

# PANG BUILDING

838 SW 10th Ave | Portland, OR 97204

## FOR LEASE



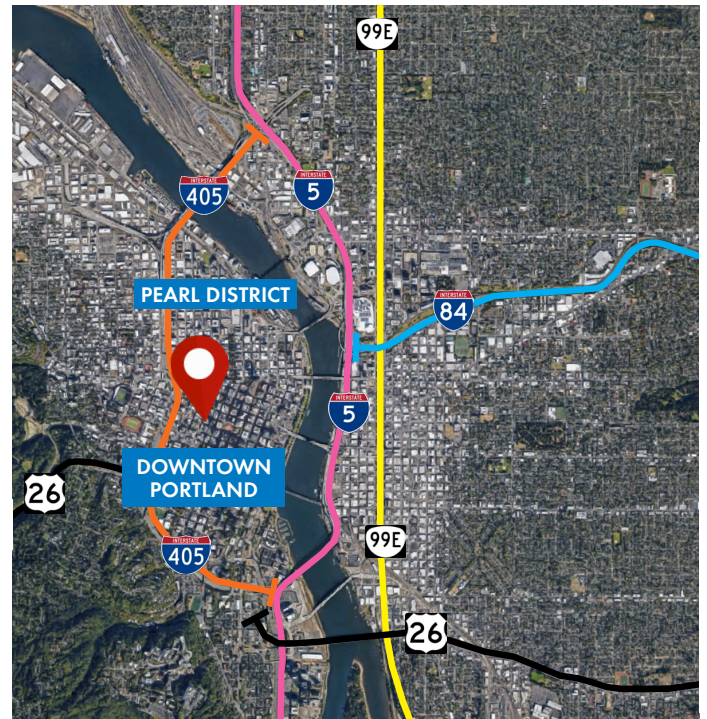
### RETAIL SPACE FOR LEASE

#### DETAILS **\*\*DO NOT DISTURB TENANTS\*\***

- Lease rate: Call for price / NNN
- Size: ± 1,865 SF

#### FEATURES

- Brightly lit corner retail suite with two window lines
- Open floor plan
- Excellent exposure
- High foot traffic
- Across street from Streetcar & TriMet MAX lines
- Desirable CBD location within blocks from Target, Regal Fox Theater, & Pioneer Court House Square
- Private restroom



10.29.2019

For more information or a property tour, please contact:

**MARISSA LEE**

503.225.8449

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**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

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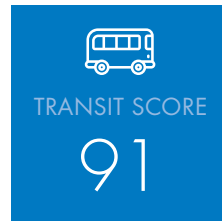
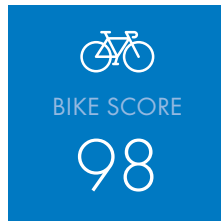
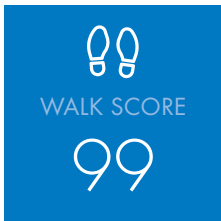
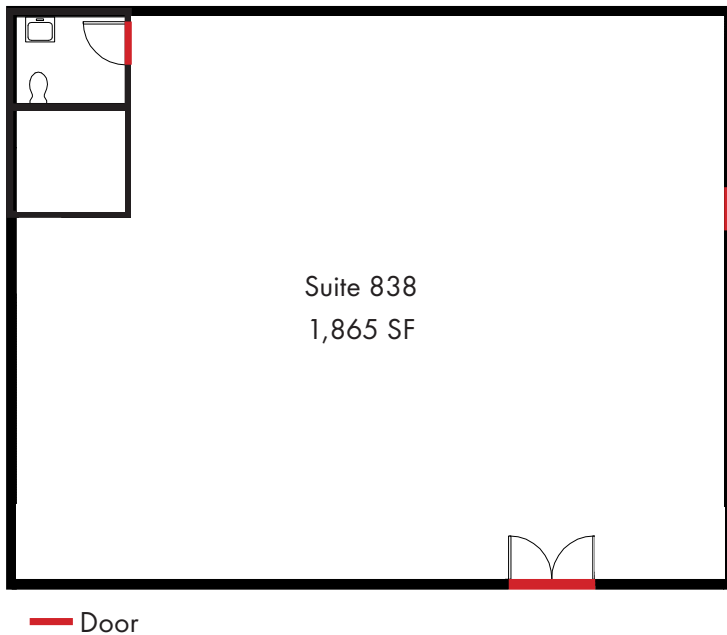


