

FOR LEASE

URBAN
WORKS

**CORNER GROCERY ANCHOR AVAILABLE
WITH DEDICATED RETAIL PARKING**

**RETAIL / RESTAURANT OPPORTUNITIES
SPACES RANGING FROM 794 SF - 30,000 SF**

ALAMO MANHATTAN

NEW SOUTH WATERFRONT DEVELOPMENT

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ALAMO MANHATTAN BLOCKS

NEW BUILDINGS IN THE SOUTH WATERFRONT

ABOUT THE PROJECT

A new South Waterfront development to bring four full-block buildings to market by 2026. Two blocks, The Olivia and Willamette Tower, are complete with The Olivia's residential units fully leased. Phase Two consists of two additional blocks, Block 44 and Block 45, which can house a 22,000 square foot anchor tenant with availability to increase to 30,000 SF. The anchor tenant has access to dedicated off-street parking, which to date has not been an option within the district.

DEMOGRAPHICS	¼ MILE	½ MILE	1 MILE
2023 POPULATION	2,710	9,755	32,384
MEDIAN HH INCOME	\$94,156	\$94,156	\$94,156
MEDIAN AGE	129	631	3,948



WILLAMETTE
TOWER

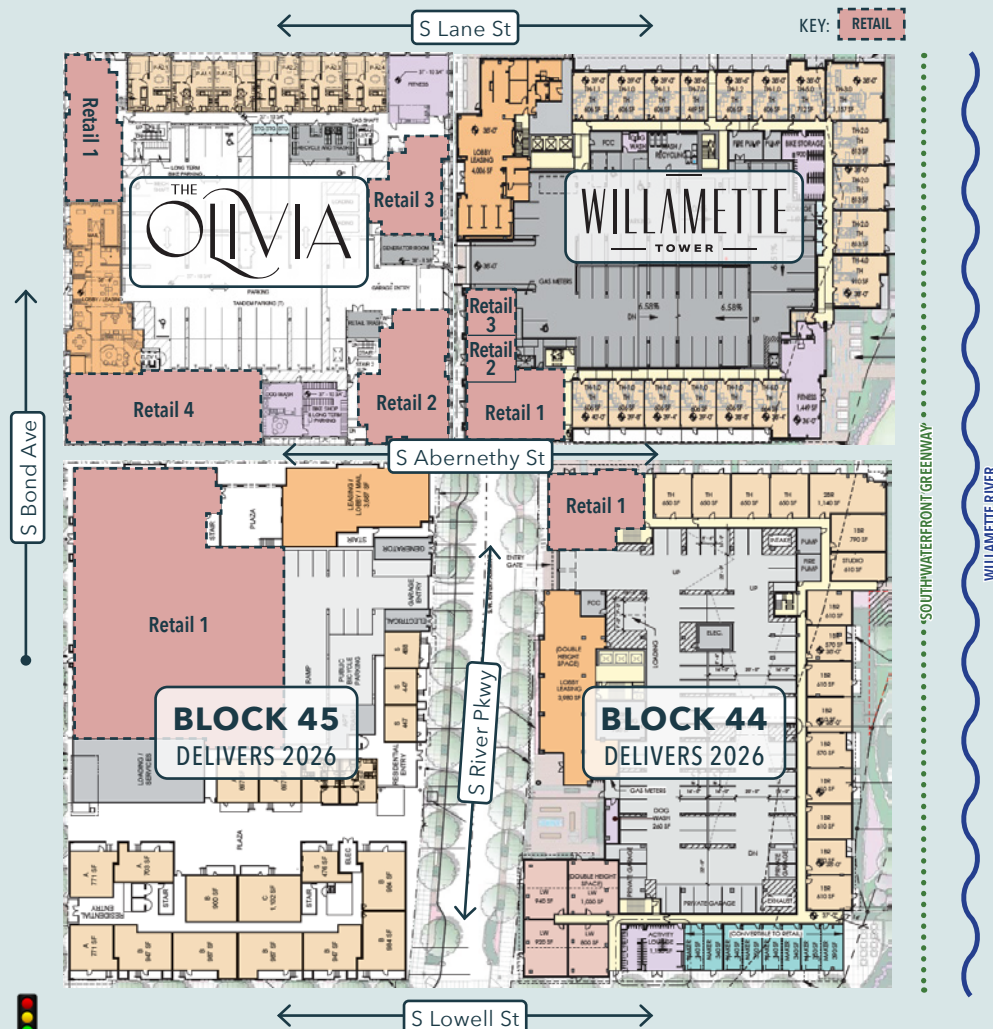
BLOCK 44
DELIVERS 2026

THE
OLIVIA

BLOCK 45
DELIVERS 2026

FOUR MIXED-USE BUILDINGS
1,202 NEW RESIDENTIAL UNITS

RETAIL OVERVIEW

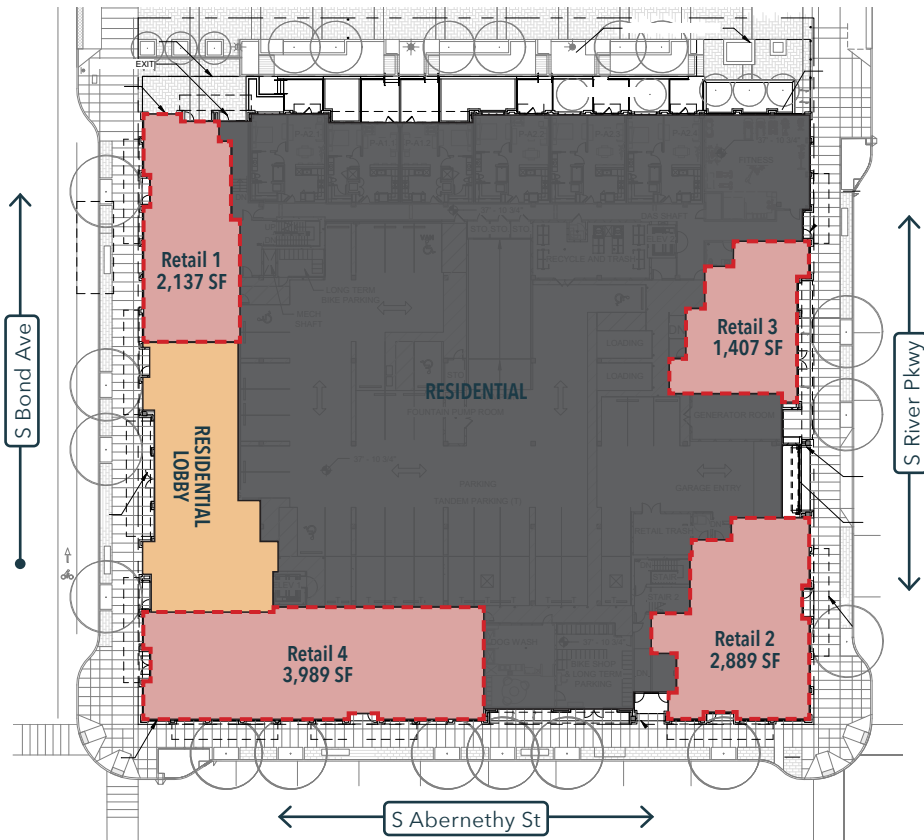


THE OLIVIA	RETAIL / SERVICE / RESTAURANT	WILLAMETTE TOWER	RETAIL / CAFE
Retail 1	2,137 SF	Retail 1	2,164 SF
Retail 2	2,889 SF	Retail 2	794 SF
Retail 3	1,407 SF	Retail 3	810 SF
Retail 4	3,989 SF	Combined	3,768 SF
BLOCK 45	GROCERY	BLOCK 44	RETAIL / SERVICE
Retail 1	22,000 SF	Retail 1	2,550 SF
Availability to increase to 30,000 SF			

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

THE OLIVIA

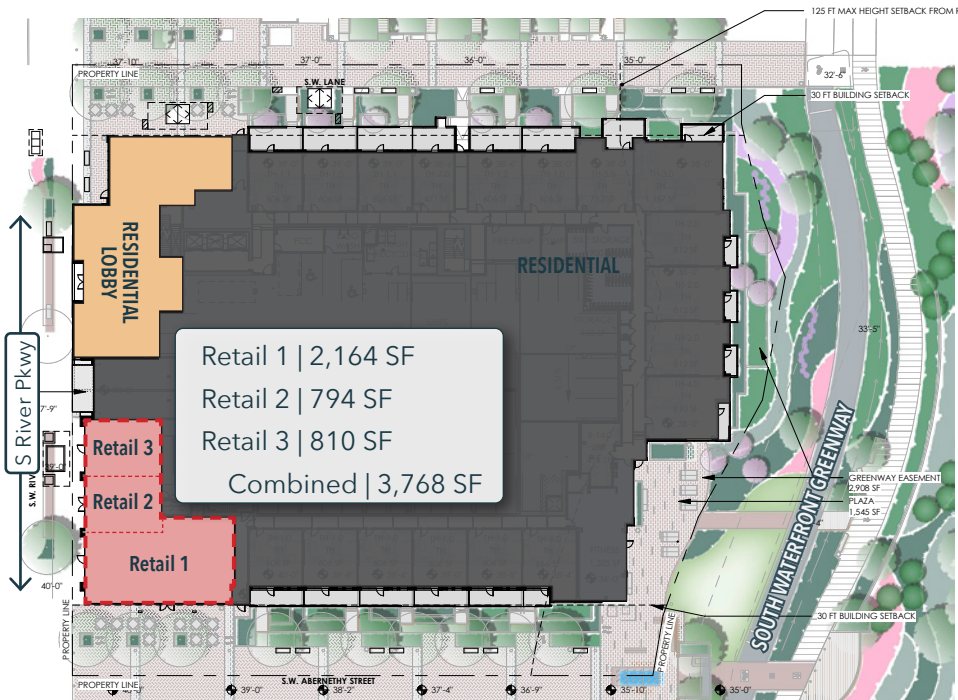
ADDRESS	3850 S Bond Ave
AVAILABLE	2,137 SF - 3,989 SF (Spaces are Divisible)
USE	Retail / Restaurant / Service
SPACE FEATURES	<ul style="list-style-type: none">• Ground floor retail opportunities below 231 residential units.• Spaces can be demised to meet a variety of sizes.• Ability to vent type-1 hood in Retail 1.• Large sidewalks with room for outdoor seating.



