial:
Born 1981 to 1998



17.6%

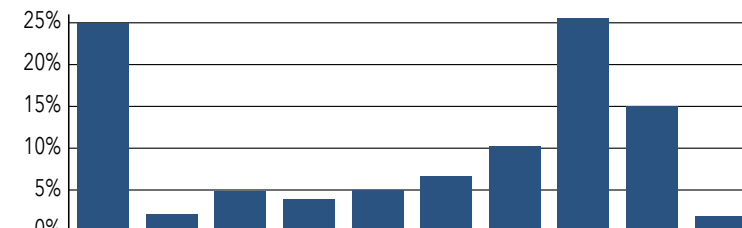
Generation Z:
Born 1999 to 2016



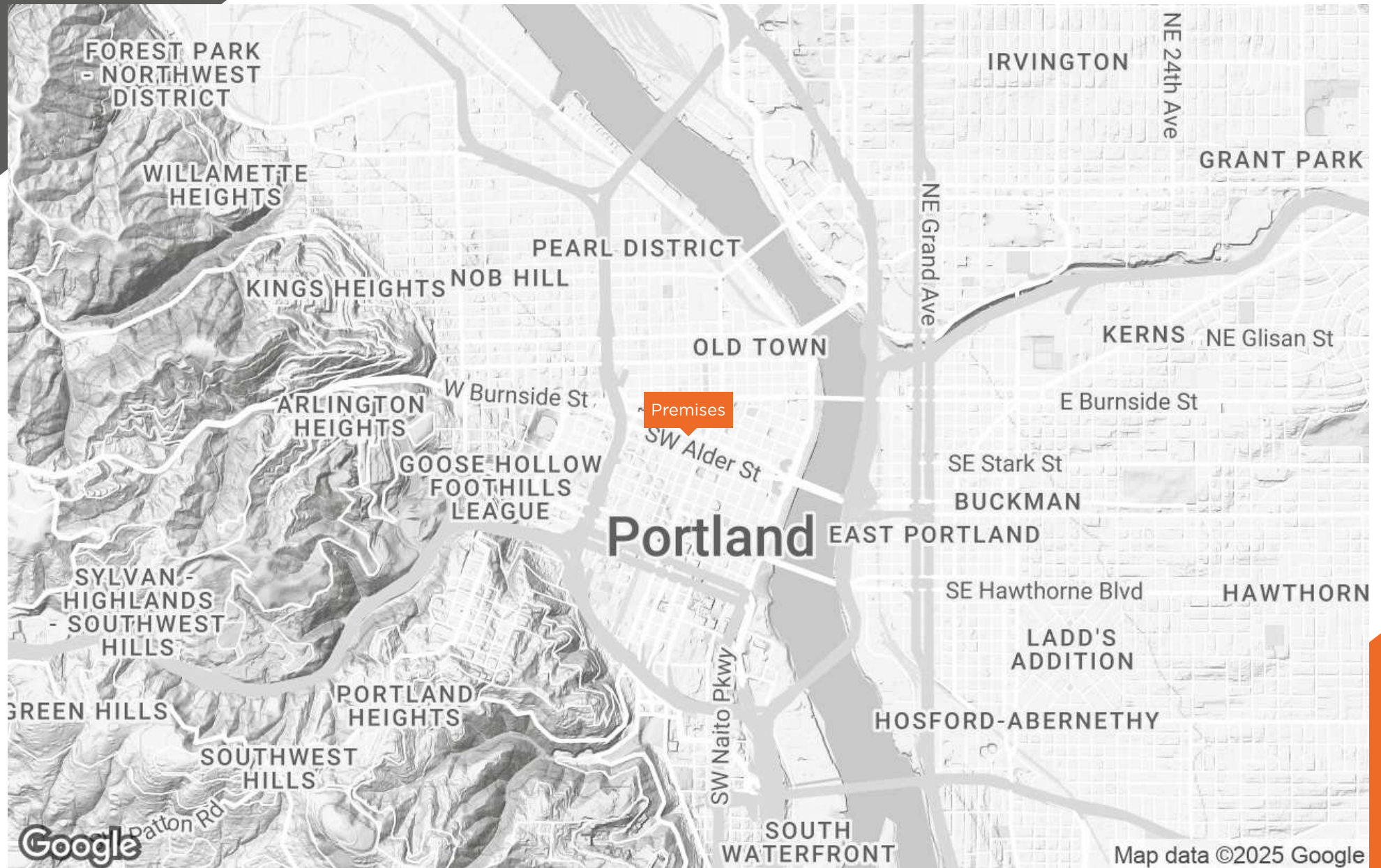
2.6%

Alpha: Born
