

FOR LEASE

BAR

CAFÉ

ST. JAMES BUILDING

412-418 SW 4TH AVE | PORTLAND, OR 97204

For more information or a property tour, please contact:

LUIS MARTIN DEL CAMPO

503.416.8422

LuisM@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

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AMO

900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
503.223.3171 • NORRIS-STEVENS.COM

ST. JAMES BUILDING

412-418 SW 4th Ave | Portland, Oregon 97204

GROUND FLOOR RETAIL – 2ND GEN BAR AND CAFÉ SPACE FOR LEASE

DETAILS

- Lease rate: Call for rate / NNN
- Space available: ± 4,500 SF

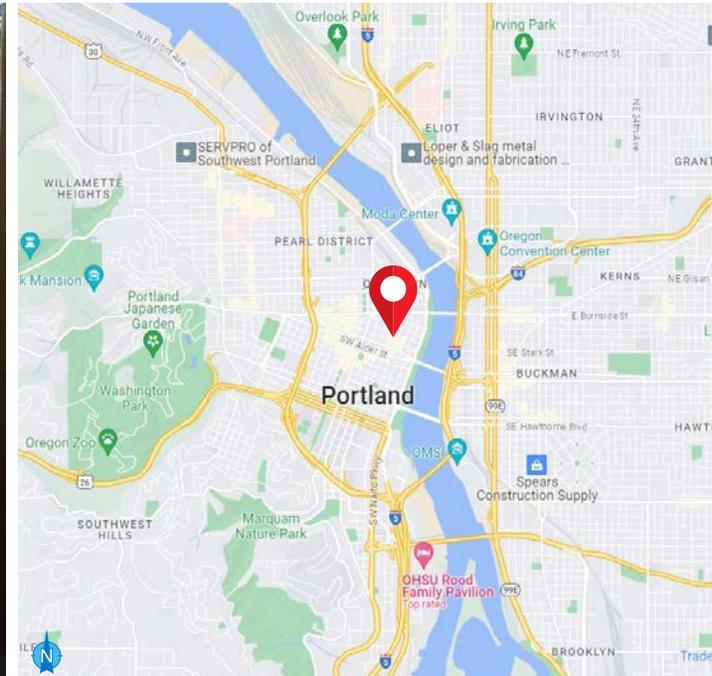
FEATURES

- Suite 412 is ± 2,250 SF + mezzanine
- Bar build out (some kitchen and bar equipment available)
- Built out bar, kitchen with type 2 hood (non-fire suppression), grease trap, 2 restrooms
- Unique upstairs mezzanine overlooking bar
- Suite 416 is ± 2,250 SF
- Former restaurant/café build out (some kitchen equipment available)
- Kitchen with type 1 hood, walk-in cooler, 2 restrooms
- Front of house is mostly open floor plan

- Located on ground floor below 26 apartments
- Prime downtown location with easy access to shopping, eateries, nightlife, and a few blocks away from waterfront park
- Fantastic scores: Walker's Paradise (99) and Transit Rider's Paradise (92)



Photos from the St. James Apartments website (stjamescr.com)



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DEMOGRAPHICS

2 MILES

5 MILES

2010 Population	86,823	386,481
2023 Population	120,339	428,629
Avg Household Income	\$98,939	\$114,937
Median Household Income	\$70,111	\$88,967

GROUND CONTROL

ST. JAMES BUILDING

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SUBJECT PROPERTY

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