

# FOR LEASE

URBAN  
WORKS

RETAIL OPPORTUNITIES  
RANGING FROM  
893 RSF - 3,084 RSF

PROJECT REDEVELOPMENT BY

WHI

REAL ESTATE PARTNERS

SKB



RESTAURANT



RETAIL



CAFE



SERVICE

## THE WATER TOWER

**5331 S MACADAM AVE**

DAN BOZICH | 503.228.3135  
dbozich@urbanworksrealestate.com

KIA HARTLEY | 503.228.3209  
khartley@urbanworksrealestate.com

urbanworksrealestate.com



### About the Redevelopment

The iconic Water Tower property is undergoing extensive redevelopment and exterior building improvements. The property is located on SW Macadam Ave, directly south of Portland in the Johns Landing / Macadam area - along one of the most scenic stretches of the Willamette River. Macadam Avenue is a four lane roadway running north-to-south from Lake Oswego to Downtown Portland. The area has an eclectic mix of original Victorian homes and modern row houses.

### Address

5331 S Macadam Ave

### Area

Johns Landing

### Space

893 RSF - 3,084 RSF

### Delivery

Q1 2024

### Uses

Retail / Restaurant / Cafe / Service



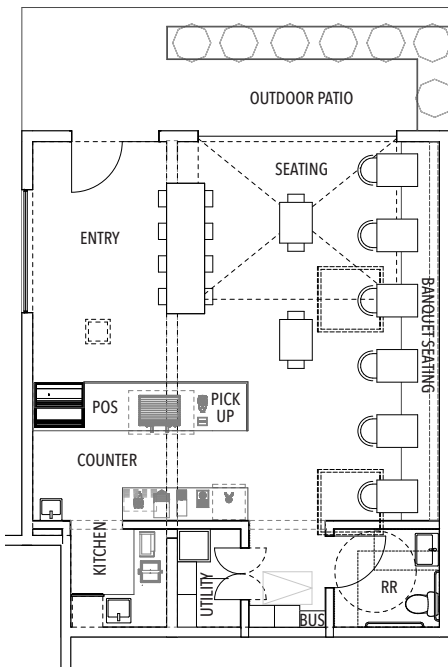
# TURN-KEY COFFEE OPPORTUNITY - SUITE 122



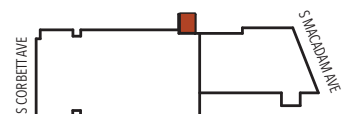
Turn-key coffee opportunity - 893 RSF

The landlord is looking for a coffee tenant to operate within the development. Operator will only be responsible for their FF&E. Full space build-out includes:

- Grease trap
- HVAC inclusive of distribution
- Lighting installed
- Glass roll-up door
- Electrical distributed
- One ADA restroom



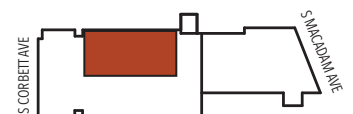
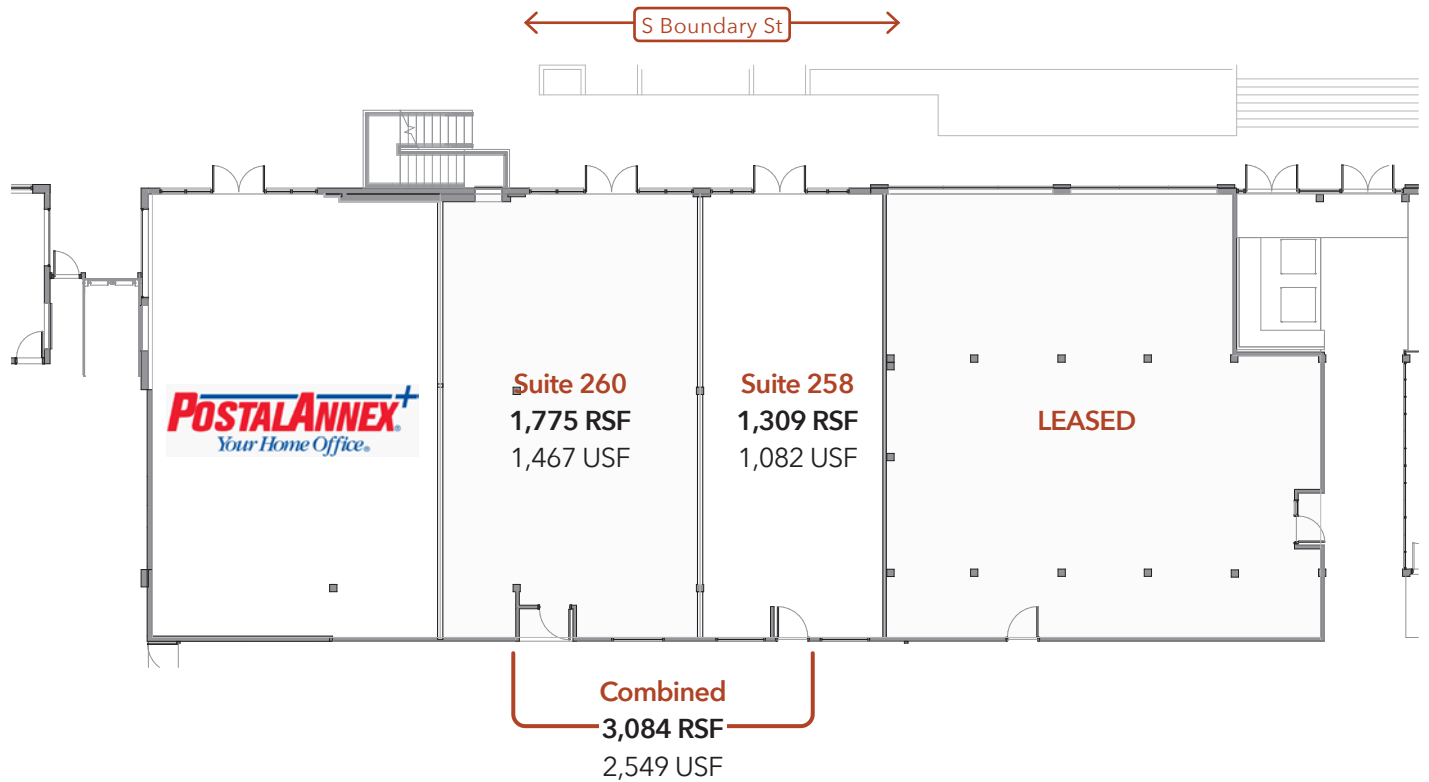
Interior Rendering



