122 NW 10TH AVE

SECOND GENERATION RESTAURANT SPACE AVAILABLE

ADDRESS
122 NW 10th Ave | Portland, OR

AVAILABLE SPACE
1,952 SF

RENTAL RATE
$25.00 PSF/YR plus NNN
(2023 NNN $6.75 PSF/YR)

TRAFFIC COUNTS
NW 10th Ave – 3,808 ADT ('22)
NW Couch St – 3,509 ADT ('22)
W Burnside St – 22,019 ADT ('22)

Walk Score 100 | Bike Score 98 | Transit Score 92

HIGHLIGHTS
- Excellent 2nd generation restaurant space in the heart of the Pearl District.
- Grease interceptor serving premises, and Type 1 venting.
- Neighbors include Hana Sushi & April's Tea House, Hello from Portland, Republica, La Real, Deschutes Brewery, The Armory, Powell's Books, Made Here PDX, Athleta, Dogtopia, Tactics and more.
- Available now!

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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

122 NW 10TH AVE

PORTLAND, OR

SITE

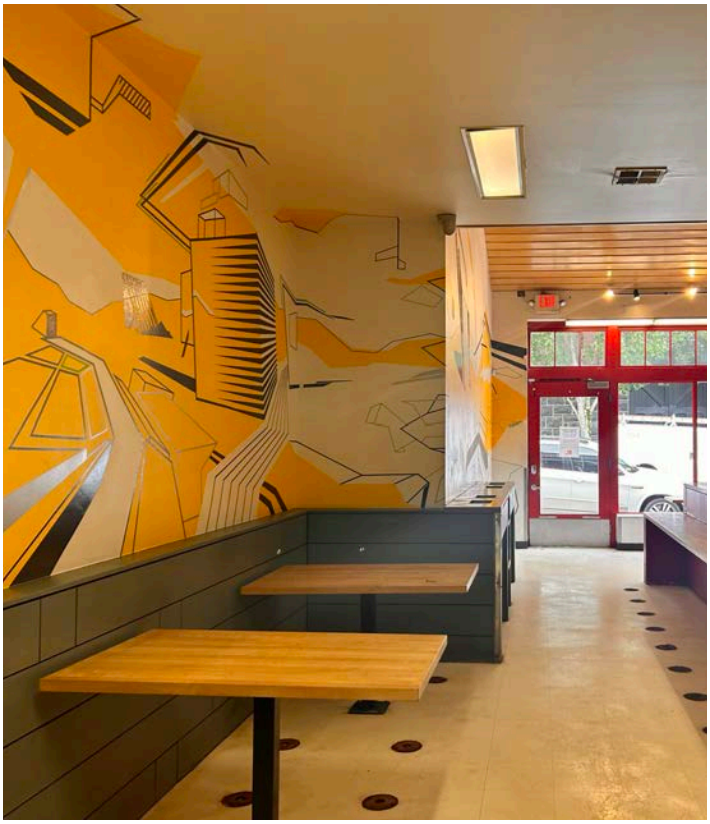
The Brewery Blocks

NW Everett St
NW Davis St
NW Couch St
W Burnside St
SW Harvey Milk St
SW Washington St
SW Alder St
SW Morrison St
SW Oak St
NW 13th St
NW 12th St
NW 11th St
NW 10th St
NW 14th St
SW 14th Ave
SW 13th Ave
SW 12th Ave
SW 11th Ave
SW 10th Ave
NW 9th St
SW 9th Ave
NW Park Ave
NW Broadway
SW Broadway
NW 6th St
SW 6th Ave
I-405

