

Downtown Retail Core

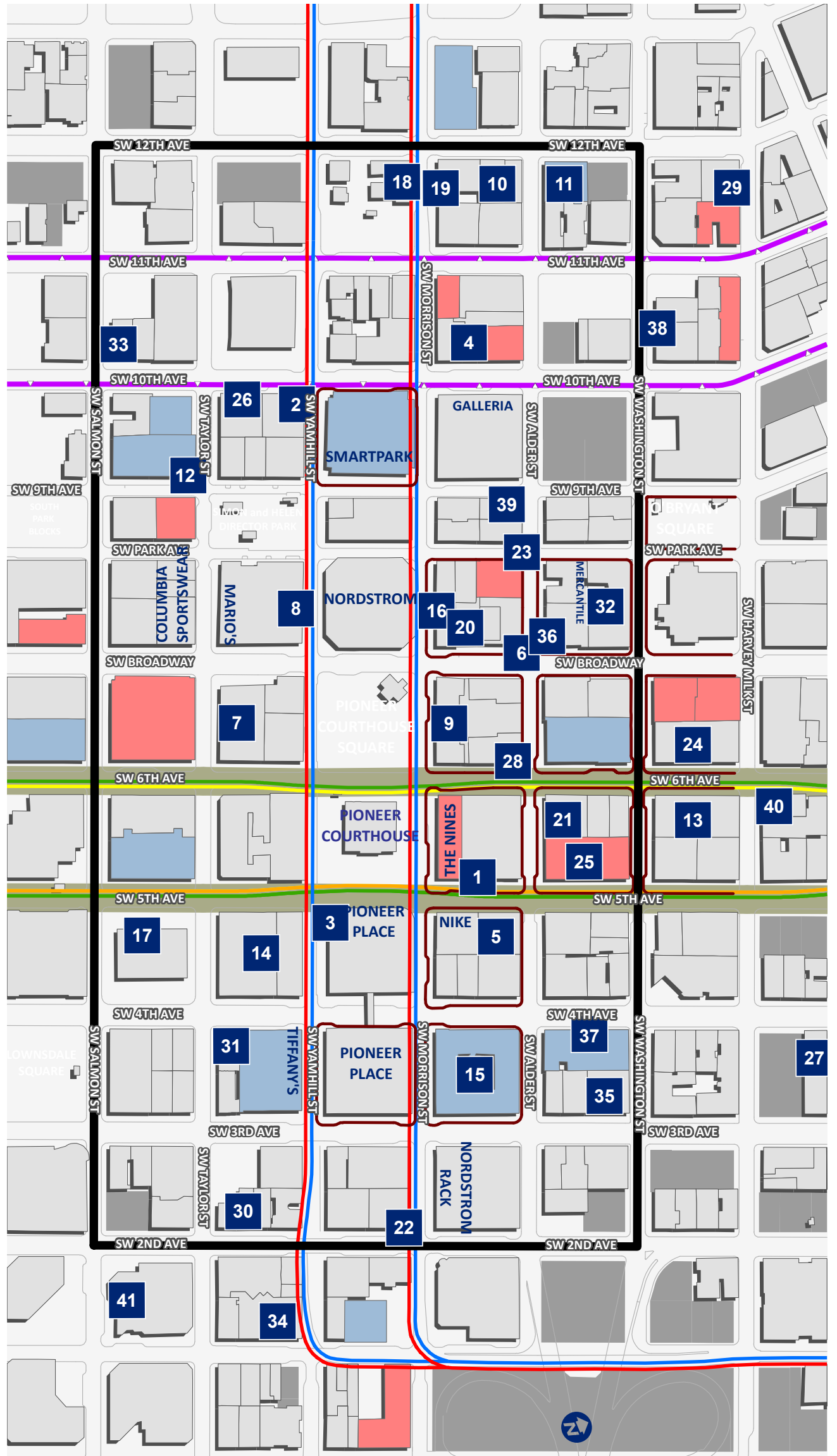


LEGEND

- Retail Core Vacancies
- Hotels
- Parks
- Retail Core Boundary
- MAX Lines
- Streetcar
- Structured Parking *
- Surface Parking
- 5th/6th Ave Transit Mall
- Retail Core Blocks in the River District URA

* Structured parking located beneath O' Bryant Square and Simon and Helen Director Park

