



For Lease 4th & Morrison

401 SW Morrison Street, Portland, OR 97204

1,860 SF | Restaurant/Retail/Café

Existing Cafe Infrastructure in Place

Colliers

Robbie MacNichol

Senior Associate | Portland

+1 503 819 1110

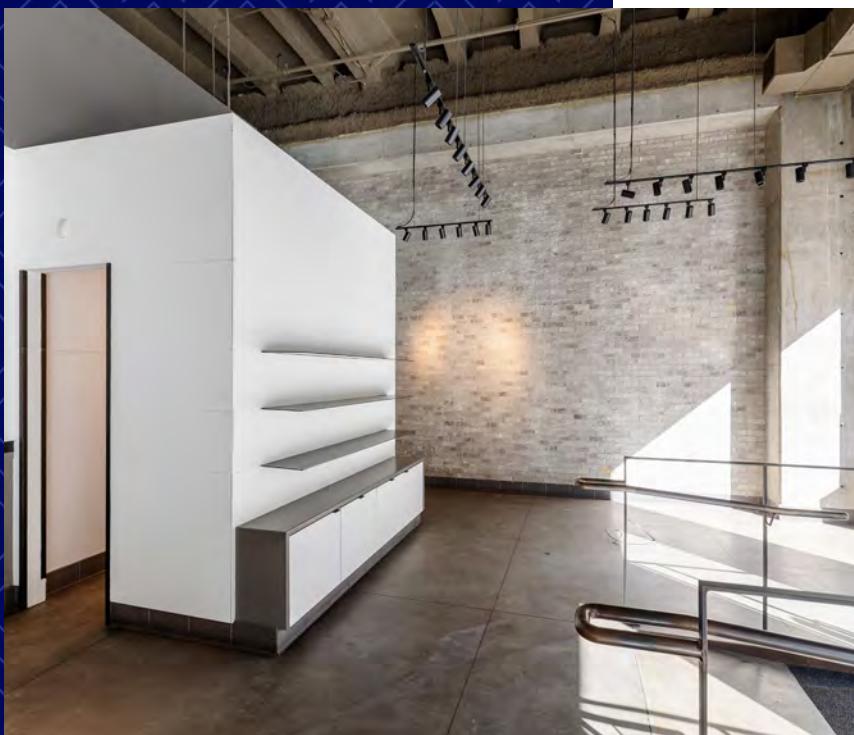
robbie.macnichol@colliers.com

Tamer Riad

Senior Associate | Portland

+1 503 407 4328

tamer.riad@colliers.com



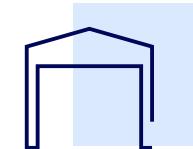
High-Visibility Corner Space Available

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.



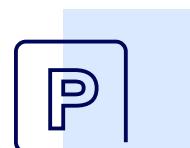
Glass storefront with excellent visibility