PEARL PARKING GARAGE
RUDY'S
WILLIAMS SONOMA
LOUISA
Screen Door
Reformation
ATHLETA
POWELL'S CITY of BOOKS
GBD ARCHITECTS
CALIFORNIA CLOSETS
CB2
Crate&Barrel
CENTER STAGE
GERDING THEATER
ARTHUR
CRYSTAL HOTEL
ZEUS CAFE
SCANDALS
BAMBOO
TIMBUK2
MARK SPENCER HOTEL
CHERYL'S
SUSTAINABLE HARVEST
MA & PA MARKET
FINK'S LUGGAGE
WESTENDBIKES
STUMPTOWN COFFEE ROASTERS
ACE HOTEL
rochebobois
11W
New Mixed-Use Development Class A Office/Residential/Retail
10W
Redevelopment mixed use office/retail COMING SOON
DocuMart
Pinkham MILLINERY
moxy HOTELS
THE RITZ-CARLTON RESIDENCES
TARGET
Fortune
HALO
DOMAINE SERENE
SENTINEL
Jake's GRILL
HYATT CENTRIC
MACHUS
Kissing Booth
Ania
TOKI
WILDFANG
woonwinkel
Thunderpants
O'BRYANT SQUARE
HAN SUSHI
Hello
Le Real
couch
REPUBLICA
FARMHOUSE KITCHEN
FULLER'S COFFEE SHOP
ELENI'S
SMG COLLECTIVE
AMARA APARTMENTS
SIZZLE PIE
Shake Shack
Self Edge
Danner
Buffalo Exchange
Wallua
LIVING ROOM THEATERS
new avenues
Education, Pacific Northwest
VILLA ANGEL TAQUERIA
The Benson
El Gaucho
JR'S ON BROADWAY
PUPPO
AUGEN GALLERY
MACDONALD WEST APTS
MACDONALD RESIDENCE
SUSHI ICHIBAN
HELEN'S MARKET
dollar
PENDLETON
Cal Skate
THEO'S
GROUND KONTROL
Bright LIGHT
COURTYARD
usbank
OnPoint
HOTEL lucia
il Solito
HOTEL VINTAGE
CHROME
FORTE
PORTLAND CITY GRILL
New Relic
Deloitte.
The INDEPENDENT
Grits & Grain
The Shutterbug
ST HONORÉ
MERCANTILE
under U4men
MODERA
Bullard Tavern
VANS
masu
BONOBOS
LE LABO
Aesop
RINGLERS
BECK
Lardo
saint cupcake
DOLLY OLIVE
NEVER
Rim Brothers
SPARTACUS
patagonia
Wieden Kennedy
PROFILE THEATRE
ZOOM+care
CALDERA ARTS
platting
OVEN & SHAKER
pink rabbit
BACKWOODS BREWING COMPANY
house of lolo
PORCH LIGHT
orangetheory FITNESS
THE 2055
Cosmic Bliss
BLU DOT
dhm RESEARCH
ENCORE AUDIO/VIDEO
BUILDER'S
VON EBERT
frame CENTRAL
lululemon
west elm
pearl MEDSPA
CVS pharmacy
GENUINE MOTOR COMPANY
WHOLE FOODS MARKET
EVERETT WEST
URBANSTUDIO
JEEVANI
dogtopia
CIRCA
TACTICS
the NOW
strain
WORLD FOODS
MADE IN HENE
BIG Legrowlesk

