

1927 W Burnside St | Portland, OR 97209

Civic Condos For Sale

40,035 SF of Ground Floor
Condos with 85 Underground
Secure Parking Stalls

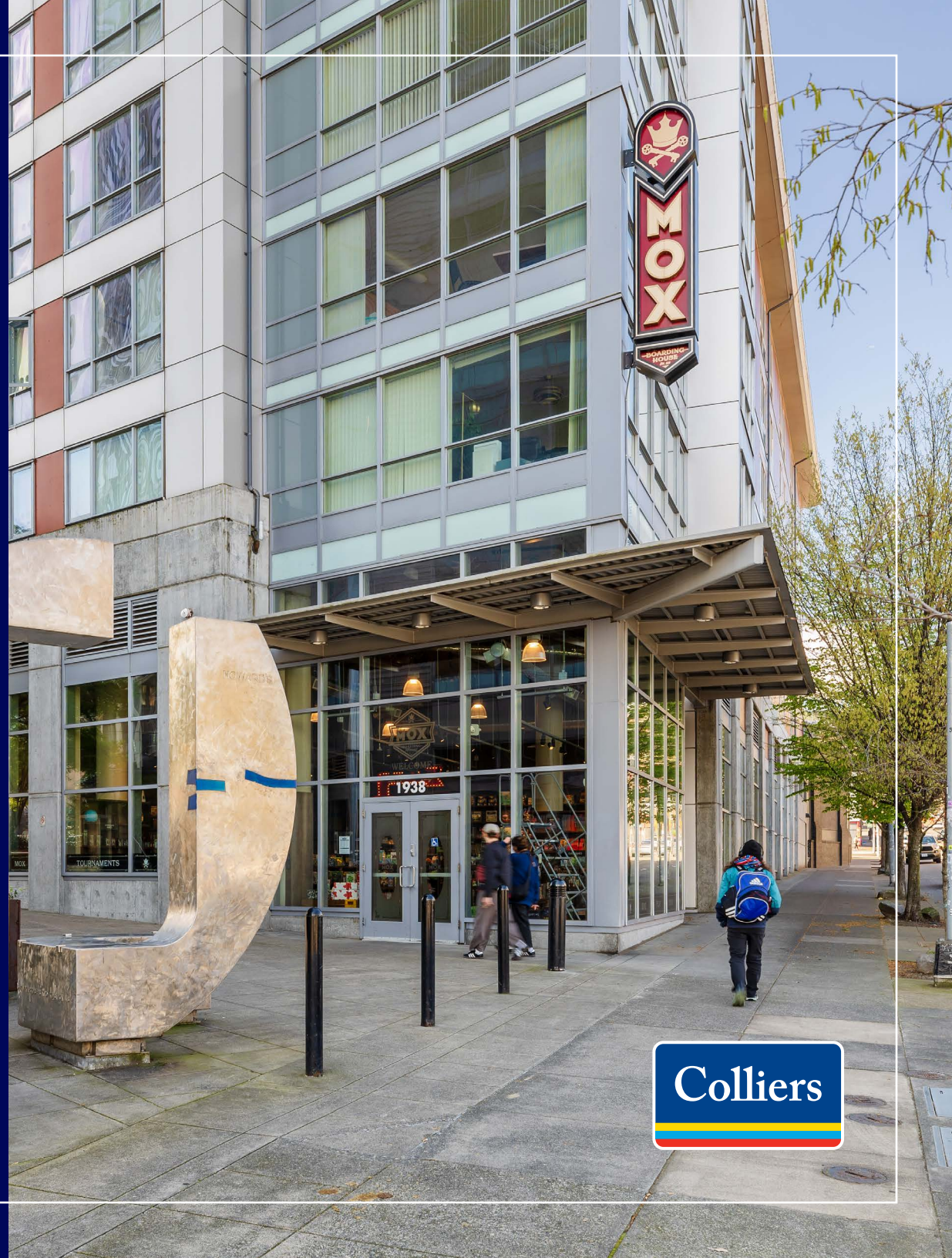
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Accelerating success.



Colliers

Property Overview



40,035 SF of retail suites in various sizes



Underground parking garage



Providence Park stadium across the street



Busy shopping neighborhood



Condos & apartments above ground floor retail

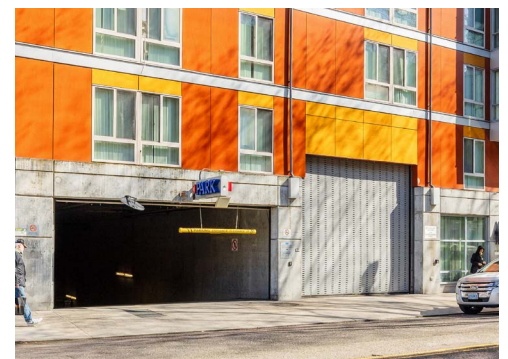
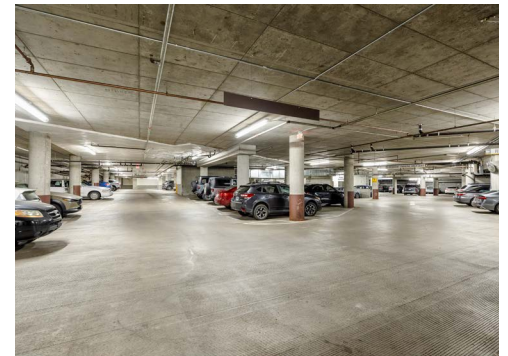


