

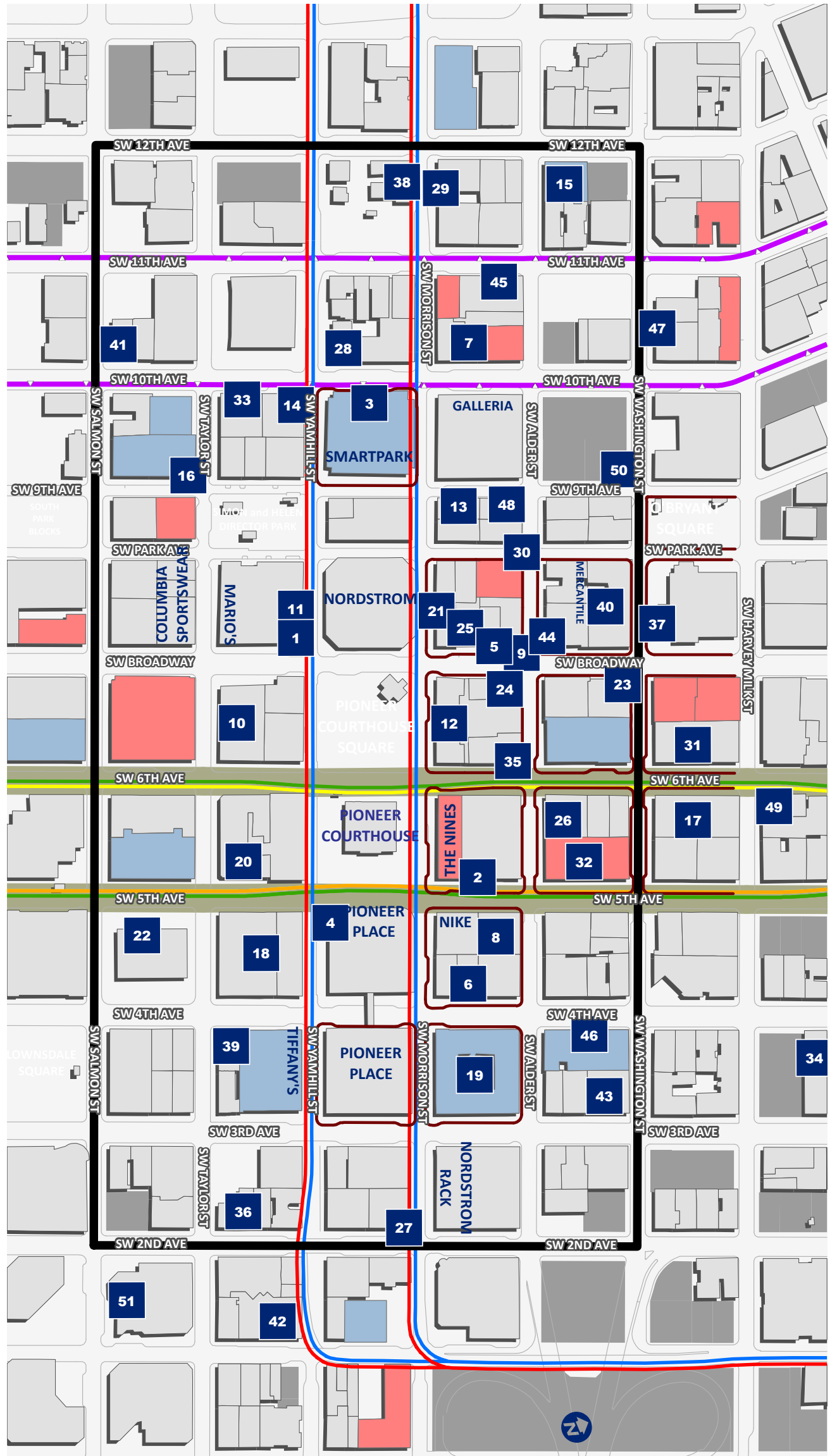
## Downtown Retail Core



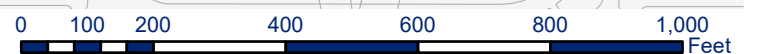
**LEGEND**

- Retail Core Vacancies
- Hotels
- Parks
- MAX Lines
- Streetcar
- Retail Core Boundary
- 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



