

PEARL DISTRICT

PRIME 2ND GENERATION RESTAURANT & RETAIL/SERVICE SPACE

FOR LEASE IN PORTLAND, OREGON

OPERABLE
STOREFRONT
WINDOWS

AVAILABLE SPACE

875 NW Everett Street

- 6,068 RSF (2nd Generation Restaurant)

325 NW Park Avenue

- 2,863 RSF (Divisible)

RENTAL RATE

Please call for details

TRAFFIC COUNTS

NW Everett Street – 8,163 ADT ('22)

HIGHLIGHTS

6,068 RSF Restaurant Opportunity:

- 2nd generation, fully equipped hotel restaurant for lease in the Pearl District
- Located on the corner of NW 9th & Everett in the Hampton Pearl (243 rooms)
- Operable storefront windows
- Opportunity for room service (not required)
- Please do not disturb current tenant

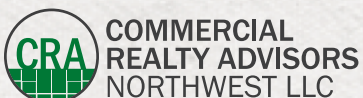
2,863 RSF Retail/Service Opportunity

- Excellent opportunity for 2nd generation fitness space in the Pearl District – ideal for fitness, wellness, medical or other retail/service retail use.
- Available now!
- Neighboring tenants include World Foods, Circa Lighting, Tactics, The NOW Massage, Dogtopia, Rich's Cigar Store and Hive.