- | Label | Location |
|-------|---------------------------|
| 1 | Meier & Frank Bldg |
| 2 | 10th & Yamhill Garage |
| 3 | Pioneer Place |
| 4 | 625 10th Building |
| 5 | 620 Building |
| 6 | Deady Building |
| 7 | Pacific Center |
| 8 | Fox Tower |
| 9 | American Bank Bldg |
| 10 | West End 12th Bldg |
| 11 | 12th and Alder Bldg |
| 12 | 9th and Taylor Building |
| 13 | Aspect on 6th |
| 14 | Pioneer Tower |
| 15 | Smart Park 3rd Ave Garage |
| 16 | Pioneer Park |
| 17 | Standard Bldg |
| 18 | The Mayer Building |
| 19 | 12th & Morrison |
| 20 | The Broadway Building |
| 21 | Cascade Building |
| 22 | Centennial Block Building |
| 23 | The Galt |
| 24 | Commonwealth Building |
| 25 | The Swetland Building |
| 26 | Pang Building |
| 27 | Board of Trade Building |
| 28 | Selling Building |
| 29 | Spencer Court |
| 30 | Portland Food Hall |
| 31 | Fourth Ave Building |
| 32 | Morgan Bldg |
| 33 | 10th Ave Bldg |
| 34 | 2nd & Taylor |
| 35 | Dekum Building |
| 36 | Alderway Bldg |
| 37 | Central Plaza |
| 38 | The West End Building |
| 39 | 9th and Alder building |
| 40 | Three Kings Building |
| 41 | World Trade Center |



