



For Lease 4th & Morrison

1,860 SF | Restaurant/Retail/Café
Existing Cafe Infrastructure in Place

401 SW Morrison Street, Portland, OR 97204



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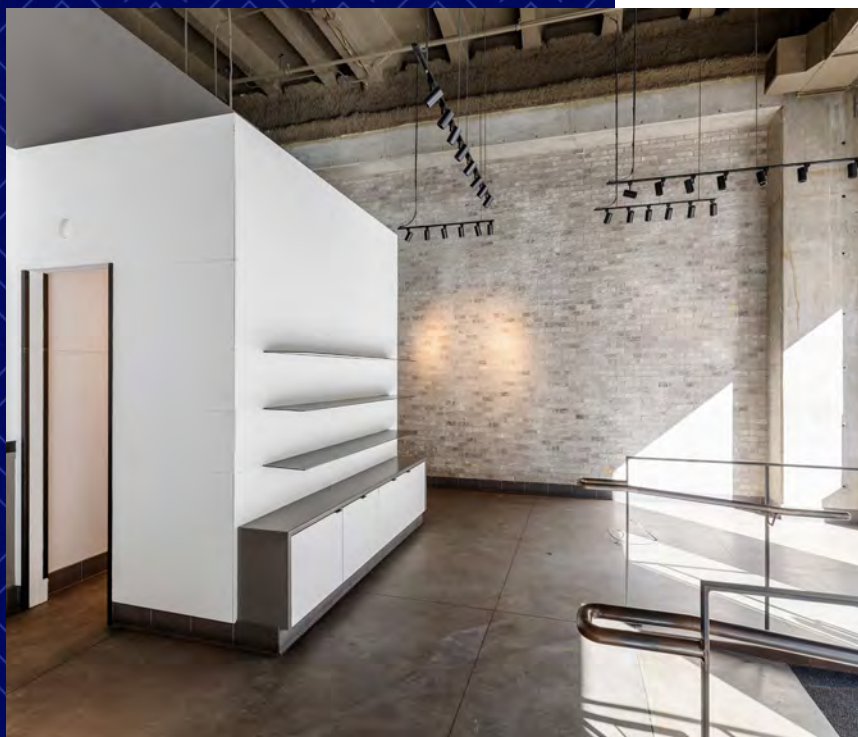
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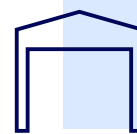
High-Visibility Corner Space Available

Generational Corner Opportunity in the Heart of Portland's Retail Core

Colliers is pleased to present 401 SW Morrison, a 1,860 SF ground-floor corner retail opportunity in the heart of Portland's retail core. The space offers a prominent glass line, high ceilings, the opportunity for outdoor seating and customized tenant design, a grease interceptor, and abundant public parking nearby. Located in the same block as Nike's flagship store and Sephora, and one block from Apple and Pioneer Place Mall, the site is surrounded by leading national and luxury retailers and benefits from some of the highest traffic and pedestrian counts in the city.



Glass storefront with excellent visibility



High ceilings with flexible layout



Outdoor seating opportunity



Subsidized garage across the street, with multiple nearby parking options



Grease interceptor and cafe infrastructure in place



Multiple national & luxury retailers within a block

Walkable area with easy
access to public transit



Pioneer Place Mall and parking garage across street



MAX Blue & Red Lines

2 min



Pioneer Place Mall

1 min



Pioneer Courthouse Square

5 min



Parking Garage (800 stalls)

