

FOR LEASE

URBAN
WORKS

GOOSE HOLLOW RETAIL

AVAILABLE SPACES FROM 1,900 RSF - 4,955 RSF

FULL CITY BLOCK DEVELOPMENT

EXPECTED DELIVERY Q3 2025



RESTAURANT



RETAIL

URBAN
RENAISSANCE
GROUP

SECURITY
PROPERTIES

PRESS BLOCKS

SW 17TH AVE @ SW YAMHILL ST

DAN BOZICH | 503.228.3135
dbozich@urbanworksrealestate.com

BRIAN GREELEY | 503.228.3147
bgreeley@urbanworksrealestate.com

urbanworksrealestate.com

PRESS BLOCKS



Address

SW 17th Ave & SW Yamhill St

Area

Goose Hollow

Timing

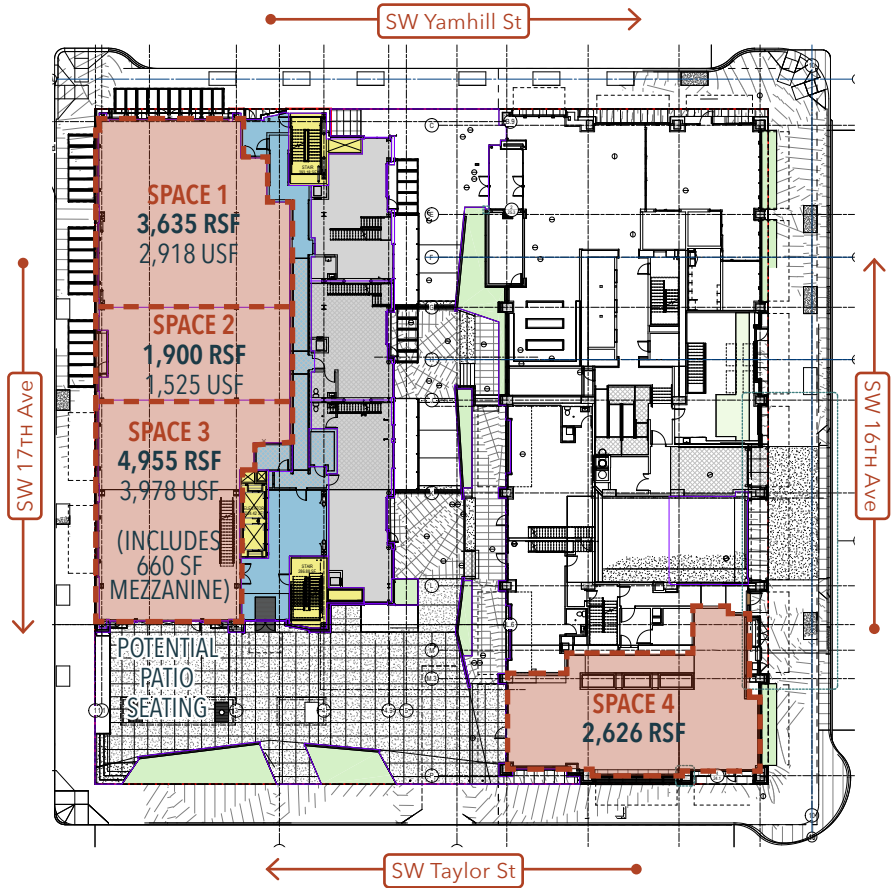
Q3 2025

Uses

Retail / Restaurant

Project Highlights

- 14,000 SF of retail space below 341 residential units & 25,000 SF of creative office space.
- Below grade, secure parking spaces - a rare amenity for urban retail developments.
- 18 - 25 foot ceiling heights with potential for mezzanine space.
- Towering glass lines in excess of 16 feet.
- Targeting LEED Gold Certification.
- Large outdoor patio opportunities.



NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2024 Population	4,103	19,524	52,558
Total Employees	4,563	28,255	101,005
Total Businesses	375	2,854	8,926
Median HH Income	\$47,922	\$66,975	\$78,959
Median Age	34	36.8	37.7
Any College	83.6%	83.1%	82.6%



Goose Hollow

Portland's historic Goose Hollow neighborhood is home to Providence Park (25,000 seat stadium and home of the Portland Timbers & Thorns), Lincoln High School and Multnomah Athletic Club. The neighborhood is walking distance to the Pearl District, West End and Portland State University. Located on the Blue and Red MAX line, Goose Hollow is the gateway to Washington Park, with its International Rose and Japanese Gardens and the Oregon Zoo.

Located within ¼ Mile Radius:



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