# RETAIL ROW



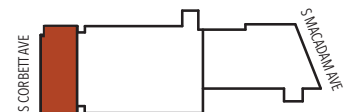
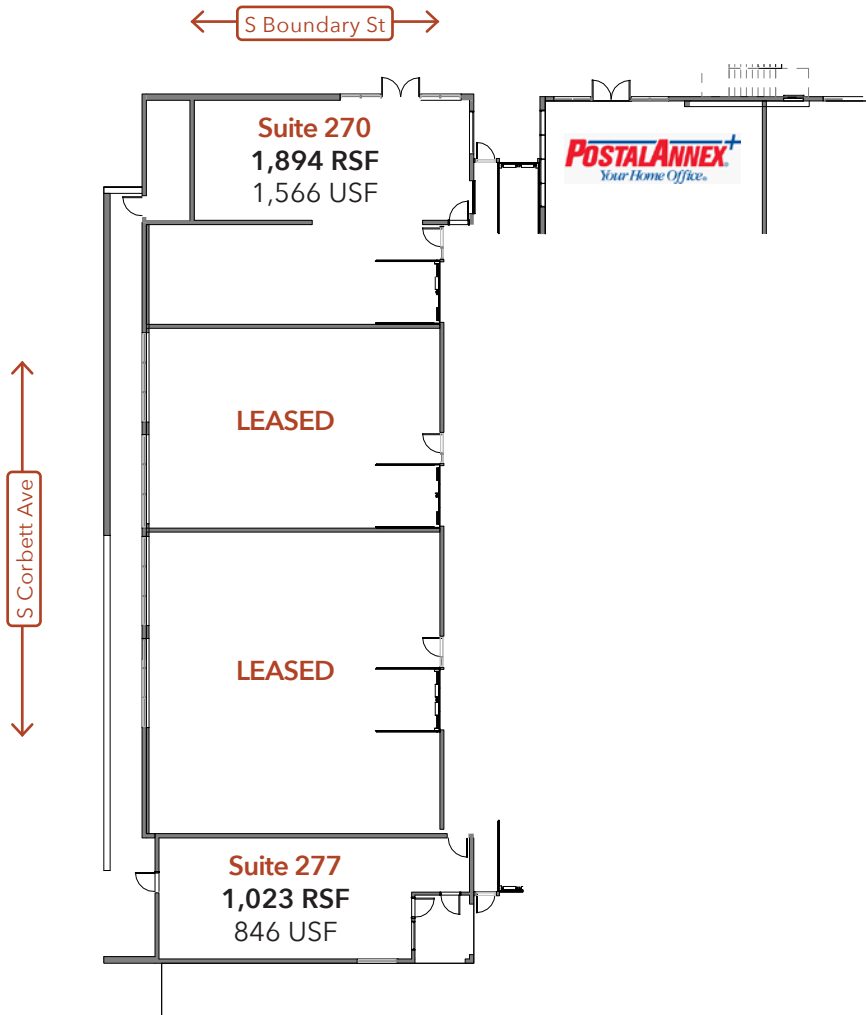
Retail Row located on the north side of the building - spaces are mid-block facing S Boundary St