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### FLOOR PLAN & PROPERTY PHOTOS



### DEMOGRAPHICS

	1 mile	3 miles	5 miles
2019 Total Population	55,263	179,966	434,314
2024 Population	60,444	193,248	460,501
Population Growth (2019-2024)	9.38%	7.38%	6.03%
Average Age	39.20	38.90	39

Downtown is the economic and symbolic heart of the region and the preeminent location for office employment, retail, tourism, arts and culture, entertainment, government, urban living, and ceremonial activities. At the center of the region's multimodal transportation system, and anchored by the Willamette River and signature public spaces, it is the most intensely urban and easily recognized district in Portland's Central City.

Between 2010 and 2035, Downtown is expected to grow by 3,000 households and 7,000 jobs, for a total of 4,600 households and 55,200 jobs.

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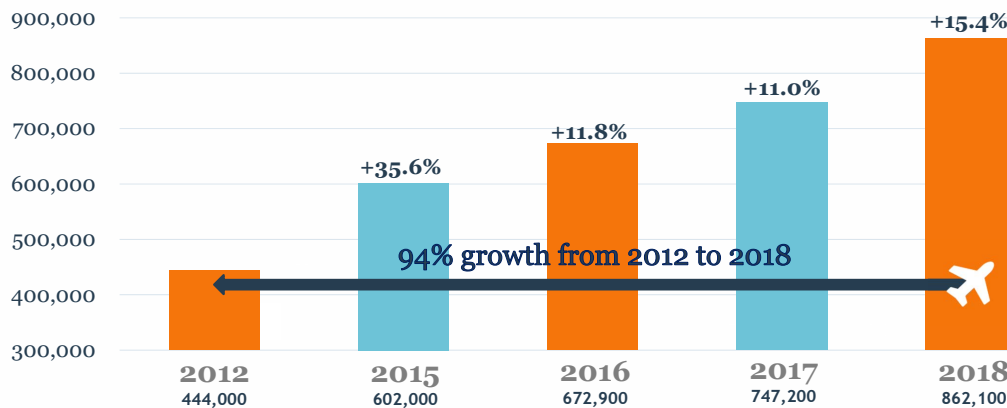
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### PORTLAND INTERNATIONAL AIRPORT: INTERNATIONAL PASSENGERS



Source: [www.portofportland.com/financeandstatistics](http://www.portofportland.com/financeandstatistics)

- The Portland region welcomed 8.7 million overnight person-trips.
- All told, visitors to the Portland metro area generated \$5.3 billion in direct spending.
- The travel industry supports 36,100 jobs in the Portland area, generating \$1.48 billion in employment earnings.

UPCOMING HOTELS	# of rooms
Hyatt Centric	220
Portland Downtown (Jan 2020)	
Moxy Portland Downtown (Summer 2020)	179
Hyatt Place Pearl District (Fall 2020)	200
The Lotus (Summer 2020)	200
Toyoko Inn (TBD)	486
Hyatt Regency Oregon Convention Center (February 2020)	600

Source: STR (Smith Travel Research)