WILLAMETTE

TOWER

ADDRESS	3820 S River Pkwy
AVAILABLE	794 SF - 3,768 SF
USE	Retail / Restaurant
SPACE FEATURES	<ul style="list-style-type: none"> • Ground floor retail opportunities below 343 residential units. • Direct access to South Waterfront Greenway trail. • Views of Willamette River. • Dedicated outdoor patio space.





BLOCKS 44 & 45

ESTIMATED COMPLETION 2026

ADDRESS

SE Corner of S Bond St & S Abernethy St

AVAILABLE

Block 44 Retail 1 | 2,550 SF

Block 45 Retail 1 | 22,000 SF

Availability to Increase to 30,000 SF

USE

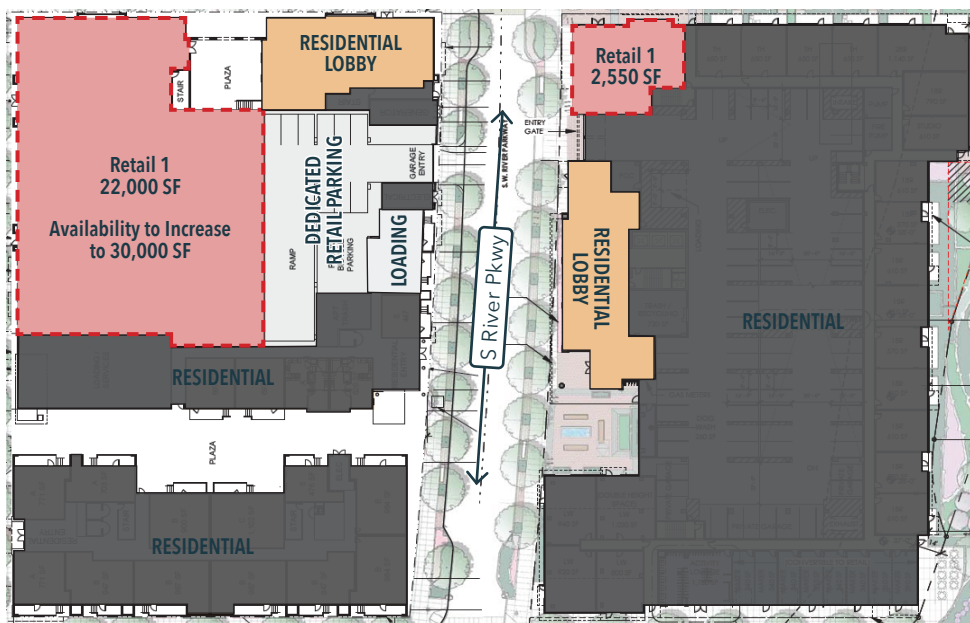
Grocery / Retail

SPACE FEATURES

- Opportunity for grocer to capitalize on owning the entire South Waterfront Trade Area.
- Only opportunity of this size in the Trade Area.
- Dedicated off-street parking spaces with direct access to the retail space.
- Dedicated off-street loading area.
- 628 residential units between Blocks 44 and 45.



BLOCK 45



BLOCK 45

BLOCK 44



BLOCK 44
WILLAMETTE TOWER

BLOCK 45

THE OLIVIA

S BOND AVE

S ABERNETHY ST



ADDITIONAL PHOTOS

ALAMO MANHATTAN BLOCKS



URBAN WORKS SOUTH WATERFRONT

NEIGHBORHOOD OVERVIEW

The South Waterfront neighborhood of Portland is situated just south of the downtown city center and bordered by the Willamette River and Interstate 5. Along with several Oregon Health and Science University (OHSU) buildings, direct access to the main OHSU campus via the tram, Elizabeth Caruthers Park, and numerous local and regional retail tenants, the South Waterfront is home to 4,269 residential units, making it one of the densest neighborhoods in the city. OHSU is ranked as one of the top hospitals in the state and has approximately 20,000 employees and 4,800 students. The hospital is undergoing an expansion that will see an additional 5,000 employees to the area in 2026. The South Waterfront is conveniently accessible to the city center via the waterfront greenway and Portland Streetcar, as well as the Tillikum Bridge providing access across the river to the Central Eastside, OMSI and the Oregon Ballet Theater.

AREA RETAILERS