Easy access to I-405/Hwy 26

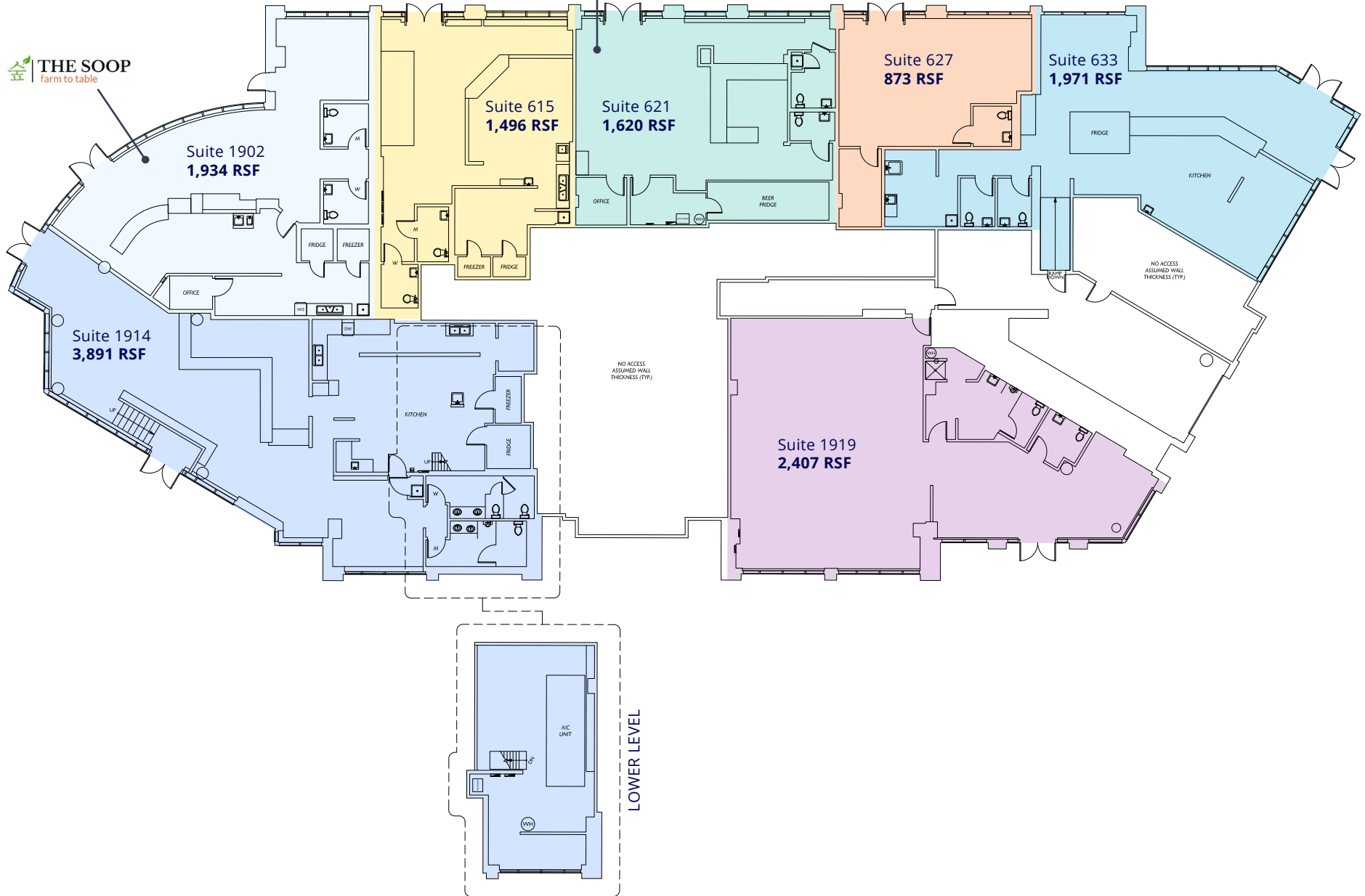
Colliers is pleased to present the opportunity to acquire the Civic Retail Condos (the “Property”), a 10-suite condo portfolio in The Civic and The Morrison buildings on Burnside Street in Portland.

The Property totals 40,035 square feet of ground floor streetfront retail spaces with 85 parking stalls in an underground parking garage.

Address	1927 W Burnside St Portland, OR 97209
Neighborhood	Goose Hollow
Year Built	2007-2008
Zoning	CX, Central Commercial
Property Type	Mixed Use - retail on the ground floor with apartments above
Total SF	86,245 SF
Retail SF	40,009 SF
# Retail Suites	10 suites + basement level as storage
Parking/Common Area SF	50,400 SF
# Retail Parking Stalls	85 stalls

