



620 BUILDING FOR LEASE

620 SW 5TH AVE. PORTLAND, OR

Demographics



- 1 MILE – 40,376
- 3 MILE – 189,402
- 5 MILE – 441,339



- 1 MILE – 110,497
- 3 MILE – 282,404
- 5 MILE – 148,373



- 1 MILE – \$80,131
- 3 MILE – \$108,189
- 5 MILE – \$109,644

1ST FLOOR: 2,200 SF - 7,388 SF (5TH & ALDER)
BASEMENT - 24,516 SF

PRIME RETAIL SPACE ON ALDER BETWEEN SW 5TH & SW 4TH
IN THE HEART OF PORTLAND'S VIBRANT RETAIL CORE

SERVING A REGION WITH OVER 2.4 MILLION PEOPLE
SITE IS LOCATED ON MAX LIGHT RAIL

ONE BLOCK FROM PIONEER PLACE MALL
CLOSE PROXIMITY TO SEVERAL HOTELS

FIRST FLOOR CEILING HEIGHT OF 20 FEET
1800 PARKING STALLS WITHIN 2 BLOCKS

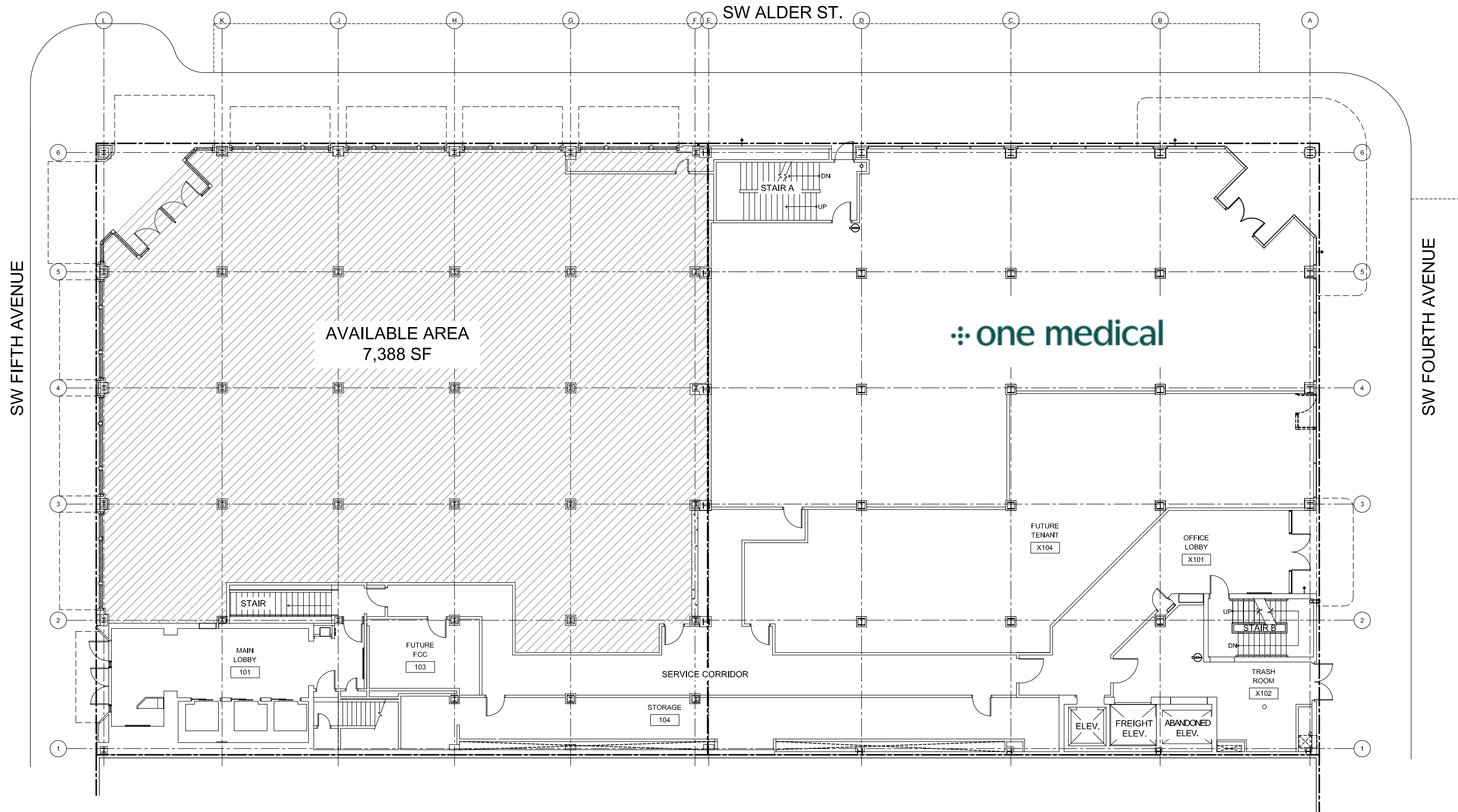
Neighboring Retailers



Brock Switzer
503-245-1400 x518
BROCK@HSMPCAFIC.COM



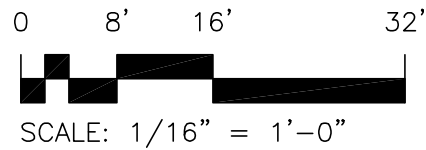
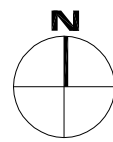
0612 SW IDAHO ST. SUITE 2, PORTLAND, OR 97239



Newberry Building

1st Floor Plan

February 13, 2020
 scale: 1/16"=1'-0"

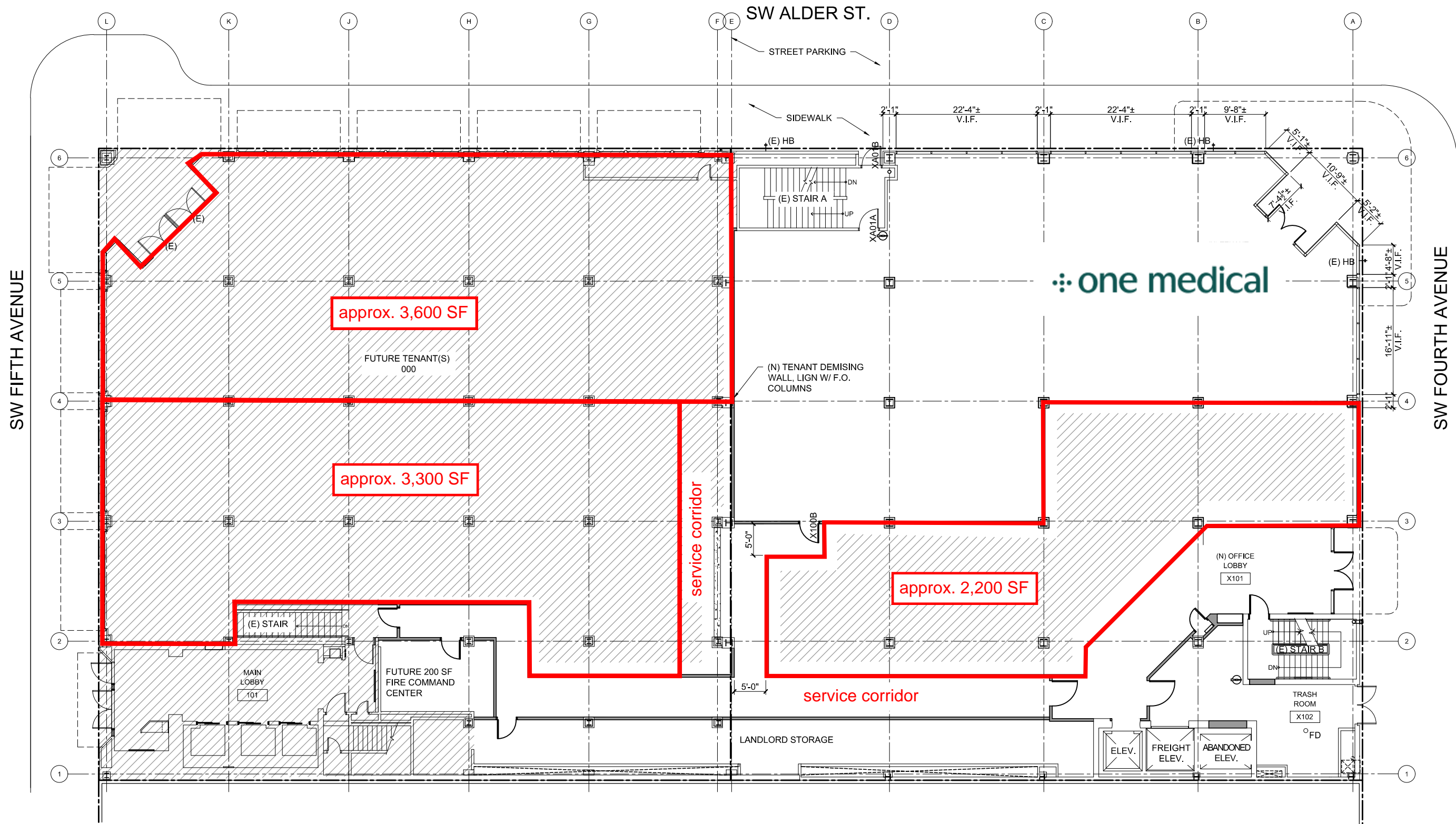


waterleaf

419 SW 11th Ave Suite 200
 Portland, Oregon 97205
 Phone: 503/228-7571
 Fax: 503/273-8891



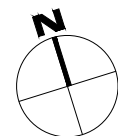
architecture, interiors & planning




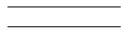

620 Building

1st floor plan

September 4, 2019
 scale: 1/16"=1'-0"



