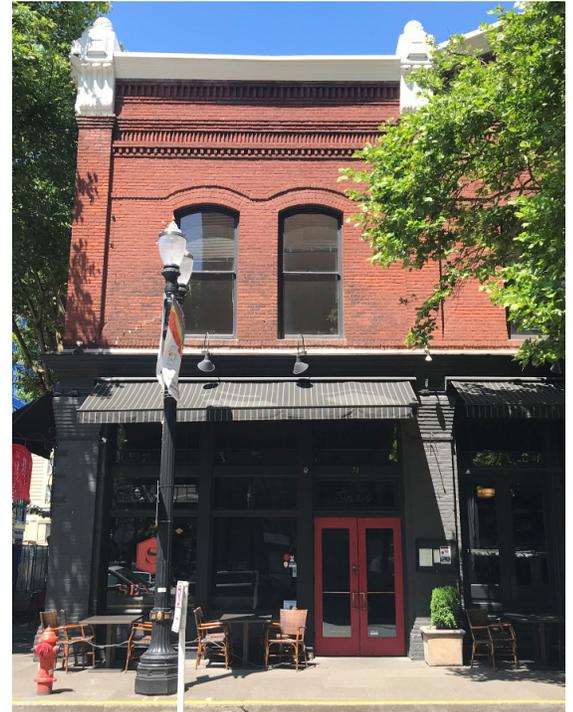
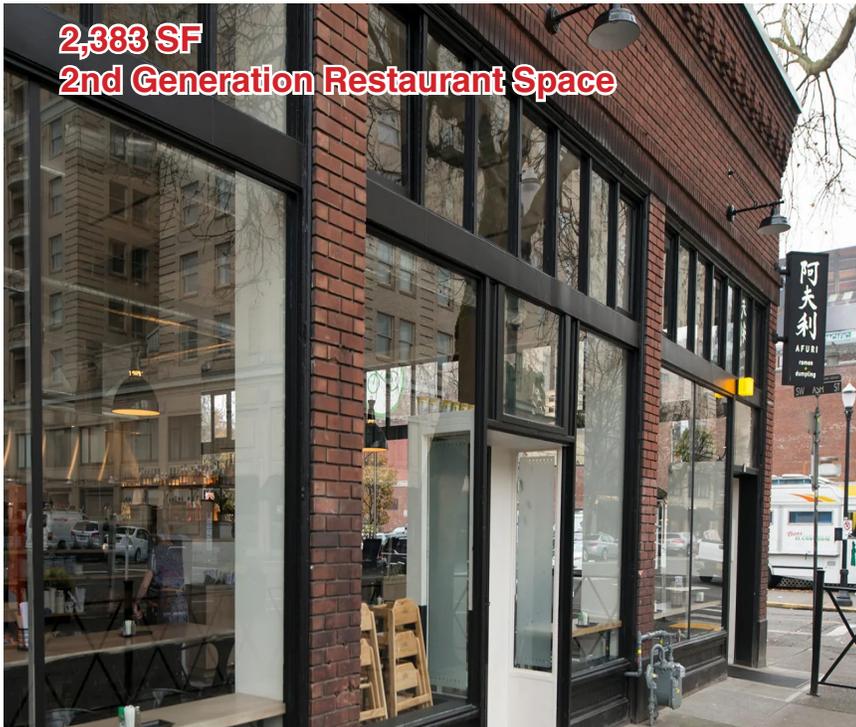


WACHSMUTH BLOCK

71 SW 2nd AVE · PORTLAND · OR · 97204



PROPERTY HIGHLIGHTS

- 2,383 SF second generation restaurant space available
- 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 active restaurant and nightlife scene
- 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

BAES



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	52,484	218,595	450,977
2025 AVG. H.H. INCOME	\$109,347	\$140,796	\$146,253
2025 DAYTIME POPULATION	111,474	224,084	313,586

