

# WACHSMUTH BLOCK

71 SW 2nd AVE · PORTLAND · OR · 97204



## PROPERTY HIGHLIGHTS

- 1,314 SF former bar available (main level 913 RSF and a mezzanine of 402 RSF)
- Landmark historic building in a rapidly changing 24 hour neighborhood with strong daytime population
- Strong tourism component with Saturday market, Voodoo Donuts and over 1,700 hotel rooms within five city blocks
- Iconic Portland food and beverage operators; Mothers Bistro, Stumptown Coffee and Pine Street Market located within one block

## SURROUNDING RETAILERS



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2021 POPULATION	36,671	205,620	448,539
2021 AVG. H.H. INCOME	\$72,667	\$109,581	\$112,718
2021 DAYTIME POPULATION	123,015	241,552	372,219

### CONTACT



BROCK SWITZER  
503-245-1400 EXT 518  
brock@hsmPacific.com

\*Broker has ownership interest in property



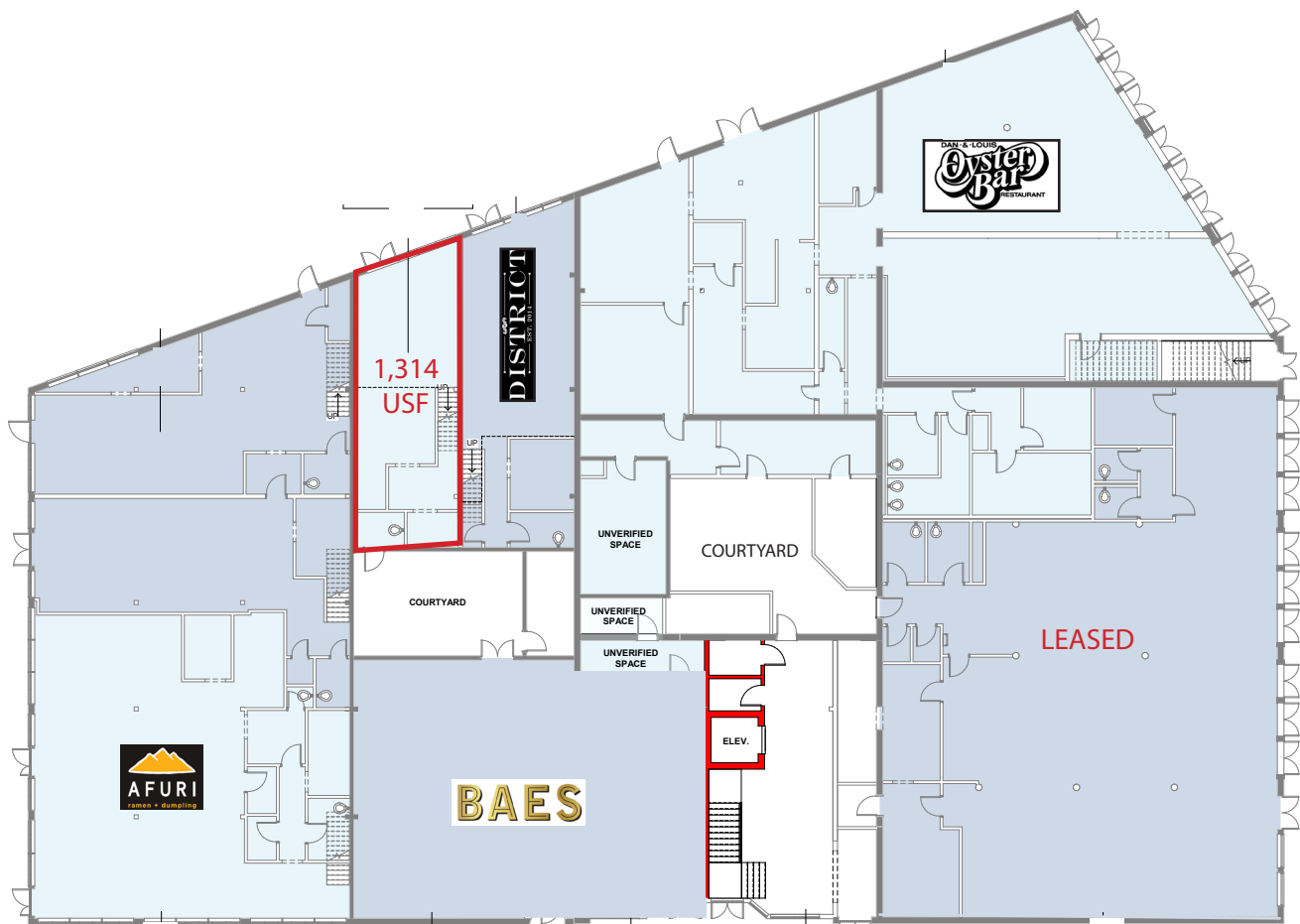
CHAIN.LINKS  
RETAIL ADVISORS

HSM PACIFIC REALTY, INC.  
0612 SW IDAHO ST., SUITE 2  
PORTLAND, OR 97239

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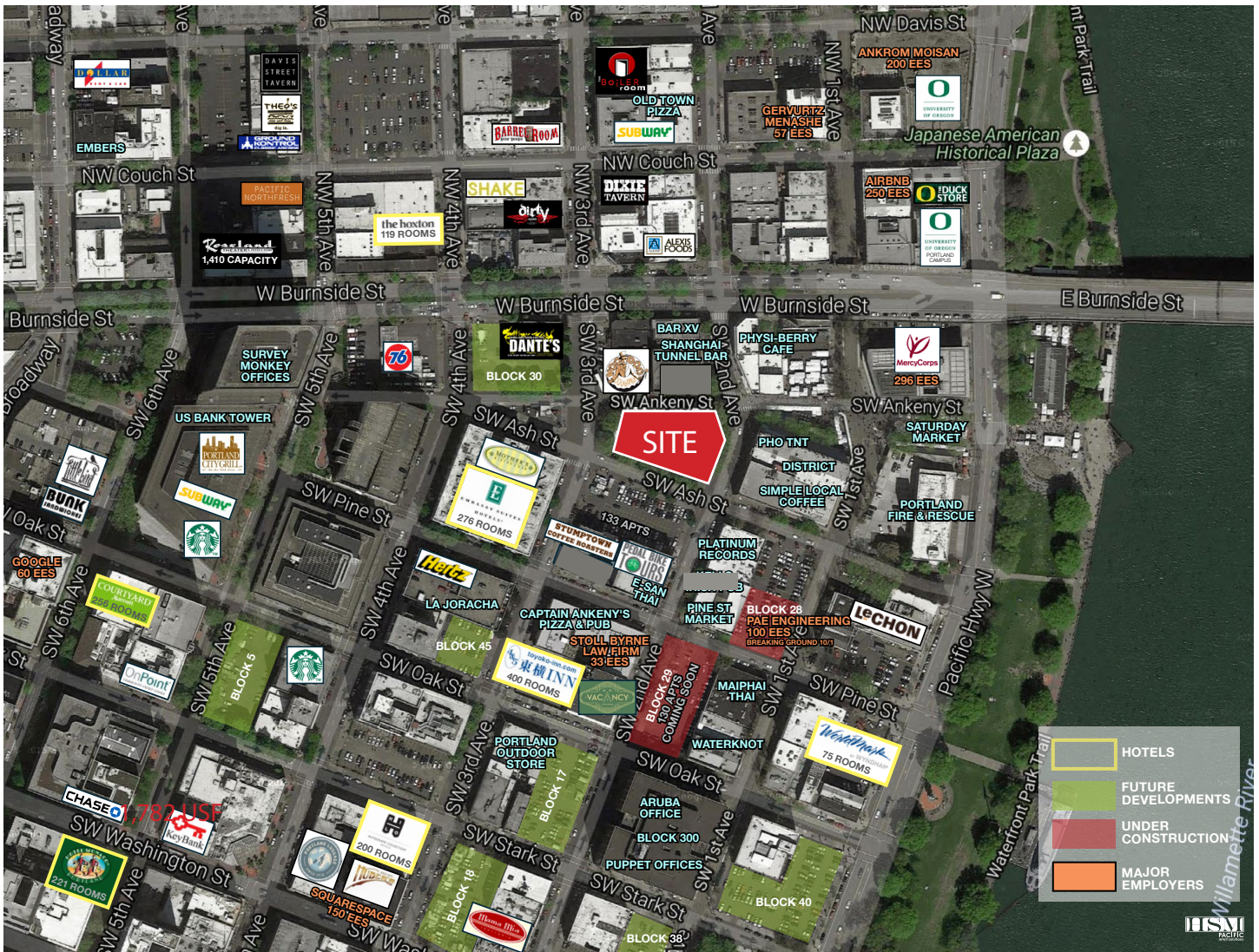
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## Major Employers