November 2020

0 100 200 400 600 800 1,000 Feet

Retail Core Vacancy List

map #	Address	Building	Street	X Street	Size (SF)	Asking Rent PSF	Broker/Contact Info
1	621 SW 5th Ave	Meier & Frank Bldg.	Morrison	5th	1,979 RSF & 6,925 RSF & 6,041 RSF	Call	Dan Bozich Rob Moneyhan UrbanWorks Real Estate 503 228 3080 URBANWORKSREALESTATE.COM
2	10th & Yamhill Garage	10th & Yamhill Garage	10th	Yamhill	Multiple Spaces	Call	HSM Pacific Matt Martinez and Melissa Martin 503-245-1400 melissa@hsmacific.com
3	Yamhill & 5th	Pioneer Place	5th	Yamhill	Contact GGP for available spaces	Call	Jessica Curtis Brookfield Properties (503) 414-8930 brookfieldpropertiesretail.com
4	625 SW 10th Ave.	625 10th Building	10th	Yamhill	3,500 grd + 3,500 SF bsmt	Call	Dan Bozich Rob Moneyhan UrbanWorks Real Estate 503 228 3080 URBANWORKSREALESTATE.COM
5	620 SW 5th Ave	620 Building	5th	Alder	2,200 SF - 7,388 SF 24,516 SF Basement	Call	HSM Pacific Brock Switzer 503-245-1400
6	708-718 SW Alder	Deady Building	Broadway	Alder	2,500 SF	Call	Doug Bean & Associates John Brandhorst, Adam Bean (503)222.5100
7	851 SW 6th Ave	Pacific Center	Taylor	6th	4,778 SF	Call	DAN BOZICH Brian Greeley UrbanWorks Real Estate 503 228 3080 URBANWORKSREALESTATE.COM
8	732 SW Yamhill St	Fox Tower	Yamhill	Broadway	3,190 SF	Call	CRA Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM
9	621 SW Morrison	American Bank Bldg.	Morrison	Broadway	1,116 SF + 10,628 SF (At Lease)	Call	DAN BOZICH KIA HARTLEY UrbanWorks Real Estate 503 228 3080 URBANWORKSREALESTATE.COM
10	616 SW 12th Ave	West End 12th Bldg.	12th	Alder	1,604 SF	Call	CRA Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM
11	560 SW 12th Ave	12th and Alder Bldg.	12th	Alder	1,965 SF	Call	Capacity Commercial Group Michelle Rozakis 503.222.1195
12	906 SW Taylor St.	9th and Taylor Building	9th	Taylor	1,424 SF	Call	CRA Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM
13	400 SW 6th	Aspect on 6th	6th	Alder	1,666 SF	Call	Dan Bozich and Kia Hartley Urban Works 503.228.3080
14	845 SW 4th Ave	Pioneer Tower	4th	Taylor	392 SF	Call	Brittany Bersani / Karen BuSteed JLL 503.937.2105 brittany.bersani@am.jll.com
15	318 SW Alder St.	Smart Park 3rd Ave Garage	Alder	3rd	1,315 SF	Call	Anne Hecht Cushman & Wakefield (504) 279-1728 anne.hecht@cushwake.com
16	719 SW Morrison	Pioneer Park	Morrison	Broadway	770 SF	\$5,300/mo. gross + utilities	CRA Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM
17	900 SW 5th	Standard Bldg.	4th	Taylor	1,500 SF - 3,900 SF along 4th Ave & 2,200 SF along 5th Ave	Call	Luis Martin Del Campo / Duane Link Norris Stevens 503.416.8405 norris-stevens.com
18	1130 SW Morrison St	The Mayer Building	Morrison	11	1,649 SF	\$32.00 MG	Caryl Brown Commercial Integrity NW 503.307.1204
19	1155 SW Morrison St.	12th & Morrison	Morrison	12	5,464 SF	Call	CBRE Austin Cain 503.221.4833
20	621 SW Broadway	The Broadway Building	Broadway	Alder	Former Cricket Wireless- Sublease	Call	HSM Pacific Brock Switzer and Melissa Martin 503-245-1400 melissa@hsmacific.com
21	538 SW 6th Ave	Cascade Building	6th	Alder	2,276 SF	Call	Dan Bozich and Tyler Bruss Urban Works 503.228.3080
22	206 SW Morrison	Centennial Block Building	2nd	Morrison	7,640 SF + 5,102 SF Mezzanine	Call	CRA Alex MacLean / Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM
23	800-808 SW Alder St	The Galt	Adler	Park	3,976 SF	Call	Luis Martin Del Campo / Tim Pfeiffer Norris Stevens 503.416.8405 norris-stevens.com
24	607 SW Washington St	Commonwealth Building	6th	Washington	10,174 SF ground Floor + 9,774 SF Mezzanine	\$32/SF FS	DAN BOZICH Brian Greeley UrbanWorks Real Estate 503 228 3080 URBANWORKSREALESTATE.COM
25	500 SW Washington St	The Swetland Building	5th	Washington	6,000 SF	Call	Neville & Butler 503.241.1222 www.nevillebutler.com
26	822 SW 10th Ave	Pang Building	10th	Taylor	1,600 SF, 1,865 SF	Call	Mariisa Lee Luis Martin del Campo (503) 225.8449 Norris-stevens.com
27	310 SW 4th Ave	Board of Trade Building	Oak	4th	1,810 SF	Call	Brittany Bersani / Karen BuSteed JLL 503.937.2105 brittany.bersani@am.jll.com
28	606 SW Alder	Selling Building	Alder	6th	772 SF & 3,996 SF (Can be Combined)	Call	DAN BOZICH KIA HARTLEY UrbanWorks Real Estate 503 228 3080 URBANWORKSREALESTATE.COM
29	1132 SW Harvey Milk Street	Spencer Court	Harvey Milk	12th	2,145 SF	Call	CRA Ashley Heichelbech / Kathleen Healy 503 274-0211 CRA-NW.COM

Retail Core Vacancy List

map #	Address	Building	Street	X Street	Size (SF)	Asking Rent psf	Broker/Contact Info
30	827 SW 2nd	Portland Food Hall	2nd	Taylor	700 SF +/-, Kitchen and non Kitchen space available	Call	Tom Lux Portland Food Hall 562.706.5218 talux2000@yahoo.com
31	832-838 SW 4th Ave	Fourth Ave Building	4th	Taylor	3,700 SF	Call	Matthew Sichel NAI Elliott 503.972.7206
32	720 SW Washington	Morgan Bldg.	Broadway	Washington	1,673 RSF & 654 SF	Call	ROB MONEYHAN UrbanWorks Real Estate 503.228.3080 URBANWORKSREALESTATE.COM
33	939 SW 10th Ave	10th Ave Bldg.	10th	Salmon	4,284 SF	\$4,500/mo. gross + utilities	CRA Ashley Heichelbech / Kathleen Healy 503.274-0211 CRA-NW.COM
34	110 SW Yamhill St	2nd & Taylor	2nd	Taylor	2,513 SF	\$32 psf NNN	Nicole Onder Melvin Mark 503.46.4540 melvinmark.com
35	519 SW 3rd Ave	Dekum Building	Washington	3rd	3,500 SF	\$27/SF/Yr. NNN	HSM Pacific Brock Switzer 503-245-1400 brock@hsmacific.com
36	705 SW Alder	Alderway Bldg.	Alder	Broadway	1545 SF + 843 SF bsmnt	\$45 psf	Neville & Butler 503.241.1222 www.nevillebutler.com
37	504-538 SW 4th Ave	Central Plaza	Alder	4th	1,600 SF	\$25/SF/YR NN	Nicole Onder Melvin Mark 503.46.4540 melvinmark.com
38	1017 SW Washington	The West End Building	10th	Washington	1,938 SF & 2,505 SF & 1,107 SF (Q1 2021 Delivery)	Call	DAN BOZICH Rob Moneyhan UrbanWorks Real Estate 503.228.3080 URBANWORKSREALESTATE.COM
39	604 SW 9th Ave	9th and Alder building	9th	Alder	1,792 SF grd + 1,254 SF mezz	Call	Norris Stevens Tim Pfeiffer / Luis Martin del Campo 503.225.8455 norris-stevens.com
40	320 SW 6th Ave	Three Kings Building	6th	SW Harvey Milk St.	4,593 SF + basement and mezzanine available	Call	Surlamer Investments Brittney Taylor 949-640-0801
41	127 & 131 SW Salmon	World Trade Center	Salmon	1st	1,040 USF & 1,670 USF	Call	Dan Bozich and Kia Hartley Urban Works 503.228.3080

