



	1 Miles	3 Mile	5 Miles
Population	39,500	184,990	433,709
Households	24,407	95,078	198,723
Med HH Income	\$45,227	\$70,484	\$73,518
Daytime Pop	115,518	268,670	



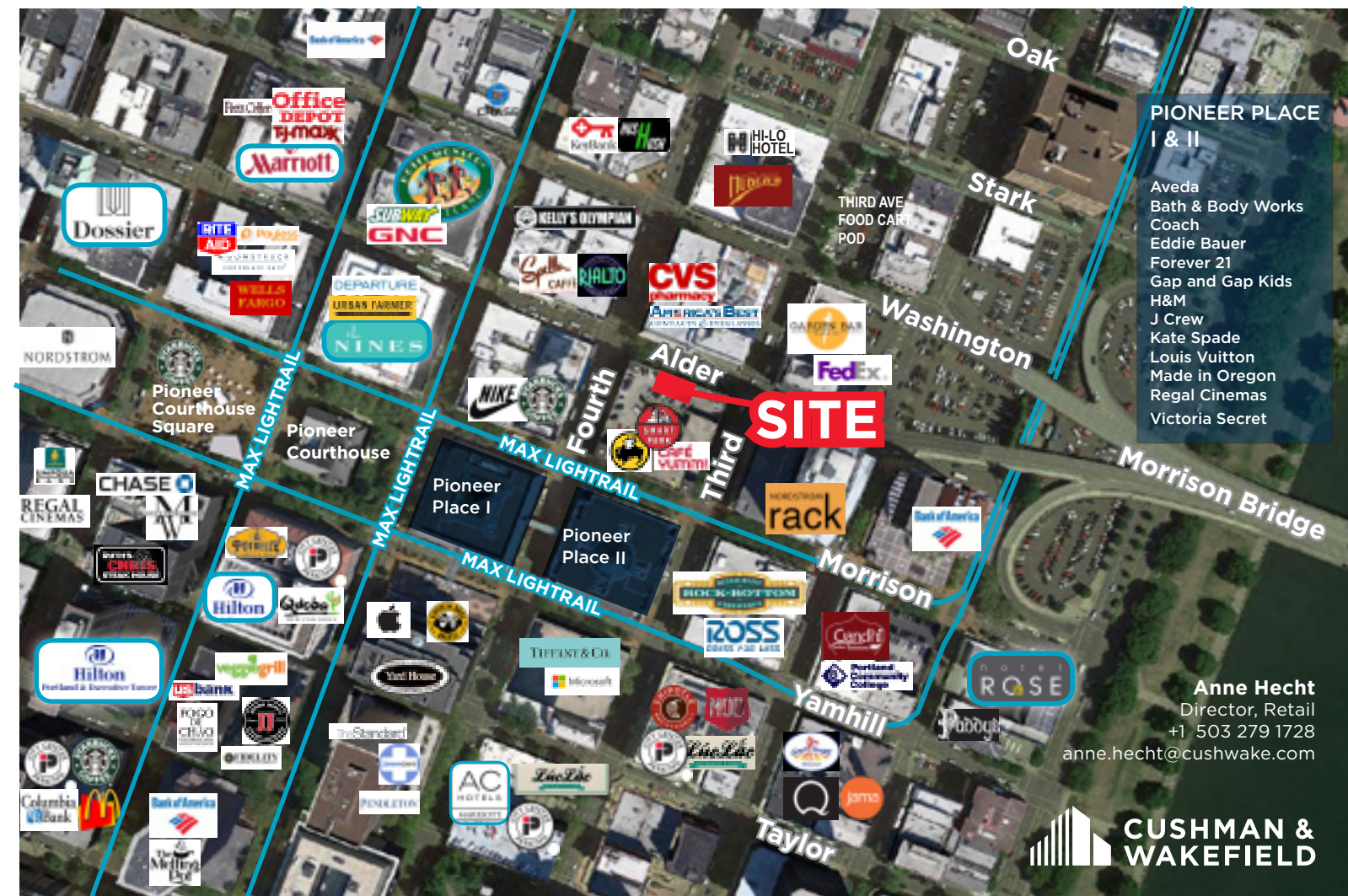
**Rider's Paradise**  
World-class public transportation



**Walker's Paradise**  
Daily errands do not require a car



**Biker's Paradise**  
Flat as a pancake, excellent bike lanes



- PIONEER PLACE I & II**
- Aveda
  - Bath & Body Works
  - Coach
  - Eddie Bauer
  - Forever 21
  - Gap and Gap Kids
  - H&M
  - J Crew
  - Kate Spade
  - Louis Vuitton
  - Made in Oregon
  - Regal Cinemas
  - Victoria Secret

