

FOR LEASE

410 NW 14TH AVE

MOVE-IN READY PEARL DISTRICT RETAIL/CREATIVE OFFICE



ADDRESS

410 NW 14th Avenue | Portland, OR 97209
Dale Building between Flanders & Glisan

AVAILABLE SPACE

- 2,580 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

NW 14th Ave – 12,606 ADT ('22)
NW Glisan St – 14,332 ADT ('22)
NW Flanders St – 5,758 ADT ('22)

HIGHLIGHTS

- Located in the heart of the Pearl District, across from 10 Barrel Brewing Company and adjacent to Wild Child Pizza.
- Character rich building with dark brick exterior and natural interior brick, high ceilings and large storefront glass windows providing abundant natural light.
- Move in ready! Built out with two restrooms (one with a shower) and office/conference space in the back area.
- Landlord is open to shorter term (6 months–1 year) use and creative deal terms for longer term use.

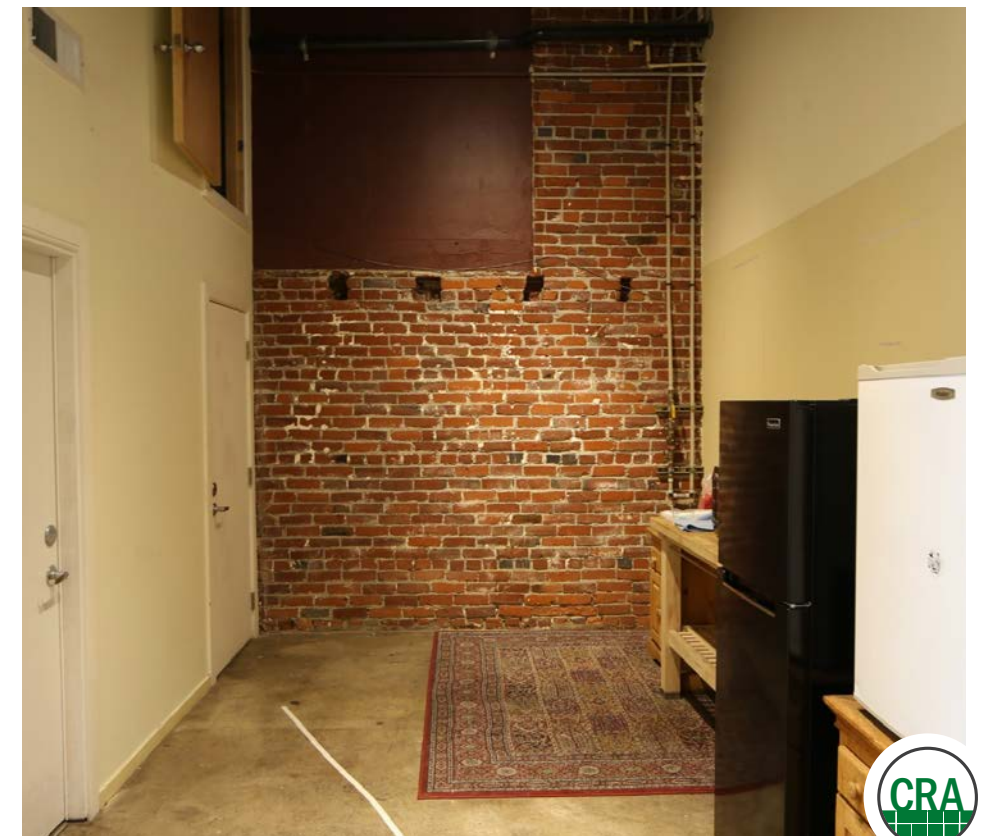
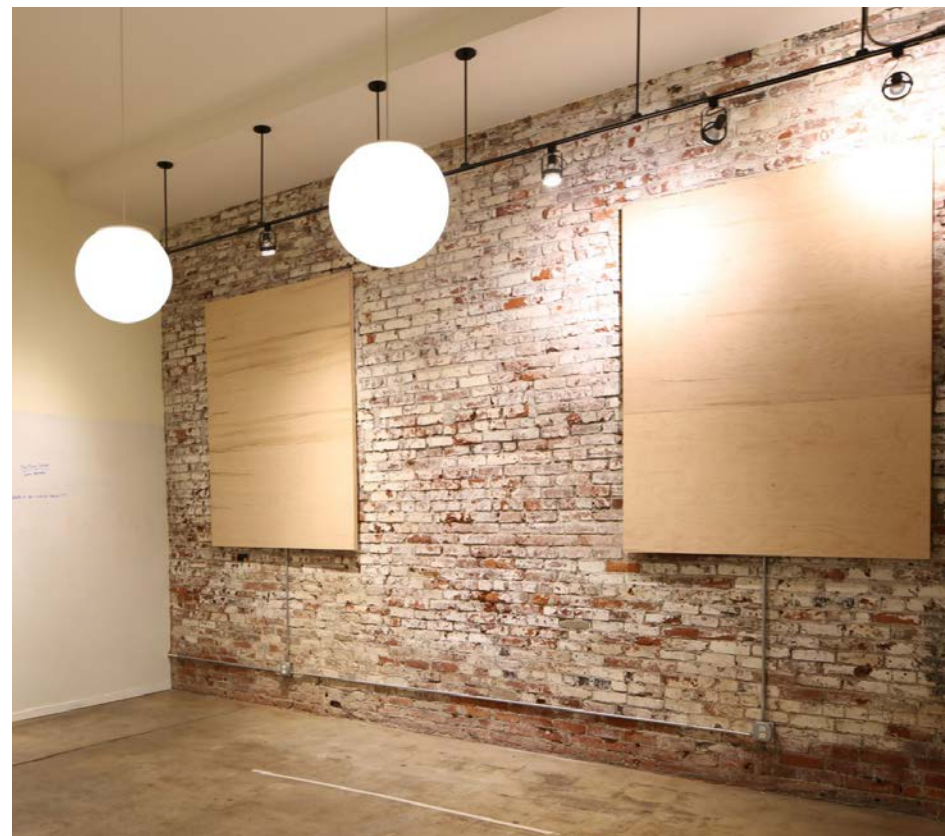
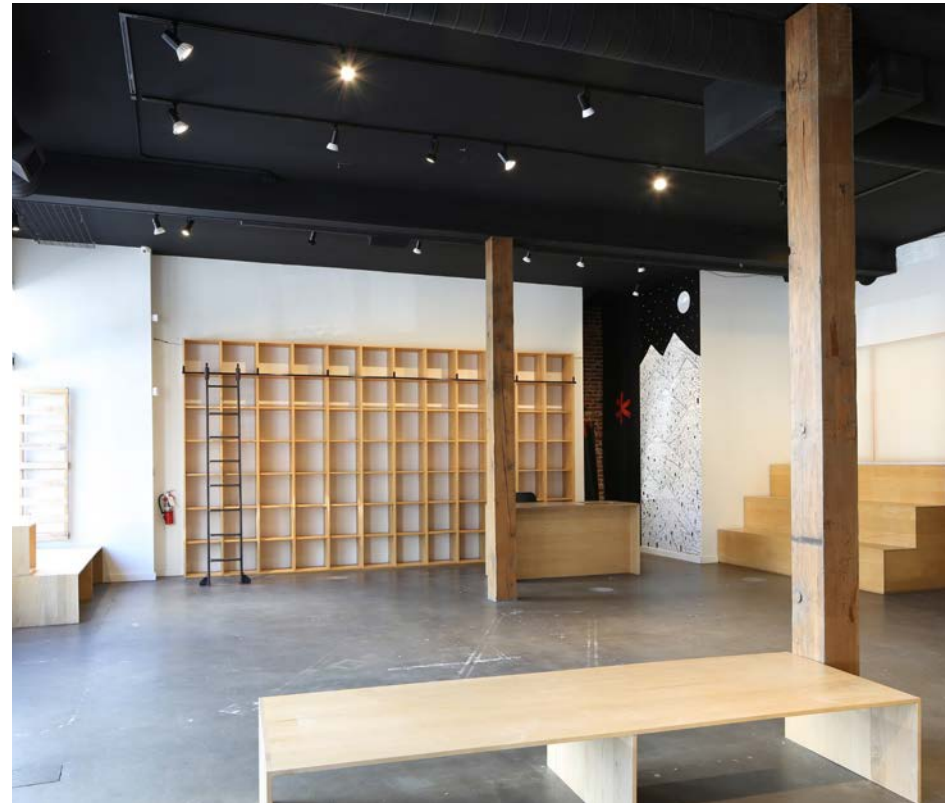


