



FOR LEASE

PRIME PEARL DISTRICT

NW 10TH AVE & COUCH

ADDRESS

110 NW 10th Avenue | Portland, OR

AVAILABLE SPACE

5,971 SF (1,200 SF Main Level + 4,771 SF Lower Level)

RENTAL RATE

\$3,500/month, all in gross plus utilities

TRAFFIC COUNTS

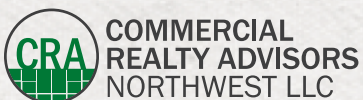
NW 10th Ave – 3,808 ADT ('22)

NW Couch St – 3,509 ADT ('22)

W Burnside St – 22,019 ADT ('22)

HIGHLIGHTS

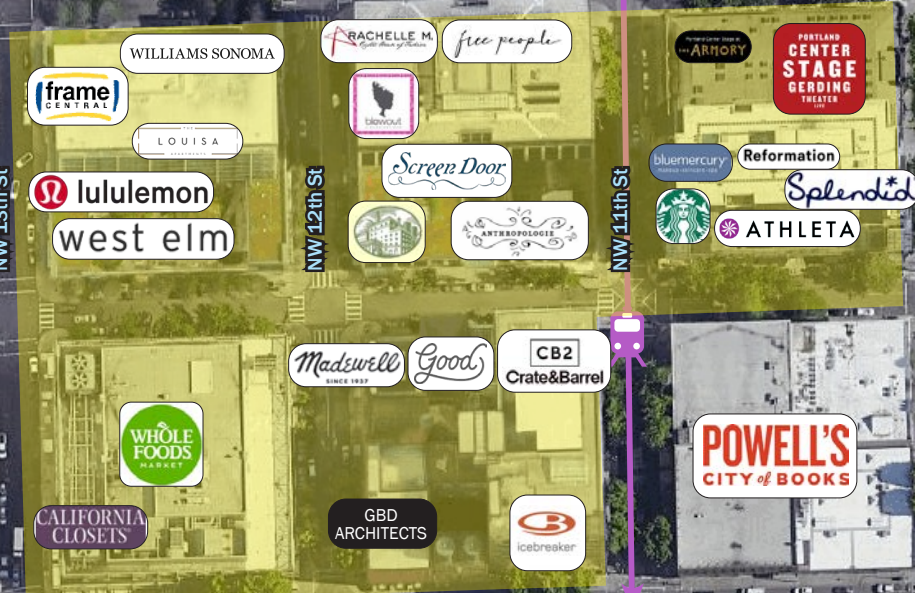
- Outstanding character-rich freestanding building in the heart of the Pearl District, ideally situated in the retail corridor near the Brewery Blocks redevelopment.
- Second generation restaurant space includes Type I venting and kitchen infrastructure.
- Convenient paid parking located directly adjacent to the building.
- Located directly on the streetcar line at NW 10th and Couch.
- Adjacent tenants include Republica (Now Open!), Hello Portland!, Made Here, Athleta, Powell's Books, CB2, Whole Foods and many more.



Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

ENCORE
NW 10TH & COUCH
110 NW 10TH AVENUE
PORTLAND, OR



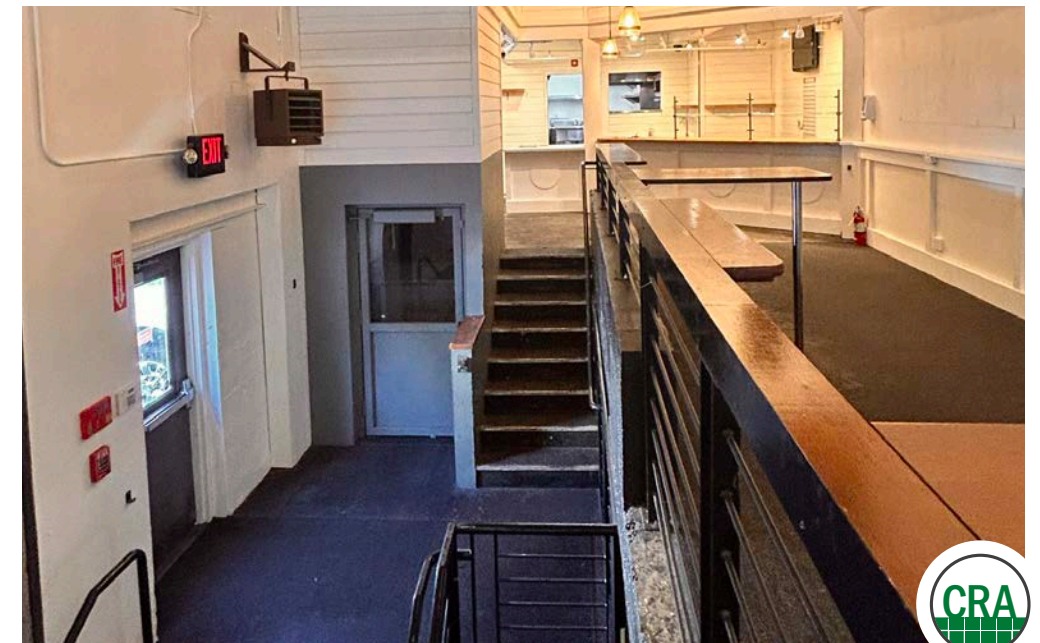
