

LEASING

RETAIL
/ SERVICE SPACE
OPPORTUNITY

- on -

PORTLAND'S
new **SOUTH**
WATERFRONT



CORNER SPACE

SW RIVER PARKWAY

SW GAINES STREET

REAL ESTATE
INVESTMENT GROUP

2839 SW 2nd Avenue
Portland OR, 97201
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0841 SW GAINES STREET, PORTLAND OREGON

ATWATER PLACE RETAIL

PLEASE CONTACT
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1,498 SF GROUND-FLOOR RETAIL / SERVICE SPACE

LEASE RATE: \$25 / SF / YR + NNN

CUSTOMIZABLE 1ST-GENERATION SPACE

Property Features:

- Ground-Floor Retail / Service Space in 23 Story Mixed-Use Building
- Opportunity for Restaurant or General Retail Use
- LEED Gold Building Certification

[View Site Location](#)
 Google Maps

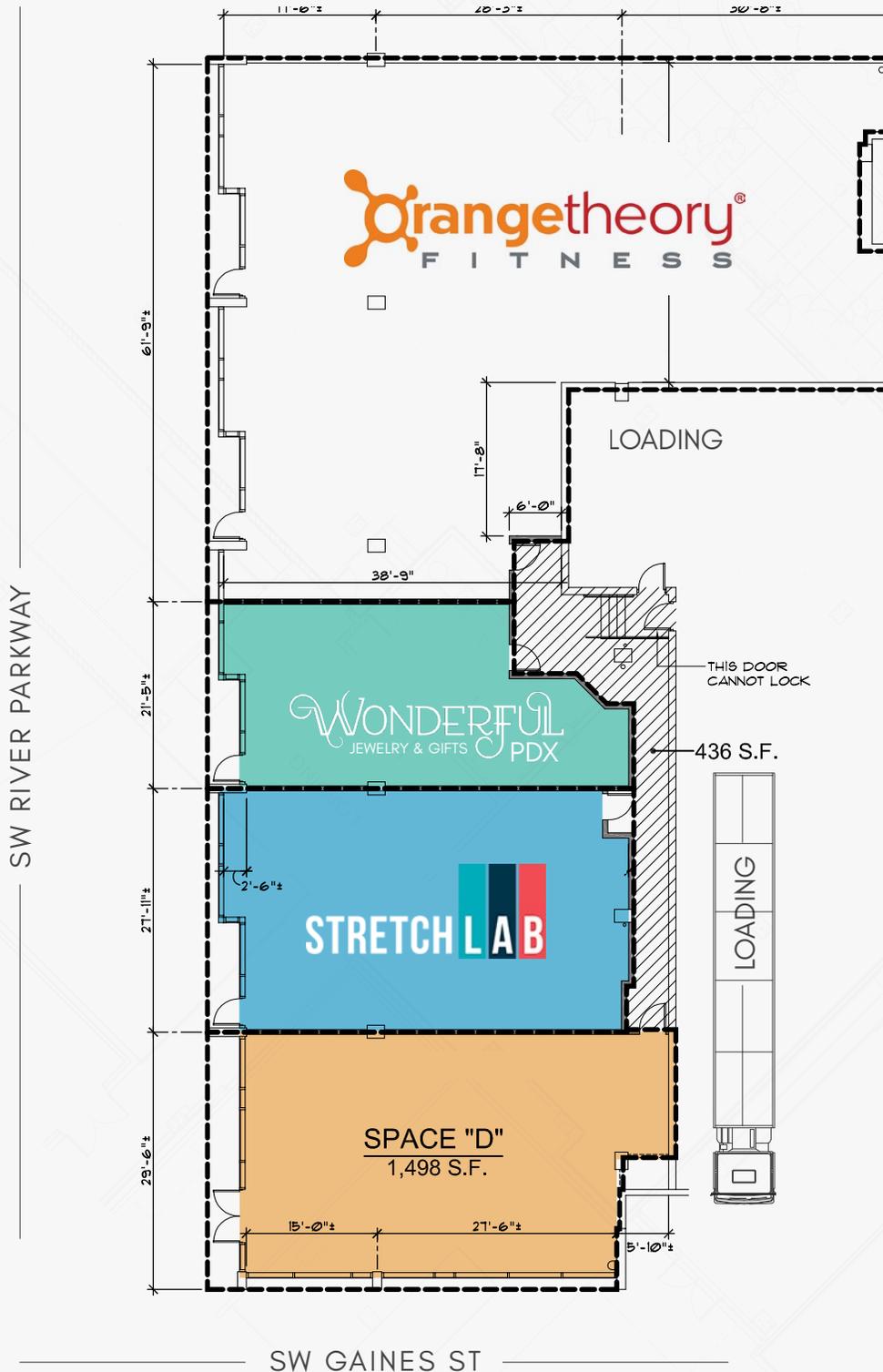
Location Features:

- South Waterfront Location along Willamette River
- Among Over 2,250 Apartment/Condo Units in South Waterfront District
- OHSU Campus Expansion with Collaborative Life Sciences Building
- Nearby I-5, HWY 43 SW Macadam, HWY 26 Ross Island Bridge
- Close to Portland Street Car line, new TriMet MAX Orange Line, OHSU Aerial Tram and Tillikum Crossing Pedestrian/Bicycle/Transit Bridge

Ground-Floor Space for Lease

ATWATER PLACE RETAIL

0841 SW Gaines St., Portland OR



Ground-Floor Space for Lease

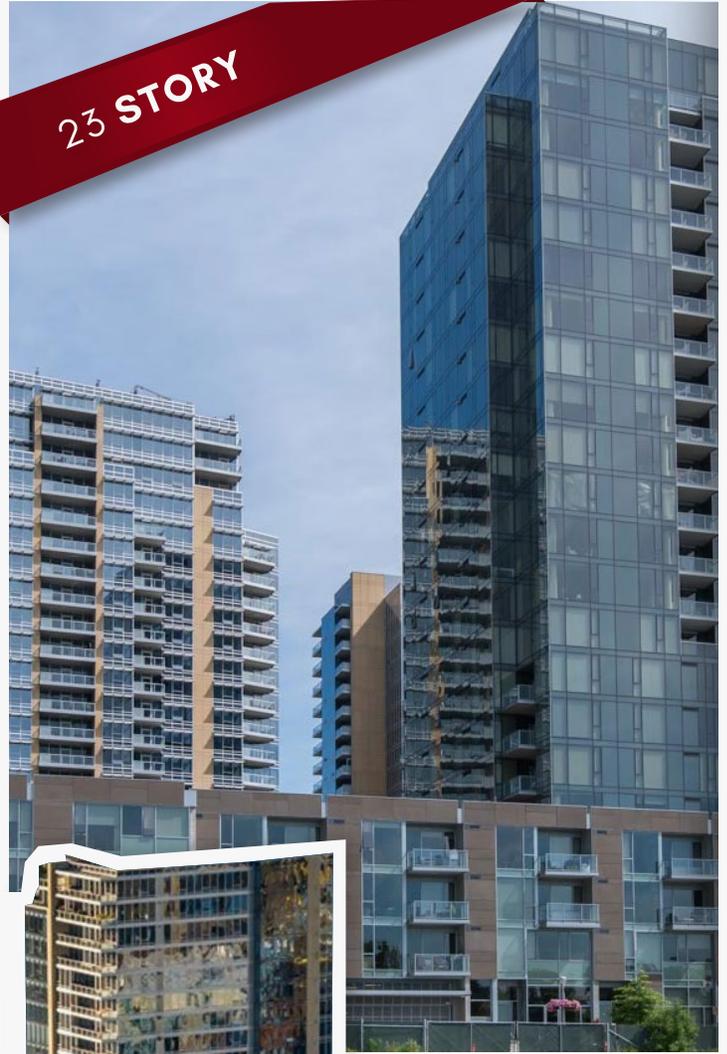
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GROUND FLOOR