- US Bank Tower - 1.2 million SF GLA
- Block 300 - 350,000 SF GLA
- Mercy Corps (296 EES)
- Airbnb (250 EES)
- Ankrom Moisan (200 EES)
- Square Space (150 EES)
- PAE Engineering (100 EES)
- Google (60 EES)
- Gevurtz Menashe (57 EES)
- Stoll Byrne Law Offices (33 EES)
- Portland Fire & Rescue

## Hotels within 5 city blocks

- Toyoko Inn (400 Rooms)
- Embassy Suites (276 Rooms)
- Courtyard Marriot (256 Rooms)
- Coming soon: TBD 5 star hotel (225 rooms)
- Hotel Monaco (221 Rooms)
- Hi-Lo Hotel (200 Rooms)
- The Hoxton (119 Rooms)
- Worldmark (75 Rooms)

## Food & Beverage of Note

- Afuri
- Bae's Hot Chicken
- E-San Thai Cuisine
- Lovely Rita
- Lechon
- Mother's Bistro
- Stumptown Coffee
- VooDoo Donuts

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# TENANTS AT THE WACHSMUTH BLOCK



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# Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 45.5222/-122.6725

71 SW 2nd Ave Portland, OR 97204		1 mi radius	3 mi radius	5 mi radius
<b>Population</b>				
2021 Estimated Population		36,671	205,620	448,539
2026 Projected Population		42,025	221,503	466,525
2020 Census Population		36,348	205,257	446,771
2010 Census Population		27,437	167,147	388,367
Projected Annual Growth 2021 to 2026		2.9%	1.5%	0.8%
Historical Annual Growth 2010 to 2021		3.1%	2.1%	1.4%
<b>Households</b>				
2021 Estimated Households		24,294	106,848	208,531
2026 Projected Households		28,403	118,672	224,725
2020 Census Households		23,763	106,061	207,363
2010 Census Households		16,809	84,430	177,661
Projected Annual Growth 2021 to 2026		3.4%	2.2%	1.6%
Historical Annual Growth 2010 to 2021		0.2%	-	-
<b>Age</b>				
2021 Est. Population Under 10 Years		2.8%	7.1%	8.6%
2021 Est. Population 10 to 19 Years		3.3%	6.1%	7.9%
2021 Est. Population 20 to 29 Years		23.9%	18.4%	15.5%
2021 Est. Population 30 to 44 Years		30.5%	31.1%	29.4%
2021 Est. Population 45 to 59 Years		18.9%	17.9%	18.6%
2021 Est. Population 60 to 74 Years		15.5%	14.6%	14.6%
2021 Est. Population 75 Years or Over		5.2%	4.8%	5.3%
2021 Est. Median Age		38.0	37.6	38.0
<b>Marital Status &amp; Gender</b>				
2021 Est. Male Population		56.5%	50.7%	49.7%
2021 Est. Female Population		43.5%	49.3%	50.3%
2021 Est. Never Married		55.6%	48.3%	43.4%
2021 Est. Now Married		19.8%	33.8%	38.0%
2021 Est. Separated or Divorced		21.5%	15.1%	15.4%
2021 Est. Widowed		3.0%	2.8%	3.2%
<b>Income</b>				
2021 Est. HH Income \$200,000 or More		8.4%	14.6%	14.1%
2021 Est. HH Income \$150,000 to \$199,999		6.3%	8.7%	9.4%
2021 Est. HH Income \$100,000 to \$149,999		15.6%	17.5%	18.4%
2021 Est. HH Income \$75,000 to \$99,999		9.4%	12.1%	13.7%
2021 Est. HH Income \$50,000 to \$74,999		11.3%	14.3%	15.0%
2021 Est. HH Income \$35,000 to \$49,999		8.4%	8.4%	8.6%
2021 Est. HH Income \$25,000 to \$34,999		8.7%	6.4%	6.0%
2021 Est. HH Income \$15,000 to \$24,999		8.3%	5.5%	5.0%
2021 Est. HH Income Under \$15,000		23.6%	12.4%	10.0%
2021 Est. Average Household Income		\$72,667	\$109,581	\$112,718
2021 Est. Median Household Income		\$58,049	\$87,551	\$90,342
2021 Est. Per Capita Income		\$49,539	\$57,388	\$52,774
2021 Est. Total Businesses		9,375	23,738	36,503
2021 Est. Total Employees		123,015	241,552	333,219