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INTERIOR IMAGES

322 NW 8TH AVENUE
PORTLAND, OR



410 NW 14TH AVENUE PORTLAND, OR

STRETCH LAB
VIBRANT!
93 UNITS
RECENTLY COMPLETED

BROADSTONE REVEAL
135 UNITS
RECENTLY COMPLETED

HOLDEN OF PEARL
110 UNITS
SENIOR LIVING
PROPOSED

NW Raleigh St

NW Quimby St

VISTA PEARL
21 STORY CONDO
RECENTLY COMPLETED

NW Pettygrove St

FREEDOM CENTER

NW Overton St

NW Northrup St

NW Marshall St

NW Lovejoy 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

9 NORTH
9 STORY OFFICE & RETAIL
RECENTLY COMPLETED

POST OFFICE REDEVELOPMENT
14 ACRES
PROPOSED

★ SITE

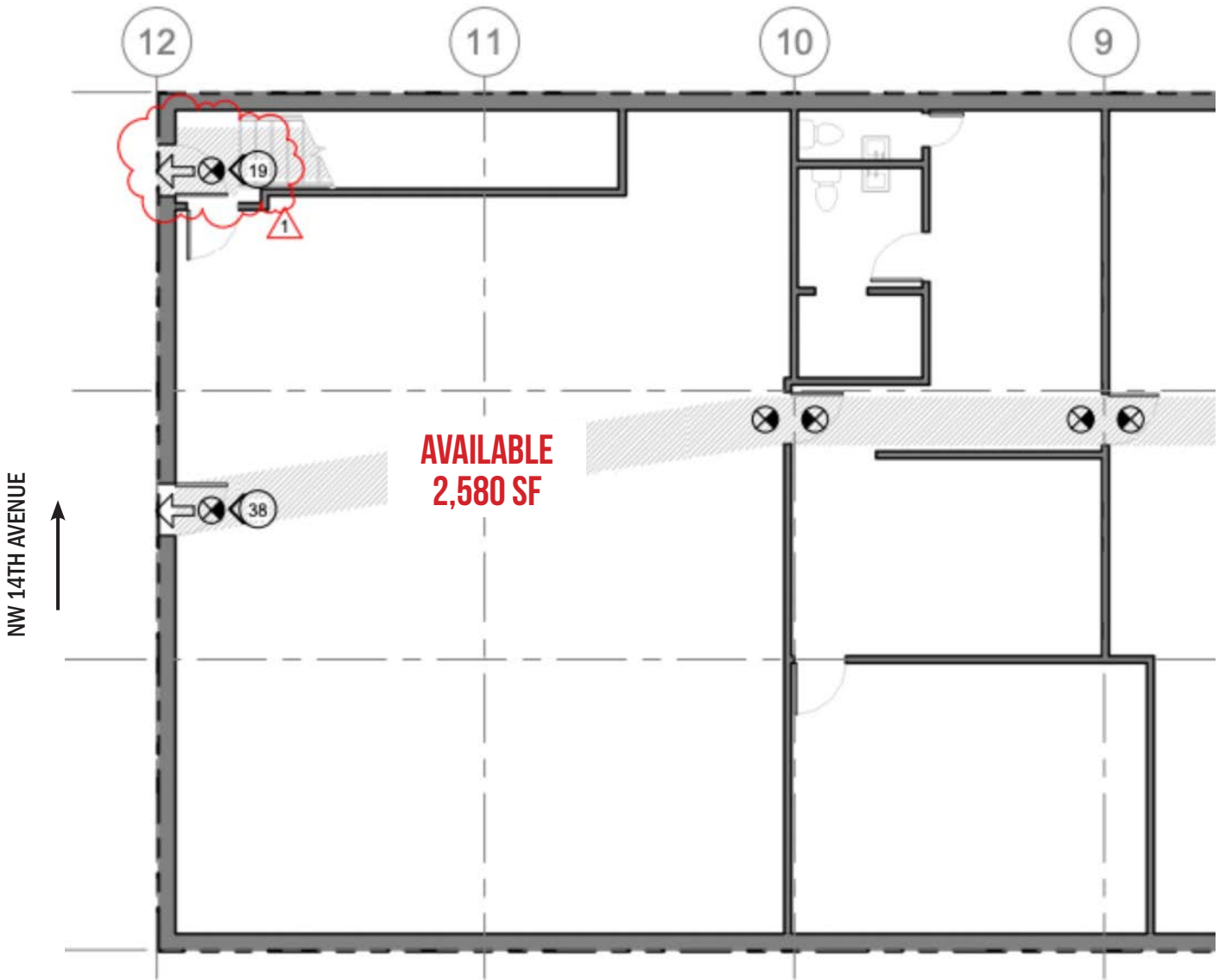


The Brewery Blocks

410 NW 14TH AVENUE

PORTLAND, OR

FLOOR PLAN



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



410 NW 14TH AVENUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

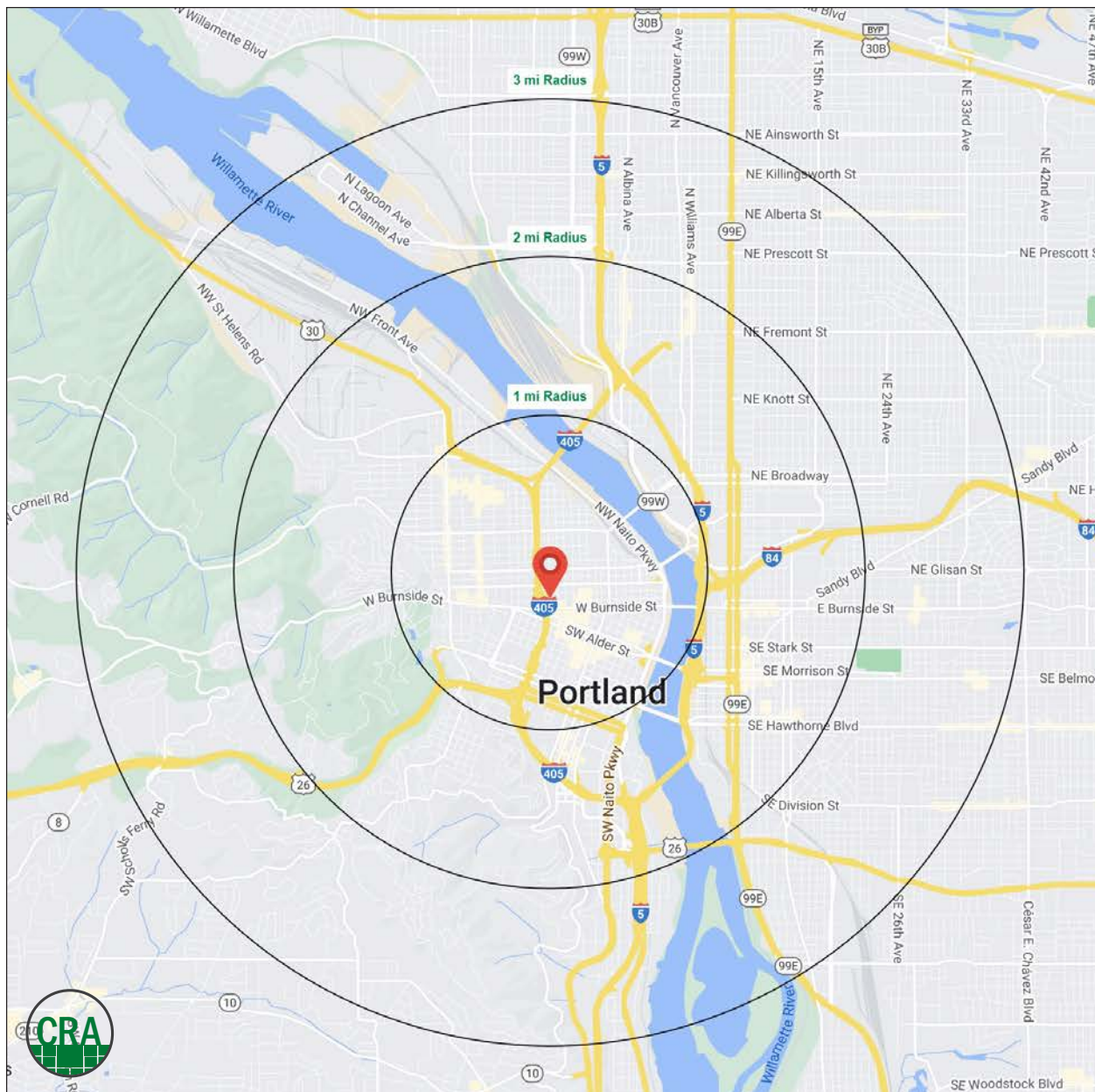
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	47,190	98,902	182,279
Estimated Households	32,189	60,714	100,220
Average HH Income	\$108,743	\$116,499	\$135,977
Median Home Value	\$583,837	\$606,938	\$619,022
Daytime Demographics 16+	115,364	200,254	262,746
Some College or Higher	85.3%	86.8%	87.9%