Legend

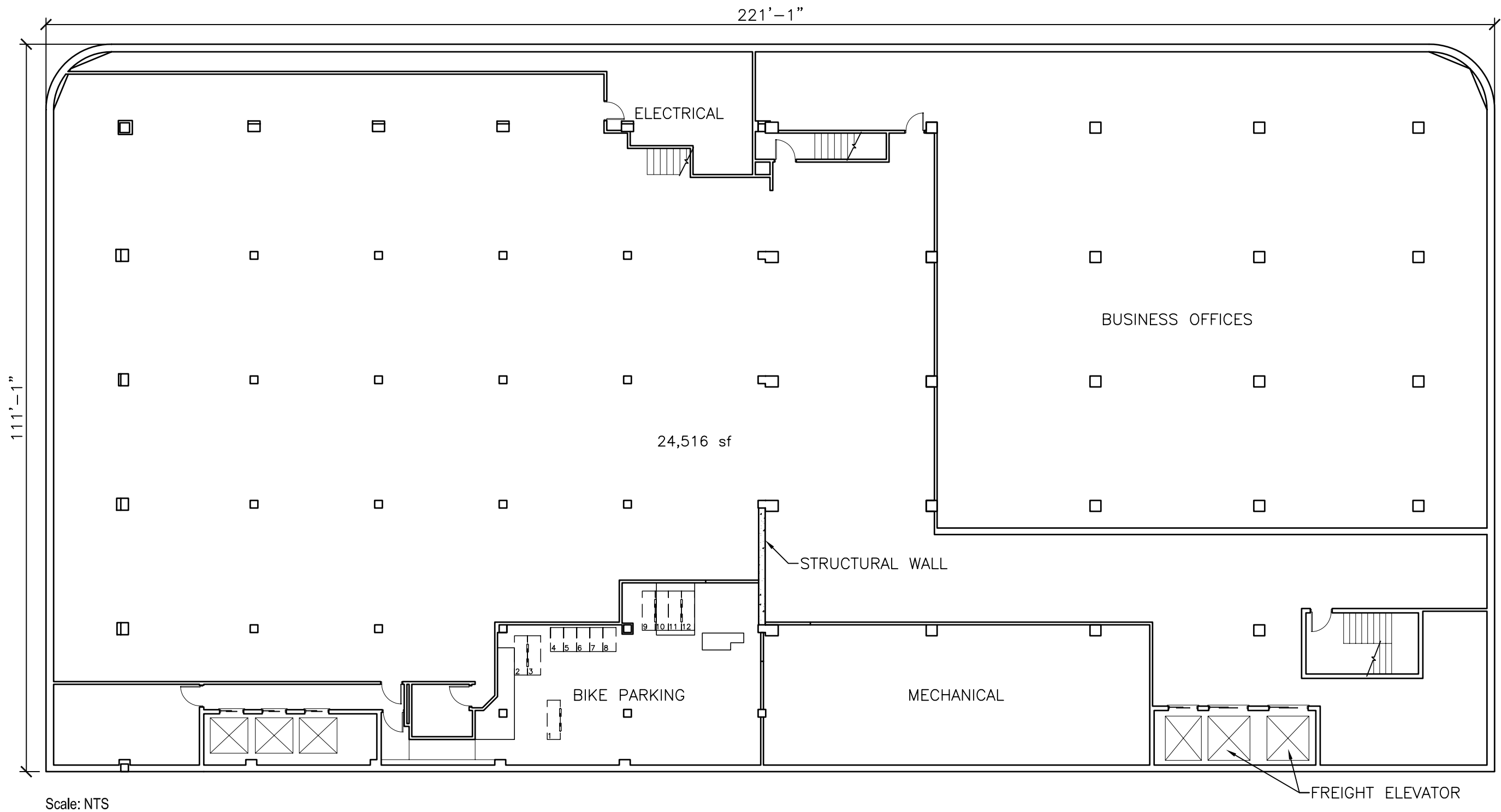
-  (N) WALL
-  (E) WALL
-  AREA OUTSIDE SCOPE OF WORK