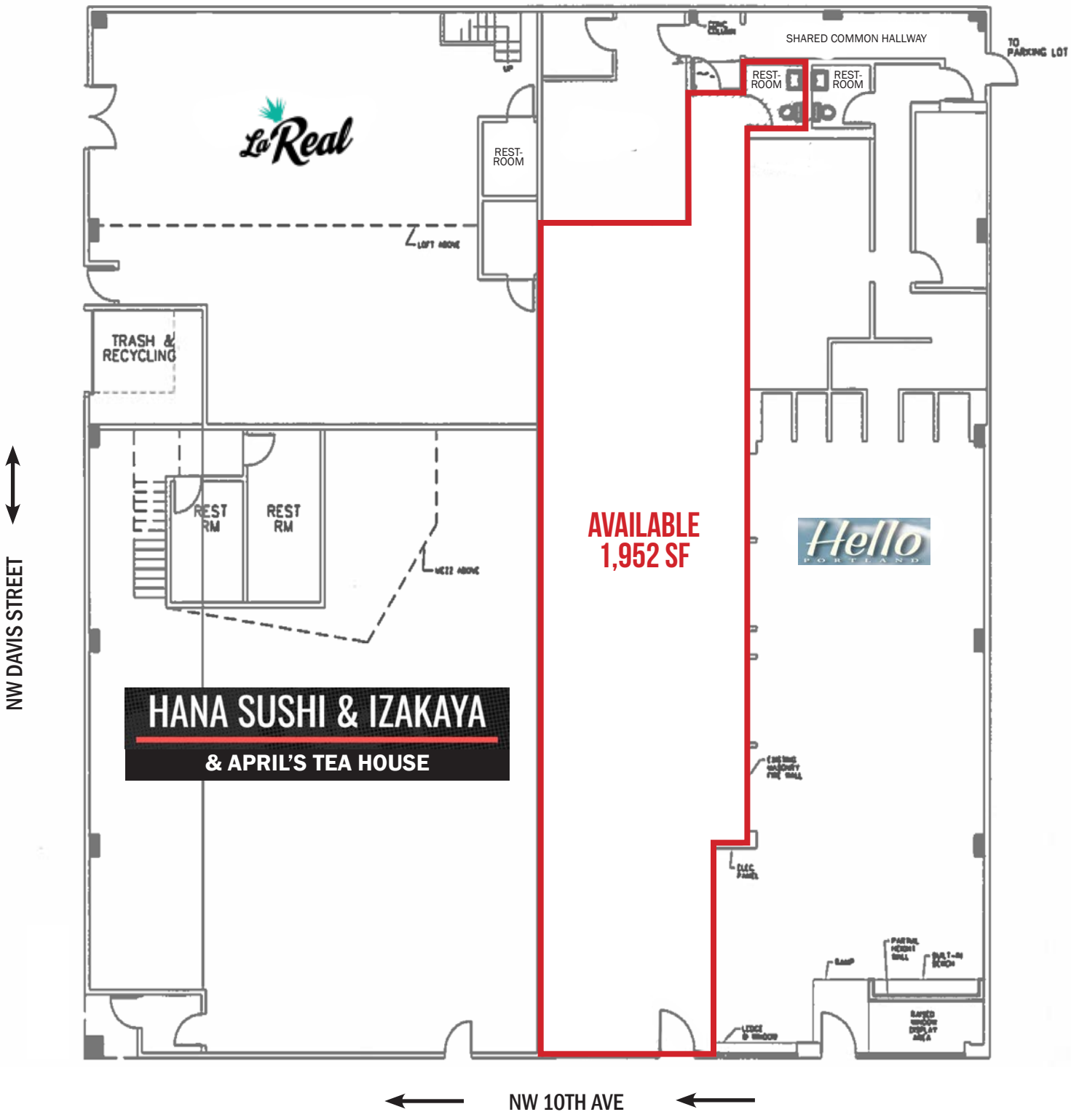
INTERIOR IMAGES

122 NW 10TH AVE
PORTLAND, OR



SITE PLAN

122 NW 10TH AVE
PORTLAND, OR



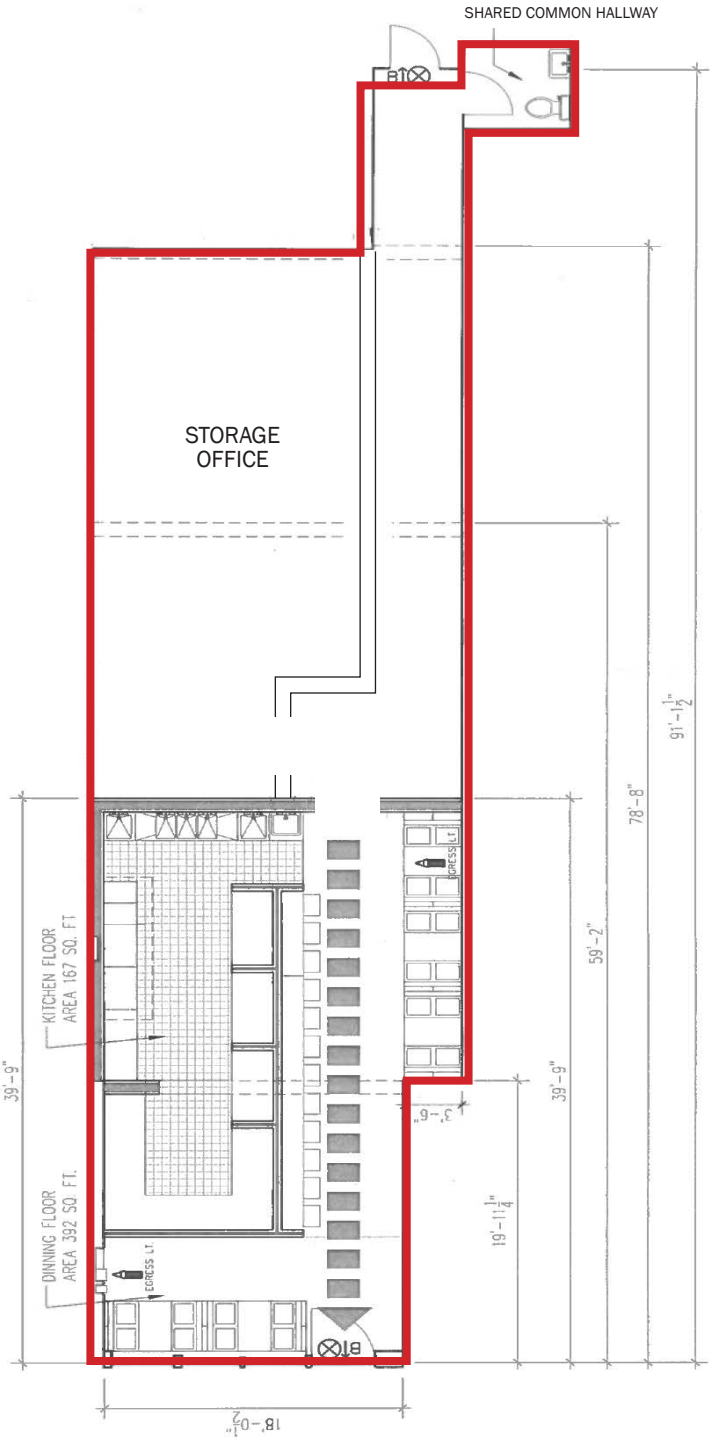
The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable.
We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information.