Walk Score
100

Bike Score
99

Transit Score
100



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875 NW EVERETT STREET
2ND GENERATION RESTAURANT - INTERIOR IMAGES

HAMPTON PEARL
NW PARK AVE & EVERETT
PORTLAND, OR



325 NW PARK AVENUE
RETAIL/SERVICE SPACE - INTERIOR IMAGES

HAMPTON PEARL
NW PARK AVE & EVERETT
PORTLAND, OR



STRETCH LAB
VIBRANT! 93 UNITS
RECENTLY COMPLETED

HAMPTON PEARL NW PARK AVE & EVERETT

RECENTLY COMPLETED
PORTLAND, OR
NW Quimby St

HOLDEN OF PEARL
110 UNITS
SENIOR LIVING
PROPOSED

VISTA PEARL
21 STORY CONDO
RECENTLY COMPLETED

9 NORTH
9 STORY OFFICE & RETAIL
RECENTLY COMPLETED

POST OFFICE REDEVELOPMENT
34 ACRES
PROPOSED



NW 15th Ave

NW 14th Ave

NW 13th Ave

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

NW Hoyt St

MODERA AKOYA
291 UNITS
RECENTLY COMPLETED

NW Glisan St

THE RODNEY
16-STORY, 230 UNITS
RECENTLY COMPLETED

NW Flanders St

NW Everett St

NW Davis St

NW Couch St

NW Burnside St

NW Naito Pkwy

Broadway Bridge

UNION STATION

NW Park Ave

NW 8th Ave

NW Broadway

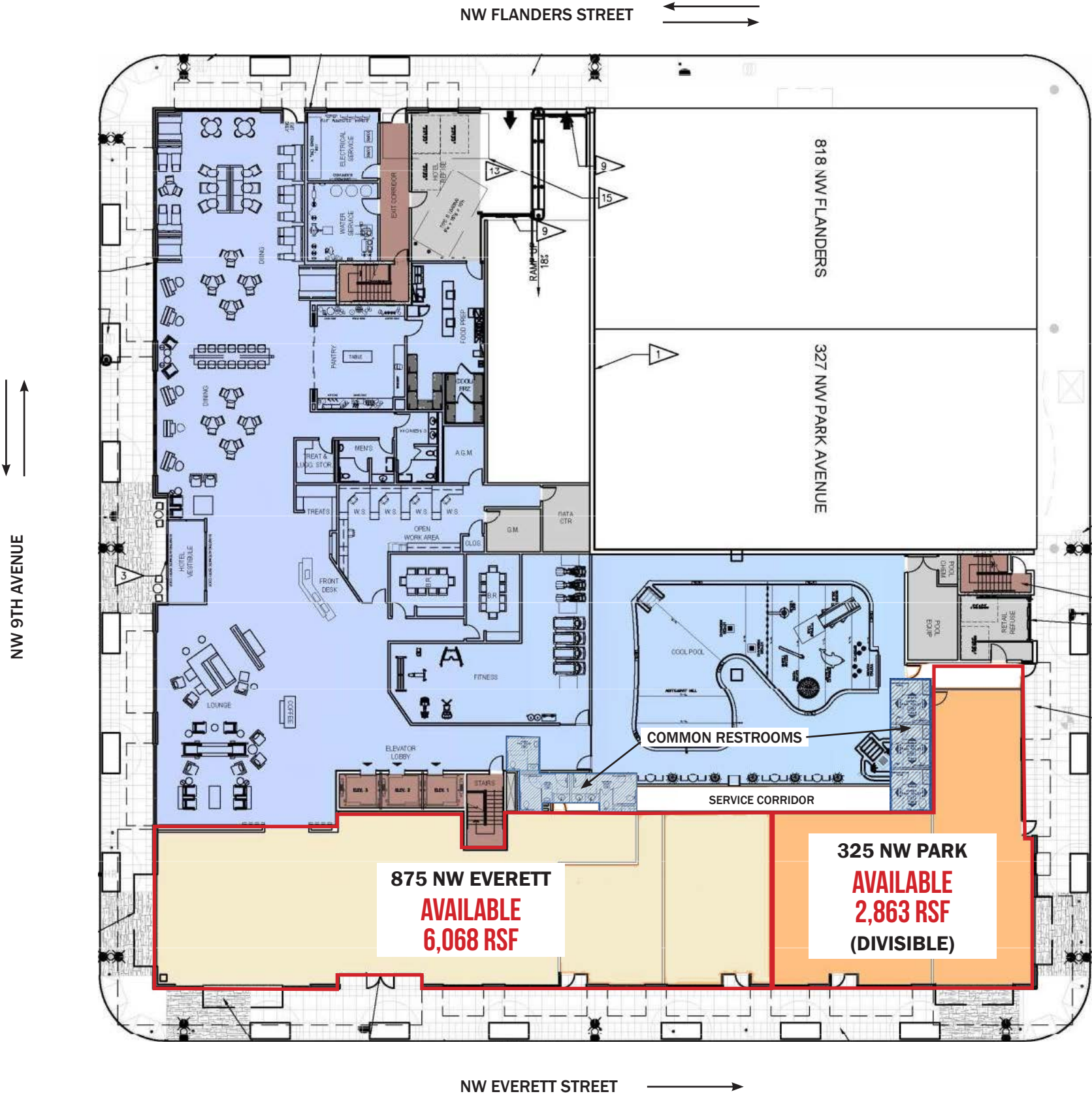
NORTH PARK BLOCKS



The Brewery Blocks

HAMPTON PEARL
NW PARK AVE & EVERETT
 PORTLAND, OR

FIRST FLOOR SITE PLAN



HAMPTON PEARL NW PARK AVE & EVERETT

PORTLAND, OR

DEMOGRAPHIC SUMMARY

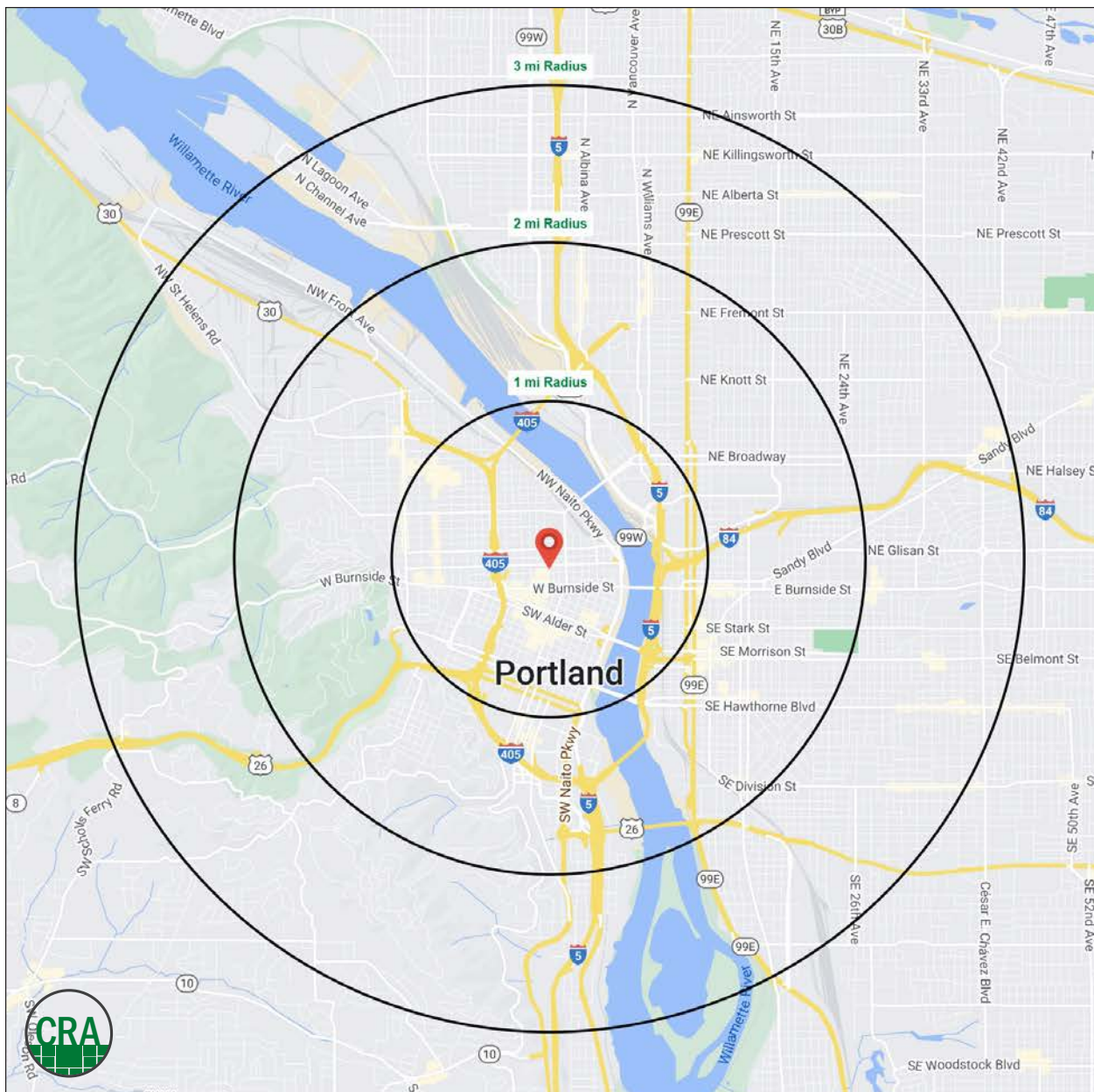
Source: Regis - SitesUSA (2023)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	46,830	108,167	193,927
Estimated Households	32,170	65,648	105,440
Average HH Income	\$99,994	\$118,362	\$137,186
Median Home Value	\$562,103	\$610,475	\$618,549
Daytime Demographics 16+	119,088	205,309	268,192
Some College or Higher	84.6%	87.0%	88.0%

\$610,475

Median Home Value
2 MILE RADIUS

37.9

Median Age
2 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5256/-122.6794

Hampton Pearl Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	46,830	108,167	193,927
