

THE
**LOUISA
FLOWERS**

- FOR LEASE -

RESTAURANT & RETAIL OPPORTUNITY

1010 NE GRAND AVENUE
PORTLAND, OREGON



homeforward



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

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THE LOUISA FLOWERS

LOCATION

1010 NE Grand Avenue
(between Holladay and Hassalo)
Portland, Oregon

AVAILABLE SPACE

774 – 2,674 SF
(3 spaces with full venting capability)

RENTAL RATE

\$28.00–\$30.00/SF/YR NNN

TRAFFIC COUNT

Grand Avenue – 20,320 ADT ('22)

HIGHLIGHTS

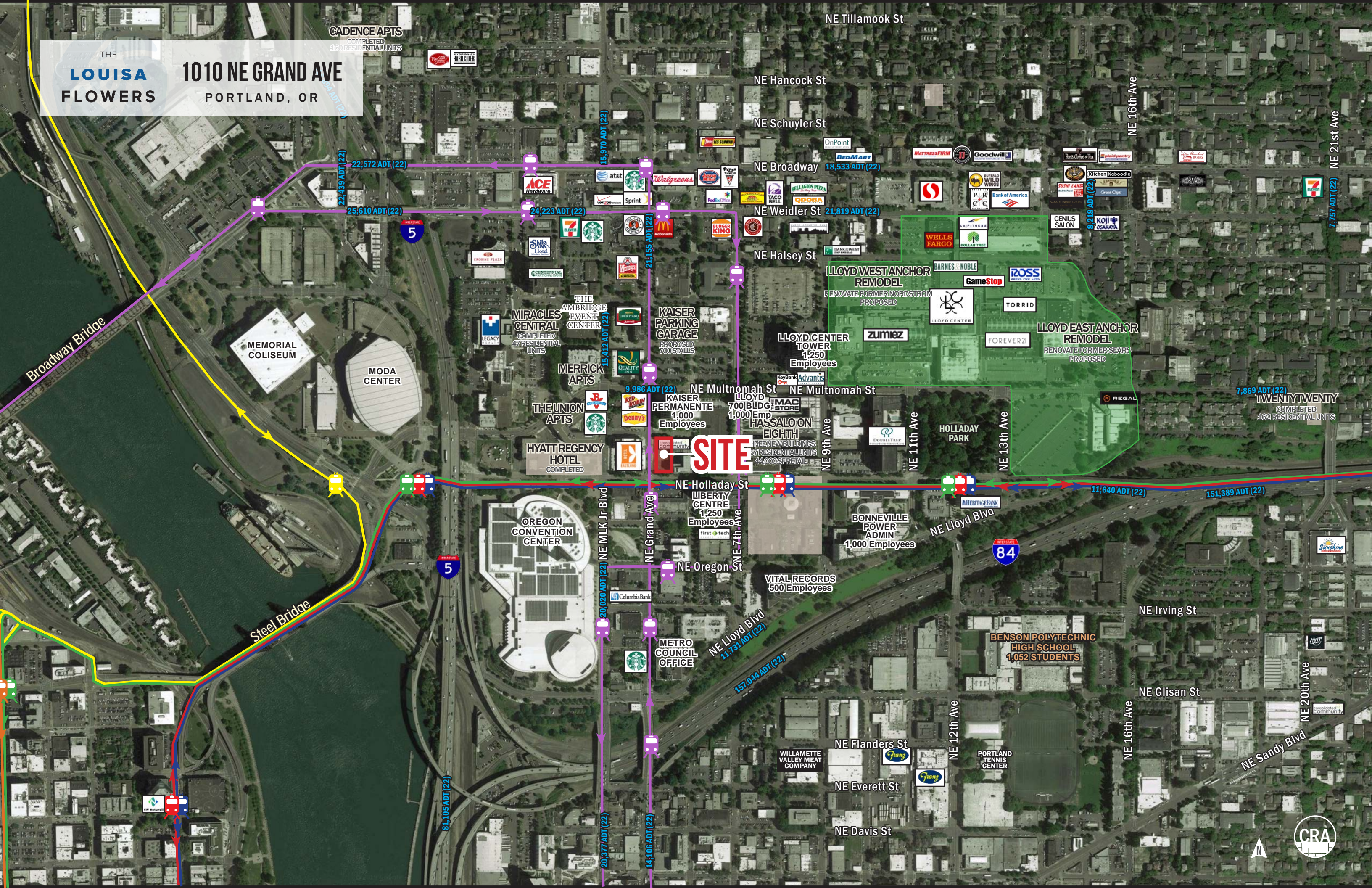
- New mixed use project (240 affordable apartment units above ground floor retail).
- Located on NE Grand across from Hotel Eastlund (Altabira City Tavern and Citizen Baker) near the Oregon Convention Center and Moda Center in the Lloyd District.
- Up to 3 restaurant opportunities (with venting capability) and common courtyard area for outdoor seating.
- Area co-tenants include Altabira City Tavern, Citizen Baker, Starbucks, Burgerville, Café Yumm, Little Big Burger, Umpqua Bank and more.
- High daytime employment, growing area residential, and area attractions (Moda Center, Oregon Convention Center, and more).
- Available now!