May 2021



- | Label | Location                   |
|-------|----------------------------|
| 1     | Fox Tower                  |
| 2     | Meier & Frank Building     |
| 3     | 10th & Yamhill Garage      |
| 4     | Pioneer Place              |
| 5     | Charles F Berg Building    |
| 6     | Caplan Building Restaurant |
| 7     | 625 10th Building          |
| 8     | 620 Building               |
| 9     | Deady Building             |
| 10    | Pacific Center             |
| 11    | Fox Tower                  |
| 12    | American Bank Building     |
| 13    | Second Gen Restaurant      |
| 14    | Blanchard Building         |
| 15    | 12th and Alder Building    |
| 16    | 9th and Taylor Building    |
| 17    | Aspect on 6th              |
| 18    | Pioneer Tower              |
| 19    | Smart Park 3rd Ave Garage  |
| 20    | 5th & Taylor               |
| 21    | Pioneer Park               |
| 22    | Standard Building          |
| 23    | 508 SW Broadway            |
| 24    | 610 Broadway               |
| 25    | The Broadway Building      |
| 26    | Cascade Building           |
| 27    | Centennial Block Building  |
| 28    | Deli on 10th               |
| 29    | 12th & Morrison            |
| 30    | The Galt                   |
| 31    | Commonwealth Building      |
| 32    | The Swetland Building      |
| 33    | Pang Building              |
| 34    | Board of Trade Building    |
| 35    | Selling Building           |
| 36    | Portland Food Hall         |
| 37    | Union Bank Building        |
| 38    | The Mayer Building         |
| 39    | Fourth Ave Building        |
| 40    | Morgan Building            |
| 41    | 10th Ave Building          |
| 42    | 2nd & Taylor               |
| 43    | Dekum Building             |
| 44    | Alderway Building          |
| 45    | Sentinel                   |
| 46    | Central Plaza              |
| 47    | The West End Building      |
| 48    | 9th and Alder Building     |
| 49    | Three Kings Building       |
| 50    | Block 216                  |
| 51    | World Trade Center         |

## Downtown Retail Core Vacancy List

map #	Address	Building	Street	X Street	Size (SF)	Asking Rent p/SF	Broker/Contact Info
1	710 SW Yamhill St	Fox Tower	Broadway	Yamhill	5,709 SF First Floor, 12,488 SF Second Floor	Call	CRA Ashley Heichebech / Kathleen Healy 503 274-0211 cra.nw.com
2	621 SW 5th Ave	Meier & Frank Bldg.	Morrison	5th	1,079 RSF & 4,925 RSF & 6,041 RSF	Call	Dan Bozich   Rob Moneyhan UrbanWorks Real Estate 503 228 3080 URBANWORKSREALESTATE.COM
3	10th & Yamhill Garage	10th & Yamhill Garage	10th	Yamhill	Multiple Spaces	Call	HSM Pacific Matt Martinez and Melissa Martin 503-245-1400 melissa@hmpacific.com
4	Yamhill & 5th	Pioneer Place	5th	Yamhill	Contact GGP for available spaces	Call	Jessica Curtis Brookfield Properties (503) 414-8930 brookfieldpropertiental.com
5	615 SW Broadway	Charles F Berg Bldg.	Broadway	Morrison	4,383 SF basement suite, 2,507 SF, 4,383 SF	Call	Anne Hecht Cushman & Wakefield (504) 279-1728 anne.hecht@cushwake.com
6	625 SW 4th Ave	Caplan bldg. Restaurant	4th	Morrison	1,403 SF	Call	Capacity Commercial Group Michelle Rozakis 503.222.1195
7	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
8	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
9	708-718 SW Alder	Deady Building	Broadway	Alder	2,500 SF	Call	Doug Bean & Associates John Brandhorst, Adam Bean (503)222 5100
10	851 SW 6th Ave	Pacific Center	Taylor	6th	4,778 SF	Call	DAN BOZICH   Brian Greeley UrbanWorks Real Estate 503 228 3080 URBANWORKSREALESTATE.COM
11	732 SW Yamhill St	Fox Tower	Yamhill	Broadway	3,190 SF	Call	CRA Ashley Heichebech / Kathleen Healy 503 274-0211 cra.nw.com
12	621 SW Morrison	American Bank Bldg.	Morrison	Broadway	1,116 SF	Call	DAN BOZICH   KIA HARTLEY UrbanWorks Real Estate 503 228 3080 URBANWORKSREALESTATE.COM
13	620 SW 9th Ave	Second Gen Restaurant	9th	Alder	822 SF, 968 SF Basement	\$2,600 /mo. Plus NNN (\$332/mo.)	CRA Ashley Heichebech / Kathleen Healy 503 274-0211 cra.nw.com
14	812-821 SW 10th Ave	Blanchard Bldg.	10th	Yamhill	1,429 SF	Call	Luis Martin Del Campo Norris Stevens 503.416.8422 norris-stevens.com
15	560 SW 12th Ave	12th and Alder Bldg.	12th	Alder	1,965 SF	Call	Capacity Commercial Group Michelle Rozakis 503.222.1195
16	906 SW Taylor St.	9th and Taylor Building	9th	Taylor	1,424 SF	Call	CRA Ashley Heichebech / Kathleen Healy 503 274-0211 cra.nw.com
17	400 SW 6th	Aspect on 6th	6th	Alder	1,666 SF	Call	Dan Bozich and Kia Hartley Urban Works 503.228.3080
18	845 SW 4th Ave	Pioneer Tower	4th	Taylor	392 SF	Call	Brittany Bersani / Karen BuSteed JLL 503.937.2105 brittany.bersani@am.jll.com
19	318 SW Alder St.	Smart Park 3rd Ave Garage	Alder	3rd	1,315 SF	Call	Pauline Goble PBOT 503.823.6330
20	825 SW 5th Ave	5th & Taylor	5th	Taylor	4,868 SF	Call	Nicole Onder Melvin Mark 503.46.4540 melvinmark.com
21	719 SW Morrison	Pioneer Park	Morrison	Broadway	770 SF	\$5,300/mo. gross + utilities	CRA Ashley Heichebech / Kathleen Healy 503 274-0211 cra.nw.com
22	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
23	508 SW Broadway	508 SW Broadway	Broadway	Washington	2,601 SF	Call	Dan Bozich and Kia Hartley Urban Works 503 228 3080
24	610 SW Broadway	610 Broadway	Broadway	Alder	877 SF	Call	Menashe Properties Shawn Adams 503.221.4040 shawn@menasheproperties.com
25	621 SW Broadway	The Broadway Building	Broadway	Alder	Former Cricket Wireless-Sublease	Call	HSM Pacific Brock Switzer and Melissa Martin 503-245-1400 melissa@hmpacific.com
26	538 SW 6th Ave	Cascade Building	6th	Alder	2,276 SF	Call	Dan Bozich and Tyler Bruss Urban Works 503 228 3080
27	206 SW Morrison	Centennial Block Building	2nd	Morrison	7,640 SF + 5,102 SF Mezzanine	Call	CRA Alex MacLean / Ashley Heichebech / Kathleen Healy 503 274-0211 cra.nw.com
28	733 SW 10th	Deli on 10th	10th	Morrison	1,707 SF	Call	DAN BOZICH   Brian Greeley UrbanWorks Real Estate 503 228 3080 URBANWORKSREALESTATE.COM
29	1155 SW Morrison St.	12th & Morrison	Morrison	12	5,464 SF	Call	Menashe Properties Shawn Adams 503.221.4040 shawn@menasheproperties.com
30	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
31	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
32	500 SW Washington St	The Sweetland Building	5th	Washington	6,000 SF	Call	Neville & Butler 503.241.1222 www.nevillebutler.com
33	822 SW 10th Ave	Pang Building	10th	Taylor	1,600 SF, 1,865 SF	Call	Marisa Lee Luis Martin del Campo (503) 225-8449 Norris-stevens.com
34	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
35	610 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
36	827 SW 2nd	Portland Food Hall	2nd	Taylor	700 SF +/-, Kitchen and non Kitchen space available	Call	Tom Luu Portland Food Hall 562.706.5218 taluu2000@yahoo.com