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<b>Race</b>				
2021 Est. White		70.9%	75.1%	72.5%
2021 Est. Black		5.0%	5.8%	5.8%
2021 Est. Asian or Pacific Islander		8.4%	5.9%	7.5%
2021 Est. American Indian or Alaska Native		1.4%	0.8%	0.8%
2021 Est. Other Races		14.3%	12.4%	13.3%
<b>Hispanic</b>				
2021 Est. Hispanic Population		4,765	17,966	41,506
2021 Est. Hispanic Population		13.0%	8.7%	9.3%
2026 Proj. Hispanic Population		12.6%	9.1%	9.7%
2020 Hispanic Population		12.5%	9.9%	9.9%
<b>Education (Adults 25 &amp; Older)</b>				
2021 Est. Adult Population (25 Years or Over)		30,874	164,982	347,586
2021 Est. Elementary (Grade Level 0 to 8)		1.7%	1.1%	1.7%
2021 Est. Some High School (Grade Level 9 to 11)		2.8%	1.9%	2.3%
2021 Est. High School Graduate		11.9%	9.1%	11.0%
2021 Est. Some College		20.5%	16.3%	17.8%
2021 Est. Associate Degree Only		5.7%	5.2%	5.8%
2021 Est. Bachelor Degree Only		34.8%	37.4%	35.1%
2021 Est. Graduate Degree		22.6%	29.0%	26.3%
<b>Housing</b>				
2021 Est. Total Housing Units		27,878	116,573	223,202
2021 Est. Owner-Occupied		10.2%	31.4%	44.0%
2021 Est. Renter-Occupied		77.0%	60.3%	49.5%
2021 Est. Vacant Housing		12.9%	8.3%	6.6%
<b>Homes Built by Year</b>				
2021 Homes Built 2010 or later		11.5%	10.6%	7.7%
2021 Homes Built 2000 to 2009		17.5%	9.7%	8.3%
2021 Homes Built 1990 to 1999		11.9%	7.4%	7.2%
2021 Homes Built 1980 to 1989		7.8%	5.6%	6.0%
2021 Homes Built 1970 to 1979		7.2%	7.8%	9.4%
2021 Homes Built 1960 to 1969		4.7%	6.6%	7.8%
2021 Homes Built 1950 to 1959		4.6%	6.5%	9.6%
2021 Homes Built Before 1949		21.9%	37.6%	37.3%
<b>Home Values</b>				
2021 Home Value \$1,000,000 or More		8.4%	8.2%	4.8%
2021 Home Value \$500,000 to \$999,999		38.5%	55.2%	44.1%
2021 Home Value \$400,000 to \$499,999		17.9%	18.9%	23.8%
2021 Home Value \$300,000 to \$399,999		23.3%	12.6%	19.5%
2021 Home Value \$200,000 to \$299,999		9.3%	3.6%	5.7%
2021 Home Value \$150,000 to \$199,999		1.0%	0.3%	0.6%
2021 Home Value \$100,000 to \$149,999		0.3%	0.1%	0.3%
2021 Home Value \$50,000 to \$99,999		0.4%	0.3%	0.4%
2021 Home Value \$25,000 to \$49,999		-	0.3%	0.4%
2021 Home Value Under \$25,000		0.8%	0.4%	0.6%
2021 Median Home Value		\$516,242	\$601,741	\$528,835
2021 Median Rent		\$1,198	\$1,280	\$1,270