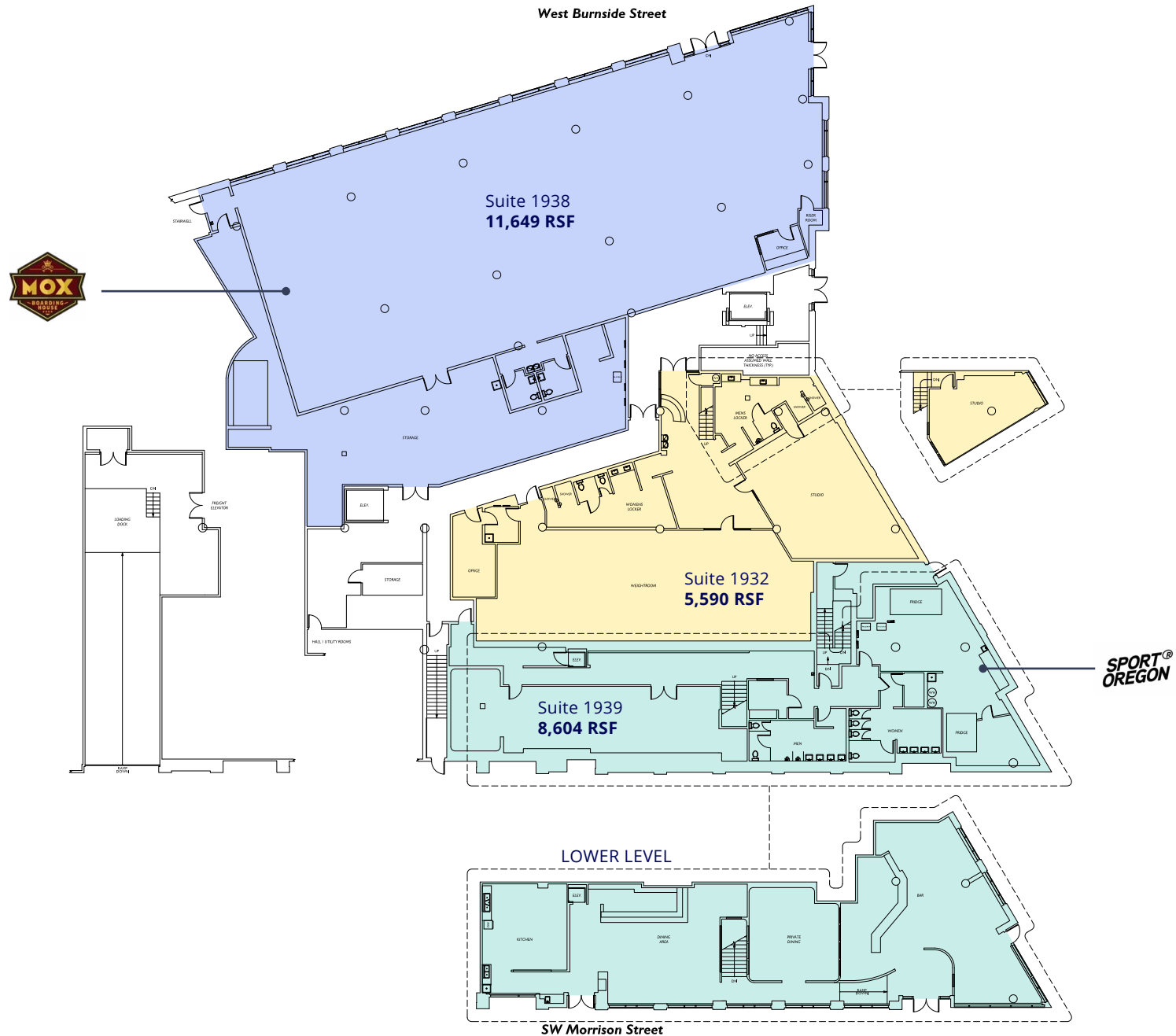


THE SOOP
farm to table



SW Morrison Street

Floor Plan - The Civic



Floor Plan - **The Morrison**

Location Overview

A walkable retail neighborhood on Burnside close to Providence Park

This building sits on Burnside Street, the official dividing line between north and south Portland that extends from Beaverton in the west to Gresham in the east. Nob Hill / NW 23rd Avenue district, one of the city's most established and successful shopping areas, is just a few blocks away from the property, offering a dense stretch of boutiques, specialty retailers, and recognizable brands housed in historic buildings, creating a walkable, charming retail experience that consistently attracts both locals and visitors. This concentration of shops and the Providence Park stadium give the area a "destination" feel while still functioning as a neighborhood commercial core.



