

ESSEX HOUSE

**PRIME CORNER CAFE /
RETAIL SPACE AVAILABLE**

RETAIL OPPORTUNITY • PORTLAND, OREGON



225 SW Columbia Street, Portland, Oregon

FEATURED SPACE

- **1,151 SF - Corner** (Former Starbucks)
Prime corner cafe/retail opportunity on SW 3rd Ave & SW Jefferson St with strong visibility, expansive storefront glass, and existing cafe infrastructure.

SPACE CONDITION

- Former Starbucks location
- Open shell, ready for tenant improvements
- Existing plumbing infrastructure in place (3-comp sink, hand sink, mop sink)
- Back-of-house area

ASKING RATE

1,151 SF - Modified Gross Rate: \$2,400/mo plus utilities

1,495 SF - Modified Gross Rate: \$3,200/mo plus utilities

WHY THIS SPACE

- **Motivated Landlord, Tenant Improvements available**
- Prime corner visibility
- Located on the ground floor of the Essex House, a 156 unit Class A apartment building
- Steps from Keller Auditorium and The Porter Hotel
- Close to MAX light rail and South Waterfront

ADDITIONAL AVAILABILITY

- **1,495 SF** : Former restaurant space with existing three-compartment sink and infrastructure for food or beverage use. No hood.

Walk Score

98

Bike Score

92

Transit Score

90



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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PHOTOS - FEATURED SPACE