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<b>Labor Force</b>			
2021 Est. Labor Population Age 16 Years or Over	35,256	183,588	389,478
2021 Est. Civilian Employed	58.3%	67.6%	67.0%
2021 Est. Civilian Unemployed	5.1%	5.2%	5.1%
2021 Est. in Armed Forces	0.2%	-	-
2021 Est. not in Labor Force	36.4%	27.1%	27.9%
2021 Labor Force Males	56.8%	50.8%	49.5%
2021 Labor Force Females	43.2%	49.2%	50.5%
<b>Occupation</b>			
2021 Occupation: Population Age 16 Years or Over	20,544	124,090	260,776
2021 Mgmt, Business, & Financial Operations	22.4%	21.2%	20.5%
2021 Professional, Related	33.0%	37.7%	35.9%
2021 Service	15.8%	14.5%	15.3%
2021 Sales, Office	18.9%	17.5%	17.4%
2021 Farming, Fishing, Forestry	0.4%	0.4%	0.4%
2021 Construction, Extraction, Maintenance	3.1%	2.8%	3.5%
2021 Production, Transport, Material Moving	6.4%	5.9%	6.9%
2021 White Collar Workers	74.3%	76.4%	73.9%
2021 Blue Collar Workers	25.7%	23.6%	26.1%
<b>Transportation to Work</b>			
2021 Drive to Work Alone	39.0%	48.7%	54.3%
2021 Drive to Work in Carpool	3.3%	5.5%	7.0%
2021 Travel to Work by Public Transportation	21.5%	15.8%	14.0%
2021 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
2021 Walk or Bicycle to Work	25.1%	18.0%	13.4%
2021 Other Means	1.5%	1.1%	1.0%
2021 Work at Home	9.5%	10.6%	10.2%
<b>Travel Time</b>			
2021 Travel to Work in 14 Minutes or Less	28.7%	24.1%	20.8%
2021 Travel to Work in 15 to 29 Minutes	40.9%	42.9%	42.3%
2021 Travel to Work in 30 to 59 Minutes	25.9%	27.9%	31.4%
2021 Travel to Work in 60 Minutes or More	4.5%	5.1%	5.5%
2021 Average Travel Time to Work	20.4	21.8	23.4
<b>Consumer Expenditure</b>			
2021 Est. Total Household Expenditure	\$1.35 B	\$8 B	\$15.95 B
2021 Est. Apparel	\$48.18 M	\$287.62 M	\$572.4 M
2021 Est. Contributions, Gifts	\$78.63 M	\$488.36 M	\$967.54 M
2021 Est. Education, Reading	\$47.22 M	\$288.51 M	\$566.98 M
2021 Est. Entertainment	\$75.13 M	\$457.32 M	\$915.07 M
2021 Est. Food, Beverages, Tobacco	\$207.88 M	\$1.21 B	\$2.41 B
2021 Est. Furnishings, Equipment	\$46.7 M	\$283.51 M	\$567.39 M
2021 Est. Health Care, Insurance	\$119.79 M	\$707.24 M	\$1.42 B
2021 Est. Household Operations, Shelter, Utilities	\$448.94 M	\$2.59 B	\$5.15 B
2021 Est. Miscellaneous Expenses	\$25.83 M	\$152.69 M	\$304.08 M
2021 Est. Personal Care	\$18.24 M	\$107.57 M	\$214.51 M
2021 Est. Transportation	\$234.77 M	\$1.42 B	\$2.86 B

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