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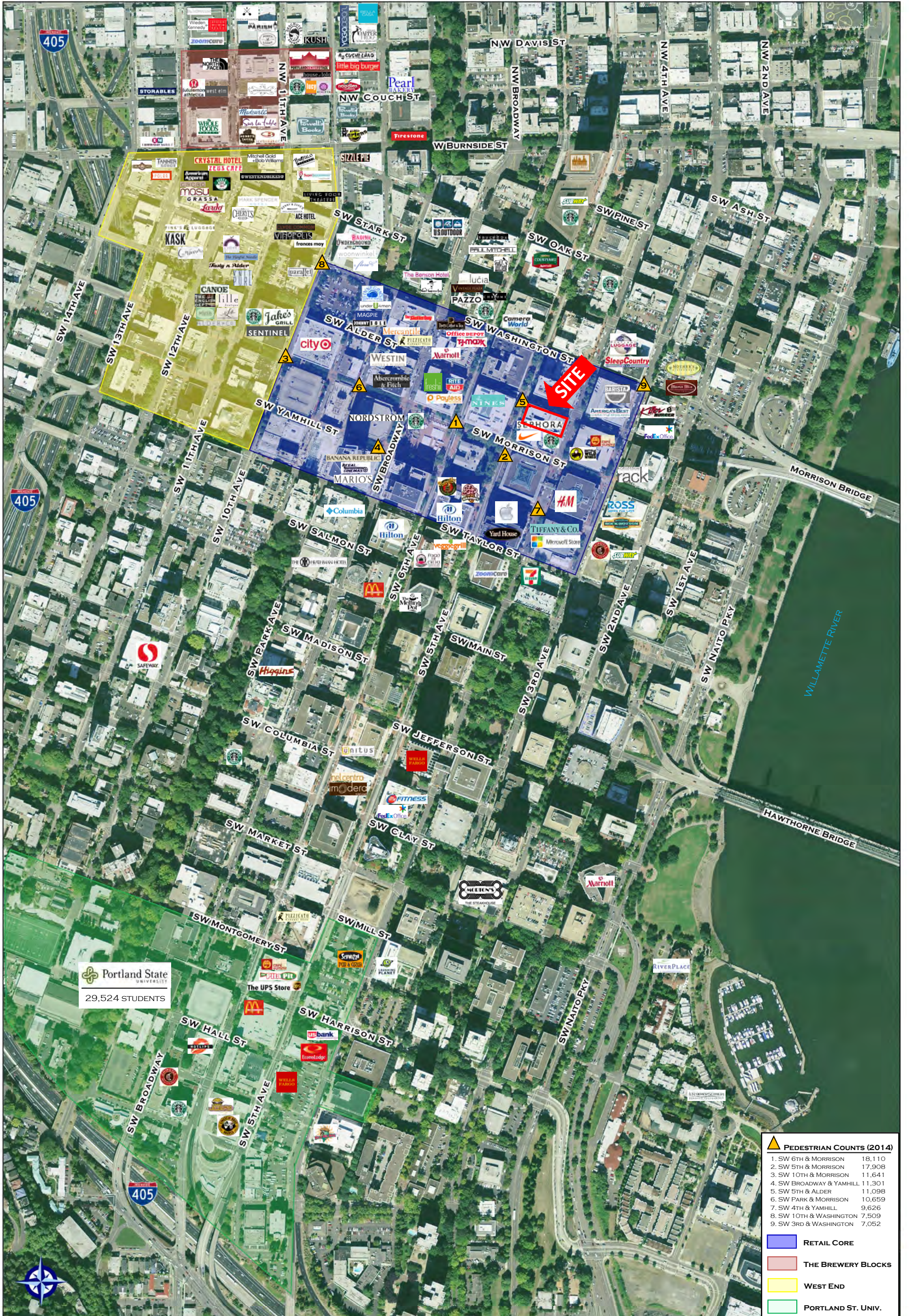
620 building: retail study

7.21.2010

0634.23

basement





Portland State
UNIVERSITY
29,524 STUDENTS

▲ PEDESTRIAN COUNTS (2014)	
1. SW 6th & MORRISON	18,110
2. SW 5th & MORRISON	17,908
3. SW 10th & MORRISON	11,641
4. SW BROADWAY & YAMHILL	11,301
5. SW 5th & ALDER	11,098
6. SW PARK & MORRISON	10,659
7. SW 4th & YAMHILL	9,626
8. SW 10th & WASHINGTON	7,509
9. SW 3rd & WASHINGTON	7,052

	RETAIL CORE
	THE BREWERY BLOCKS
	WEST END
	PORTLAND ST. UNIV.



2019 Downtown Hotel Density

Total Room Count: 6,794





Clean & Safe

www.cleanandsafepdx.com

2019 Downtown Portland Pedestrian Counts (December)