THE
**LOUISA
FLOWERS**

1010 NE GRAND AVE
PORTLAND, OR

CADENCE APTS
COMPLETED
160 RESIDENTIAL UNITS



22,572 ADT (22)

25,610 ADT (22)

15,970 ADT (22)

24,223 ADT (22)

21,155 ADT (22)

15,412 ADT (22)

9,986 ADT (22)

20,020 ADT (22)

20,377 ADT (22)

14,106 ADT (22)

NE Hancock St

NE Schuyler St

NE Broadway 18,533 ADT (22)

NE Weidler St 21,819 ADT (22)

NE Halsey St

NE Multnomah St

NE Holladay St

NE Oregon St

NE Lloyd Blvd 11,731 ADT (22)

NE Flanders St

NE Everett St

NE Davis St

NE 16th Ave

8,218 ADT (22)

NE 21st Ave 7,757 ADT (22)

7,869 ADT (22)

11,640 ADT (22)

151,389 ADT (22)

NE 20th Ave

NE Sandy Blvd

MEMORIAL COLISEUM

MODA CENTER

MIRACLES CENTRAL
COMPLETED
47 RESIDENTIAL UNITS

THE AMBRIDGE
EVENT CENTER

KAISER
PARKING GARAGE
PROPOSED
700 STALLS

MERRICK APTS

THE UNION APTS

HYATT REGENCY
HOTEL
COMPLETED

OREGON
CONVENTION
CENTER

SITE

NE Liberty Centre
1,250 Employees

METRO
COUNCIL
OFFICE

VITAL RECORDS
500 Employees

BONNEVILLE
POWER ADMIN
1,000 Employees

WILLAMETTE
VALLEY MEAT
COMPANY

BENSON POLYTECHNIC
HIGH SCHOOL
1,052 STUDENTS

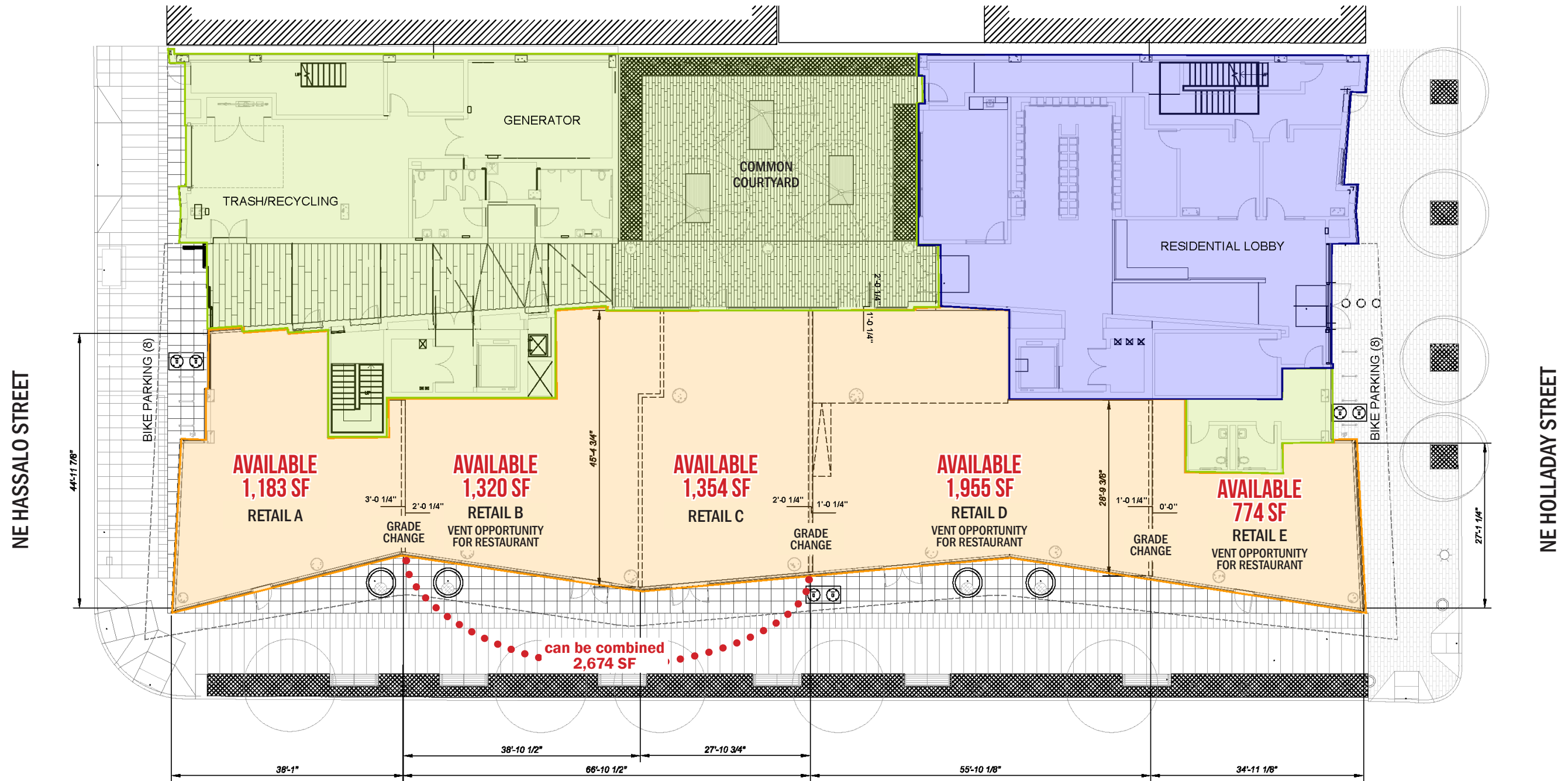
LLOYD WEST ANCHOR
REMODEL
RENOVATE FORMER NORDSTROM
PROPOSED

LLOYD CENTER
TOWER
1,250 Employees

LLOYD EAST ANCHOR
REMODEL
RENOVATE FORMER SEARS
PROPOSED

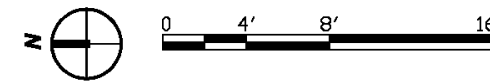
TWENTYTWO
COMPLETED
162 RESIDENTIAL UNITS



