

PRIME PEARL DISTRICT CORNER OPPORTUNITY

1010 NW FLANDERS



ADDRESS

1010 NW Flanders St & 327 NW 10th Ave
Portland, Oregon

AVAILABLE SPACE

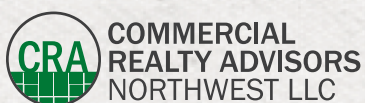
- 5,092 RSF – End-cap corner space, fronting NW Flanders and 10th Avenue (ideal for retail/restaurant/wellness/spa)
- 2,583 RSF – Lower level (daylight basement) fronting NW 10th Avenue (ideal for production/service)

RENTAL RATE

Please call for details

HIGHLIGHTS

- Historic Ballou & Wright Building with original brick exterior, expansive ceilings and historic interior elements; the entire building has undergone major renovations and upgrades to both tenant and common area spaces.
- Rare corner end-cap opportunity in the heart of the Pearl District!
- Ideal for flagship retail or showroom.
- Saatva Mattress is coming soon!
- Nearby retailers include The Shade Store, Free People, Anthropologie, Athleta, Ben & Jerry's, Deschutes Brewery, The Whole Bowl, Nuvrei Coffee Shop, Porch Light, World Foods, and more.
- Located on the Portland Streetcar Line.
- Available Now!




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1010 NW FLANDERS STREET
 Park PORTLAND, OR

Map labels include streets: NW Marshall St, NW Lovejoy St, NW Kearney St, NW Johnson St, NW Irving St, NW Hoyt St, NW Glisan St, NW Flanders St, NW Everett St, NW Davis St, NW Couch St, W Burnside St, NW 15th Ave, NW 14th Ave, NW 13th Ave, NW 12th Ave, NW 11th Ave, NW 10th Ave, NW 9th Ave.

Business logos visible include: enso, Starbucks, Bank of America, Optima, UAWQUA, CHASE, ZOOM+care, SUBWAY, basics, FedEx Office, BOTANIST, usbank, LOVEJOY, yama, POSH Baby, BURN CYCLE, HAY, DESIGN WITHIN REACH, SuperDeliver, HEARTLINE, KREI, LASH LOVE, VISAGE, momoyama, PERCH, LA PERLITA, HOT TIPS PIZZA, RITE AID, BURRIT BAR, BEDMART, BRIX, BARISTA, FILSON, L'Etape, BEER BEER, LOW BROW LOUNGE, Columbia Bank, BLICK art materials, TUFENKIAN, Sola, RADIANT & WAXING, goPoké, Roste, AIA Oregon, BE SMOOTH, KOHLER Signature Store, PIZZA SENEZ, PHO VAN, beneficial state bank, canopy, BLACKFISH GALLERY, RHN SOCKS, Room & Board, Hanes & Steve's, HONEYMAN, Aveda, UMBRIA, FALL RAVEN, THE SHADE STORE, nou, Tear Drop, RICH'S, the eye studio, HONEYMAN, Uterly Cell, Sherwin-Williams, Aveda, UMBRIA, WIEDEN KENNEDY, RUDY'S BARBERSHOP, ZOOM+care, frame CENTRAL, LOUISA, lululemon, west elm, CVS pharmacy, Von Ebert, RACHELLE M. GUYER, free people, ARROYO, PORTLAND CENTER STAGE GARDEN, little big burger, Fuller's, Hello, COUCH, ELENIS, SMG COLLECTIVE, FARMHOUSE KITCHEN, HALO, URBANSTUDIO, TACTICS, WORLD FOODS, FULLER'S, ELENIS, SMG COLLECTIVE, FARMHOUSE KITCHEN, MADE WITH SWAG, BIG PAPERWORKS, AMARA APARTMENTS, Madswell, CB2, Crate & Barrel, Peets Coffee & Tea, GBD ARCHITECTS, California Closets, Whole Foods Market, Powell's Books, The Literary Independent Bookstore, The Good Mod, E.M. Eveready Music, The Brewery Blocks (shaded area), and the 'SITE' (marked with a red star).

 The Brewery Blocks



* Plans are not final and are subject to change.





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.



1010 NW FLANDERS STREET

SITE PLAN | LOWER LEVEL

PORTLAND, OR

-  BUILDING AMENITY
-  BUILDING SERVICE AREA
-  TENANT STORAGE
-  OCCUPANT AREA



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HISTORIC BALLOU & WRIGHT BUILDING



Built in 1921, the historic Ballou & Wright Company building was originally home to the Ballou & Wright company which was the leading wholesaler of bicycles, motorcycles, and auto parts in the region. In later years, the building became the U.S. headquarters for Hanna Andersson, a children's clothing company. The building was renovated in 2015, bringing new life to the beautiful historic building.



