

FOR LEASE

URBAN
WORKS

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

**RETAIL / RESTAURANT OPPORTUNITIES
SPACES RANGING FROM 1,407 SF - 30,000 SF**

ALAMO MANHATTAN

NEW SOUTH WATERFRONT DEVELOPMENT

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ALAMO MANHATTAN BLOCKS

NEW BUILDINGS IN THE SOUTH WATERFRONT

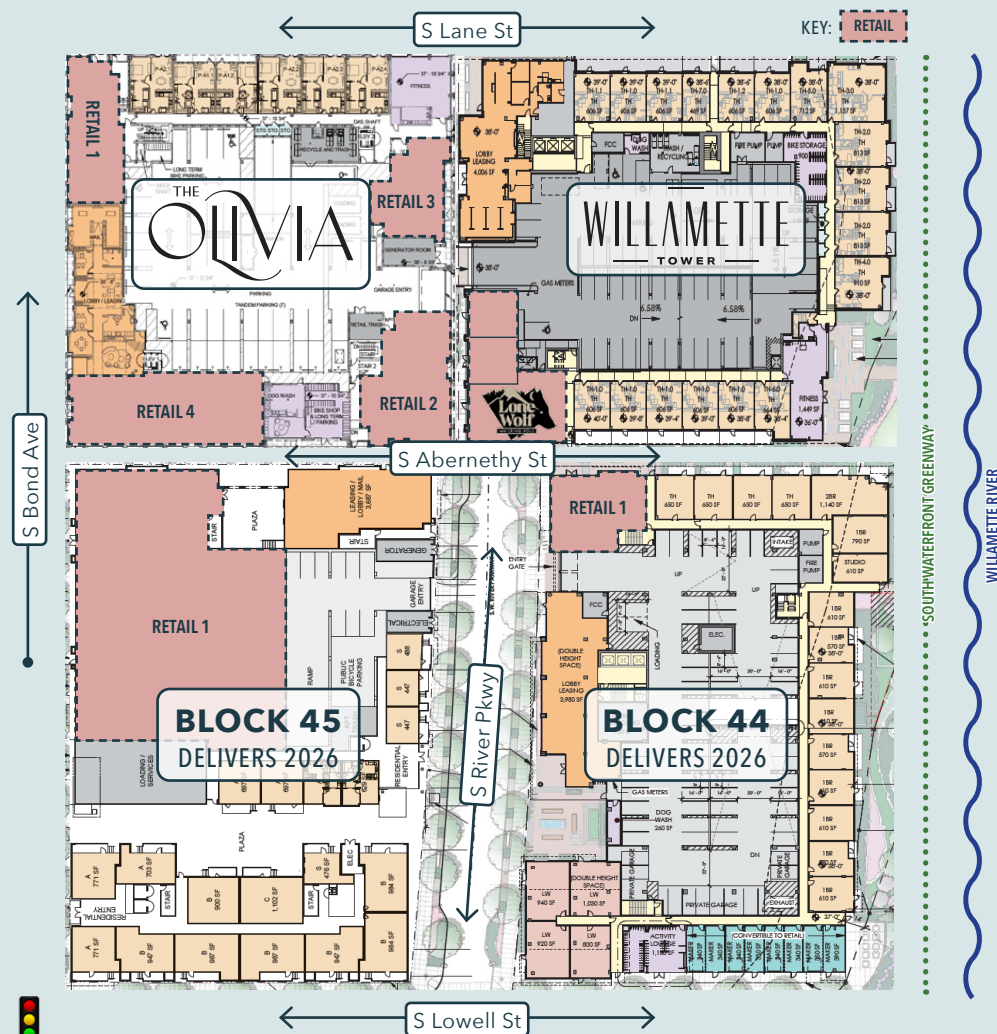
ABOUT THE PROJECT

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
2024 POPULATION	2,710	9,755	32,384
MEDIAN HH INCOME	\$94,156	\$94,156	\$94,156
MEDIAN AGE	129	631	3,948



RETAIL OVERVIEW



THE OLIVIA RETAIL / SERVICE / RESTAURANT

Retail 1 | 2,137 SF
 Retail 2 | 2,889 SF
 Retail 3 | 1,407 SF
 Retail 4 | 3,989 SF