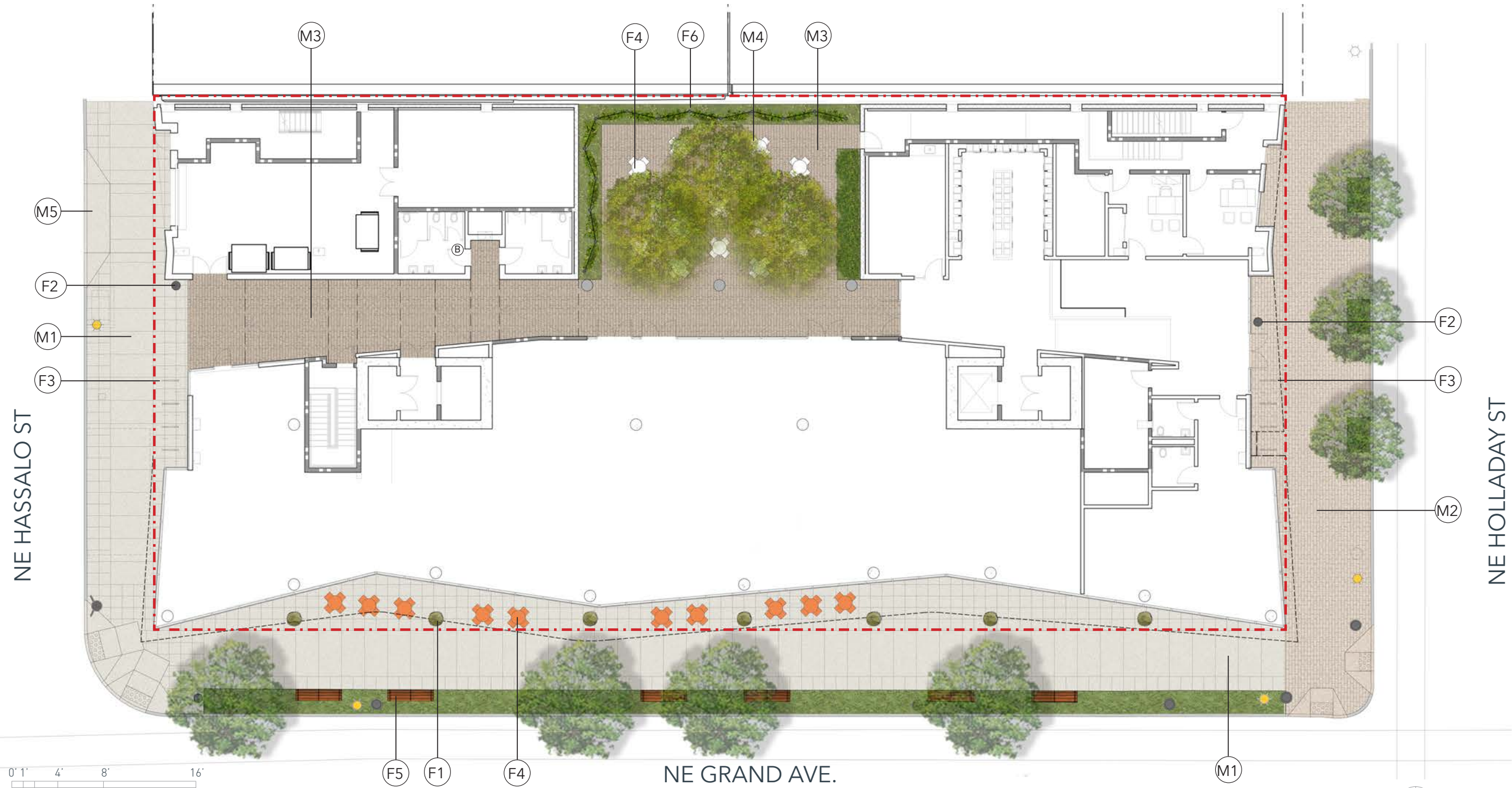


GRAND AVENUE | FIRST FLOOR
MAY 2018

RETAIL
 COMMON
 HOUSING



LANDSCAPE PLAN

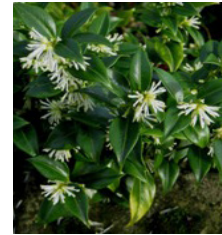
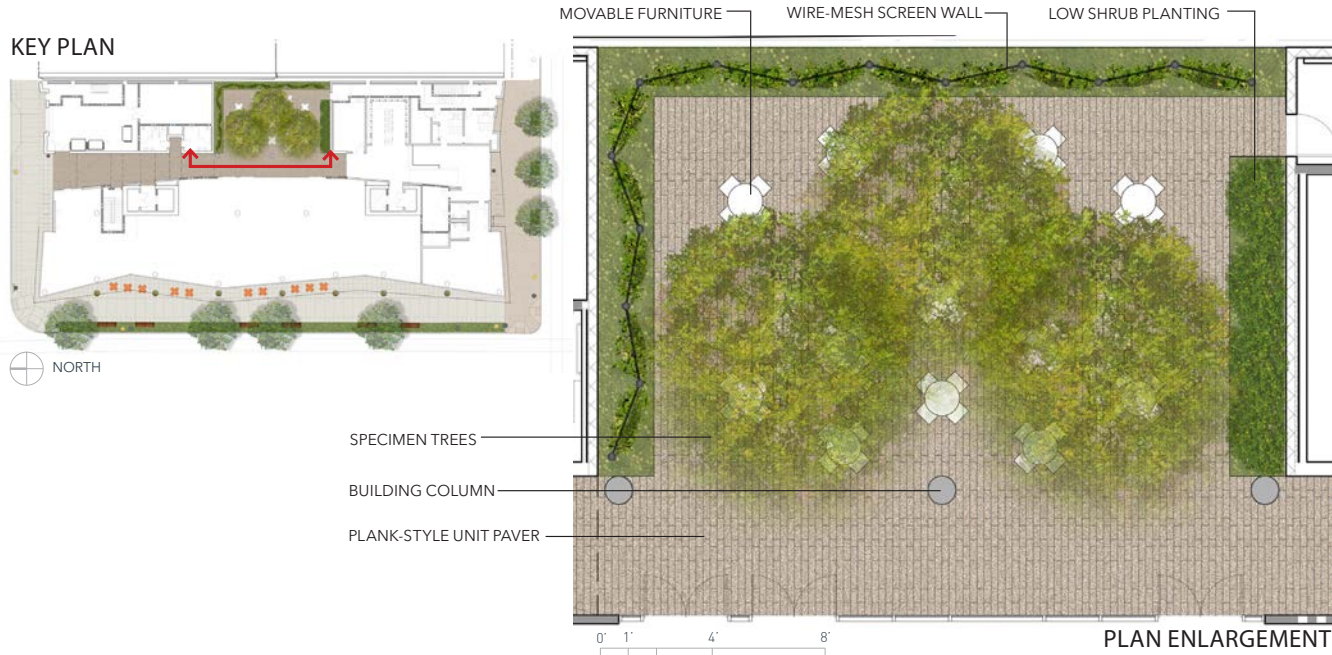


- | | | | |
|--------------------------------|------------------------|------------------------------------|---|
| (M1) STANDARD CONCRETE | (M4) OUTDOOR COURTYARD | (F1) DECORATIVE CONTAINER PLANTING | (F4) MOVABLE FURNITURE |
| (M2) BRICK PAVERS (MORTAR SET) | (M5) SERVICE ACCESS | (F2) TRASH RECEPTACLE | (F5) WOOD-TOPPED SEAT WALL |
| (M3) PLANK STYLE UNIT PAVING | | (F3) BIKE RACK | (F6) WOVEN WIRE MESH PLANTED GREEN WALL |