47,190

Estimated Population 2023
1 MILE RADIUS

38.9

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: 45.5261/-122.6851

410 NW 14th Ave Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	47,190	98,902	182,279
2028 Projected Population	46,160	99,053	179,904
2020 Census Population	44,527	94,200	178,998
2010 Census Population	35,112	71,946	145,056
Projected Annual Growth 2023 to 2028	-0.4%	-	-0.3%
Historical Annual Growth 2010 to 2023	2.6%	2.9%	2.0%
2023 Median Age	38.9	38.0	38.2
Households			
2023 Estimated Households	32,189	60,714	100,220
2028 Projected Households	32,812	63,439	103,165
2020 Census Households	29,310	55,437	94,158
2010 Census Households	22,217	41,087	74,281
Projected Annual Growth 2023 to 2028	0.4%	0.9%	0.6%
Historical Annual Growth 2010 to 2023	3.5%	3.7%	2.7%
Race and Ethnicity			
2023 Estimated White	74.3%	74.1%	75.4%
2023 Estimated Black or African American	4.9%	5.9%	6.3%
2023 Estimated Asian or Pacific Islander	9.1%	8.4%	7.1%
2023 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.7%
2023 Estimated Other Races	10.8%	10.8%	10.5%
2023 Estimated Hispanic	12.4%	11.6%	10.2%
Income			
2023 Estimated Average Household Income	\$108,743	\$116,499	\$135,977
2023 Estimated Median Household Income	\$85,405	\$90,830	\$101,675
2023 Estimated Per Capita Income	\$75,161	\$72,273	\$75,247
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.4%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.0%	1.7%
2023 Estimated High School Graduate	10.5%	9.9%	9.2%
2023 Estimated Some College	16.7%	16.2%	15.4%
2023 Estimated Associates Degree Only	4.9%	4.6%	4.6%
2023 Estimated Bachelors Degree Only	35.5%	38.1%	39.1%
2023 Estimated Graduate Degree	28.2%	27.8%	28.8%
Business			
2023 Estimated Total Businesses	8,835	15,562	22,304
2023 Estimated Total Employees	99,662	171,094	214,521
2023 Estimated Employee Population per Business	11.3	11.0	9.6
2023 Estimated Residential Population per Business	5.3	6.4	8.2

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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:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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