

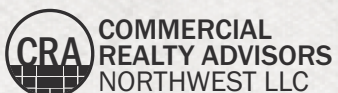


THE
PORTER

1355 SW 2nd Ave
Portland, OR

PORTER HOTEL
HILTON CURIO COLLECTION

PRIME FULLY OPERATIONAL
SECOND GENERATION RESTAURANT,
EVENT SPACE AND BAR



Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com



LOCATION

1355 SW 2nd Avenue | Portland, OR

AVAILABLE SPACE

Lobby Bar: Approx. 425 SF

Restaurant, (including exterior seating area): Approx. 2,800 SF

Kitchen: Approx. 1,375 SF

Kitchen Window Service Opportunity: Approx. 225 SF

Total: 4,825 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SW 2nd Ave – 6,737 ADT ('22)

SW Naito Pkwy – 32,836 ADT ('22)

SW Jefferson St – 6,044 ADT ('22)

SW Columbia St – 3,781 ADT ('22)



HIGHLIGHTS

- Portland's premier boutique hotel in the downtown cultural arts district adjacent to Keller Auditorium, Koin Tower, Tom McCall Waterfront Park, Portland State University, and nearby downtown Portland's retail and commercial district. Off-street hourly/daily/monthly parking nearby and excellent access to I-5, Naito Parkway and major arterials in the Central City core.
- Opportunity features fully built-out restaurant space with class A finishes, open seating plan with access to the lobby and also includes covered private exterior seating. Opportunity for take-away service with a service window fronting SW Columbia Street and direct kitchen access. High-level design and unparalleled hospitality opportunity for a qualified operator.
- Please call for tours and further details.

This historic stadium hosts about 150 events per year, including professional sports games, concerts, youth camps and business events.

PROVIDENCE PARK
 PORTLAND TIMBERS
 PORTLAND THORNS

ROOSE HOLLOW
 SOUTHWEST HILLS LEAGUE

LINCOLN HIGH SCHOOL
 1,566 STUDENTS

77,107 ADT (22)

E HOLLOW
 SOUTHWEST HILLS

MARQUAM GULCH
 DUNIWAY PARK

MARQUAM NATURE PARK

HOMESTEAD
 VA PORTLAND HEALTH CARE SYSTEM

97,831 ADT (22)

130,693 ADT (22)

132,318 ADT (22)

53,829 ADT (22)

124,816 ADT (22)

31,619 ADT (22)

37,813 ADT (22)

23,806 ADT (22)

15,338 ADT (22)

1,536 ADT (22)

1,536 ADT (22)

1,536 ADT (22)

THE PORTLAND'S CENTERS FOR THE ARTS:
 Brings over 1,000 music, theater, dance, and lecture performances to Portland each year!