COURTYARD

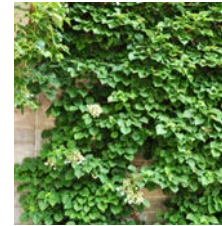
THE LOUISA FLOWERS



LOW SHRUB PLANTING



SPECIMEN TREES



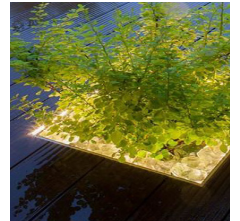
CLIMBING PLANTS



WIRE-MESH SCREEN WALL



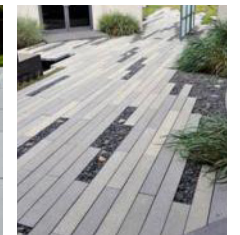
MOVABLE FURNITURE



LIGHTED GLASS MULCH



PLANK-STYLE UNIT PAVER



SECTION | ELEVATION

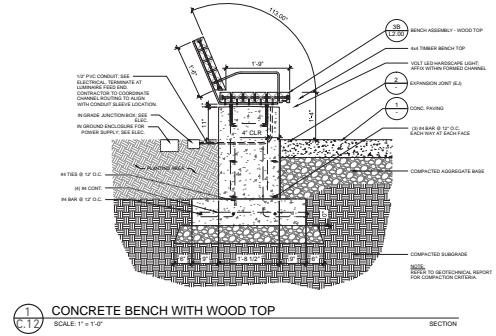
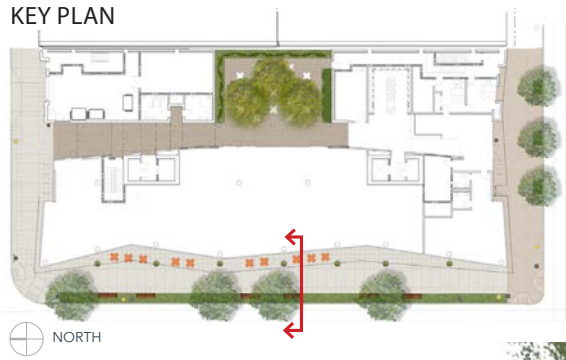


STREET SCAPE



THE LOUISA FLOWERS

KEY PLAN



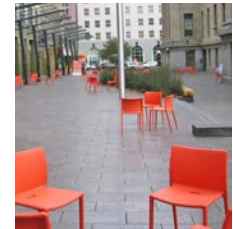
CONCRETE BENCH WITH WOOD TOP
SCALE: 1" = 1'-0" SECTION



NE HOLLADAY STREET TREES
NYSSA SYLVATICA



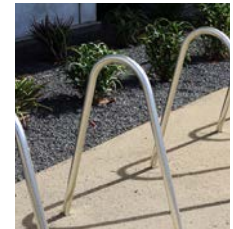
NE GRAND AVE. STREET TREES
ZELKOVA SERRATA 'CITY SPRITE'