**Bike
Score**

91



**Walk
Score**

98

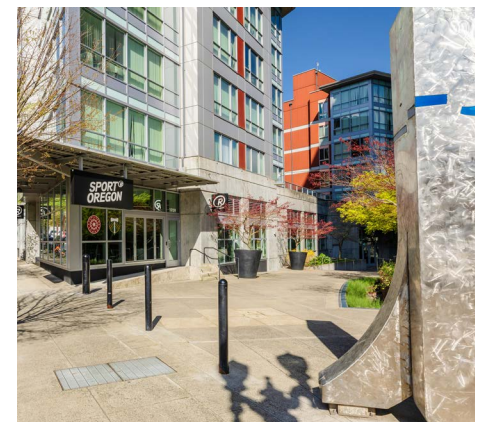
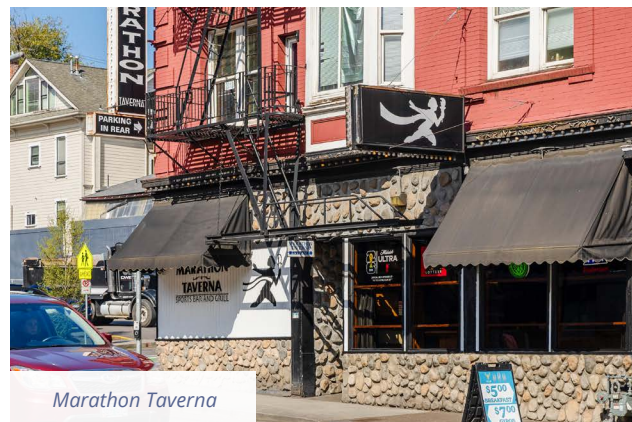
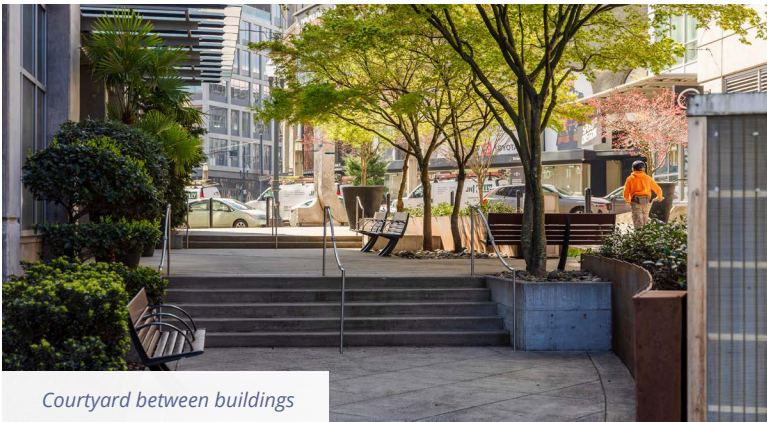
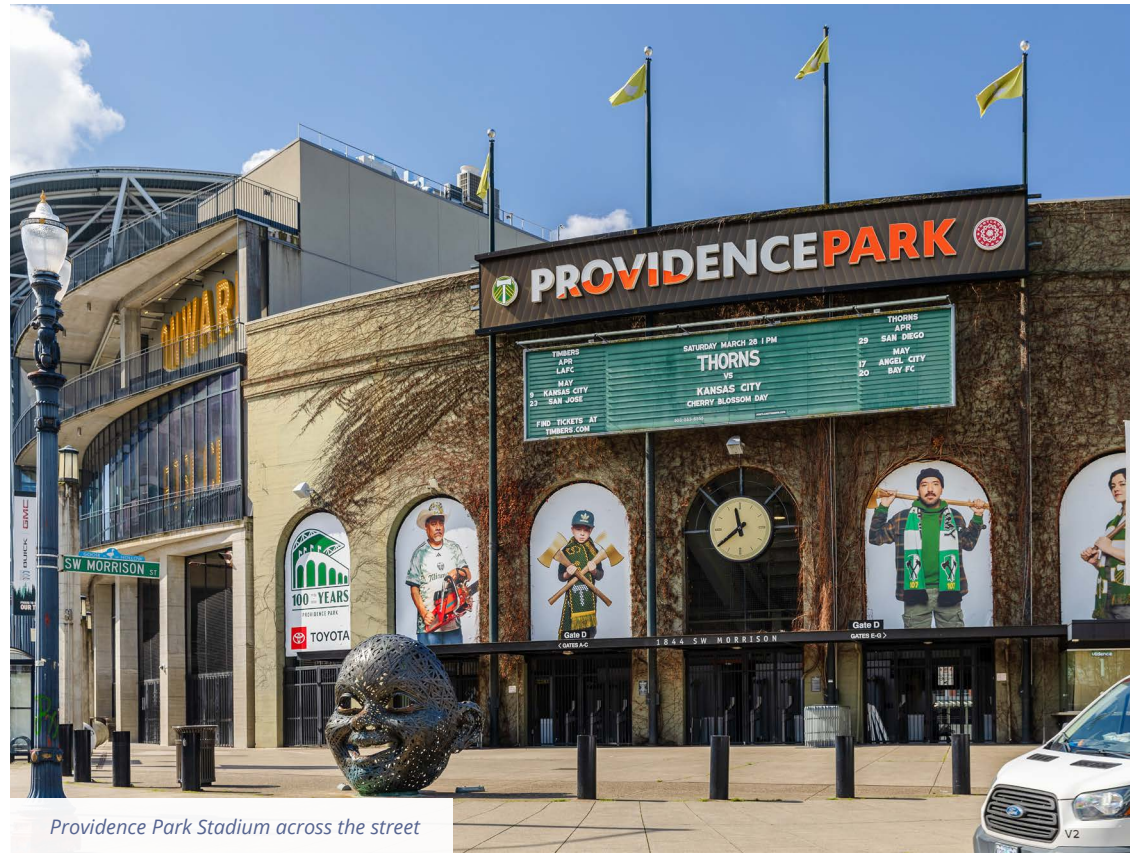