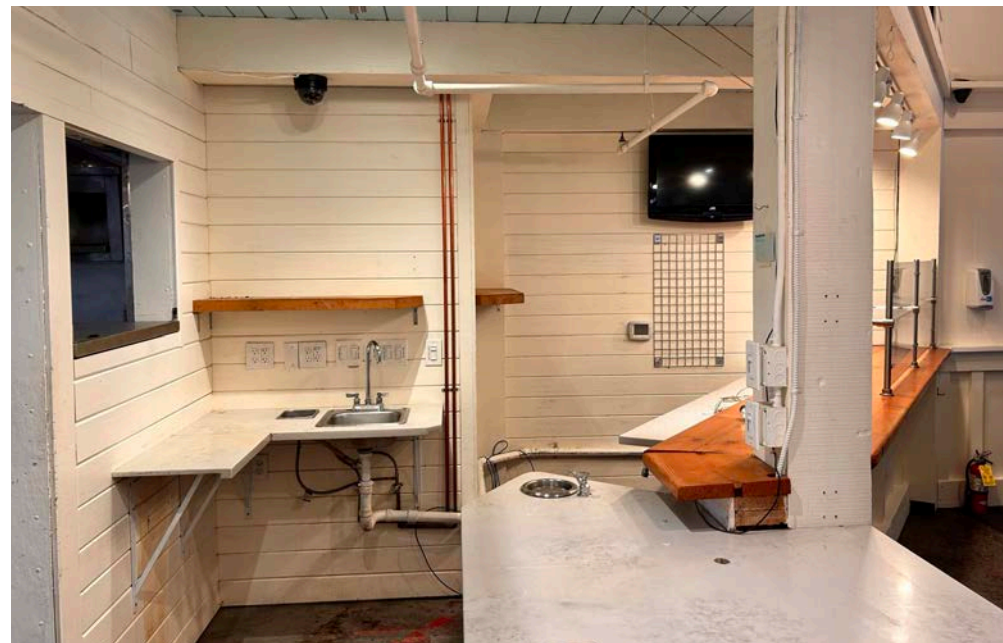
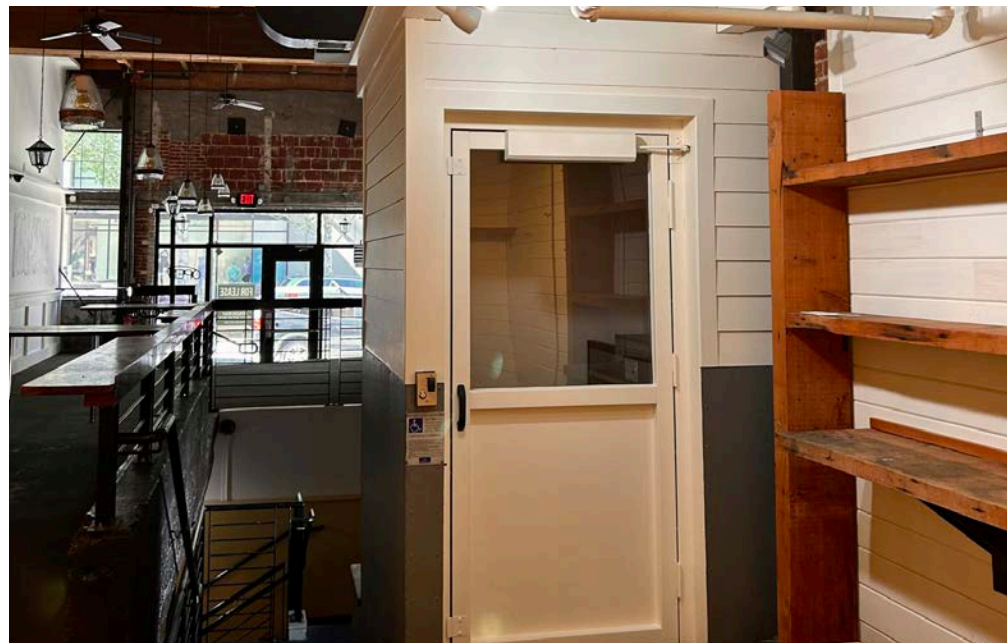
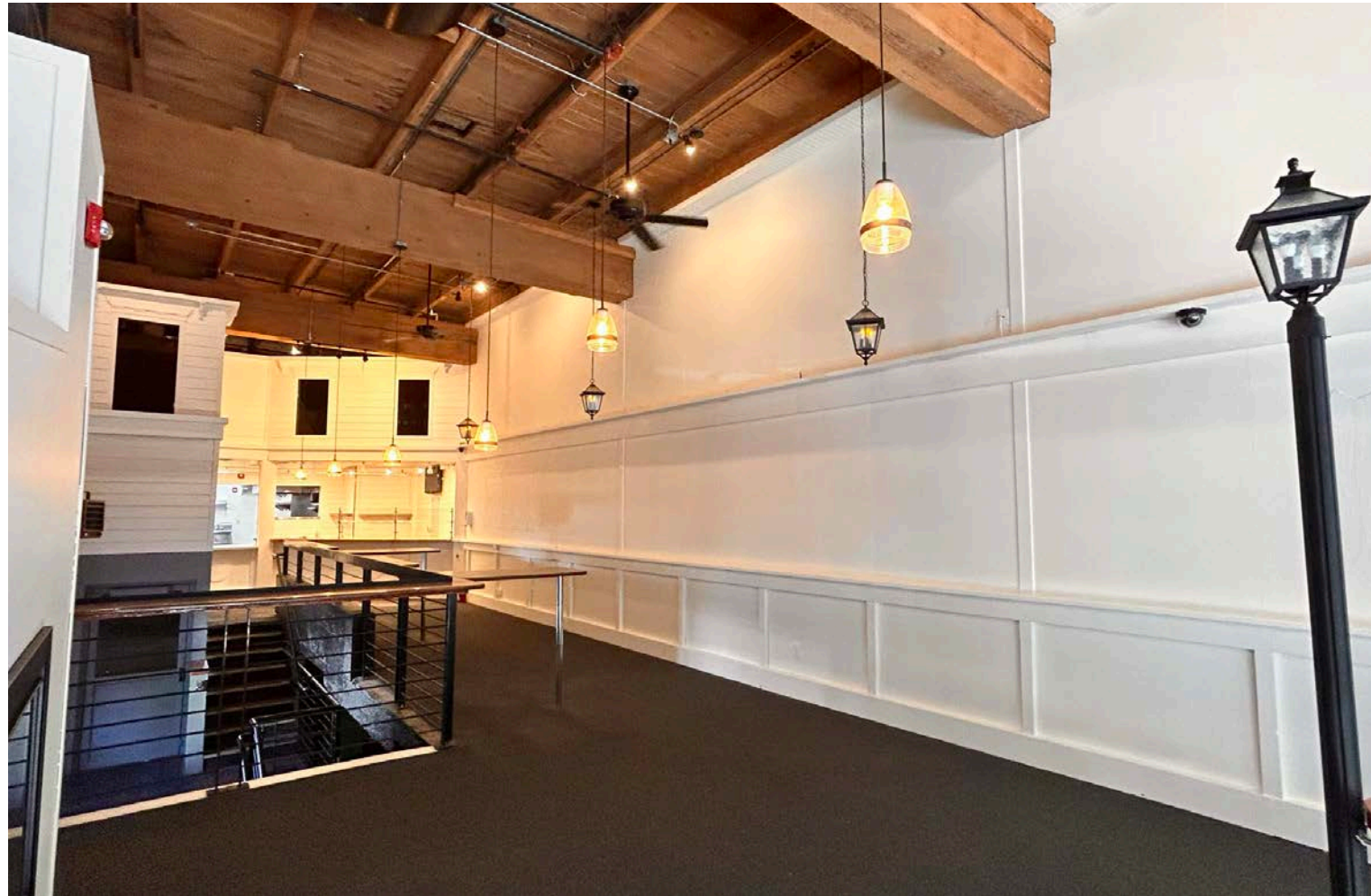
11W
New Mixed-Use
Office/Residential/Class A