CONTACT



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

*Broker has ownership interest in property

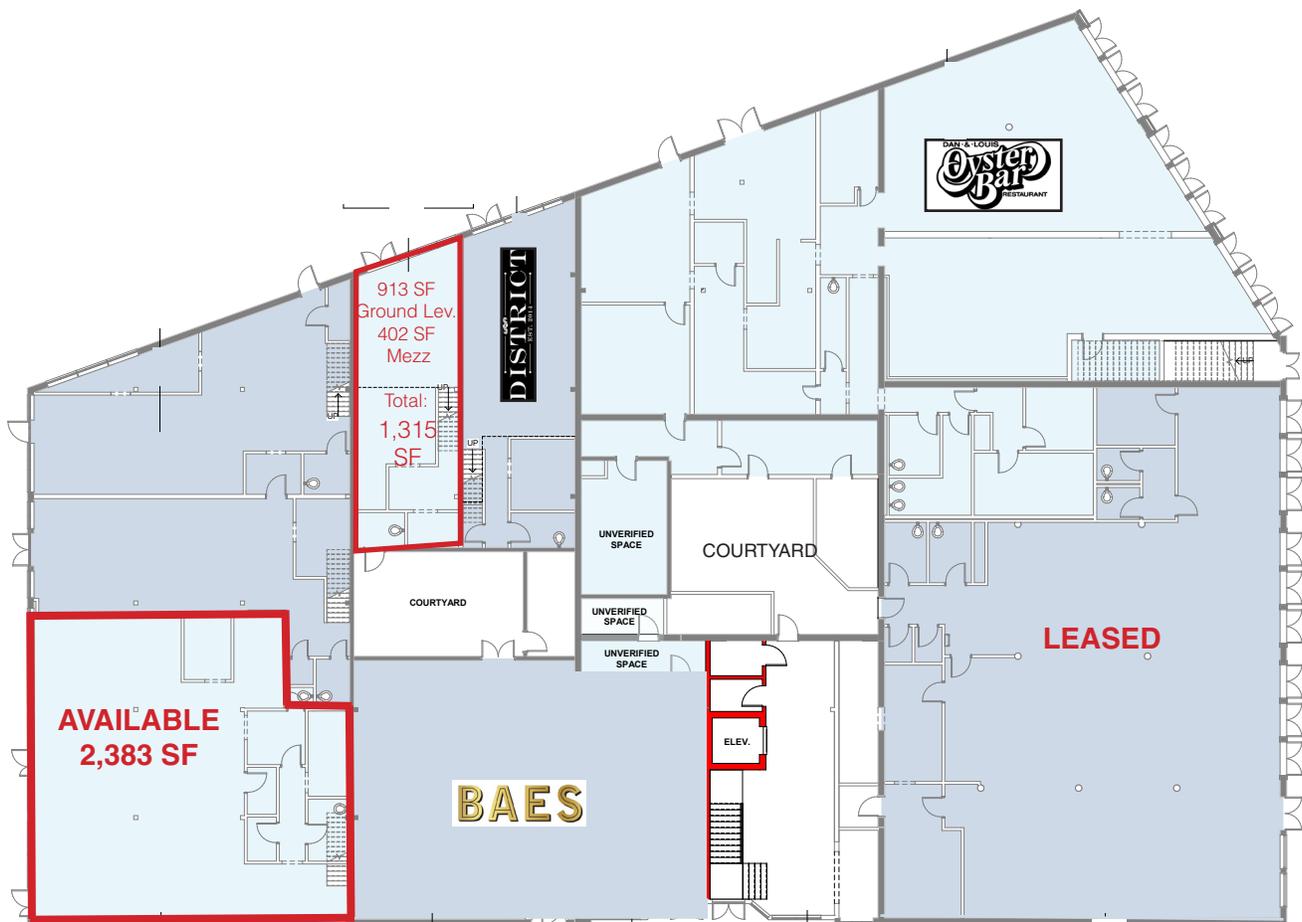


CHAINLINKS
RETAIL ADVISORS

HSM PACIFIC REALTY, INC.
 4260 Galewood St.
 Lake Oswego, OR 97035
 WWW.HSMPACIFIC.COM

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71 SW 2nd AVE · PORTLAND · OR · 97204



