

PRIME
PEARL
DISTRICT
RETAIL OPPORTUNITY



1010
FLANDERS



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC



GOODMAN
REALTY GROUP

1010 NW FLANDERS STREET
PORTLAND, OR 97209



RENOVATED HISTORIC CHARM IN THE PEARL!

Nestled in the heart of Portland's vibrant Pearl District, 1010 NW Flanders is a beautifully renovated mixed use building blending historic charm with modern amenities. Featuring abundant natural light and complemented by exposed beams the space inspires creativity and productivity. Includes seamless access to public transit via the Portland Streetcar Loop, MAX lines, and nearby bus routes.

BUILDING 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 retail spaces and common area spaces.
- ✓ Rare corner end-cap opportunity in the heart of the Pearl District!
- ✓ Ideal for flagship retail or showroom.
- ✓ Nearby retailers include The Shade Store, Orange Theory Fitness, Free People, Anthropologie, Athleta, The Baker's Mark, Deschutes Brewery, The Whole Bowl, Nuvrei Coffee Shop, World Foods, and more.
- ✓ Located on the Portland Streetcar Line, and close to I-5/405 Interstates.
- ✓ Onsite management.
- ✓ Available Now!

AVAILABLE SPACE

- **5,092 RSF** - End-cap corner space, fronting NW Flanders and 10th Avenue (ideal for retail/restaurant/wellness/spa)
- **1,000 RSF** - Inline retail space fronting NW 10th (retail/service)



INQUIRIES:

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1010 NW FLANDERS STREET

Portland, OR

NW 15th Ave

NW 14th Ave

NW 13th Ave

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

PEARL WEST
9-STORY OFFICE AND RETAIL
RECENTLY COMPLETED

MODERA AKOYA
291 UNITS
RECENTLY COMPLETED

THE RODNEY
16-STORY, 230 UNITS
RECENTLY COMPLETED

NW 15th Ave

NW 14th Ave

NW 13th Ave

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

ENCORE
AUDIO/VIDEO

PEARL HEALTH
VON EBERT
CVS pharmacy

NW Couch St

W Burnside St

frame CENTRAL
WILLIAMS SONOMA
free people
Screen Door
lululemon
west elm
WHOLE FOODS MARKET
CALIFORNIA CLOSETS

reformation
ATHLETA
Madswell
Goods
CB2
Crate&Barrel

PORTLAND CENTER STAGE
GARDEN
POWELL'S CITY OF BOOKS

HELLO
COUCH
BLACK STAR
REPUBLICA
FARMHOUSE KITCHEN

FULLER'S COFFEE SHOP
ELEN'S
SMG COLLECTIVE

The Brewery Blocks



POST OFFICE REDEVELOPMENT
14 ACRES PROPOSED

SITE

sootva

Pearl Parking Garage

zoss
cosmic BUSS

HANA SUSHI
LeReal

FULLER'S COFFEE SHOP
ELEN'S

AMARA APARTMENTS

ERATH
enso

NW Marshall St
GoHealth
Bank of America
Optima

NW Lovejoy St
Bank of America
Optima
Bling
Jojo

NW Kearney St
NOODLE DYNASTY
HEARTLINE
LURE

NW Johnson St
24 FITNESS
LASH LOVE

NW Irving St
Two Wrongs
STAR

NW Hoyt St
BRIX
BARISTA
FILSON
Rev'd Fitness
KEEN

NW Glisan St
andino
ATA Oregon
colibri

NW Flanders St
Room&Board
JOYBIRD
UMBRIA

NW Everett St
Wieden Kennedy
ZOOM+care

NW Davis St
PEARL HEALTH
VON EBERT
CVS pharmacy

BARA GRILL
KATANA
CHASE
ZOOM+care
SUBWAY

FedEx Office
Starbucks
usbank
ALCHEMY
LOVEJOY
perch

WELLS FARGO
greenleaf
plazza Italia

VISAGE
momoyama
glow

Verde
abba
BLICK art materials

DELATION
abba
BLICK art materials

UMPOUA BANK
KOHLER Signature Store
GARNISH
CIRCA CYCLES
ATA Oregon

BE SMOOTH
FALL RAVEN
THE SHADE STORE

cuttin'
OVEN SHARER
BACKWOODS
porch LIGHT

PEARL HEALTH
VON EBERT
CVS pharmacy

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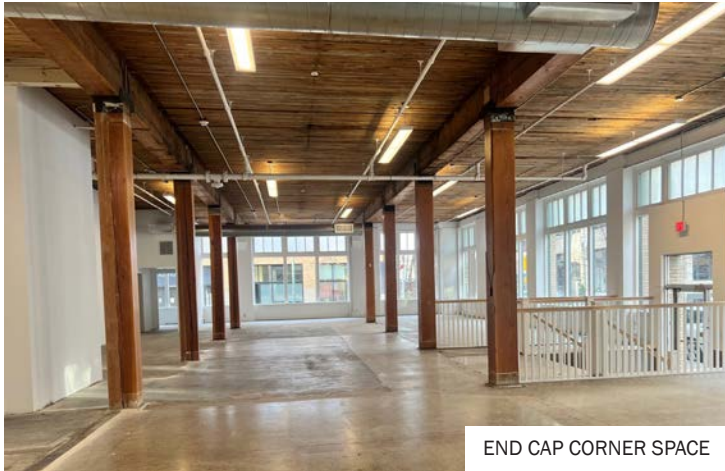
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END CAP CORNER SPACE



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EXTERIOR



END CAP CORNER SPACE



INLINE RETAIL SPACE



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HISTORIC PEARL DISTRICT GEM

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, preserving its vaulted ceilings, exposed timber, and open floor plan, bringing new life to the beautiful historic building.