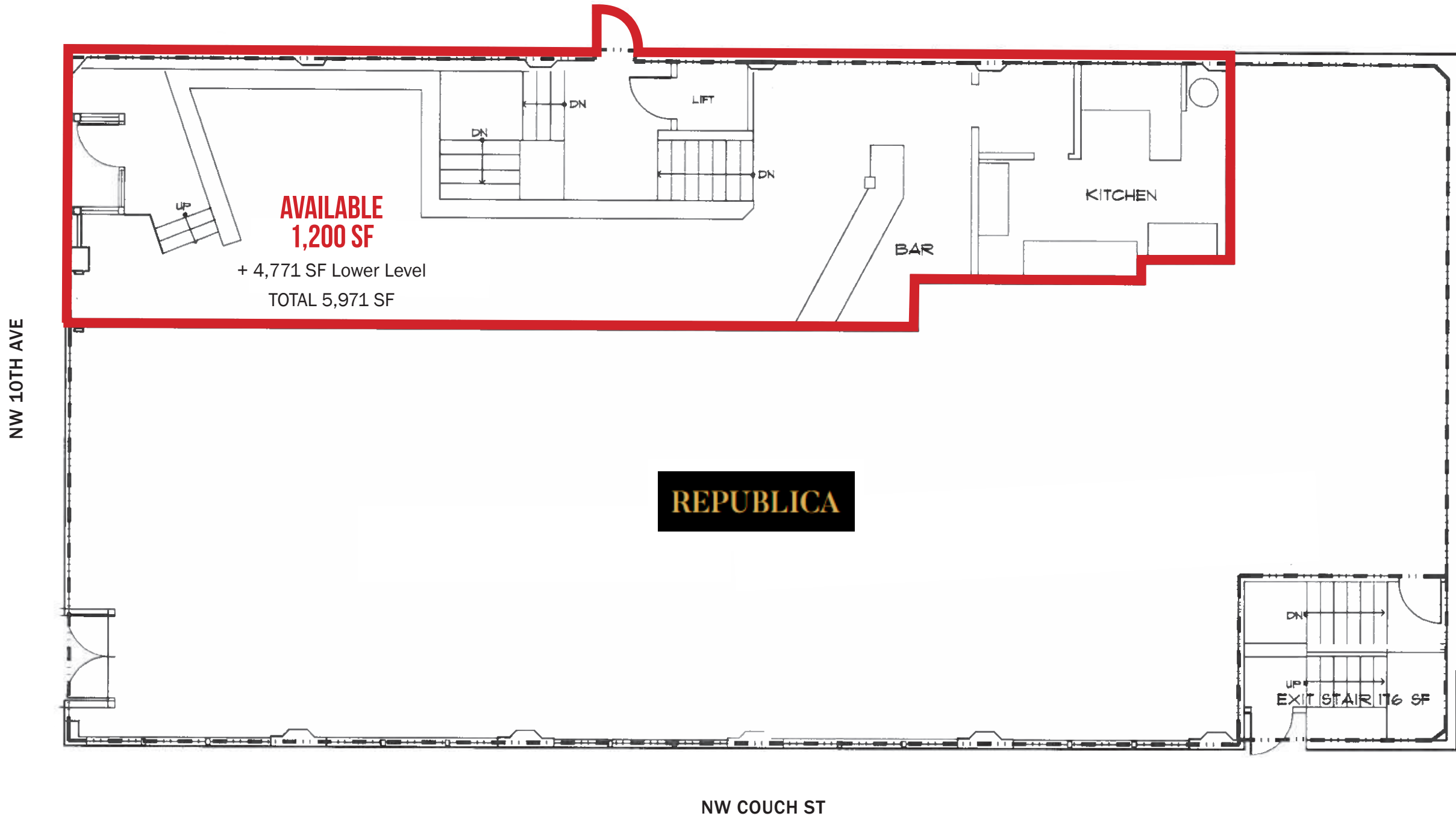
10W
Redevelopment
mixed use
office/retail
COMING SOON