BLOCK 45 GROCERY

Retail 1 | 22,000 SF
 Availability to increase to 30,000 SF

WILLAMETTE TOWER RETAIL / CAFE



BLOCK 44 RETAIL / SERVICE

Retail 1 | 2,550 SF

THE OLIVIA

ADDRESS

3850 S Bond Ave

AVAILABLE

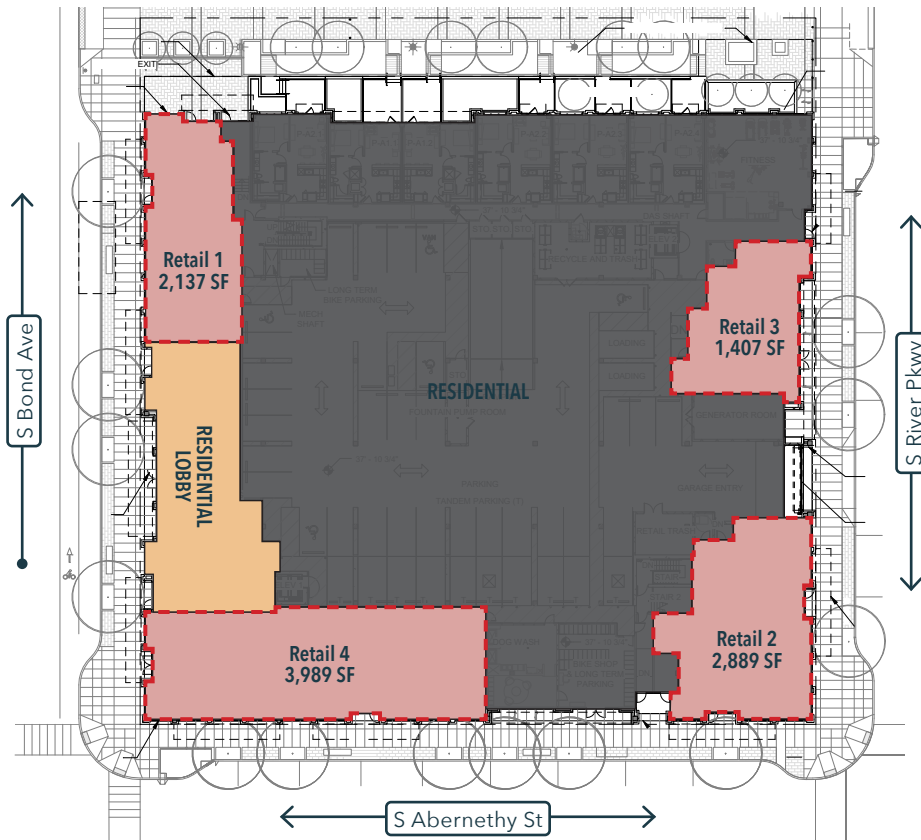
1,407 SF - 3,989 SF (Spaces are Divisible)

USE

Retail / Restaurant / Service

SPACE FEATURES

- 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.





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

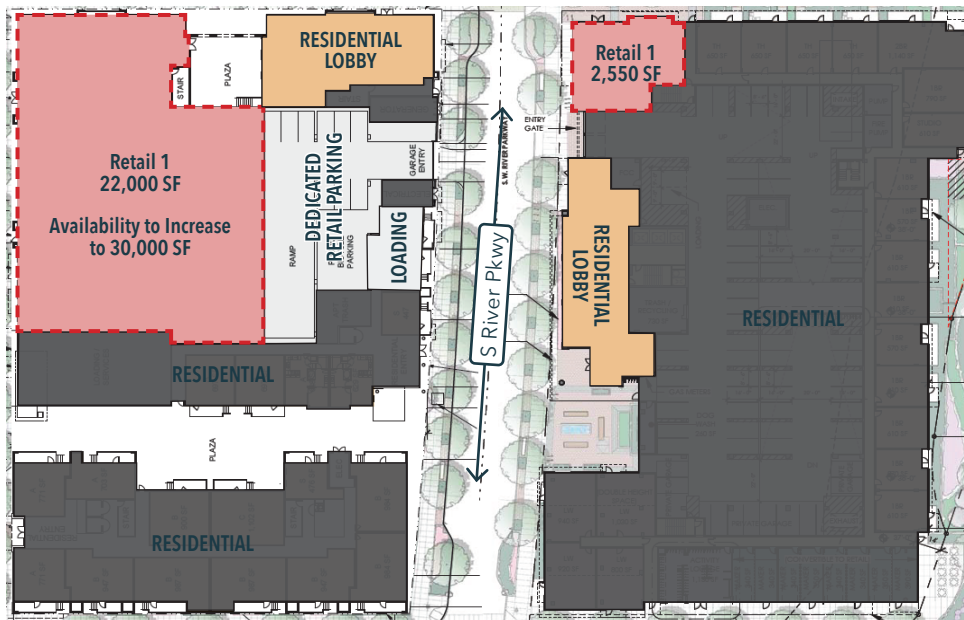
USE

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.

← S Abernethy St →



BLOCK 45

BLOCK 44



BLOCK 45



BLOCK 44

WILLAMETTE
TOWER

BLOCK 45

THE OLIVIA

S BOND AVE

S ABERNETHY ST



ADDITIONAL PHOTOS

ALAMO MANHATTAN BLOCKS





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



BLUE STAR
DONUTS



TESLA