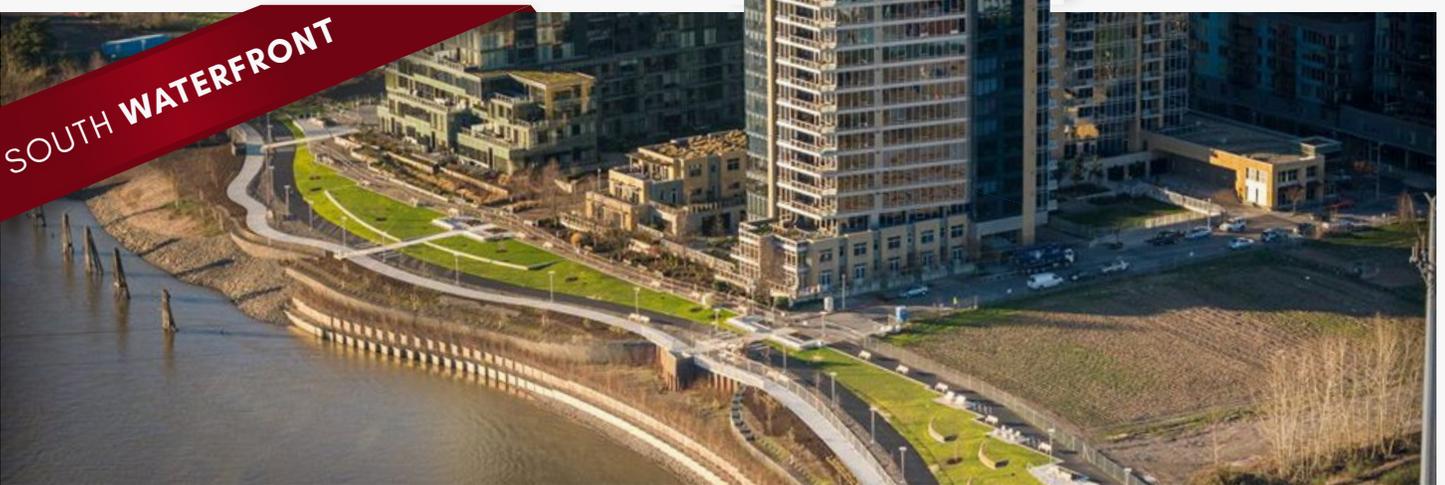
23 STORY



TRANSIT ACCESS



SOUTH WATERFRONT



Ground-Floor Space for Lease

ATWATER PLACE RETAIL

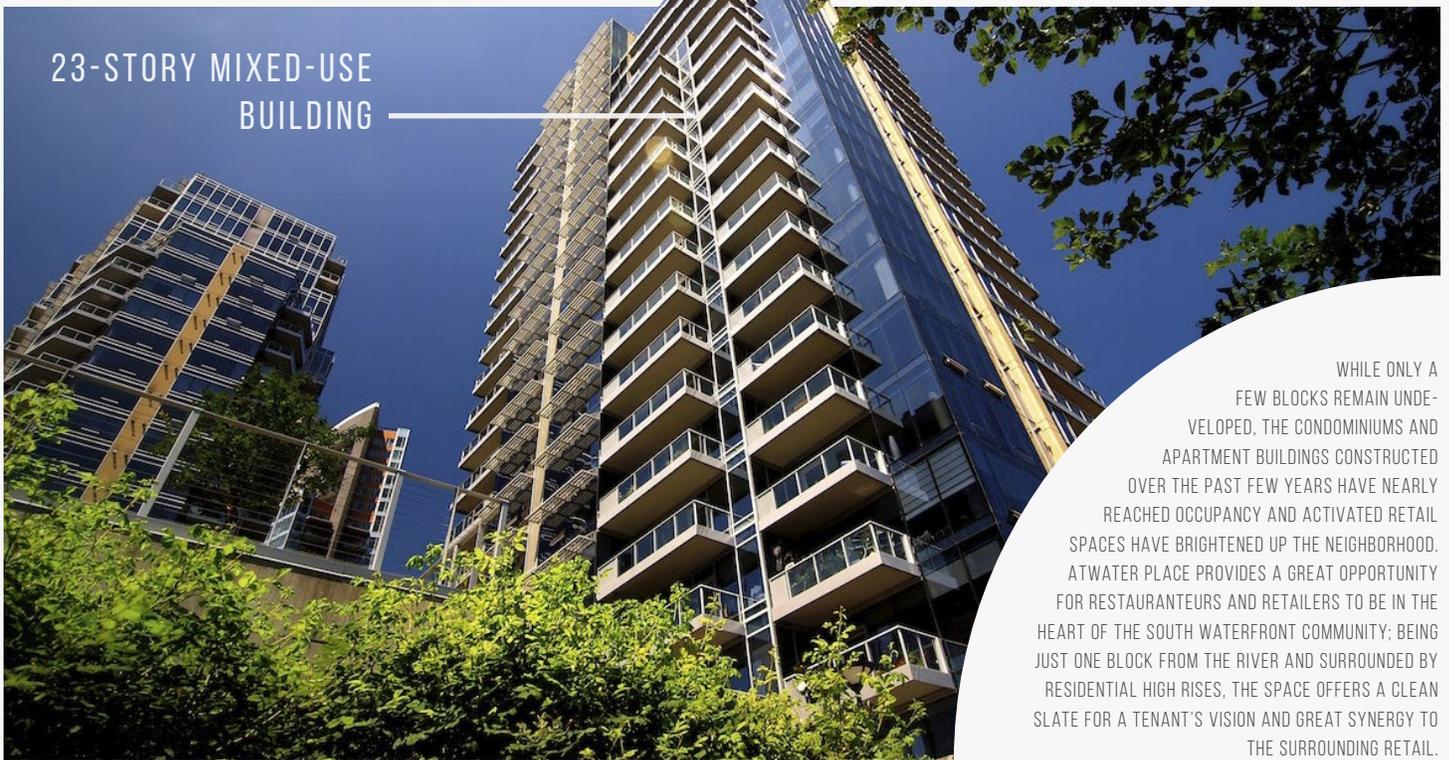
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1,498 SF AVAILABLE



