

FOR LEASE



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

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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.

11/14/2023

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

TCN
WORLDWIDE
REAL ESTATE SERVICES

AMO

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

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GROUND FLOOR RETAIL 2ND GEN RESTAURANT SPACE FOR LEASE

DETAILS

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

FEATURES

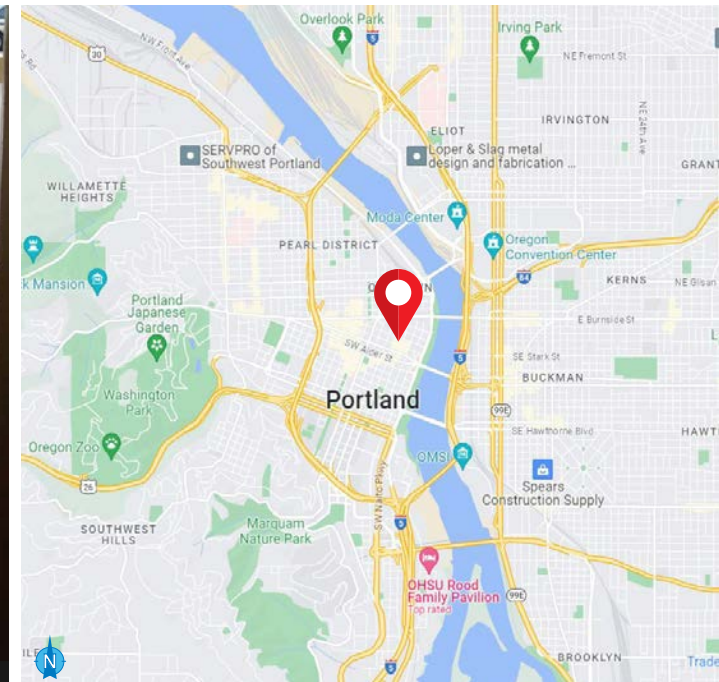
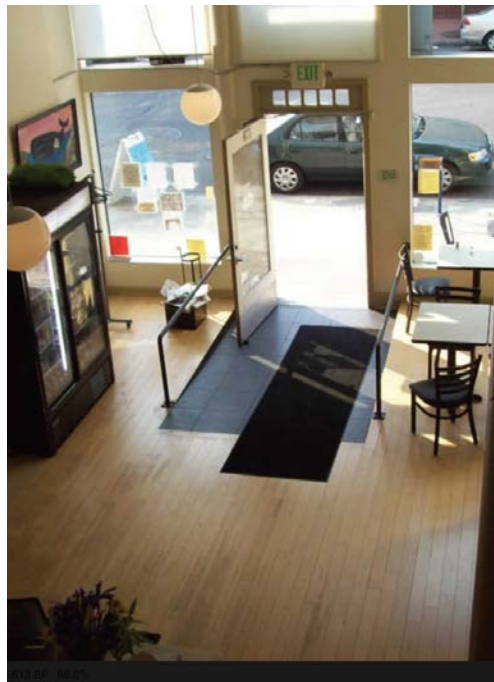
- Former restaurant/bar build out (some kitchen and bar equipment available)
- Unique retail space with mezzanine level overlooking bar
- Located on ground floor below 26 apartments
- Prime downtown location with easy access to shopping, eateries, nightlife, and a few blocks away from waterfront park
- Fantastic scores: Walker's Paradise (99) and Transit Rider's Paradise (92)

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



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



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GROUND CONTROL

DIXIE TAVERN

BARREL

DANTE'S

PORTLAND CITY GRILL

MOTHER'S

AFURI

PORTLAND SATURDAY MARKET

STARBUCKS COFFEE

EMBASSY SUITES by Hilton

STUMPTOWN COFFEE ROASTERS

FIFTH AVE FOOD CARTS

KELLS IRISH RESTAURANT & PUB

LECHON

SW 4TH AVE

SW PINE STREET

PINE STREET MARKET

CHURCH OF SCIENTOLOGY

RAVEN'S MANOR

SW OAK STREET

CRAFT PDX

PORTLAND BURGER

SUBJECT PROPERTY

HARVEY MILK STREET

HUBER'S CAFE

KILLER BURGER

SW NAITO PKWY

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