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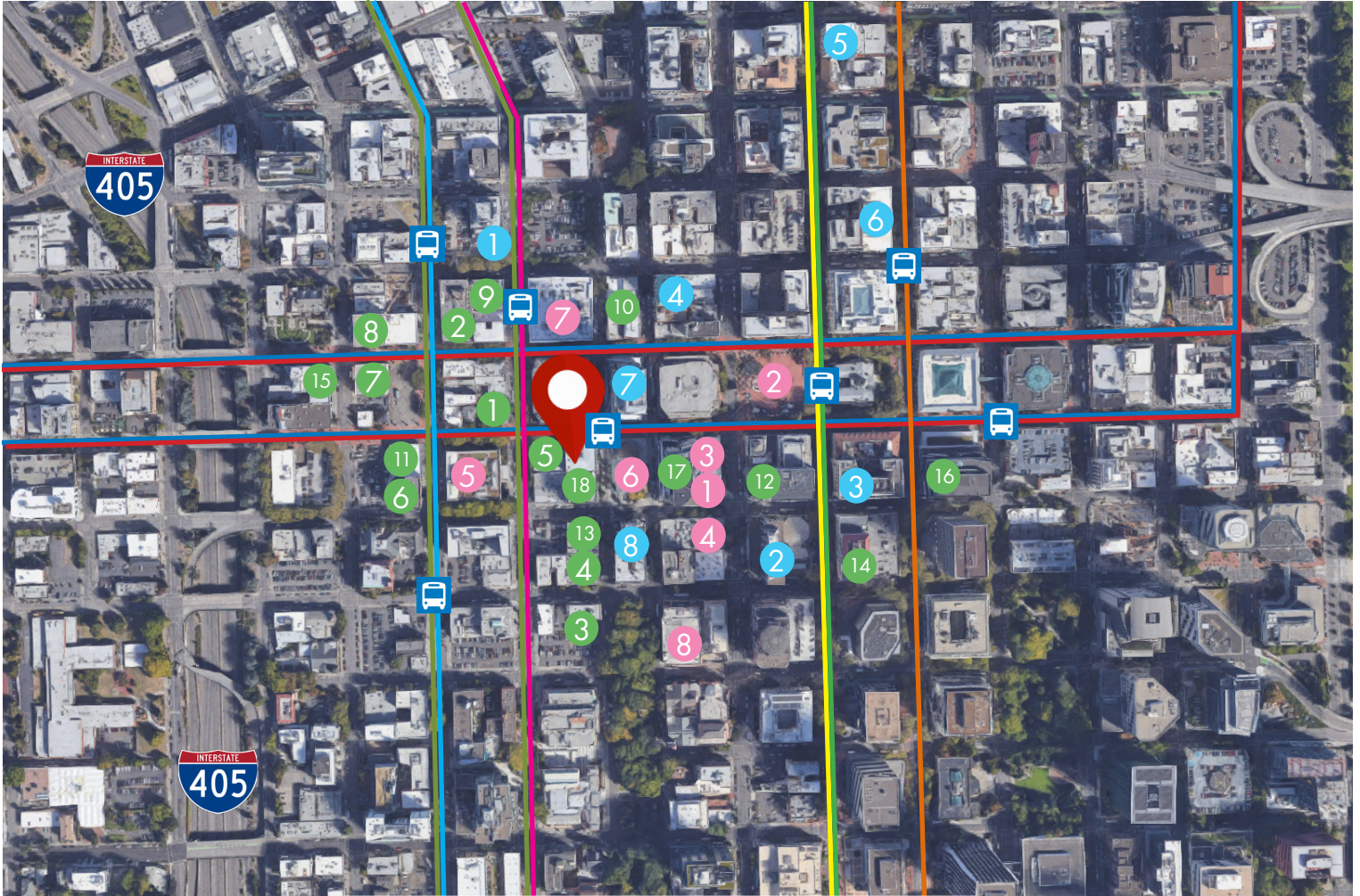


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## SURROUNDING AREA



### SURROUNDING RESTAURANTS/BARS

- |                       |                               |
|-----------------------|-------------------------------|
| 1 Momo's              | 10 Brunch Box                 |
| 2 Jackknife           | 11 East India Co. Bar & Grill |
| 3 Shigezo             | 12 Ruth's Chris Steakhouse    |
| 4 Southpark Seafood   | 13 Starbucks                  |
| 5 Case Study Roasters | 14 Fogo de Chao               |
| 6 The Daily Feast     | 15 Shift Drinks               |
| 7 Saint Cupcake       | 16 Yard House                 |
| 8 Blue Star Donuts    | 17 Flying Elephants           |
| 9 Jake's Grill        | 18 Pastini                    |

### HOTELS

- 1 Sentinel
- 2 The Hilton
- 3 The Duniway
- 4 Dossier
- 5 Portland Marriott
- 6 Hotel Monaco
- 7 Woodlark
- 8 Paramount Hotel

### AMENITIES/RETAIL

- 1 Regal Fox Tower
- 2 Pioneer Courthouse Square
- 3 Banana Republic
- 4 Columbia Sportswear
- 5 Multnomah County Central Library
- 6 Director Park
- 7 Target
- 8 Arlene Schnitzer Concert Hall

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