ESSEX HOUSE
PORTLAND, OR

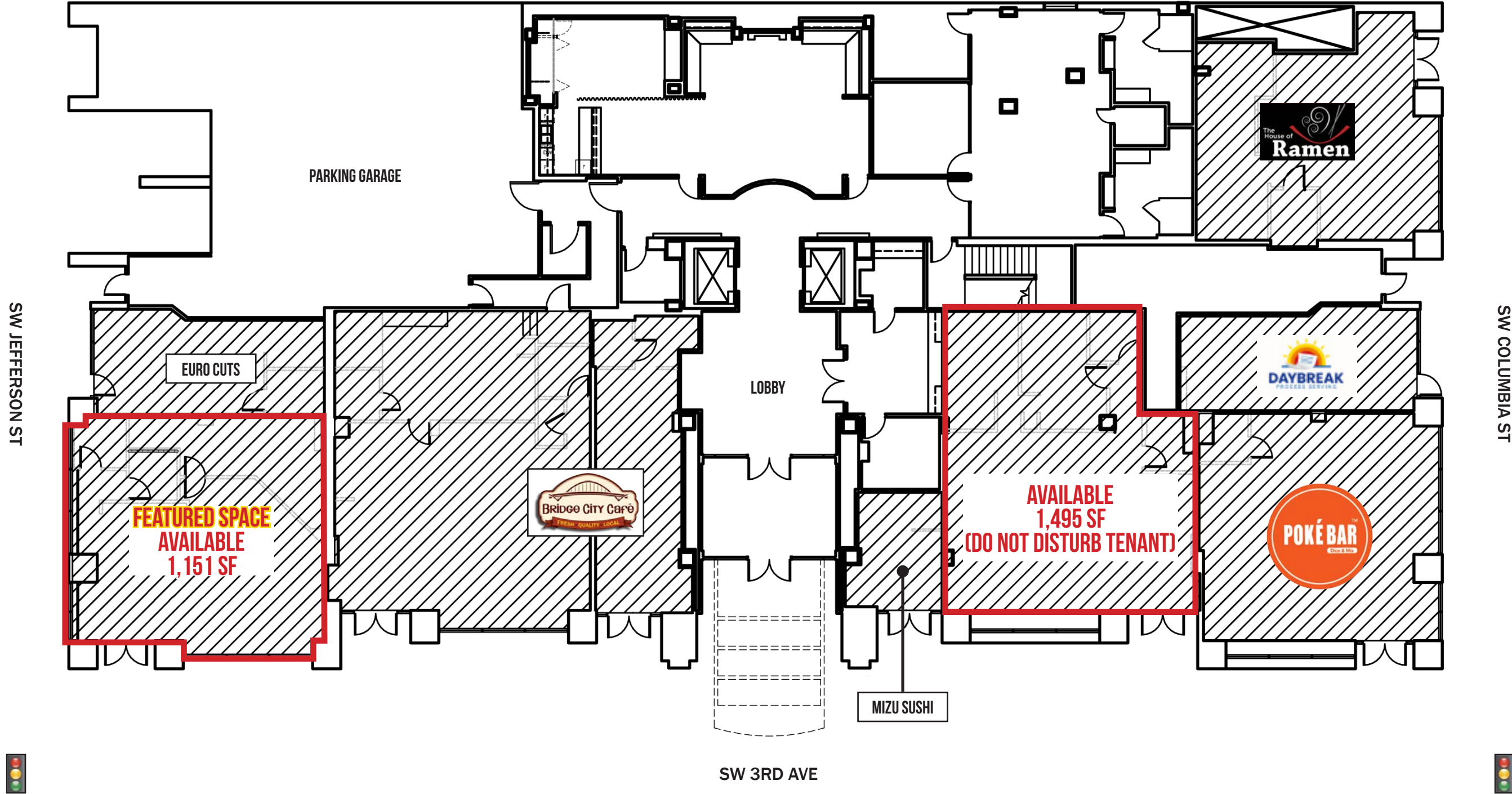


ESSEX HOUSE
PORTLAND, OR



SITE





DEMOGRAPHIC SUMMARY

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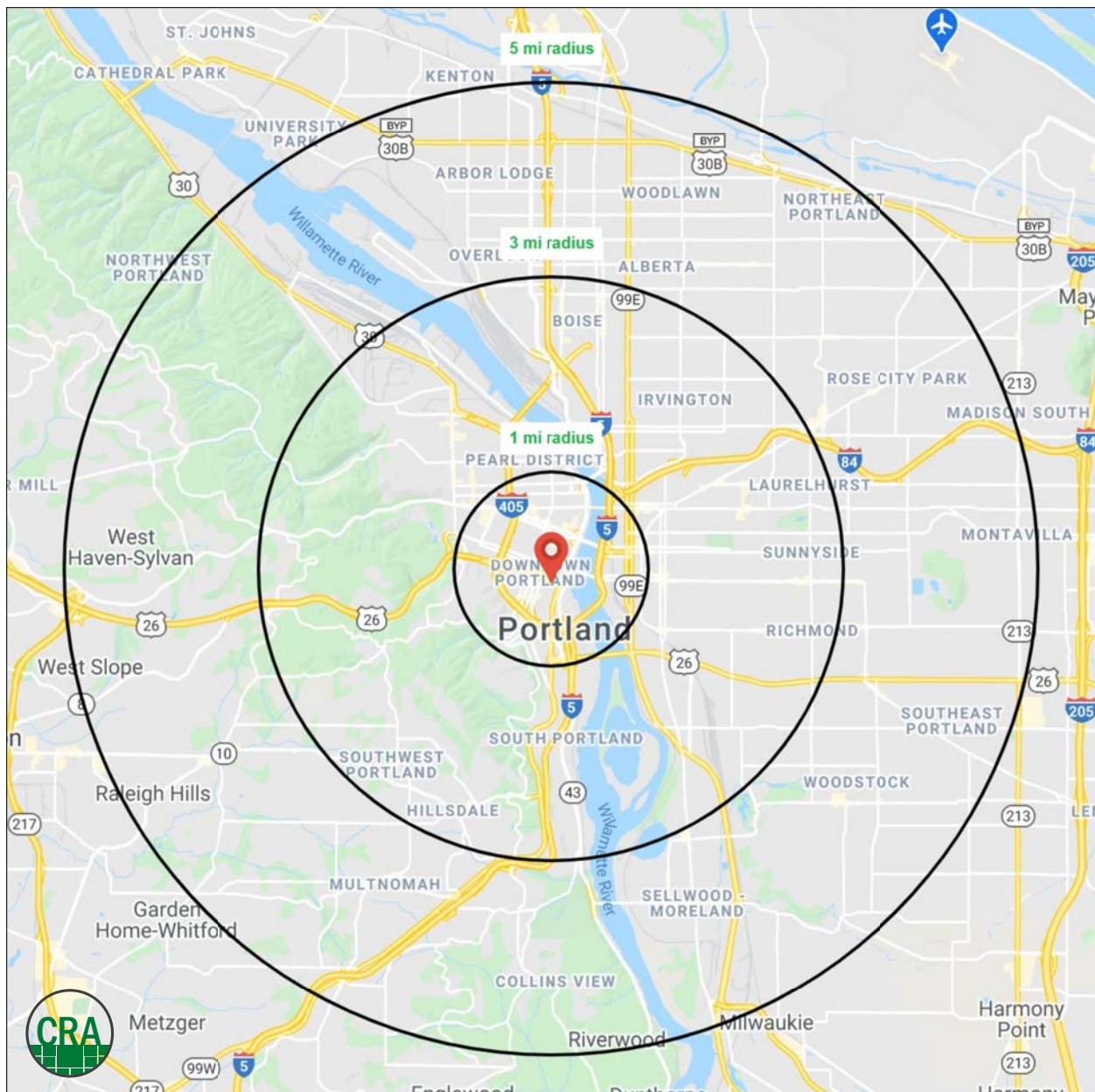
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	41,449	204,381	451,206
Estimated Households 2025	20,771	106,379	213,775
Average HH Income	\$105,853	\$140,426	\$148,732
Median Age	39.3	38.7	39.3
Total Businesses	8,167	23,340	38,256
Daytime Demographics 16+	112,263	273,910	431,210