SITE

RESTAURANT
SITE PLAN

THE
PORTER



1355 SW 2nd Ave
Portland, OR

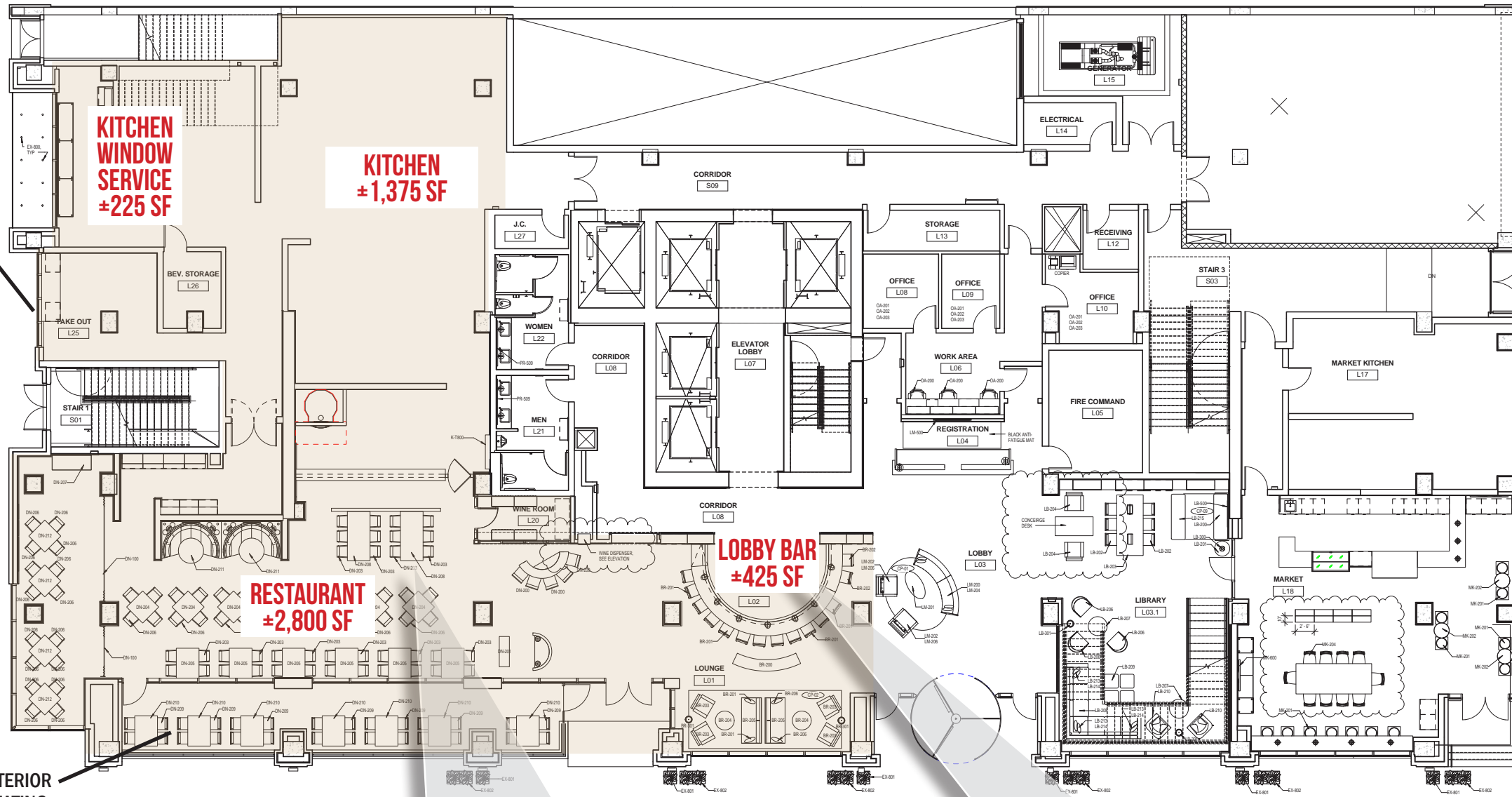
TOTAL SPACE
AVAILABLE
±4,825 SF



SW COLUMBIA ST

SW JEFFERSON ST

SW 2ND AVENUE



WINDOW SEATING

EXTERIOR SEATING

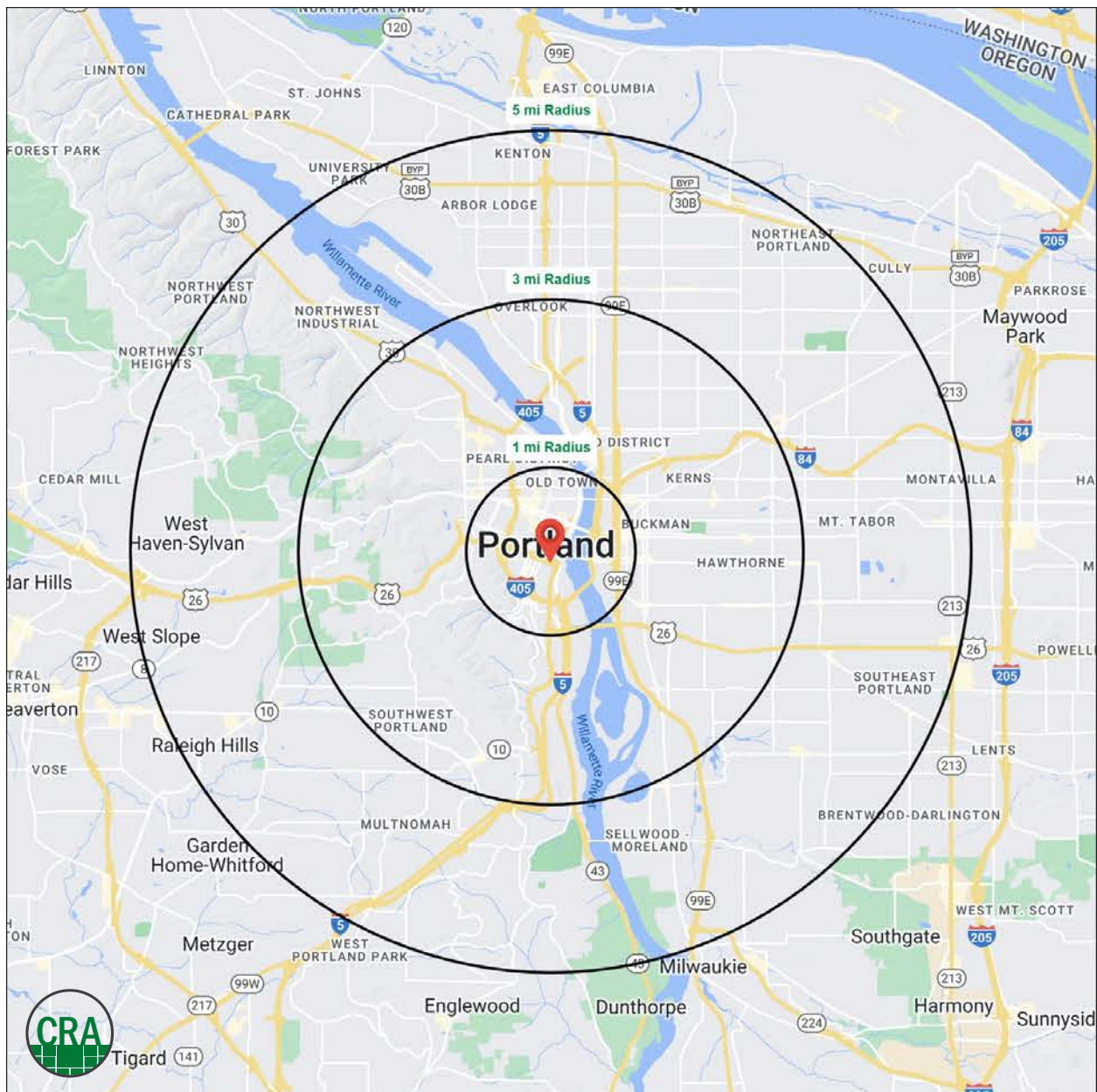


DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	28,257	188,881	442,048
Average HH Income	\$88,904	\$140,046	\$145,545
Median Home Value	\$581,862	\$653,999	\$597,923
Daytime Demographics 16+	109,765	268,865	428,003
Some College or Higher	81.2%	87.7%	86.0%
Median Age	39.1	38.3	38.5

109,765
 Daytime Demographics 16+
 1 MILE RADIUS

\$581,862
 Median Home Value
 1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5138/-122.677

1355 SW 2nd Ave Portland, OR 97201	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	28,257	188,881	442,048
2028 Projected Population	28,463	194,157	456,383
2020 Census Population	28,499	189,949	444,144
2010 Census Population	24,993	155,867	388,881
Projected Annual Growth 2023 to 2028	0.1%	0.6%	0.6%
Historical Annual Growth 2010 to 2023	1.0%	1.6%	1.1%
2023 Median Age	39.1	38.3	38.5
Households			
2023 Estimated Households	18,103	100,696	209,354
2028 Projected Households	18,440	104,638	218,962
2020 Census Households	18,188	100,247	207,744
2010 Census Households	14,527	80,183	178,925
