

FOR LEASE

URBAN
WORKS

the dylan

3883 S MOODY AVE



-  RETAIL
-  RESTAURANT
-  MEDICAL
-  SERVICE
-  CREATIVE

SOUTH WATERFRONT RETAIL SPACES

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About the Space

Ground floor retail space available for restaurant, fitness, or service retail in a 232-unit residential apartment building which retains a 94% occupancy rate. There is ability to vent type-1 hood system and shared grease interceptors are available in specific spaces. Spaces feature a great window line and wide sidewalks with direct access to Portland Streetcar stops.

Address

3883 S Moody Ave

Area

South Waterfront

Space

1,845 SF - 6,158 SF

Parking

Employee off-street parking available

Uses

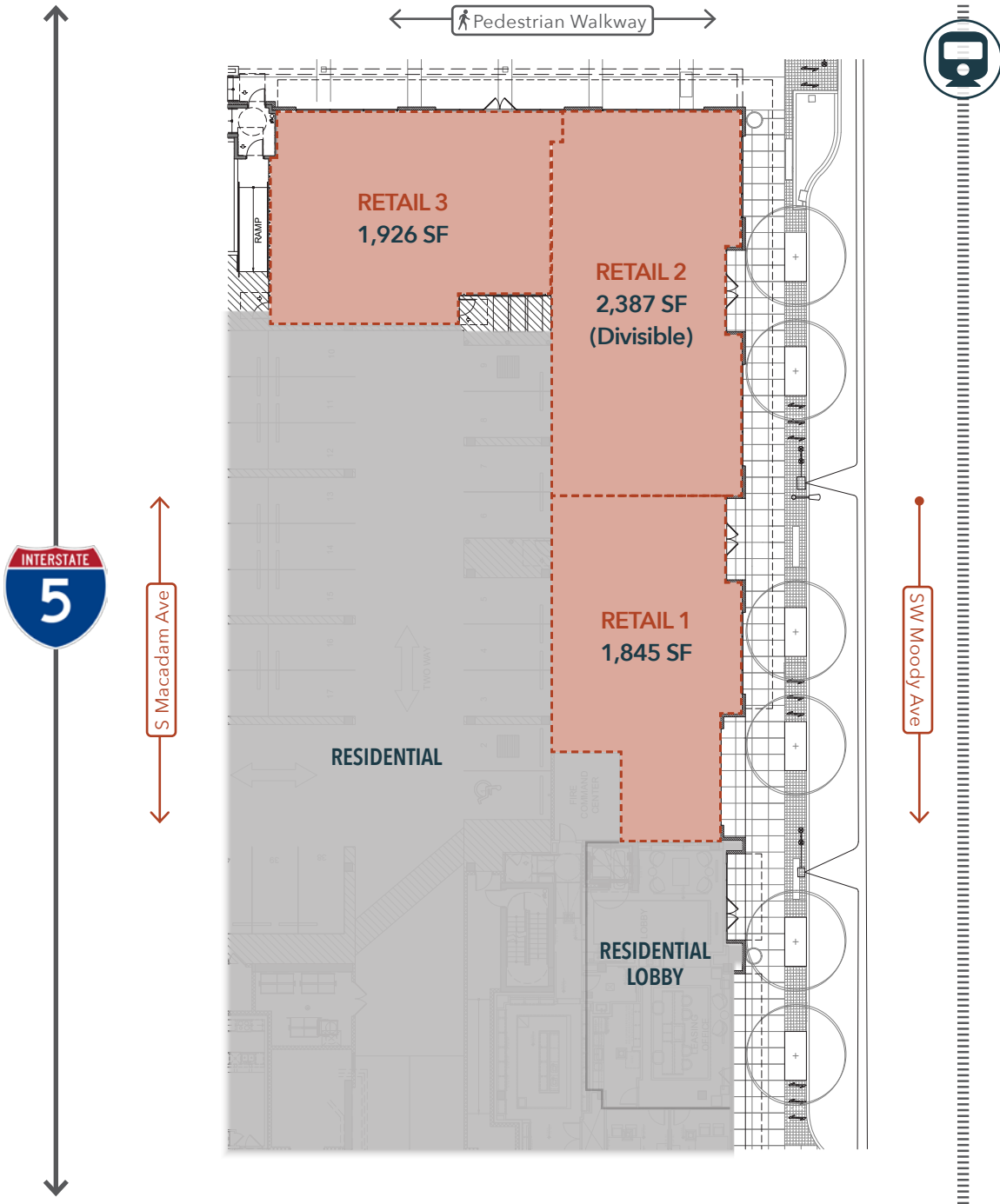
Retail / Restaurant / Medical / Service / Creative



FLOOR PLAN



The Portland Streetcar operates along S Moody Ave with a stop located one half block north of The Dylan



SOUTH WATERFRONT



The Neighborhood

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.

Demographics	¼ Mile	½ Mile	1 Mile
2023 Population	3,969	5,456	13,303
Total Employees	2,082	4,477	14,452
Total Businesses	278	598	1,766
Median HH Income	\$120,072	\$115,692	\$102,766
Median Age	39.1	38.2	39.2
Any College	97.4%	97.1%	92.5%

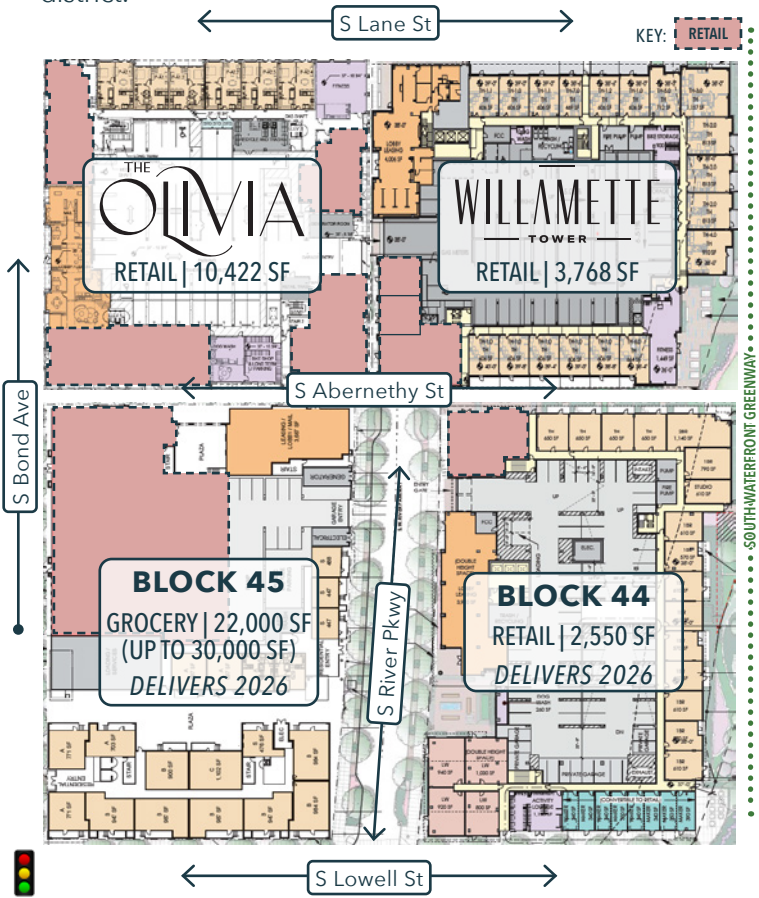
Area Retailers



ALAMO MANHATTAN BLOCKS



ALAMO MANHATTAN BLOCKS | The Dylan is just one block from 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.



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