CORNER STOREFRONT

23-STORY MIXED-USE
BUILDING



WHILE ONLY A FEW BLOCKS REMAIN UNDEVELOPED, THE CONDOMINIUMS AND APARTMENT BUILDINGS CONSTRUCTED OVER THE PAST FEW YEARS HAVE NEARLY REACHED OCCUPANCY AND ACTIVATED RETAIL SPACES HAVE BRIGHTENED UP THE NEIGHBORHOOD. ATWATER PLACE PROVIDES A GREAT OPPORTUNITY FOR RESTAURANTEURS AND RETAILERS TO BE IN THE HEART OF THE SOUTH WATERFRONT COMMUNITY; BEING JUST ONE BLOCK FROM THE RIVER AND SURROUNDED BY RESIDENTIAL HIGH RISES, THE SPACE OFFERS A CLEAN SLATE FOR A TENANT'S VISION AND GREAT SYNERGY TO THE SURROUNDING RETAIL.

Ground-Floor Space for Lease

ATWATER PLACE RETAIL

0841 SW Gaines St., Portland OR



PORTLAND'S SOUTH WATERFRONT DISTRICT SPANS OVER 38 ACRES ALONG THE WILLAMETTE RIVER

The South Waterfront provides residents and visitors with a sophisticated neighborhood that integrates residential with urban parks and trails, green building practices, and a variety of mixed use retail opportunities. Public spaces play an important role in the streets' active design of the South Waterfront District. The redeveloped South Waterfront has a four acre riverfront greenway in addition to the two acre neighborhood park known as Elizabeth Caruthers Park.

ATWATER PLACE connects residents to the river with eco-friendly luxury. Designed by nationally recognized Portland architects Thomas Hacker Associates and GBD Architects, the elegant design takes its inspiration from the light reflecting on the water. The development team worked closely with Hacker and GBD Architects to create distinctive, luxury units. The 23-story building steps back from the river, with the balconies for each unit staggered, giving many of its homes sweeping views of the water and mountains.