Other Vacancies Not on Map

	234 SW Broadway	1320 Broadway	Broadway	Oak	9,343 SF	Call	Brittany Bersani / Karen BuSteed JLL 503.937.2105 brittany.bersani@am.jll.com
	214 SW Broadway	Broadway and Pine Retail	Broadway	Pine	476 SF, 1,413 SF, 2,739 SF	\$28-\$30 SF/yr NNN	Michelle Rozakis Capacity Commercial 503.222.1195
	1320 SW Broadway	1320 Broadway	Broadway	Jefferson	2,655 SF & 5,000 SF	Call	Anne Hecht Cushman & Wakefield anne.hecht@cushwake.com
	1211 SW 5th	PacWest Center	5th	Madison	1,210 SF Retail / 3,238 SF Restaurant	Call	Dan Bozich Urban Works 503.228.3080
	101 SW Main	One Main Place	Main	1st	1,684 RSF & 3,525 RSF	Call	Dan Bozich Tyler Bruss UrbanWorks Real Estate 503.228.3080 URBANWORKSREALESTATE.COM
	211 SW 6th Ave	Micro Café	Pine	6th	375 SF	\$1,000/ mo. + Utilities	CRA Ashley Heichelbech / Kathleen Healy 503.274-0211 CRA-NW.COM
	215 SW 6th Ave	Second Generation Restaurant	6th	Pine	1,975 SF	\$30/SF Gross + Utilities	CRA Ashley Heichelbech / Kathleen Healy 503.274-0211 CRA-NW.COM
	111 SW Columbia St	Columbia Square	2nd	Taylor	7,198 SF	Call	Nicole Onder Melvin Mark 503.46.4540 melvinmark.com
	1300 SW 6th Ave	Unitus Plaza	5th	Columbia	2,700 SF	Call	Menashe Properties Shawn Adams 503.221.4040 shawn@menasheproperties.com
	1220 SW Morrison St	Terminal Sales Building	12th	Morrison	1,899 SF, 3,164 SF	\$18-\$22/SF/YR	American Property Management (503) 281-7779
	1022 W Burnside St	Union Way	Harvey Milk St	10th	589 SF	\$2,797/mo. Gross	CRA Ashley Heichelbech / Kathleen Healy / Sam Lefebvre 503.274-0211 CRA-NW.COM
	436 SW 13th Ave	Indigo 12W	13th	Washington	1,542 SF	Call	Dan Bozich Urban Works 503.228.3080
	111 SW 5th Ave	US Bank Corp Tower	5th	Oak	4,474 SF, 5,034 SF, 690 SF	Call	CRA Ashley Heichelbech / Kathleen Healy 503.274-0211 CRA-NW.COM

Chase McPherson | Downtown Retail Advocate
 Sydney Mead | Director, Downtown Programs
 Downtown Clean and Safe
 Portland Business Alliance, Greater Portland's Chamber of Commerce
 121 SW Salmon St., Ste. 1440, Portland, OR 97204
 p: 503-208-5524 | chase@pdxretail.com
 p: 503-552-6740 | smead@portlandalliance.com