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



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

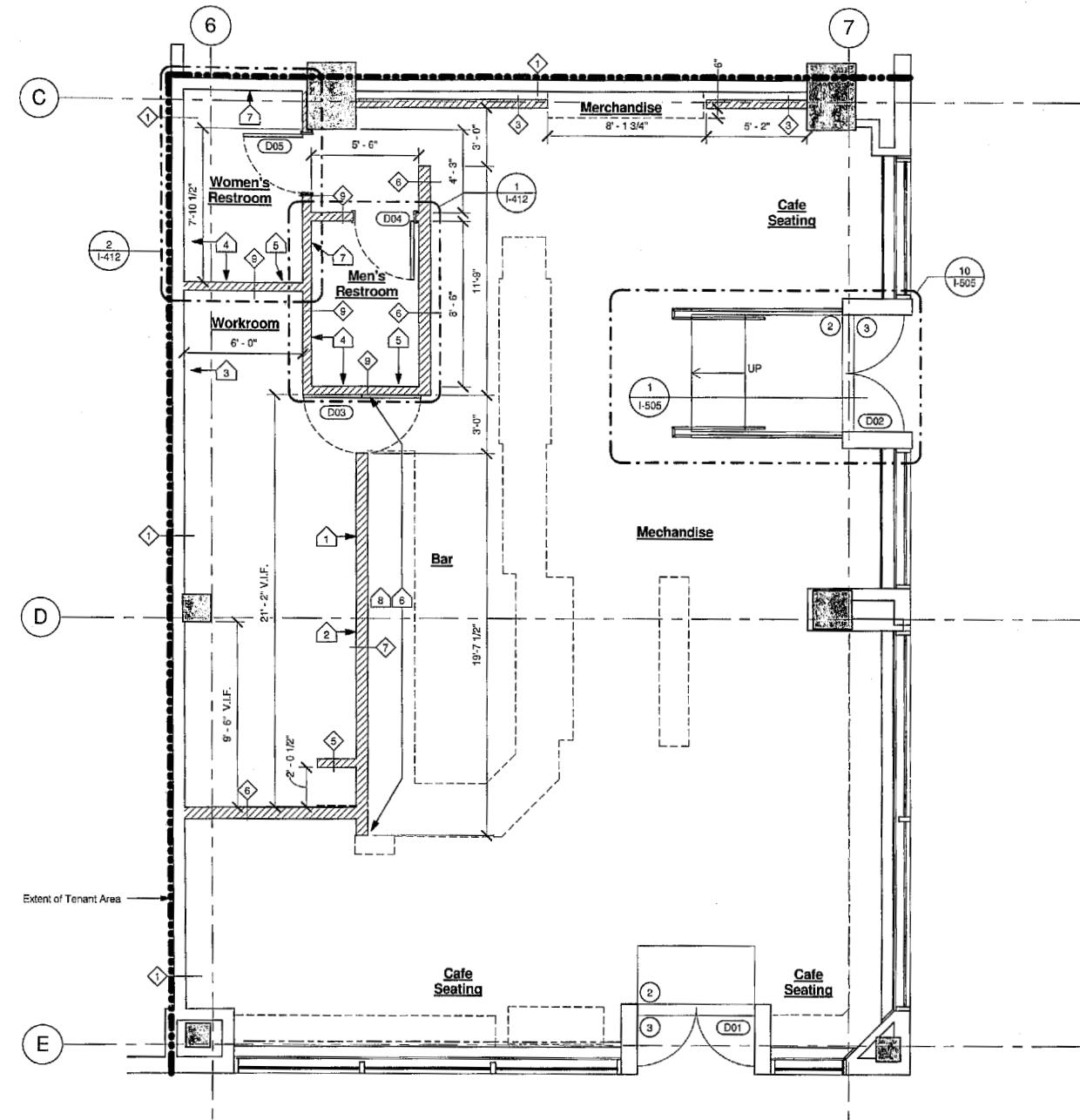


Transit Score
98

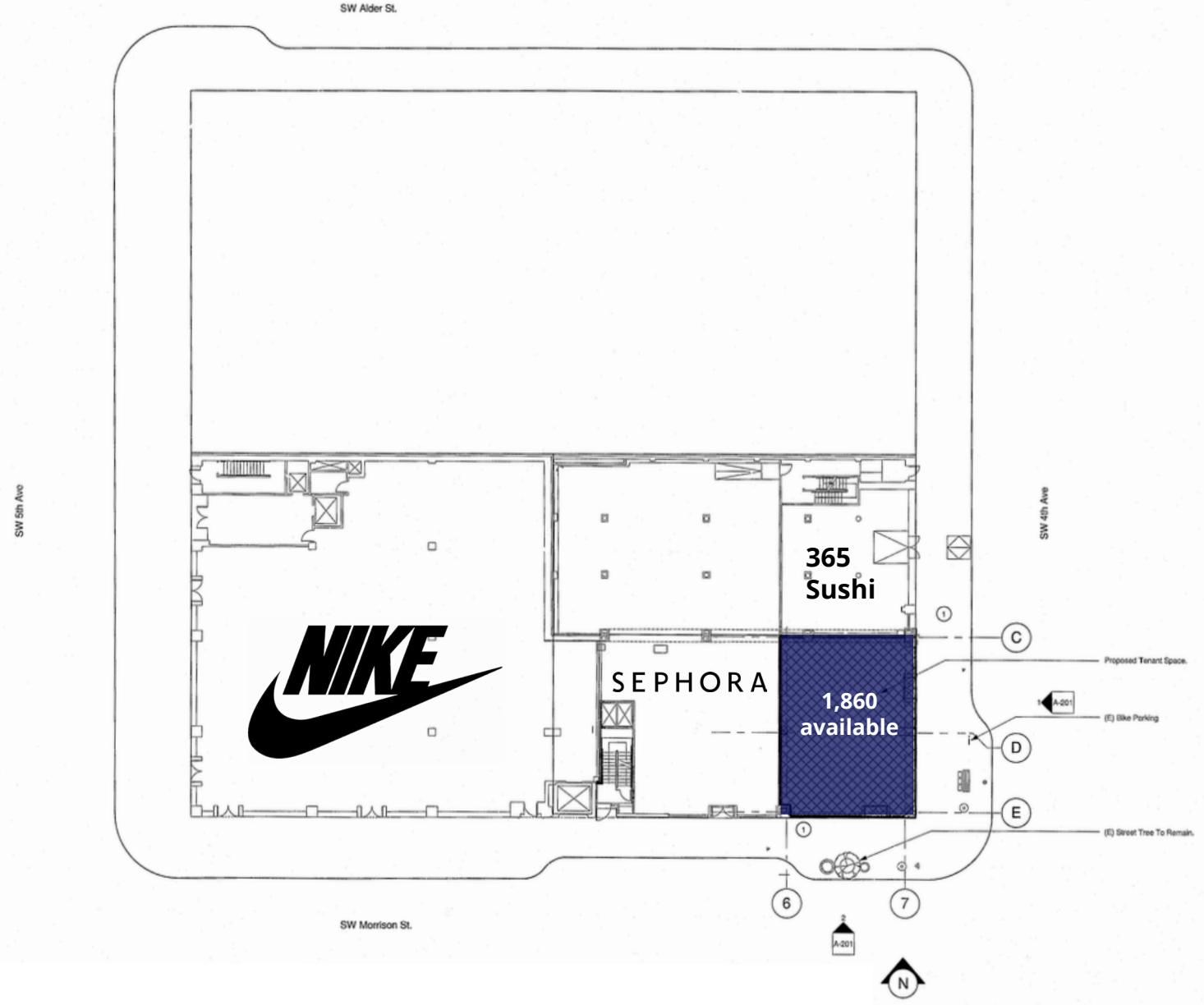
Floor Plans

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

The image shows the logos for two fashion brands. On the left is the H&M logo, featuring the letters 'H' and '&' above 'M' in a red, slanted, sans-serif font. On the right is the Louis Vuitton logo, featuring the letters 'V' and 'U' in a large, black, serif font, with 'LOUIS VUITTON' written in a smaller, black, sans-serif font below it.

MANGO

PUNCH BOWL =SOCIAL=

The logo for Raising Cane's Chicken Fingers. It features the brand name "Raising Cane's" in a stylized, red, cursive font. The word "Raising" is written in a smaller, yellow font above "Cane's". Below the main name, "CHICKEN FINGERS" is written in a smaller, black, sans-serif font. The entire logo is set against a red, rounded rectangular background.

 **REGAL**

TUMI

TIFFANY & Co.