SITE



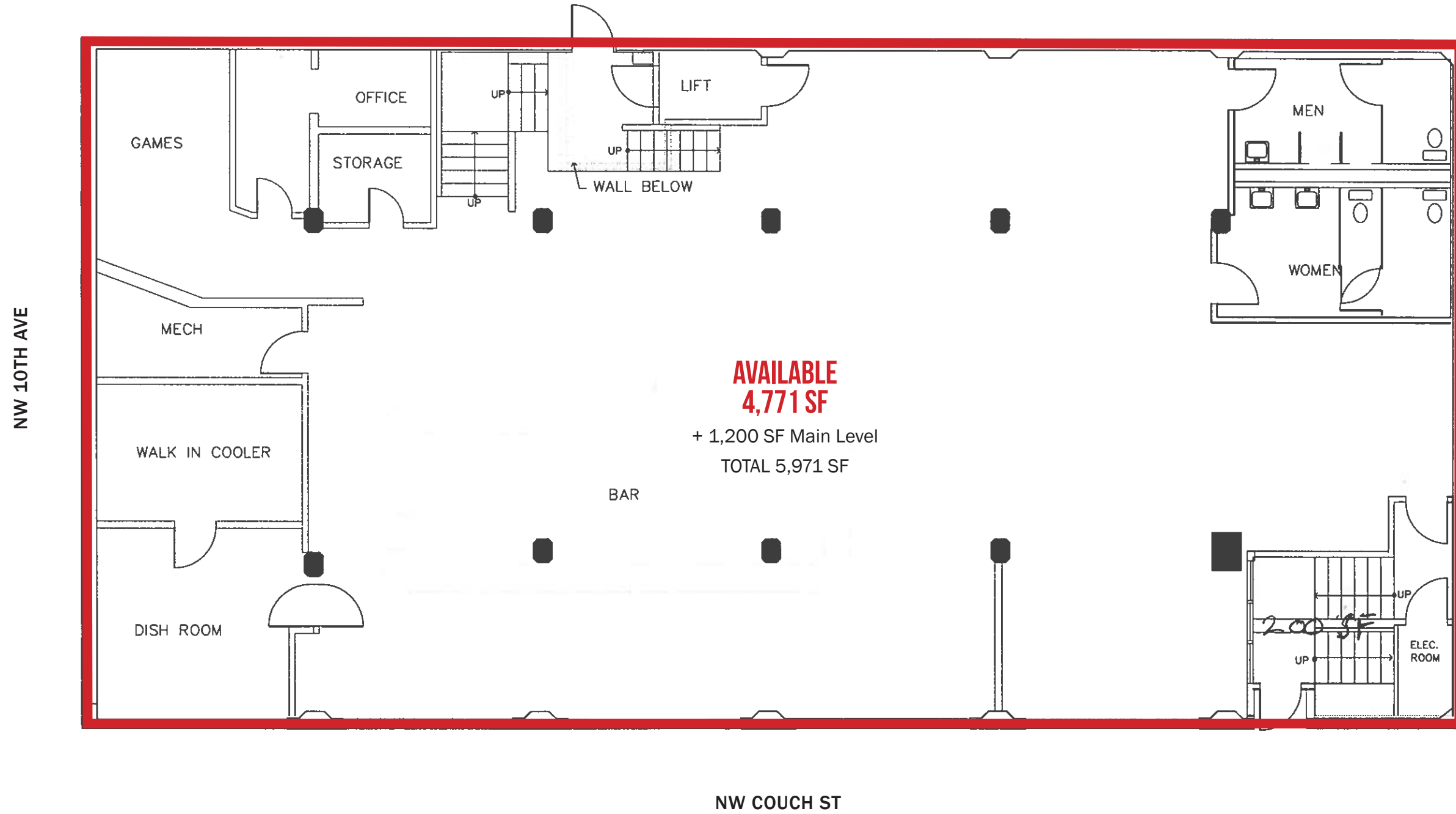
INTERIOR IMAGES | MAIN LEVEL





PLAN FOR MARKETING ILLUSTRATION PURPOSES ONLY

The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



NW 10TH & COUCH

110 NW 10TH AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

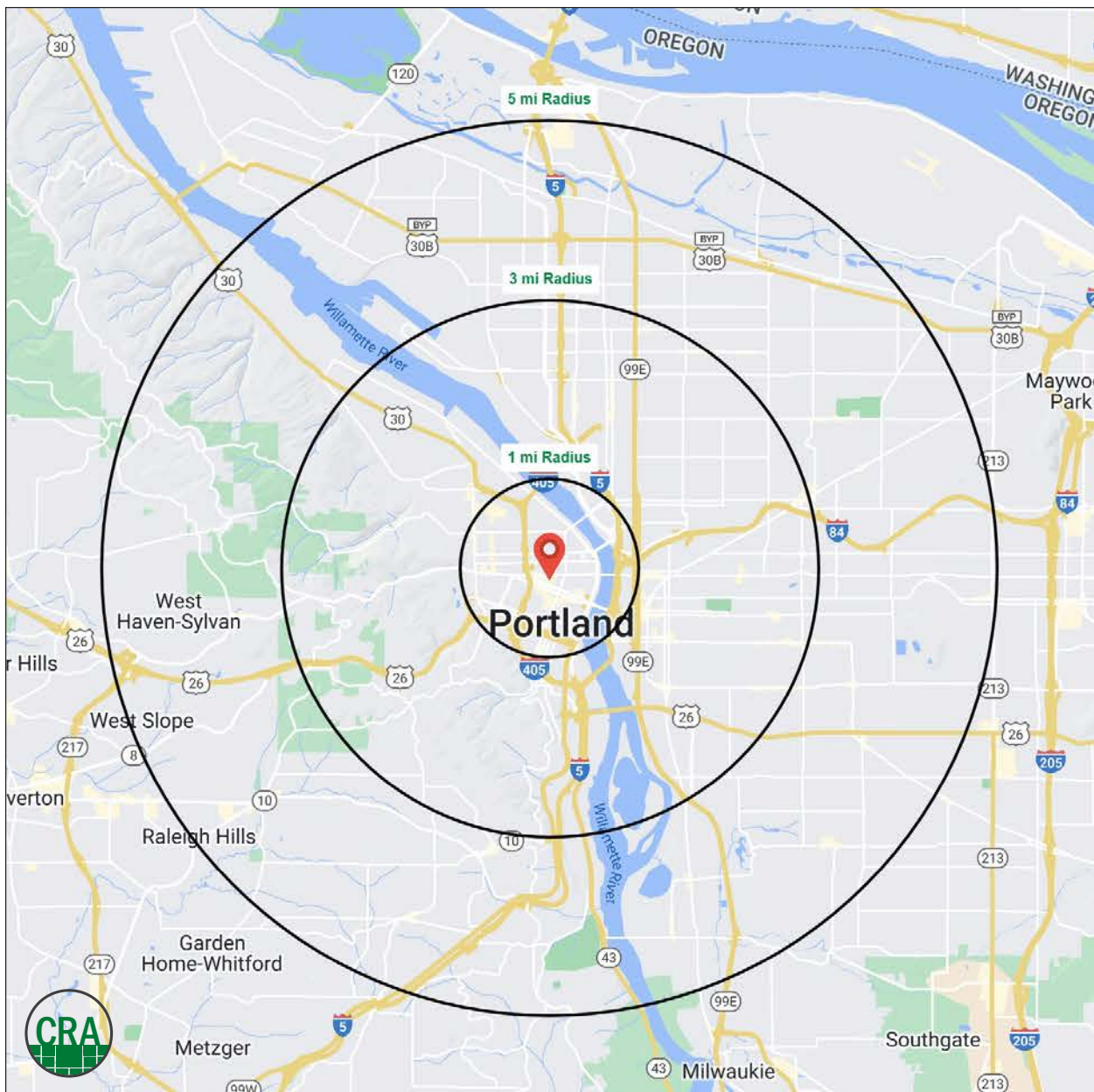
| Source: Regis - SitesUSA (2023) | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2023 | 43,0208 | 186,278 | 429,522 |
| Estimated Households | 28,859 | 98,415 | 203,374 |
| Average HH Income | \$107,701 | \$140,178 | \$145,052 |
| Median Home Value | \$597,748 | \$656,428 | \$600,965 |
| Daytime Demographics 16+ | 117,579 | 266,110 | 423,757 |
| Some College or Higher | 84.0% | 87.7% | 86.1% |