Projected Annual Growth 2023 to 2028	0.4%	0.8%	0.9%
Historical Annual Growth 2010 to 2023	1.9%	2.0%	1.3%
Race and Ethnicity			
2023 Estimated White	68.5%	76.6%	76.4%
2023 Estimated Black or African American	5.4%	4.4%	4.6%
2023 Estimated Asian or Pacific Islander	11.8%	7.1%	7.5%
2023 Estimated American Indian or Native Alaskan	1.2%	0.7%	0.6%
2023 Estimated Other Races	13.2%	11.1%	10.9%
2023 Estimated Hispanic	15.1%	10.3%	9.5%
Income			
2023 Estimated Average Household Income	\$88,904	\$140,046	\$145,545
2023 Estimated Median Household Income	\$70,942	\$100,499	\$105,871
2023 Estimated Per Capita Income	\$58,392	\$75,154	\$69,280
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.9%	1.4%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	3.8%	1.9%	2.1%
2023 Estimated High School Graduate	12.0%	9.0%	10.3%
2023 Estimated Some College	20.1%	16.2%	17.2%
2023 Estimated Associates Degree Only	5.1%	4.7%	5.5%
2023 Estimated Bachelors Degree Only	31.5%	38.3%	36.9%
2023 Estimated Graduate Degree	24.5%	28.6%	26.4%
Business			
2023 Estimated Total Businesses	8,171	23,115	37,822
2023 Estimated Total Employees	98,188	217,421	310,203
2023 Estimated Employee Population per Business	12.0	9.4	8.2
2023 Estimated Residential Population per Business	3.5	8.2	11.7

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.