**Anne Hecht**  
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1,315 SF | RETAIL FOR LEASE  
**3rd and Alder**  
318 SW Alder St, Portland, OR 97204



**Property Highlights**

- 1,315 SF high visibility on Alder Street
- Smart Park Garage Retail
- Available for the first time in 30 years
- Nearby major retailers include Nordstrom Rack, Nike, Pioneer Place
- Common Area ADA restrooms
- Rental Rate: \$28/SF, Gross



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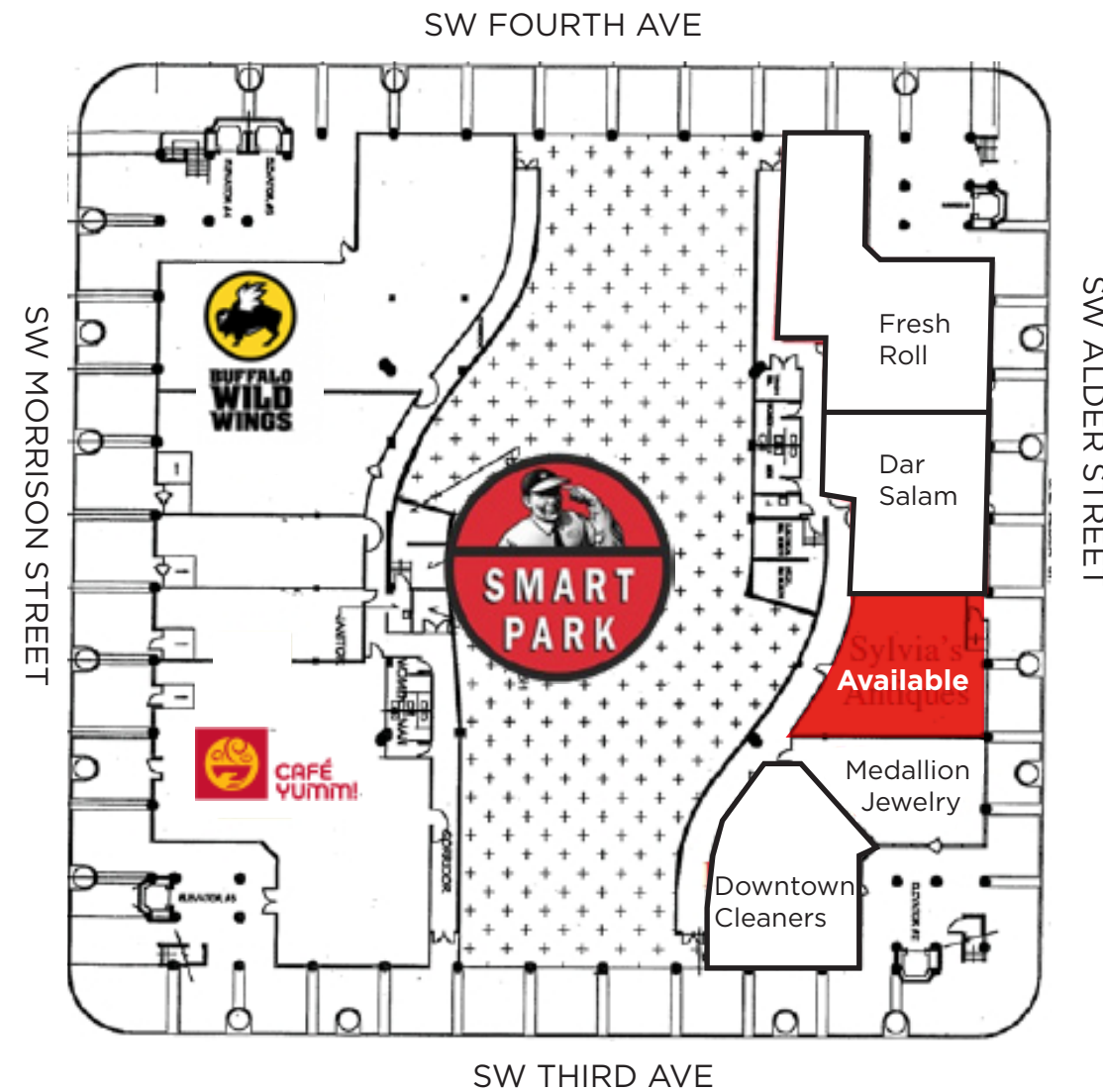
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1,315 SF | RETAIL FOR LEASE

# 3rd and Alder

318 SW Alder St, Portland, OR 97204



 Located across SW Third Ave