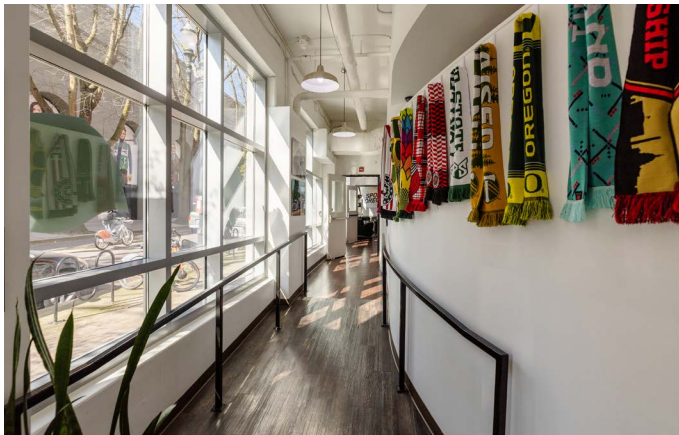
**Transit
Score**

83



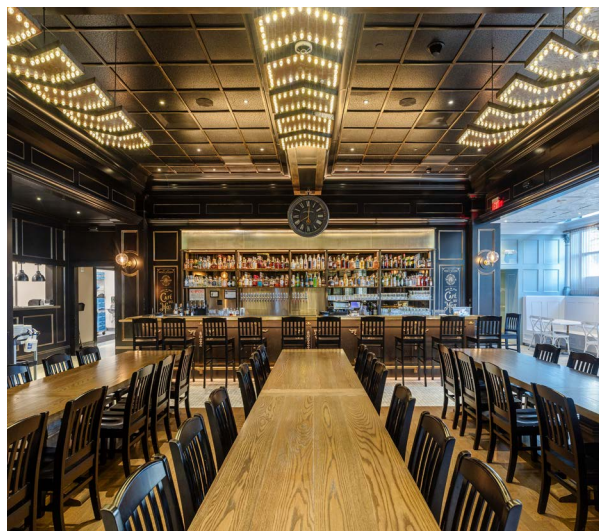
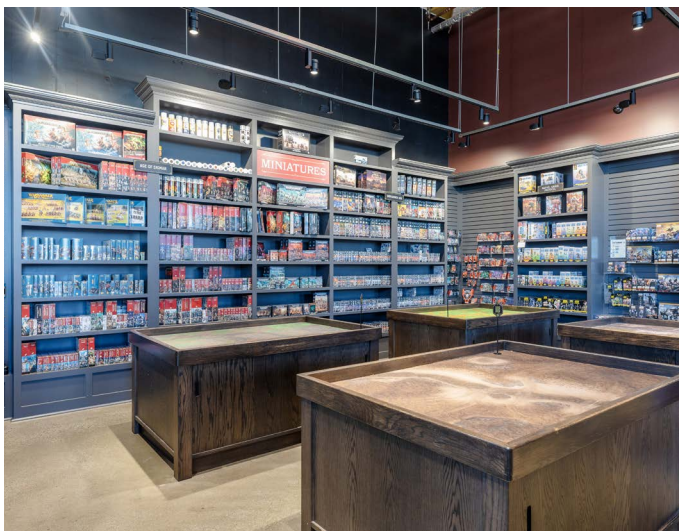
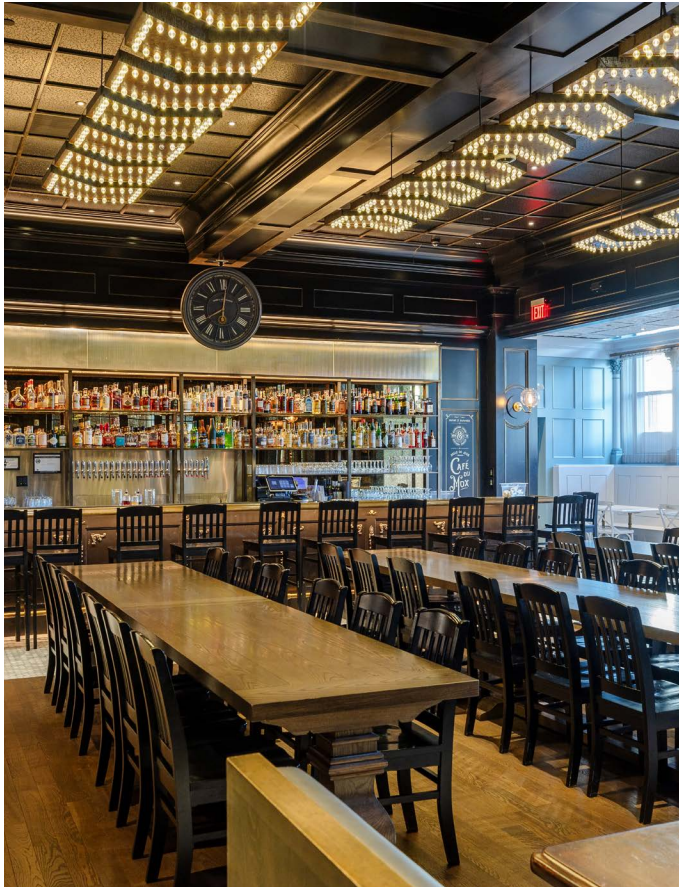
The Neighborhood