41,449

Estimated Population
1 MILE RADIUS

112,263

Adjusted Daytime Demographics 16+
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5136/-122.6777

Essex House Portland, OR 97201	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	41,449	204,381	451,206
2030 Projected Population	41,367	204,010	445,177
2020 Census Population	29,043	189,148	443,521
2010 Census Population	25,652	155,198	388,258
Projected Annual Growth 2025 to 2030	-	-	-0.3%
Historical Annual Growth 2010 to 2025	4.1%	2.1%	1.1%
2025 Median Age	39.3	38.7	39.3
Households			
2025 Estimated Households	20,771	106,379	213,775
2030 Projected Households	21,490	108,401	214,139
2020 Census Households	18,521	99,888	207,371
2010 Census Households	14,980	79,889	178,566
Projected Annual Growth 2025 to 2030	0.7%	0.4%	-
Historical Annual Growth 2010 to 2025	2.6%	2.2%	1.3%
Race and Ethnicity			
2025 Estimated White	70.2%	74.7%	75.0%
2025 Estimated Black or African American	6.4%	5.2%	5.2%
2025 Estimated Asian or Pacific Islander	9.3%	7.4%	7.4%
2025 Estimated American Indian or Native Alaskan	1.2%	0.8%	0.7%
2025 Estimated Other Races	12.9%	12.0%	11.7%
2025 Estimated Hispanic	12.0%	10.8%	10.5%
Income			
2025 Estimated Average Household Income	\$105,853	\$140,426	\$148,732
2025 Estimated Median Household Income	\$75,690	\$101,509	\$110,560
2025 Estimated Per Capita Income	\$53,763	\$73,481	\$70,779
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.4%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	3.4%	2.3%	2.4%
2025 Estimated High School Graduate	13.1%	9.8%	10.3%
2025 Estimated Some College	19.3%	15.6%	16.0%
2025 Estimated Associates Degree Only	6.1%	5.4%	5.8%
2025 Estimated Bachelors Degree Only	29.3%	37.3%	37.8%
2025 Estimated Graduate Degree	26.2%	28.2%	26.1%
Business			
2025 Estimated Total Businesses	8,167	23,340	38,256
2025 Estimated Total Employees	96,768	217,851	311,202
2025 Estimated Employee Population per Business	11.8	9.3	8.1
2025 Estimated Residential Population per Business	5.1	8.8	11.8

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



Prometheus Real Estate Group manages over 1 million square feet of premium commercial, retail and office space across more than 25 properties, creating dynamic environments that inspire productivity and foster community. Our commitment to thoughtful design and exceptional service extends beyond residential neighborhoods, offering businesses a place to thrive within the heart of vibrant communities. We blend functionality with aesthetic appeal to deliver spaces that are as innovative as the companies they house.



**COMMERCIAL
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