MOVABLE FURNITURE



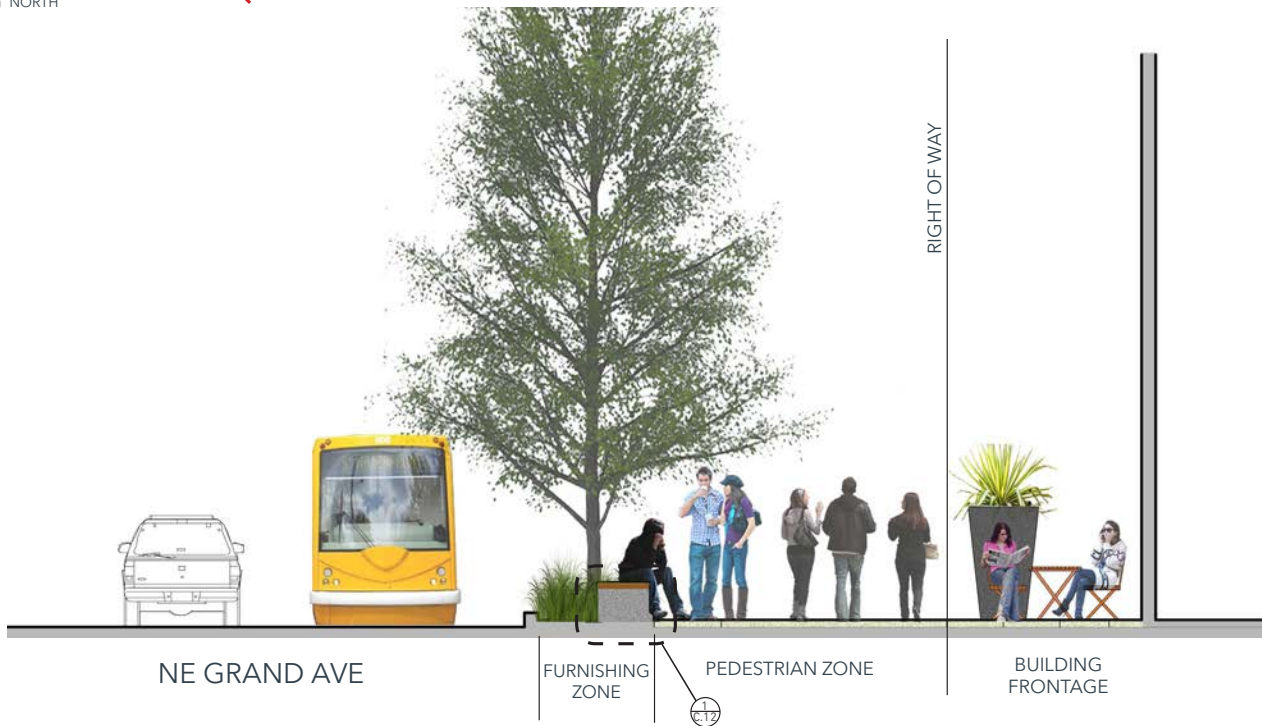
DECORATIVE PLANTERS



BIKE RACKS



TRASH RECEPTACLES



NE GRAND AVE

FURNISHING ZONE

PEDESTRIAN ZONE

BUILDING FRONTAGE



MARIAHLFERSTRASSE, WIEN, AUSTRIA
DESIGN BY: BUREAU B + B
WOOD-TOPPED SEAT WALLS



STREETSCAPE PLANTING



DEMOGRAPHIC SUMMARY