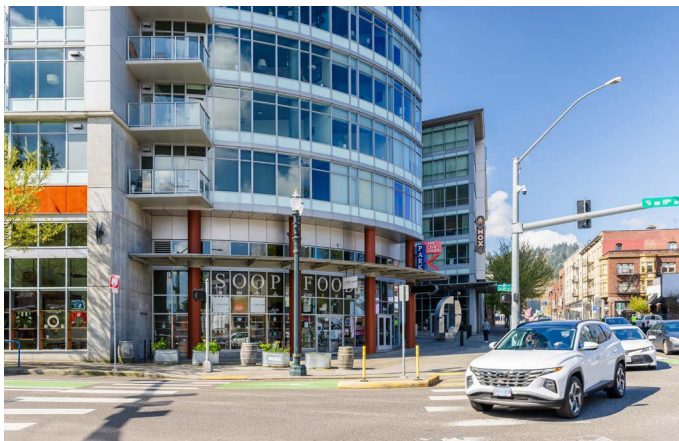


**SPORT®
OREGON**

**Suite 1939
4,421 SF**



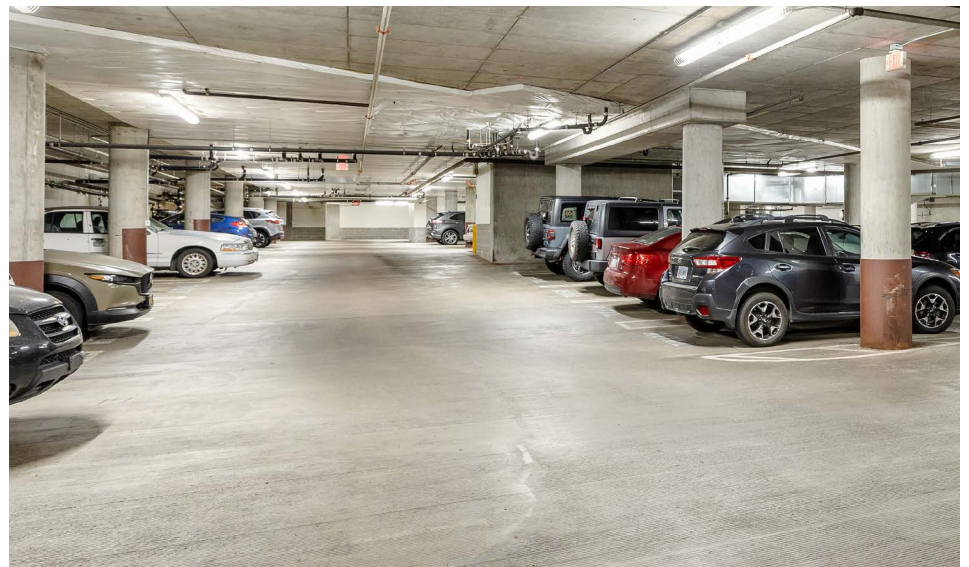
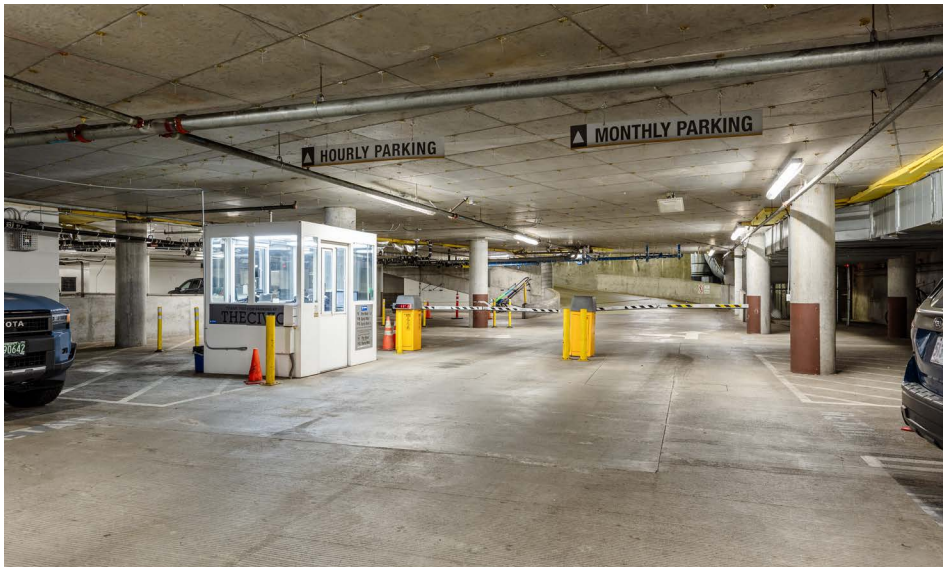
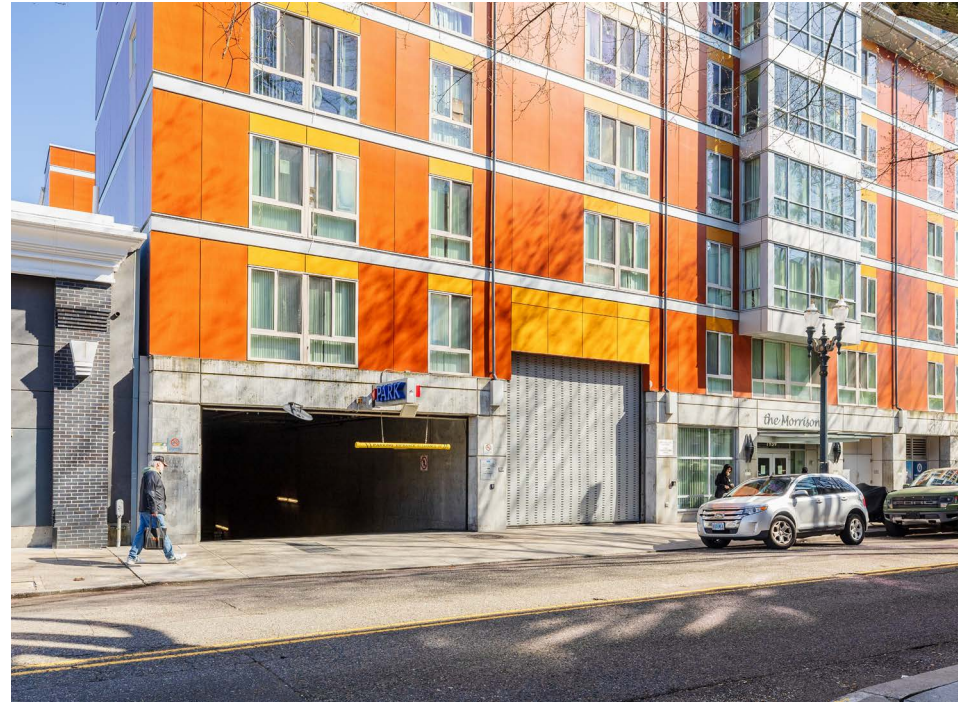
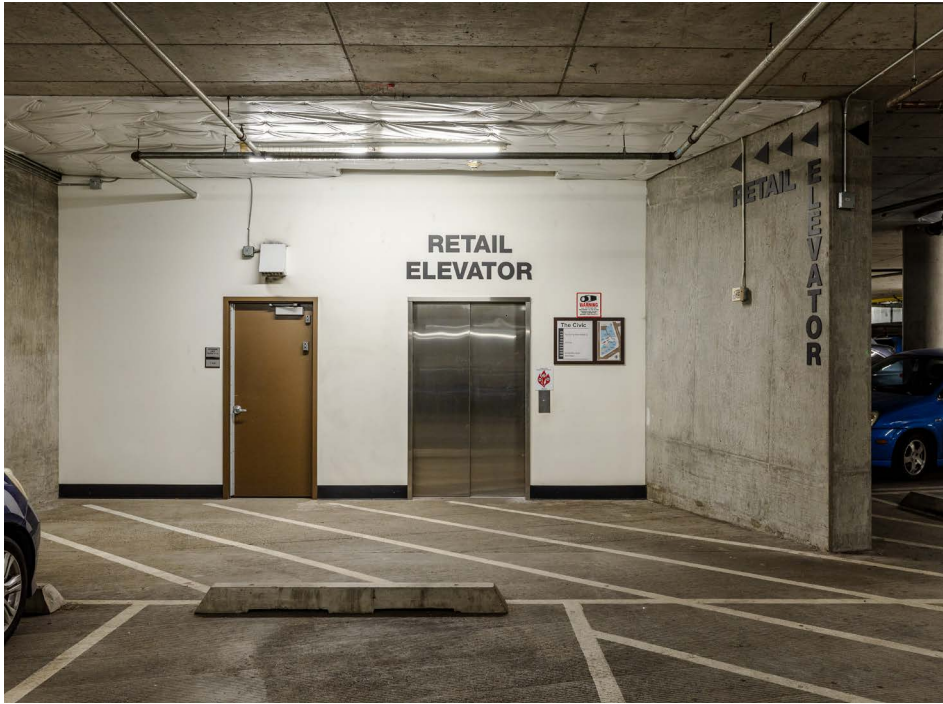
Suite 1938
11,649 SF