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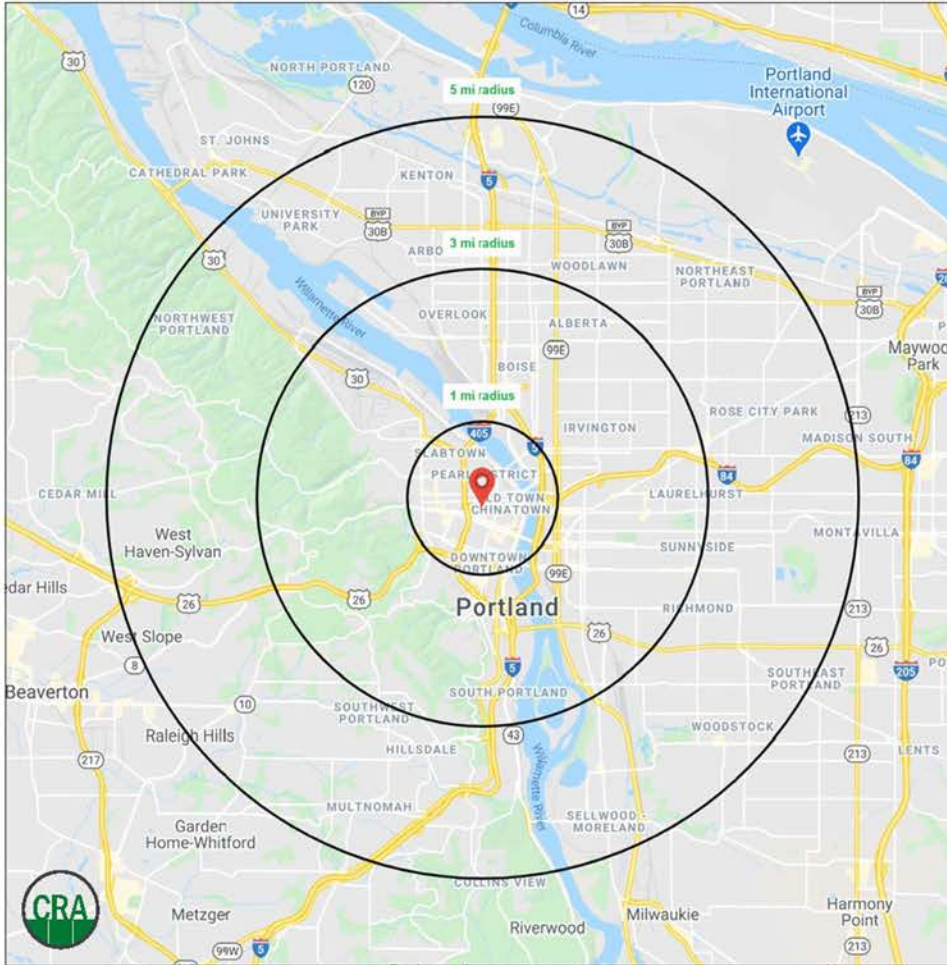
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Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	58,794	198,010	431,828
Average HH Income	\$117,529	\$144,166	\$146,932
Median Home Value	\$645,893	\$717,987	\$664,535
Daytime Demographics 16+	121,512	270,159	424,109
Some College or Higher	80.7%	85.4%	85.2%
Total Businesses	8,885	22,780	36,981

38.6

Median Age
3 MILE RADIUS

\$717,987

Median Home Value
3 MILE RADIUS

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Summary Profile

2010-2020 Census, 2024 Estimates with 2029 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			
2024 Estimated Population	58,794	198,010	431,828
2029 Projected Population	58,587	197,336	423,622
2020 Census Population	44,068	186,618	430,036
2010 Census Population	33,661	151,920	374,850
Projected Annual Growth 2024 to 2029	-	-	-0.4%
Historical Annual Growth 2010 to 2024	5.3%	2.2%	1.1%
2024 Median Age	38.9	38.6	39.1
Households			
2024 Estimated Households	32,620	103,173	205,589
2029 Projected Households	33,264	103,926	203,106
2020 Census Households	29,229	97,448	200,812
2010 Census Households	21,372	77,210	172,222
Projected Annual Growth 2024 to 2029	0.4%	0.1%	-0.2%
Historical Annual Growth 2010 to 2024	3.8%	2.4%	1.4%
Race and Ethnicity			
2024 Estimated White	72.3%	74.9%	75.3%
2024 Estimated Black or African American	6.1%	6.0%	5.5%
2024 Estimated Asian or Pacific Islander	8.7%	6.8%	6.9%
2024 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.7%
2024 Estimated Other Races	11.9%	11.5%	11.6%
2024 Estimated Hispanic	11.2%	10.2%	10.3%
Income			
2024 Estimated Average Household Income	\$117,529	\$144,166	\$146,932
2024 Estimated Median Household Income	\$78,479	\$104,341	\$109,628
2024 Estimated Per Capita Income	\$65,877	\$75,525	\$70,286
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.4%	1.6%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	3.4%	2.3%	2.4%
2024 Estimated High School Graduate	13.4%	10.7%	10.7%
2024 Estimated Some College	17.7%	15.3%	16.1%
2024 Estimated Associates Degree Only	5.2%	5.3%	5.8%
2024 Estimated Bachelors Degree Only	32.1%	37.0%	37.1%
2024 Estimated Graduate Degree	25.7%	27.8%	26.1%
Business			
2024 Estimated Total Businesses	8,885	22,780	36,981
2024 Estimated Total Employees	101,552	216,385	308,588
2024 Estimated Employee Population per Business	11.4	9.5	8.3
2024 Estimated Residential Population per Business	6.6	8.7	11.7

FOR MORE INFORMATION, PLEASE CONTACT:

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