# SUITES 270 & 277



Suite 270 storefront - potential restaurant opportunity



# EXTERIOR RENDERINGS



Retail Row - Mid-block Fronting S Boundary St



Turn-key Coffee Opportunity (Suite 122)



End Cap Along S Macadam Ave



Main Entry

# NEIGHBORHOOD



Demographics	½ Mile	1 Mile	3 Miles
2023 Population	3,344	11,615	156,857
Total Employees	4,655	10,024	156,613
Total Businesses	555	1,361	17,561
Median Household Income	\$93,080	\$112,871	\$102,745
Median Age	39.7	40	38.8
Any College	95.8%	95.7%	87.6%



South Waterfront Development



JoLa Cafe



Blue Star Donuts



Buffalo Gap Saloon



Elephants on Corbett



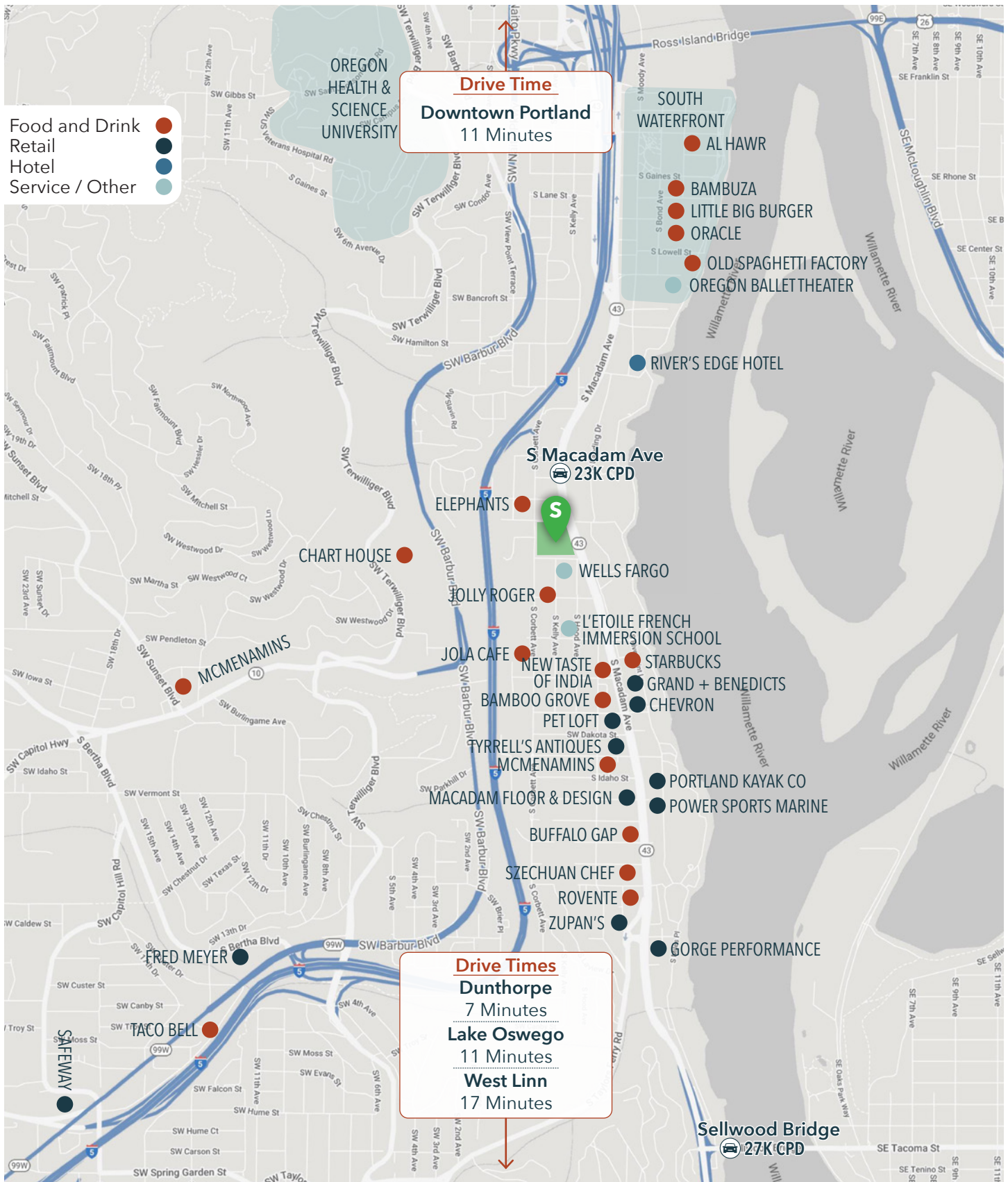
Willamette Sailing Club



Jolly Roger

INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED.

# AREA MAP



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