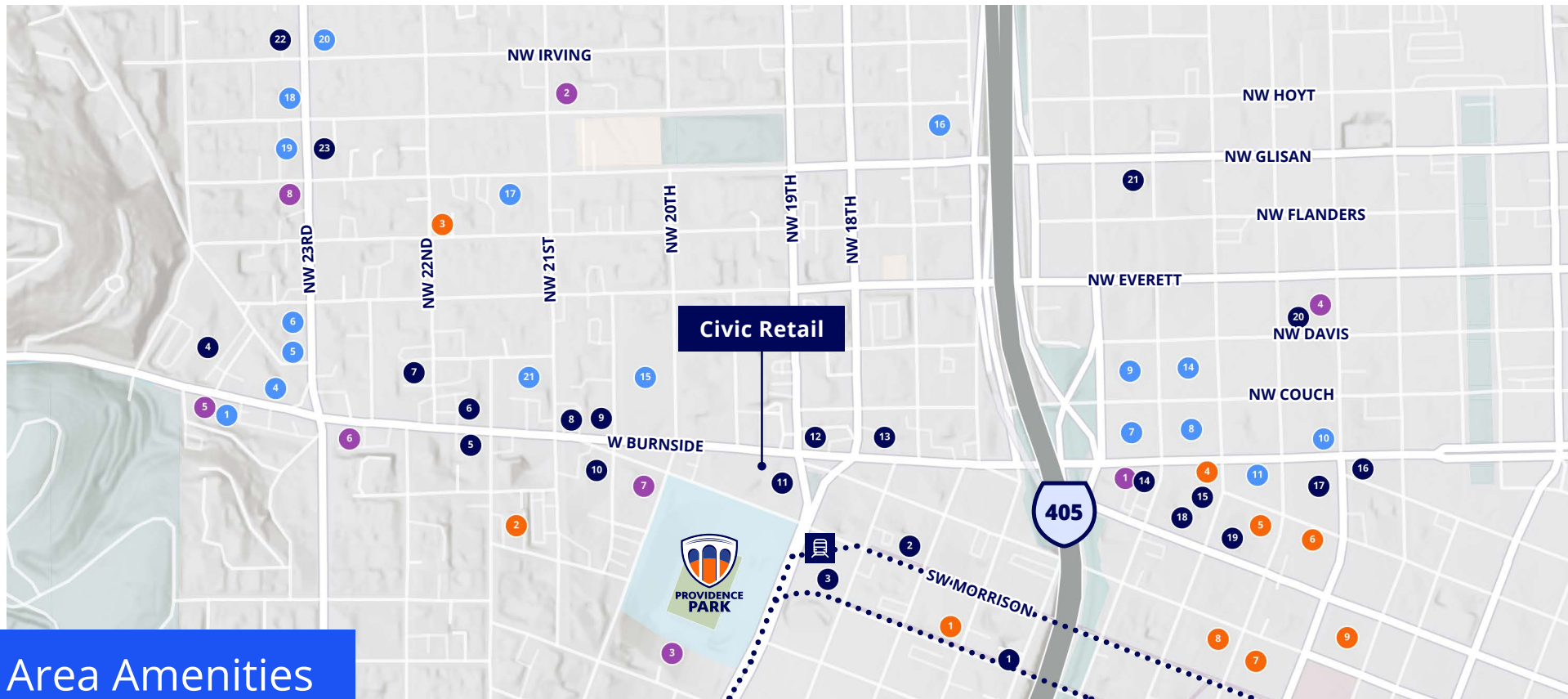


 **THE SOOP**
farm to table

Suite 1902
1,934 SF

The Garage





Area Amenities

Food & Drink

- 1 Superjoy Coffee
- 2 Gilda's
- 3 Coco Donuts
- 4 Kizuki Ramen
- 5 Pizza Kat
- 6 Ringside Steakhouse
- 7 Elephants Deli
- 8 Taco Bell
- 9 Dutch Bros
- 10 Mazatlan
- 11 The Soop
- 12 McDonald's
- 13 Marathon Taverna

- 14 Nong's Khao Man Gai
- 15 Jake's Famous Crawfish
- 16 Sizzle Pie
- 17 Shake Shack
- 18 Grassa
- 19 Cheryl's on 12th
- 20 Deschutes Brewery
- 21 Andina
- 22 Papa Haydn
- 23 Smith Teamaker

Retail

- 1 Zupan's
- 2 Petco

- 3 Kitchen Kaboodle
- 4 Levi's
- 5 Urban Outfitters
- 6 KeyBank
- 7 Everyday Music
- 8 Whole Foods
- 9 CVS
- 10 Powell's Books
- 11 Patagonia
- 12 lululemon
- 13 West Elm
- 14 Anthropologie
- 15 Fred Meyer
- 16 Ace Hardware

