

Call for Pricing

PORTLAND LEASING OPPORTUNITY

826 SW 2nd | Portland, OR 97204

Square Feet 2,002 SF

Parking

Street

Year Built 1986

Lease Type

NNN

**Qualified tenants receive massive
rent savings!**

*For a limited time, select new tenants can lock in
**exclusive, deeply discounted lease rates for the
first 24 months.** Don't miss this rare opportunity to
secure premier space at an unbeatable value.*

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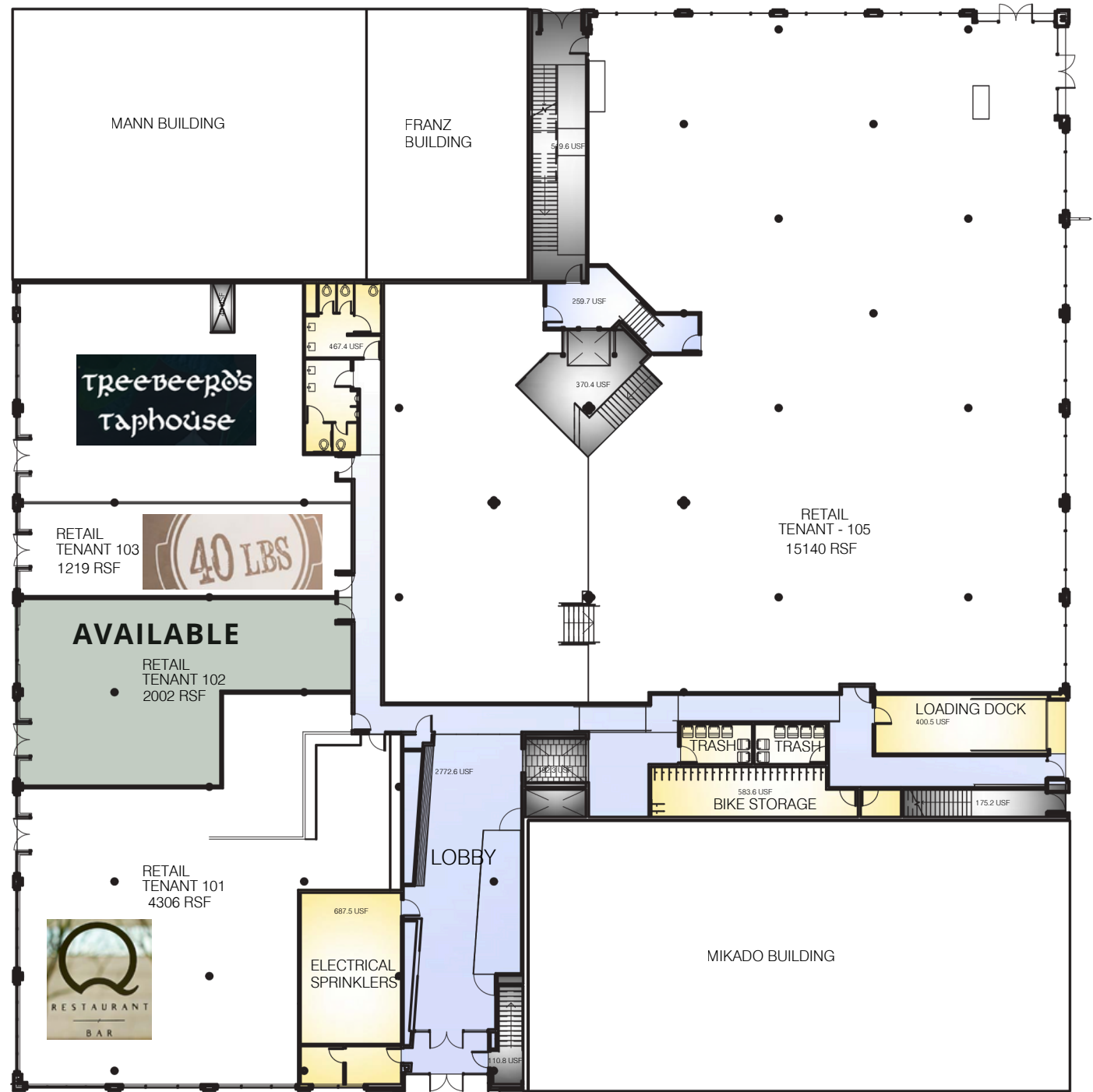
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SITE PLAN

SW 2ND AVE



SW TAYLOR ST.

Property Highlights

With **office buildings over 75,000 SF in a three-block radius maintaining just 7.9% vacancy** [CoStar], 2nd & Taylor benefits from a dense daytime population that **drives consistent foot traffic and demand** for retail, food, and service tenants.

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
2M +0%	0 -	(71.9K) -206.9%	7.9% +3.7%	\$37.54 +1.3%	\$338 -7.5%	7.9% +0.4%
Prior Period 2M	Prior Period 0	Prior Period 67.2K	Prior Period 4.2%	Prior Period \$37.06	Prior Period \$365	Prior Period 7.5%

This premier storefront space features large window lines, **excellent pedestrian exposure**, and strong co-tenancy with office users in the building and surrounding area. Ideal for food and beverage, boutique retail, or service uses, the suite benefits from consistent foot traffic, **nearby residential density**, and proximity to key downtown destinations including Pioneer Courthouse Square, the World Trade Center, and the Yamhill Historic District.

The building proves **easy access to MAX light rail**, Portland Streetcar, and major bus lines, with **exceptional walkability and bike connectivity**. Tenants will also enjoy proximity to a wide range of dining, hospitality, and professional services—all within a few blocks. This is a rare opportunity to secure retail space in a landmark downtown location with built-in customer flow and strong branding potential.





Moda Center



Community Breakdown: Who's Living Here

Population:

State: Oregon	4.18M
County: Multnomah	789,698
MSA: Portland-Metro	2.49M
City: Portland	630,498

	1 mile	3 Miles	5 Miles
Population	36,460	194,744	435,017
Total Households	22,768	102,302	204,365
Average Household Income	\$95.3K	\$136.2K	\$138.8K
Total Consumer Spending	\$162.3M	\$5B	\$12.5B



Walkability Score:

Walker's Paradise (99)
Rider's Paradise (94)



Transportation:

- 12.3 miles to Portland International Airport
- 1.0 miles to Portland Amtrak
- 8.2 miles to Beaverton Transit Center



TriMet Rail Transit:

- Yamhill District- 0.1 mi
- Morrison/Sw 3rd - 0.1 mi
- Pioneer Place/Sw 5th- 0.2 mi
- Mall/Sw 5th - 0.2 mi
- Pioneer Square South - 0.3 mi



Daily Car Count: (VPD)

SW 2nd Ave - 8,037
SW Naito Pkwy - 24,929
Morrison Bridge - 33,208
Hawthorne Bridge - 17,316
I 5 - 145,620