1010 NW FLANDERS STREET

DEMOGRAPHIC SUMMARY

PORTLAND, OR

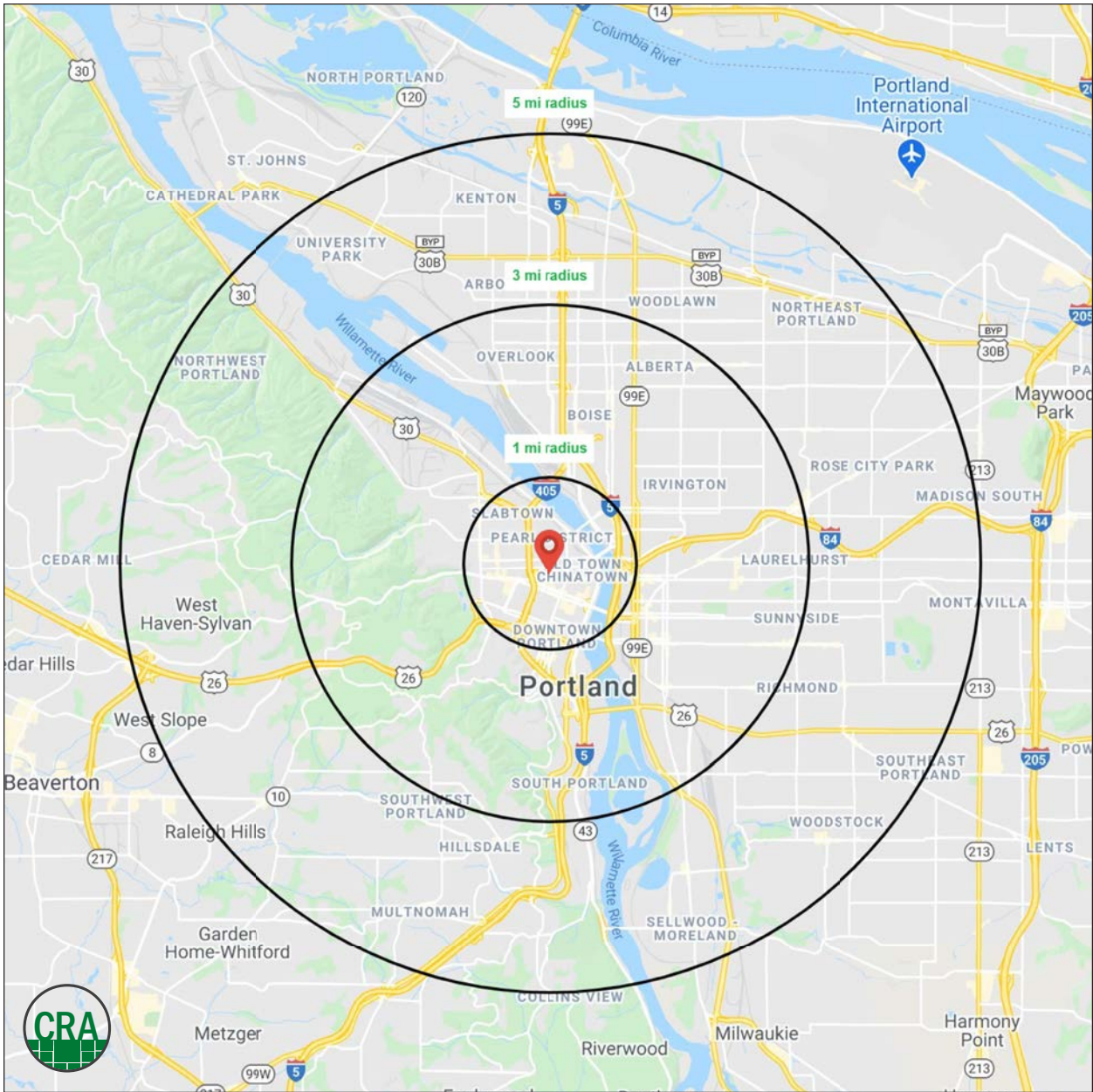
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	43,703	184,918	424,986
Projected Population 2026	44,551	189,562	432,424
Average HH Income	\$84,152	\$112,077	\$116,749
Median Home Value	\$556,629	\$607,260	\$550,705
Daytime Demographics 16+	117,491	291,860	457,489
Some College or Higher	83.9%	86.7%	85.1%

37.8

Median Age
3 MILE RADIUS

\$607,260

Median Home Value
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5257/-122.6815

1010 NW Flanders St Portland, OR 97209	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	43,703	184,918	424,986
2027 Projected Population	44,551	189,562	432,424
2020 Census Population	44,068	186,618	430,036
2010 Census Population	33,661	151,920	374,850
Projected Annual Growth 2022 to 2027	0.4%	0.5%	0.4%
Historical Annual Growth 2010 to 2022	2.5%	1.8%	1.1%
2022 Median Age	38.6	37.8	38.0
Households			
2022 Estimated Households	28,960	96,525	198,684
2027 Projected Households	29,640	99,347	203,380
2020 Census Households	29,229	97,449	200,813
2010 Census Households	21,372	77,210	172,222
Projected Annual Growth 2022 to 2027	0.5%	0.6%	0.5%
Historical Annual Growth 2010 to 2022	3.0%	2.1%	1.3%
Race and Ethnicity			
2022 Estimated White	70.4%	73.8%	73.5%
2022 Estimated Black or African American	4.7%	5.0%	4.7%
2022 Estimated Asian or Pacific Islander	8.7%	6.3%	6.9%
2022 Estimated American Indian or Native Alaskan	1.3%	0.9%	0.8%
2022 Estimated Other Races	15.0%	14.0%	14.1%
2022 Estimated Hispanic	13.8%	10.4%	10.0%
Income			
2022 Estimated Average Household Income	\$84,152	\$112,077	\$116,749
2022 Estimated Median Household Income	\$62,205	\$85,906	\$90,523
2022 Estimated Per Capita Income	\$56,895	\$59,000	\$54,976
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.2%	1.6%
2022 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.0%	2.4%
2022 Estimated High School Graduate	11.4%	10.1%	10.9%
2022 Estimated Some College	16.9%	15.8%	17.4%
2022 Estimated Associates Degree Only	5.0%	4.8%	5.7%
2022 Estimated Bachelors Degree Only	35.4%	37.7%	35.5%
2022 Estimated Graduate Degree	26.6%	28.4%	26.5%
Business			
2022 Estimated Total Businesses	8,953	22,935	36,997
2022 Estimated Total Employees	102,234	241,478	341,991
2022 Estimated Employee Population per Business	11.4	10.5	9.2
2022 Estimated Residential Population per Business	4.9	8.1	11.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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