

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

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

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

AMO

900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204

503.223.3171 • NORRIS-STEVENSON.COM



# ST. JAMES BUILDING

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

## GROUND FLOOR RETAIL 2ND GEN RESTAURANT SPACE FOR LEASE

### DETAILS

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

### FEATURES

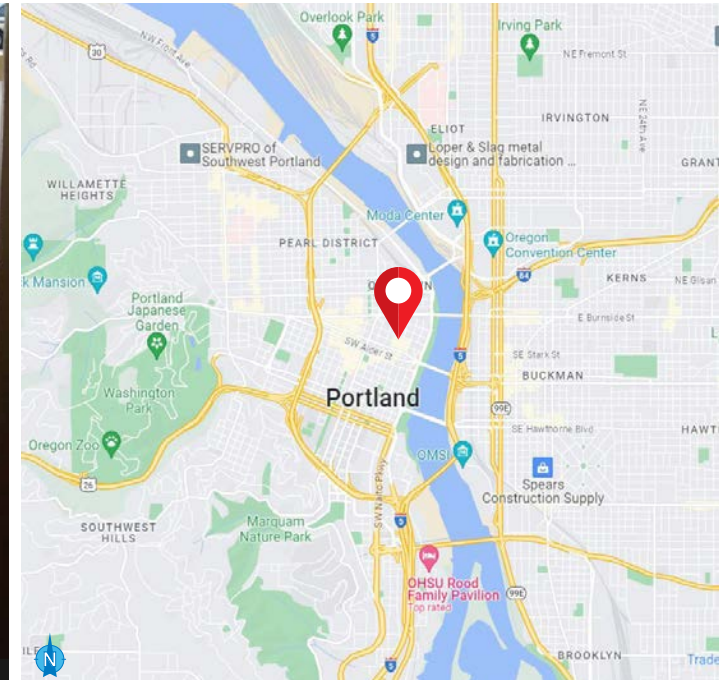
- Former restaurant/bar build out (some kitchen and bar equipment available)
- Unique retail space with mezzanine level overlooking bar
- Located on ground floor below 26 apartments
- Prime downtown location with easy access to shopping, eateries, nightlife, and a few blocks away from waterfront park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



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

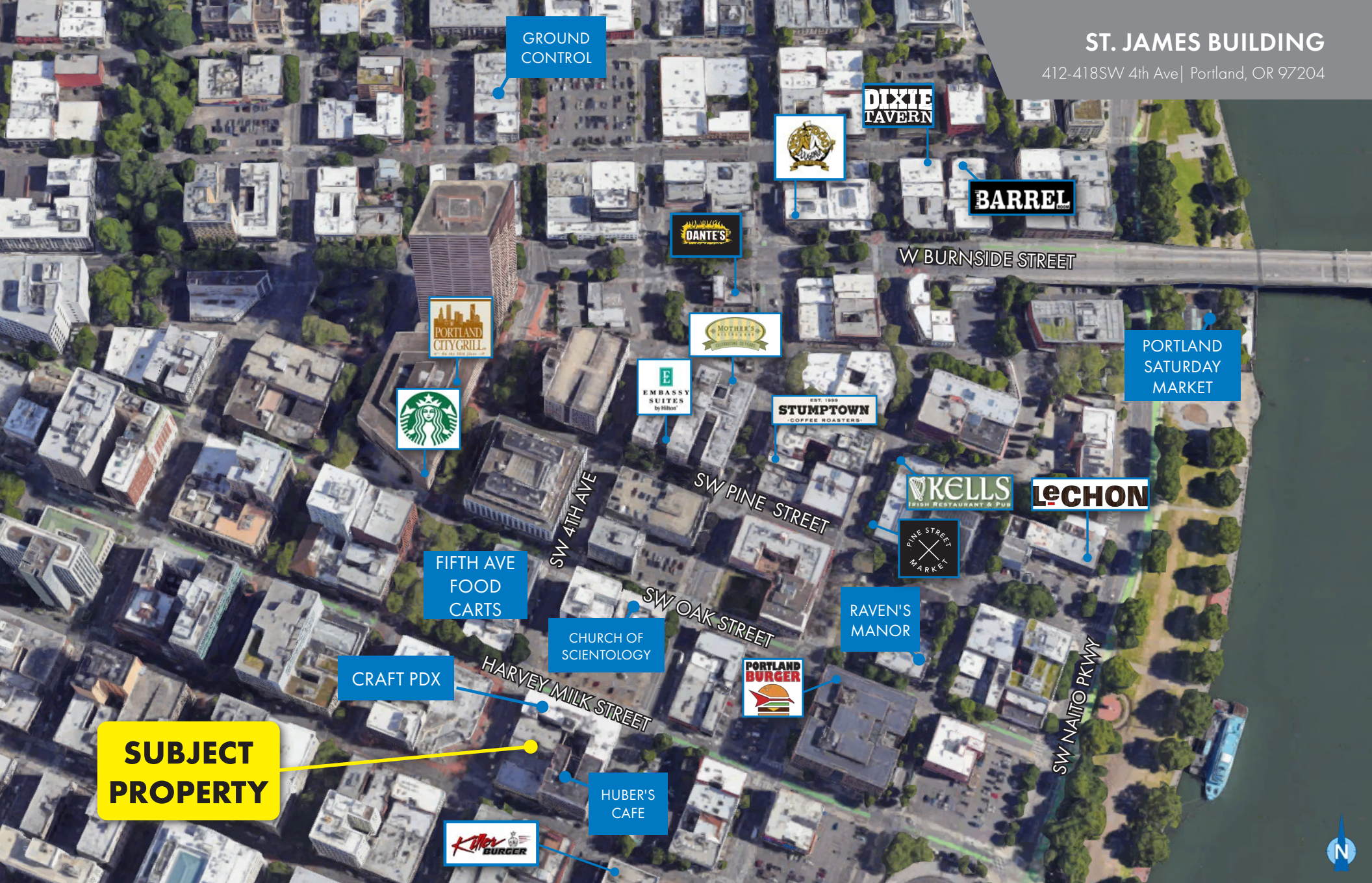


900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204  
503.223.3171 • NORRIS-STEVENS.COM



# ST. JAMES BUILDING

412-418SW 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

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

AMO

900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204

503.223.3171 • NORRIS-STEVENS.COM