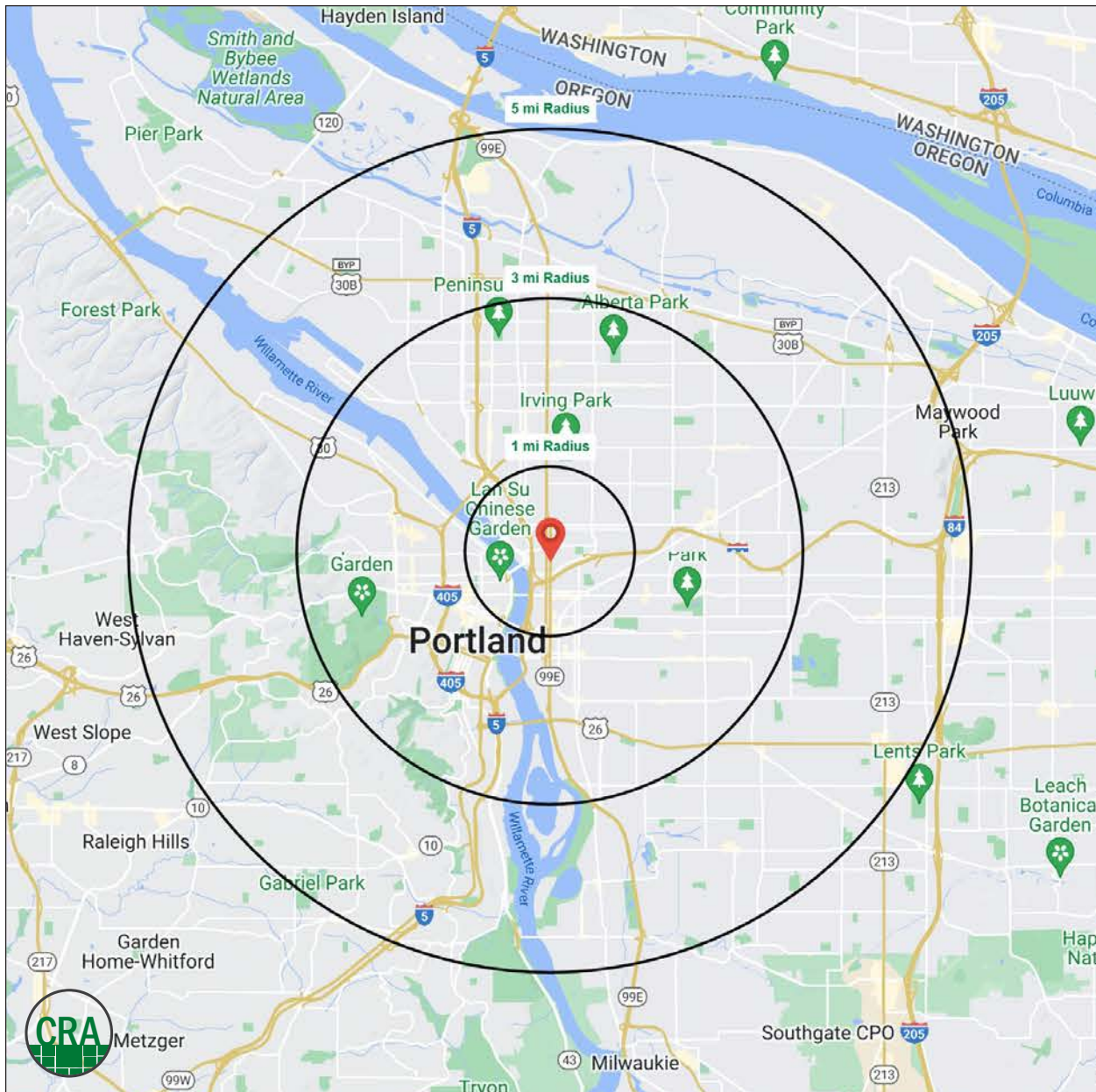
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	28,230	232,388	433,094
Projected Population 2027	29,569	237,871	440,232
Average HH Income	\$73,031	\$110,099	\$111,717
Median Age	37.7	37.4	37.7
Total Businesses	4,659	25,548	37,297
Daytime Demographics 16+	67,551	317,514	472,399