- 17 Trader Joe's
- 18 Arc'Teryx
- 19 See's Candies
- 20 Lush Cosmetics
- 21 Walgreens

Hotels

- 1 Hotel deLuxe
- 2 Park Lane Suites
- 3 Portland International Guesthouse
- 4 McMenamins Crystal Hotel
- 5 Mark Spencer Hotel
- 6 The Clyde Hotel

- 7 Sentinel
- 8 Hyatt Centric
- 9 The Ritz-Carlton

Misc

- 1 McMenamin's Crystal Ballroom
- 2 Multnomah Athletic Club
- 3 Chase Bank
- 4 Chevron
- 5 US Bank
- 6 Fedex Office

-  MAX Station
-  MAX Line

An aerial photograph of Portland, Oregon, taken at sunset. The city skyline is visible with numerous skyscrapers and buildings, some of which are illuminated. The Willamette River flows through the city, and a large marina filled with boats is visible in the foreground. The sky is a mix of orange, pink, and blue, and the overall scene is bathed in the warm light of the setting sun.

Portland, Oregon

Nestled at the confluence of the Willamette and Columbia Rivers in northwestern Oregon lies the city of Portland, nicknamed the Rose City, The City of Roses, and “Beervana” because it has more micro-breweries inside the city limits than any other city in the world.

Once reliant on timber, fishing and agriculture, Portland’s diversified economy now includes technology, healthcare and education with a special emphasis on clean technology, advanced manufacturing, software and active wear. Fortune 1,000 companies Nike, Precision

Castparts, Stancorp Financial Group, and Schnitzer Steel call Portland home. Providence, Legacy, and Kaiser support a combined 45,036 jobs, underscoring the importance of the healthcare industry to the Portland-Vancouver-Hillsboro MSA. And straddling the healthcare and education sectors is the Oregon Health & Science University (OHSU). With 19,136 employees and approximately 3,000 students, this nationally-renowned public university is one of the nation’s top biomedical research facilities.



PORTLAND, OREGON

ONE OF THE BEST PLACES TO LIVE IN THE US

U.S. NEWS 2025

Portland ranked highest in its infrastructure, healthcare, fiscal stability and economy.



TECH INDUSTRY

108,700+ tech employees in the Portland MSA



EDUCATION

57% of residents have a Bachelor's degree or greater



IN-MIGRATION

Portland is the #2 moving destination in the USA



UNEMPLOYMENT

Unemployment rate is 4.9% in the Portland MSA



BIKE-FRIENDLY

400+ miles of bike lanes throughout the city make it easy to get around by bicycle



PUBLIC TRANSIT

533+ square miles are served by various modes of public transportation



BEST AIRPORT

#1 Airport in the nation, ranked by The Washington Post 2025



COMMUTE

The average commute time is 25 minutes, below the national average of 26 minutes.



Demographics (in a 3 mile radius)

Household & Population Characteristics



\$91,415
Median household income



\$792,650
Median home value



30.2%
Owner occupied housing units



37.3
Median age



49.0%
Female population



34.7%
Married

Households & Population



175,753
Current total population



184,724
5 year projected total population



94,094
Current total households



98,820
5 year projected total households

Education



3%
No high school diploma



9%
High school graduate



19%
Some college



70%
Bachelor's, graduate, professional degree

Annual Lifestyle Spending



\$147
Theater/Opera/Concerts



\$49
Tickets to Movies



\$94
Admission to Sports Events



\$4,235
Travel

Annual Household Spending



\$3,119
Apparel & services



\$5,270
Eating out



\$8,900
Groceries



\$7,887
Healthcare

Business



17,761
Total businesses



84%
White collar



7%
Blue collar



291,864
Total employees



8%
Services



4.9%
Unemployment

Getting Around Portland

PUBLIC TRANSIT

Portland's award-winning public transit, TriMet, serves the metro area with 5 light rail lines (going from North Portland to Milwaukie, Hillsboro to Gresham), 80+ bus lines, and streetcar lines connecting downtown to the east side of the river.

BIKE-FRIENDLY

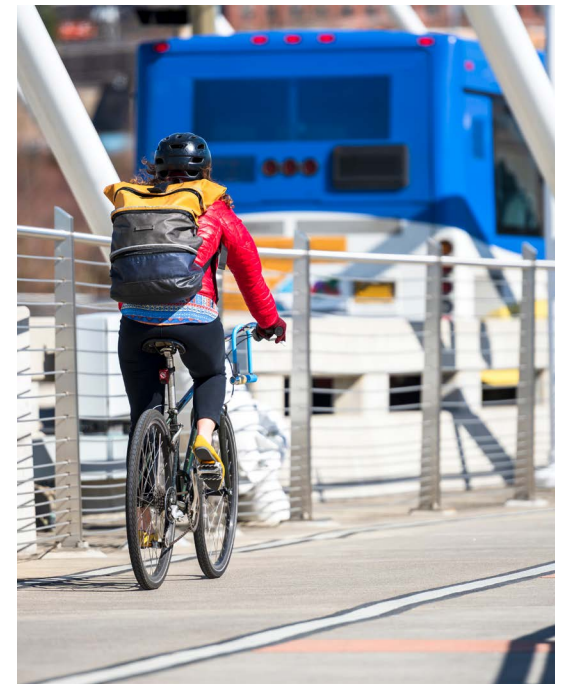
315+ miles of bike lanes throughout the city make it easy to get around by bicycle.

COMMUTE BY CAR

While still experiencing traffic like every major metropolitan city in America, Portland averages 23.9 minutes per trip, below the national average of 26.8 minutes.

AIR TRAVEL

Portland International Airport (PDX) was rated #1 airport in the nation, ranked by The Washington Post, 2025.





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