The prospective buyer or tenant should carefully verify all information obtained herein.
PLAN SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. TENANT TO VERIFY.

CRA

FLOOR PLAN

122 NW 10TH AVE
PORTLAND, OR

AVAILABLE
1,952 SF



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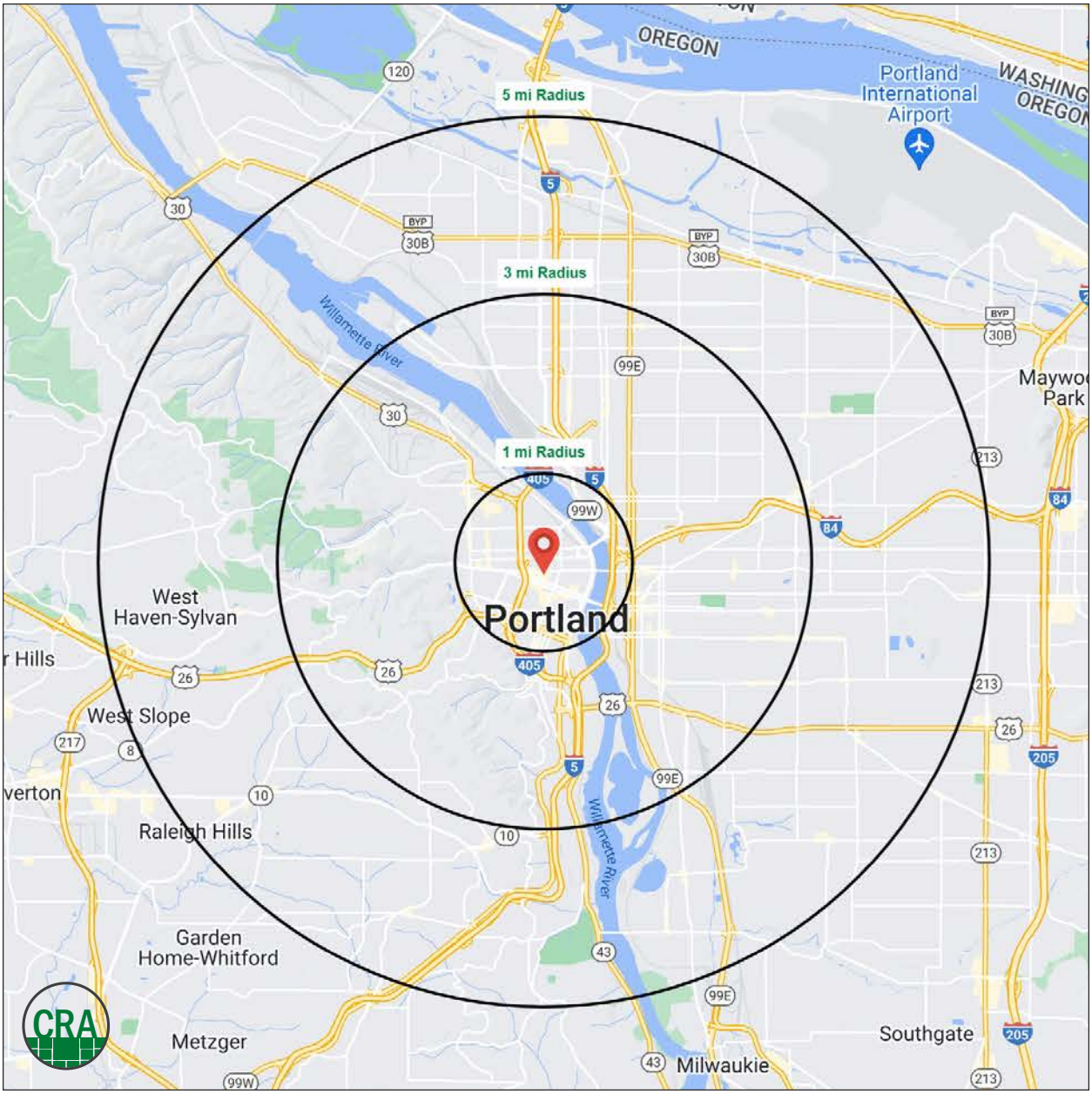
DEMOGRAPHIC SUMMARY