\$597,748

Median Home Value
1 MILE RADIUS

38.4

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5239/-122.6808

| 110 NW 10th Ave Portland, OR 97209 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|------------------------|------------------------|------------------------|
| Population | | | |
| 2023 Estimated Population | 43,208 | 186,278 | 429,522 |
| 2028 Projected Population | 43,248 | 193,838 | 443,796 |
| 2020 Census Population | 43,526 | 186,340 | 432,302 |
| 2010 Census Population | 34,673 | 151,750 | 376,907 |
| Projected Annual Growth 2023 to 2028 | - | 0.8% | 0.7% |
| Historical Annual Growth 2010 to 2023 | 1.9% | 1.8% | 1.1% |
| 2023 Median Age | 38.4 | 38.0 | 38.3 |
| Households | | | |
| 2023 Estimated Households | 28,859 | 98,415 | 203,374 |
| 2028 Projected Households | 29,265 | 103,280 | 212,747 |
| 2020 Census Households | 28,860 | 97,488 | 202,104 |
| 2010 Census Households | 21,724 | 77,271 | 173,406 |
| Projected Annual Growth 2023 to 2028 | 0.3% | 1.0% | 0.9% |
| Historical Annual Growth 2010 to 2023 | 2.5% | 2.1% | 1.3% |
| Race and Ethnicity | | | |
| 2023 Estimated White | 71.3% | 75.9% | 75.8% |
| 2023 Estimated Black or African American | 5.2% | 5.3% | 5.0% |
| 2023 Estimated Asian or Pacific Islander | 10.0% | 6.8% | 7.3% |
| 2023 Estimated American Indian or Native Alaskan | 1.1% | 0.7% | 0.7% |
| 2023 Estimated Other Races | 12.4% | 11.2% | 11.2% |
| 2023 Estimated Hispanic | 13.9% | 10.4% | 9.9% |
| Income | | | |
| 2023 Estimated Average Household Income | \$107,701 | \$140,178 | \$145,052 |
| 2023 Estimated Median Household Income | \$75,418 | \$102,008 | \$105,892 |
| 2023 Estimated Per Capita Income | \$73,070 | \$74,537 | \$69,042 |
| Education (Age 25+) | | | |
| 2023 Estimated Elementary (Grade Level 0 to 8) | 1.8% | 1.2% | 1.6% |
| 2023 Estimated Some High School (Grade Level 9 to 11) | 2.9% | 1.8% | 2.1% |
| 2023 Estimated High School Graduate | 11.3% | 9.3% | 10.1% |
| 2023 Estimated Some College | 17.3% | 15.7% | 17.1% |
| 2023 Estimated Associates Degree Only | 4.8% | 4.6% | 5.4% |
| 2023 Estimated Bachelors Degree Only | 35.1% | 38.7% | 37.1% |
| 2023 Estimated Graduate Degree | 26.7% | 28.6% | 26.6% |
| Business | | | |
| 2023 Estimated Total Businesses | 8,928 | 22,817 | 37,224 |
| 2023 Estimated Total Employees | 102,392 | 216,319 | 309,094 |
| 2023 Estimated Employee Population per Business | 11.5 | 9.5 | 8.3 |
| 2023 Estimated Residential Population per Business | 4.8 | 8.2 | 11.5 |

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.