CONTACT



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



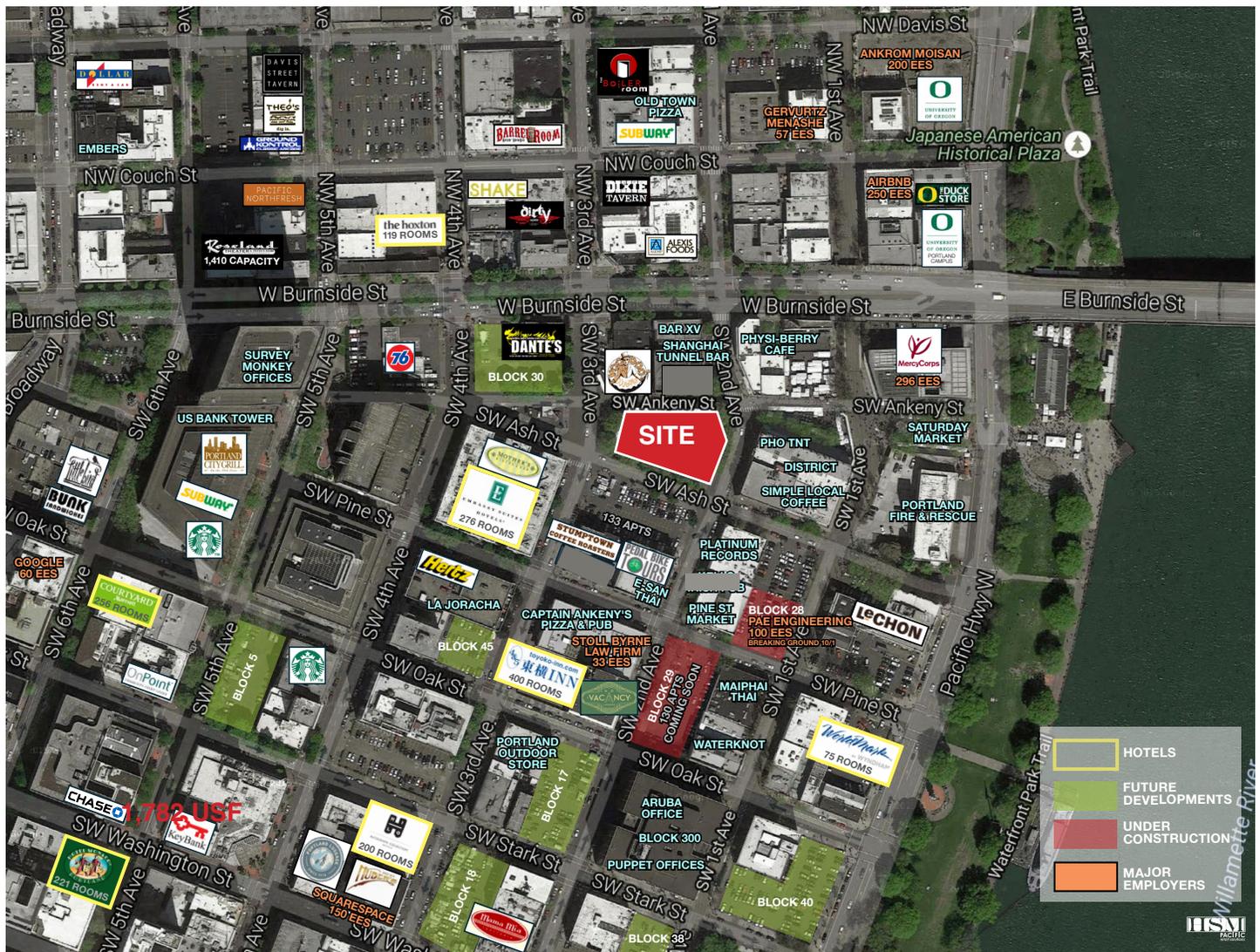
CHAINLINKS
RETAIL ADVISORS

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

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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

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

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PORTLAND, OR 97239

WWW.HSMPACIFIC.COM

TENANTS AT THE WACHSMUTH BLOCK



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



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PORTLAND, OR 97239

WWW.HSPACIFIC.COM