122 NW 10TH ST
PORTLAND, OR

Source: Regis – SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	43,357	186,319	429,771
Projected Population 2028	43,448	194,005	444,089
Average HH Income	$108,133	$140,024	$144.950
Median Home Value	$598,576	$656,394	$600,983
Daytime Demographics 16+	117,356	265,759	432,956
Some College or Higher	84.0%	87.7%	86.1%

$598,576
Median Home Value
1 MILE RADIUS

38.5
Median Age
1 MILE RADIUS



Summary Profile

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

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.5242/-122.6808

122 NW 10th Ave Portland, OR 97209	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	43,357	186,319	429,771
2028 Projected Population	43,448	194,005	444,089
2020 Census Population	43,555	186,427	432,524
2010 Census Population	34,516	151,747	377,204
Projected Annual Growth 2023 to 2028	-	0.8%	0.7%
Historical Annual Growth 2010 to 2023	2.0%	1.8%	1.1%
2023 Median Age	38.5	38.0	38.3
Households			
2023 Estimated Households	28,985	98,411	203,309
2028 Projected Households	29,423	103,330	212,699
2020 Census Households	28,928	97,495	202,029
2010 Census Households	21,740	77,243	173,343
Projected Annual Growth 2023 to 2028	0.3%	1.0%	0.9%
Historical Annual Growth 2010 to 2023	2.6%	2.1%	1.3%
Race and Ethnicity			
2023 Estimated White	71.5%	75.9%	75.7%
2023 Estimated Black or African American	5.2%	5.4%	5.1%
2023 Estimated Asian or Pacific Islander	9.8%	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%	10.0%
Income			
2023 Estimated Average Household Income	$108,133	$140,024	$144,950
2023 Estimated Median Household Income	$75,694	$101,939	$105,839
2023 Estimated Per Capita Income	$73,409	$74,436	$68,949
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%	10.2%
2023 Estimated Some College	17.3%	15.7%	17.1%
2023 Estimated Associates Degree Only	4.8%	4.7%	5.4%
2023 Estimated Bachelors Degree Only	35.1%	38.8%	37.0%
2023 Estimated Graduate Degree	26.8%	28.6%	26.6%
Business			
2023 Estimated Total Businesses	9,000	22,761	37,194
2023 Estimated Total Employees	102,205	216,007	308,987
2023 Estimated Employee Population per Business	11.4	9.5	8.3
2023 Estimated Residential Population per Business	4.8	8.2	11.6

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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**

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