Saint Laurent

ZABA

Demographics

Median Household Income
\$80,720



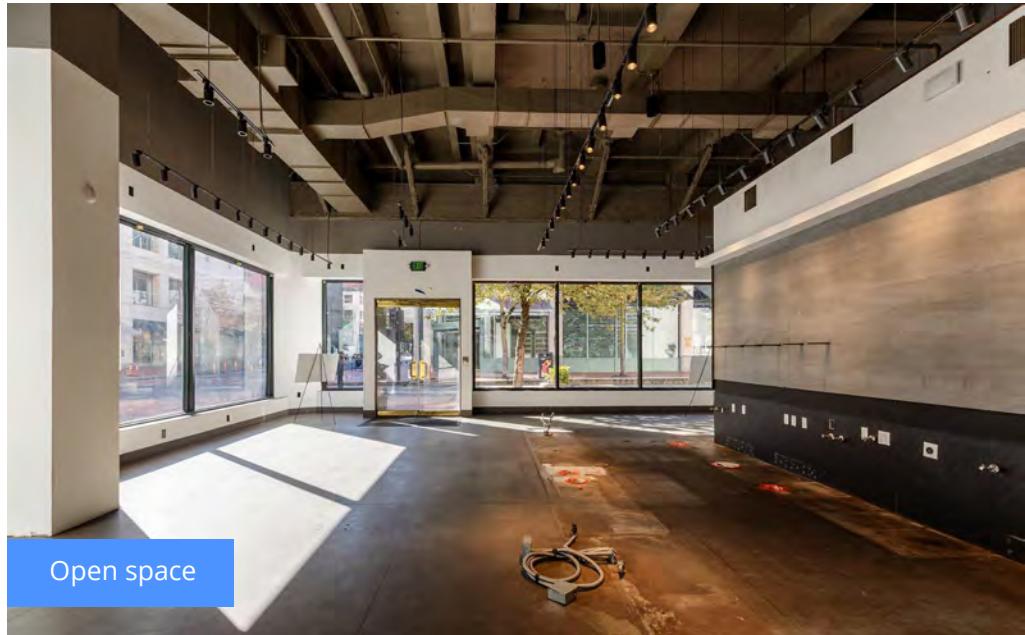
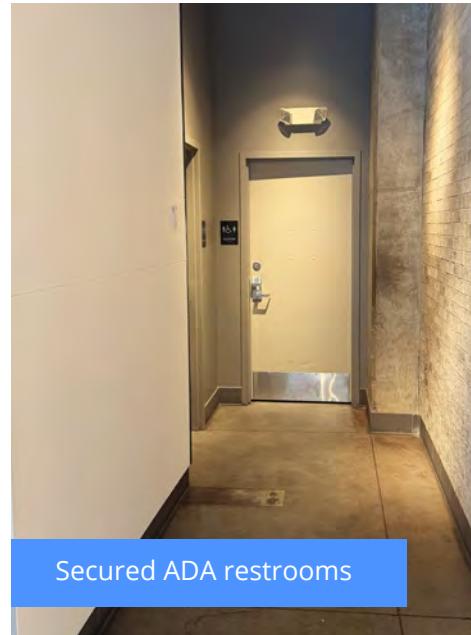
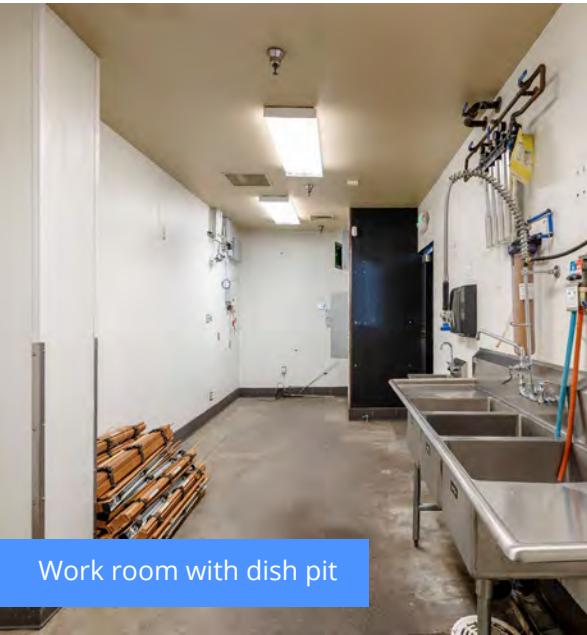
Median Disposable Income
\$60,729