1 min



Walk Score

100



Bike Score

95



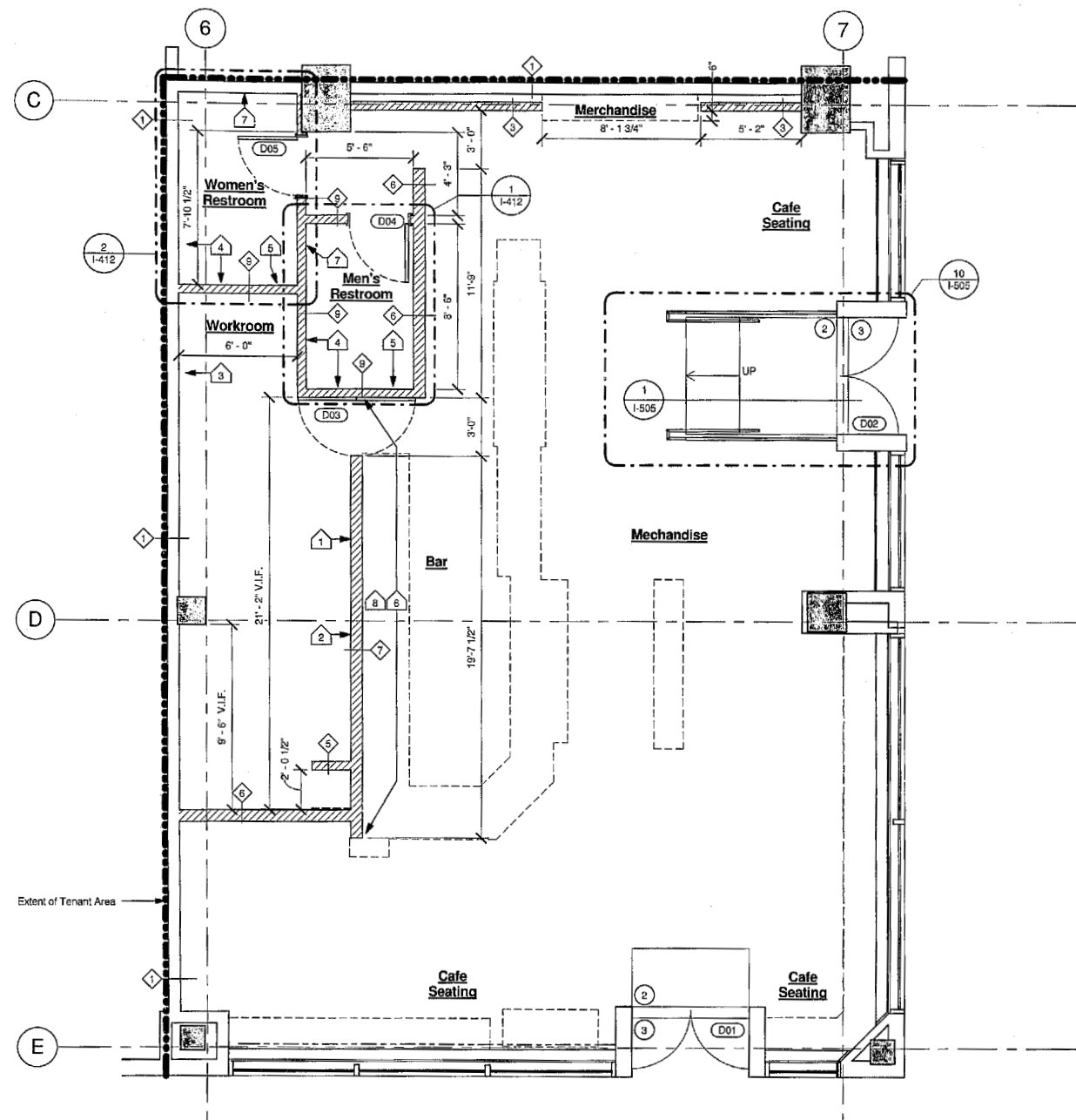
Transit Score

98

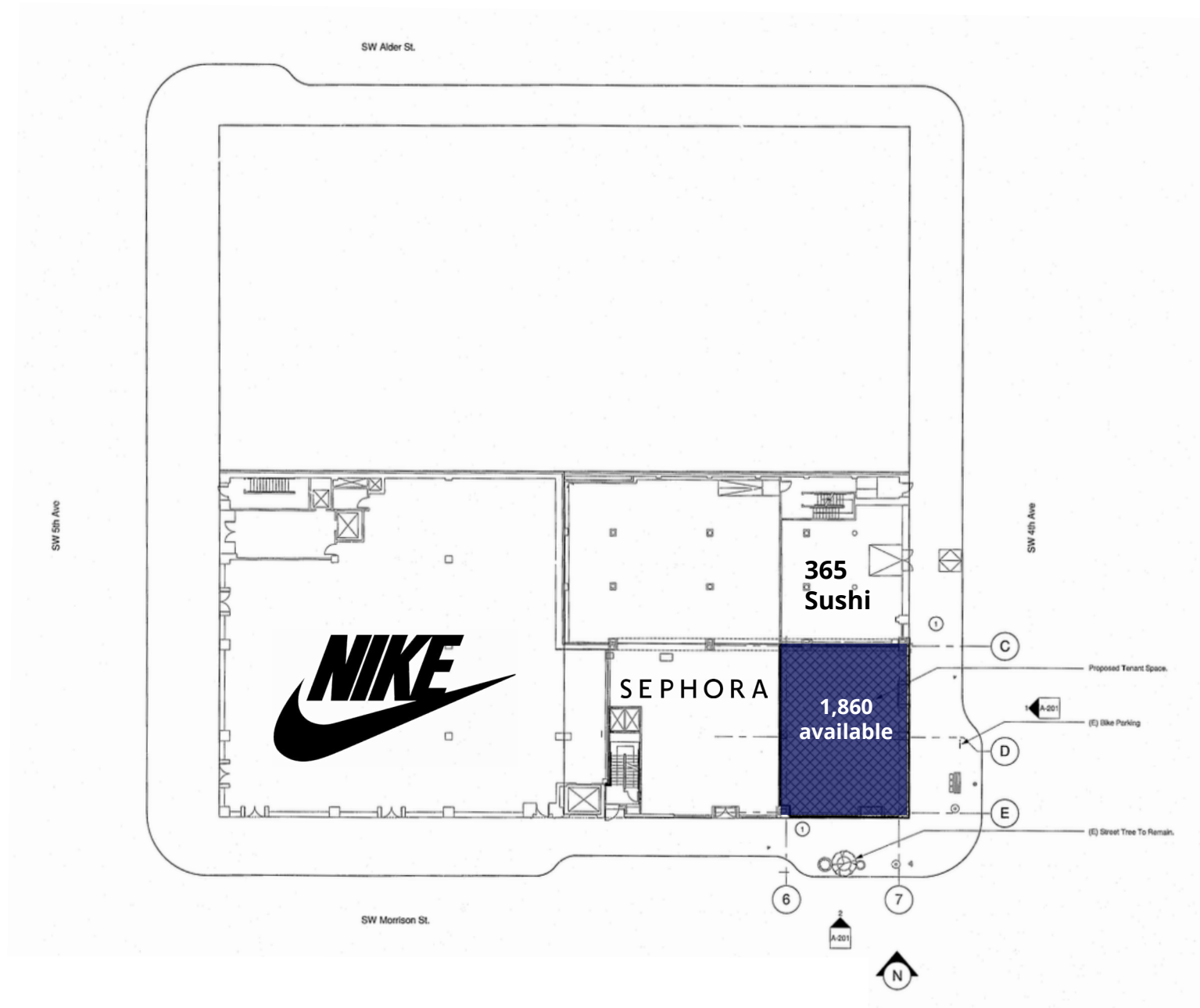
Floor Plans

Ample basement storage available, accessible via stairs or direct sidewalk elevator access on 4th Avenue.

Perfect for deliveries, back up storage, garbage/recycling overflow.



Site Plan



Area Amenities



Pioneer Place Mall

Bath & Body Works®

鼎泰豐
DIN DIN TAI TAI FUNG FUNG

H&M LV
LOUIS VUITTON

MANGO



PUNCH BOWL