\$110,099

Average Household Income
3 MILE RADIUS

317,514

Adjusted Daytime Demographics 16+
3 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5303/-122.6604

1010 NE Grand Ave	1 mi	3 mi	5 mi
Portland, OR 97232	radius	radius	radius
Population			
2022 Estimated Population	28,230	232,388	433,094
2027 Projected Population	29,569	237,871	440,232
2020 Census Population	28,205	234,520	437,962
2010 Census Population	20,693	194,825	382,152
Projected Annual Growth 2022 to 2027	0.9%	0.5%	0.3%
Historical Annual Growth 2010 to 2022	3.0%	1.6%	1.1%
2022 Median Age	37.7	37.4	37.7
Households			
2022 Estimated Households	16,191	117,348	200,912
2027 Projected Households	16,956	120,592	205,286
2020 Census Households	16,207	118,368	202,995
2010 Census Households	11,337	95,874	174,058
Projected Annual Growth 2022 to 2027	0.9%	0.6%	0.4%
Historical Annual Growth 2010 to 2022	3.6%	1.9%	1.3%
Race and Ethnicity			
2022 Estimated White	70.6%	74.0%	72.1%
2022 Estimated Black or African American	5.9%	5.2%	5.1%
2022 Estimated Asian or Pacific Islander	5.1%	6.1%	7.4%
2022 Estimated American Indian or Native Alaskan	1.6%	0.9%	0.9%
2022 Estimated Other Races	16.9%	13.8%	14.4%
2022 Estimated Hispanic	17.3%	10.0%	10.5%
Income			
2022 Estimated Average Household Income	\$73,031	\$110,099	\$111,717
2022 Estimated Median Household Income	\$56,728	\$85,797	\$86,804
2022 Estimated Per Capita Income	\$43,286	\$56,026	\$52,239
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.2%	2.0%
2022 Estimated Some High School (Grade Level 9 to 11)	4.0%	2.2%	2.6%
2022 Estimated High School Graduate	13.9%	10.3%	11.9%
2022 Estimated Some College	19.6%	16.8%	17.7%
2022 Estimated Associates Degree Only	4.4%	5.3%	6.0%
2022 Estimated Bachelors Degree Only	35.6%	37.3%	34.6%
2022 Estimated Graduate Degree	21.5%	27.0%	25.0%
Business			
2022 Estimated Total Businesses	4,659	25,548	37,297
2022 Estimated Total Employees	58,717	256,654	354,319
2022 Estimated Employee Population per Business	12.6	10.0	9.5
2022 Estimated Residential Population per Business	6.1	9.1	11.6

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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