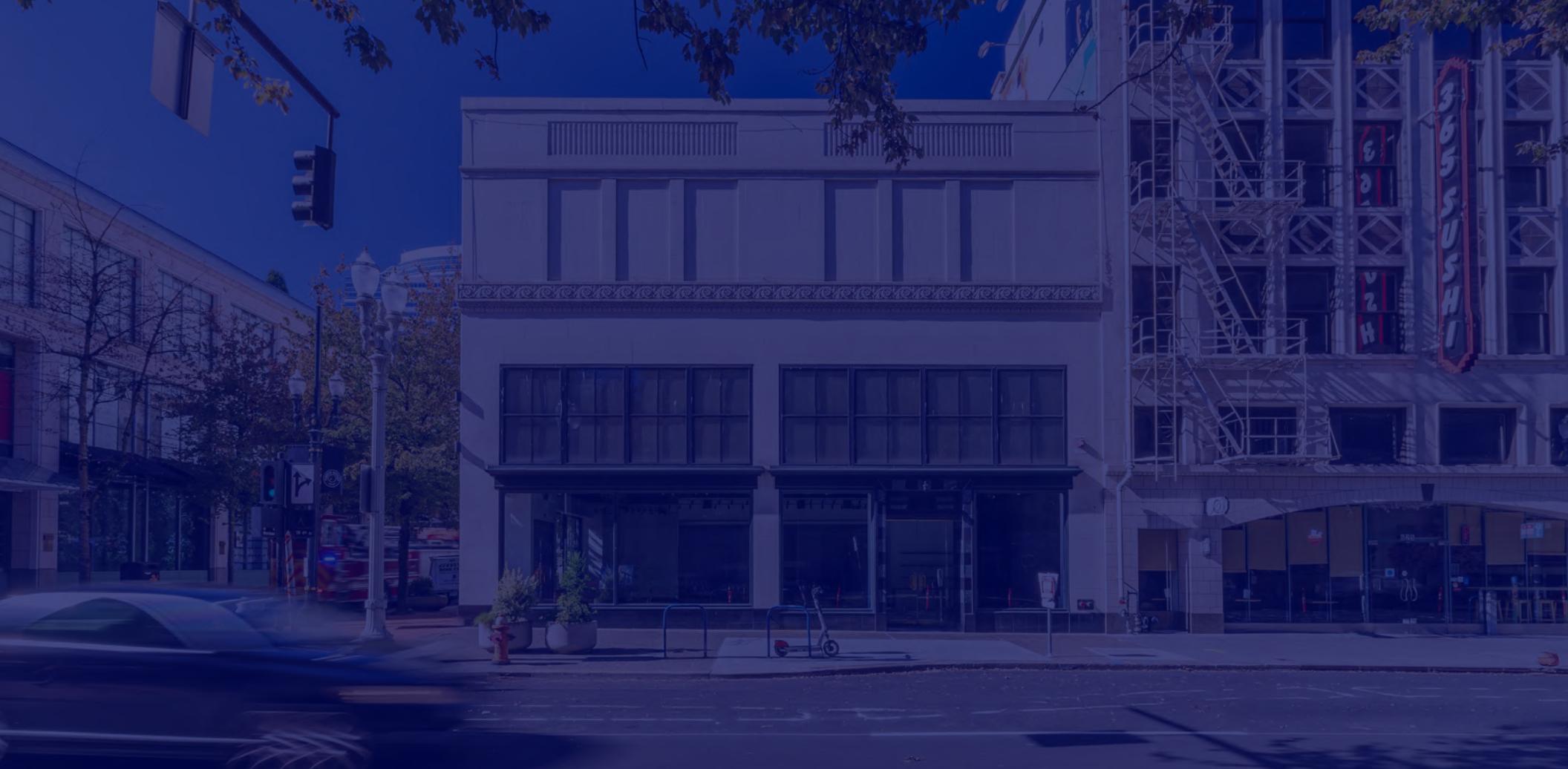


Per Capita Income
\$73,007



Median Home Value
\$817,630





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