2028 Projected Population	46,475	107,804	190,661
2020 Census Population	43,057	103,896	191,105
2010 Census Population	32,805	80,086	155,855
Projected Annual Growth 2023 to 2028	-0.2%	-	-0.3%
Historical Annual Growth 2010 to 2023	3.3%	2.7%	1.9%
2023 Median Age	38.3	37.9	38.2
Households			
2023 Estimated Households	32,170	65,648	105,440
2028 Projected Households	33,274	68,280	108,175
2020 Census Households	28,639	60,421	99,419
2010 Census Households	20,842	45,266	78,930
Projected Annual Growth 2023 to 2028	0.7%	0.8%	0.5%
Historical Annual Growth 2010 to 2023	4.2%	3.5%	2.6%
Race and Ethnicity			
2023 Estimated White	73.1%	74.5%	75.7%
2023 Estimated Black or African American	5.5%	5.9%	6.2%
2023 Estimated Asian or Pacific Islander	9.2%	8.1%	7.0%
2023 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.7%
2023 Estimated Other Races	11.2%	10.8%	10.4%
2023 Estimated Hispanic	13.2%	11.4%	10.0%
Income			
2023 Estimated Average Household Income	\$99,994	\$118,362	\$137,186
2023 Estimated Median Household Income	\$81,510	\$91,058	\$101,999
2023 Estimated Per Capita Income	\$69,792	\$72,553	\$75,050
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.3%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.0%	1.7%
2023 Estimated High School Graduate	11.0%	9.8%	9.1%
2023 Estimated Some College	17.3%	16.2%	15.4%
2023 Estimated Associates Degree Only	5.0%	4.7%	4.7%
2023 Estimated Bachelors Degree Only	35.9%	38.3%	39.1%
2023 Estimated Graduate Degree	26.4%	27.9%	28.8%
Business			
2023 Estimated Total Businesses	9,007	16,370	23,066
2023 Estimated Total Employees	103,621	174,047	217,054
2023 Estimated Employee Population per Business	11.5	10.6	9.4
2023 Estimated Residential Population per Business	5.2	6.6	8.4

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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