## Downtown Retail Core Vacancy List

map #	Address	Building	Street	X Street	Size (SF)	Asking Rent psf	Broker/Contact Info
37	707 SW Washington St	Union Bank Bldg.	Broadway	Washington	25,579 SF (July 2021)	\$35-\$39 Full Service	Nicole Onder Melvin Mark 503.46.4540 melvinmark.com
38	1122 SW Morrison St	The Mayer Building	Morrison	12th	1,604 SF, 1,649 SF	Call	Kidder Mathews Caryl Brown 503.721.2768
39	832-838 SW 4th Ave	Fourth Ave Building	4th	Taylor	3,700 SF	Call	Matthew Sichel NAI Elliott 503.972.7206
40	720 SW Washington	Morgan Bldg.	Broadway	Washington	1,673 RSF & 654 SF	Call	ROB MONEYHAN UrbanWorks Real Estate 503.228.3080 URBANWORKSREALESTATE.COM
41	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
42	110 SW Yamhill St	2nd & Taylor	2nd	Taylor	2,513 SF	\$32 psf NNN	Nicole Onder Melvin Mark 503.46.4540 melvinmark.com
43	519 SW 3rd Ave	Dekum Building	Washington	3rd	3,500 SF	\$27/SF/Yr. NNN	HSM Pacific Brock Switzer 503-245-1400 brock@hsm-pacific.com
44	705 SW Alder	Alderway Bldg.	Alder	Broadway	1545 SF + 843 SF bsmt	\$45 psf	Neville & Butler 503.241.1222 www.nevillebutler.com
45	614 SW 11th Ave	Sentinel	11th	Alder	1,509 SF	Call	CRA Jeff Olson / Kelli-Mae 503.274-0211 CRA.NW.COM
46	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
47	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
48	606 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
49	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
50	900 SW Washington St	Block 216	Alder	9th	2,412 SF, 8,312 SF	Call	Kevin Joshi Kidder Mathews 503.221.2282 kevin.joshi@kiddermathews.com
51	127 & 131 SW Salmon	World Trade Center	Salmon	1st	1,040 USF & 1,670 USF	Call	Dan Bozich and Kira 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 JL 503.937.2105 brittany.bersani@am.jl.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 503.279.1728 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
	100 SW Main St	First & Main	Main	1st	2,200 SF	Call	Dan Bozich and Kira Hartley Urban Works 503.228.3080
	250 SW Taylor St	250 Taylor	Taylor	2nd	1,456 SF	Call	Anne Hecht Cushman & Wakefield 503.279.1728 anne.hecht@cushwake.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
	140 SW Columbia St	Portland Astoria	1st	Jefferson	985 SF- 6.802 SF	\$28-\$33/SF/Yr + NNN	Michelle Rozakis Capacity Commercial 503.222.1195
	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

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