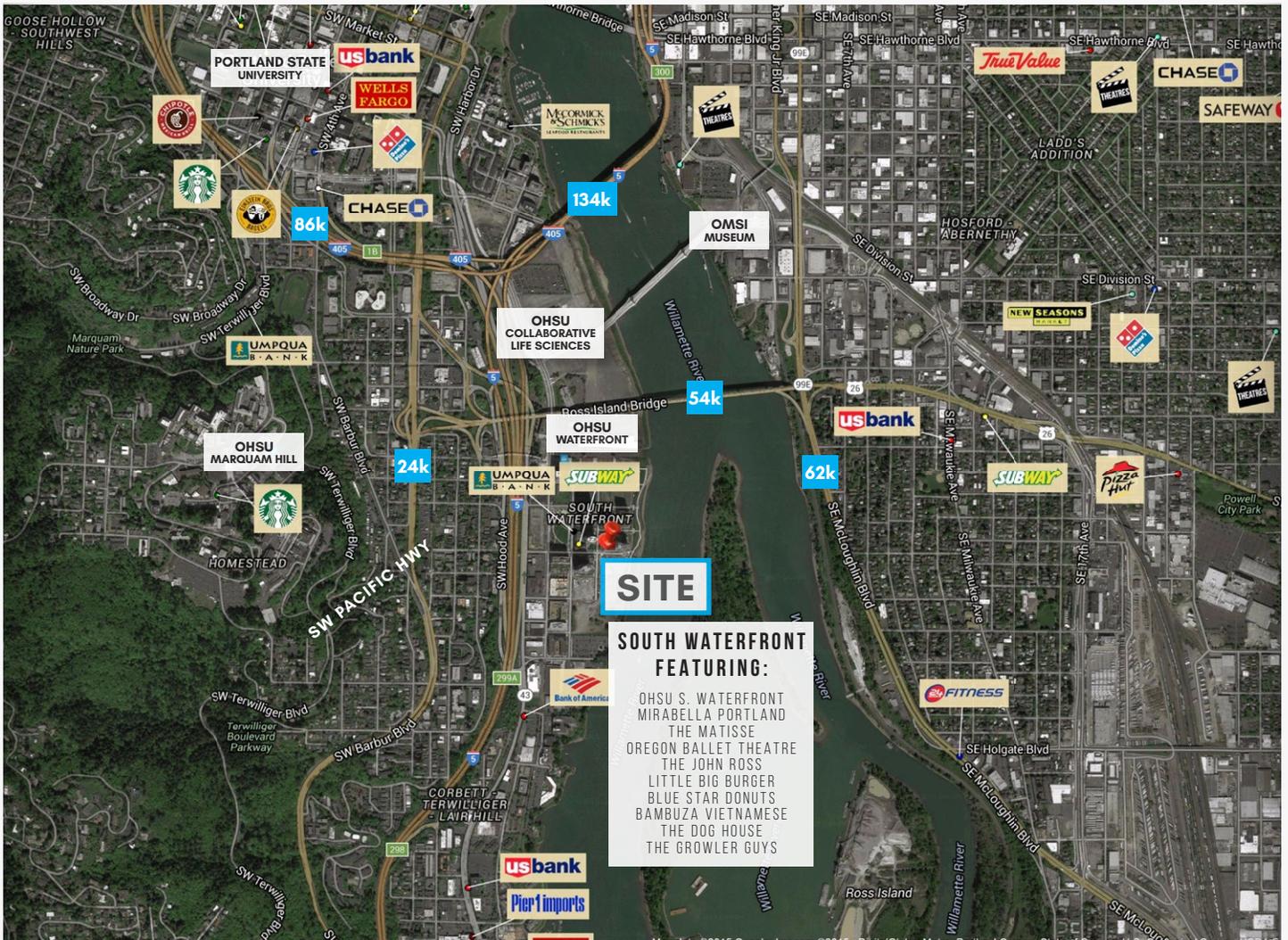
GERDINGEDLEN



Ground-Floor Space for Lease

ATWATER PLACE RETAIL

0841 SW Gaines St., Portland OR



0841 SW Gaines St Portland, OR 97239		1 mi radius	3 mi radius	5 mi radius
2016 Estimated Population		13,051	179,670	425,261
2021 Projected Population		13,929	191,717	453,207
2010 Census Population		10,395	164,101	398,317
2000 Census Population		8,257	146,613	372,345
Projected Annual Growth 2016 to 2021		1.3%	1.3%	1.3%
Historical Annual Growth 2000 to 2016		3.6%	1.4%	0.9%
2016 Est. HH Income Under \$15,000		11.0%	15.5%	12.8%
2016 Est. Average Household Income		\$88,738	\$85,809	\$87,269
2016 Est. Median Household Income		\$67,286	\$62,974	\$67,281
2016 Est. Per Capita Income		\$50,758	\$45,075	\$40,898
2016 Est. Total Businesses		1,663	20,565	31,555
2016 Est. Total Employees		18,840	228,030	325,892

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com *