2017 to Present

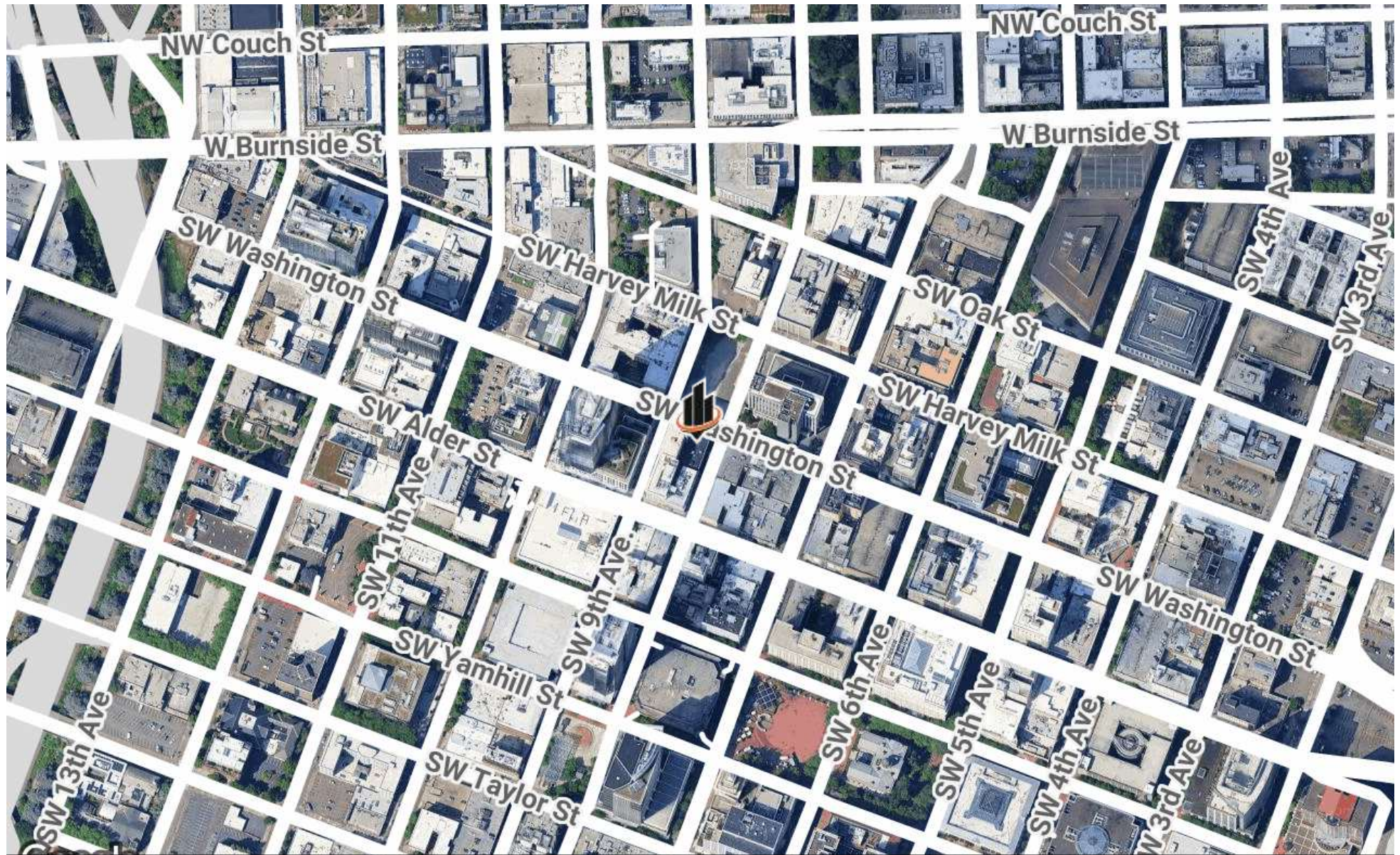
Housing: Year Built



REGIONAL MAP



AERIAL MAP



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