= SOCIAL =

Raising Cane's
CHICKEN FINGERS

REGAL

TUMI

TIFFANY & CO.

SAINT LAURENT

ZARA

Demographics



Median Household Income

\$80,720



Median Disposable Income

\$60,729



Per Capita Income

\$73,007



Median Home Value

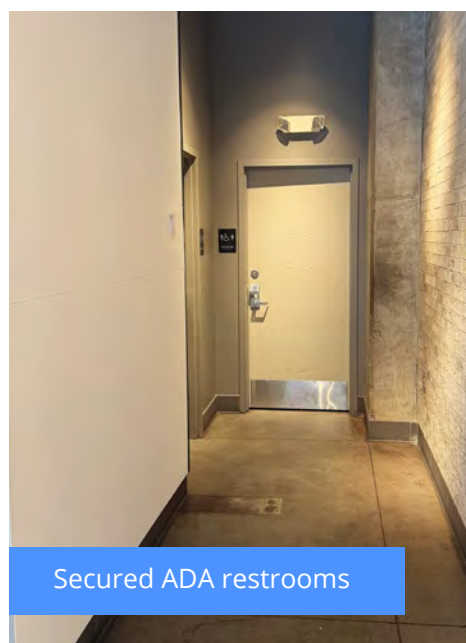
\$817,630



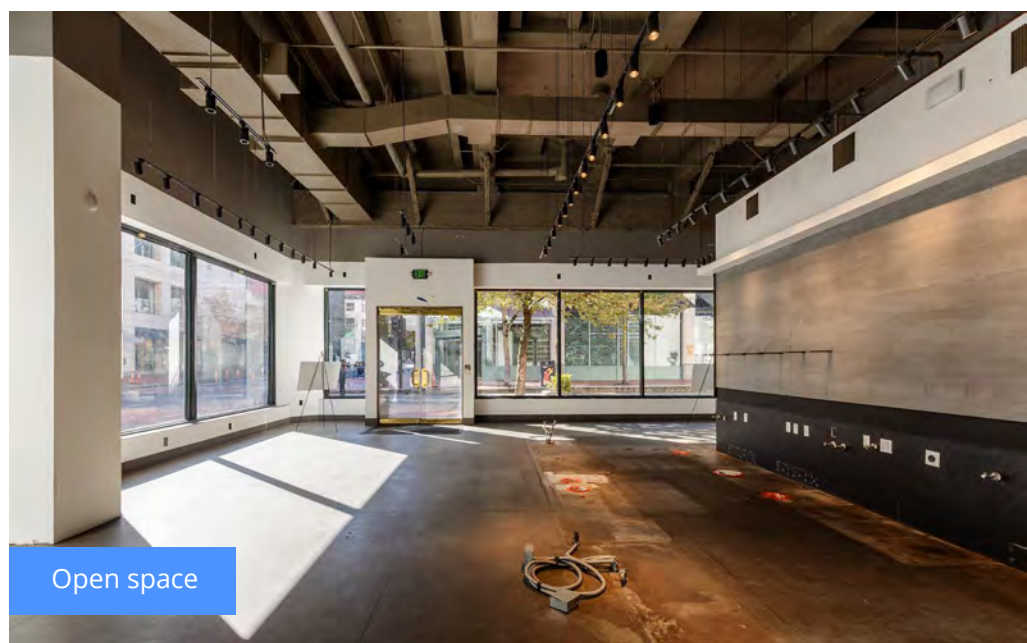
Next to Pioneer Place Mall



Work room with dish pit



Secured ADA restrooms



Open space



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