

FOR LEASE

NW 11TH AVE & FLANDERS



AFFORDABLE PEARL DISTRICT RETAIL/MAKER/SHOWROOM SPACE

ADDRESS

1110 NW Flanders, Suite 100
Portland, Oregon

AVAILABLE SPACE

~3,000 SF

RENTAL RATE

Please call for details

HIGHLIGHTS

- Visible corner location in the heart of the Pearl District
- Great natural light with windows on two sides of the space
- Charming and character rich/art deco building
- Off-street surface parking space adjacent to space available (\$275/Month)
- Available now!

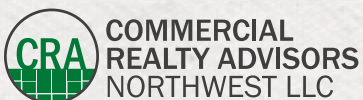


REAR ENTRANCE AND PARKING

Walk Score
100

Bike Score
97

Transit Score
89



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1110 NW FLANDERS STREET

Portland, OR

Streets shown: NW Marshall St, NW Lovejoy St, NW Kearney 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, NW 15th Ave, NW 14th Ave, NW 13th Ave, NW 12th Ave, NW 11th Ave, NW 10th Ave, NW 9th Ave.

Businesses and buildings labeled: enso, Starbucks, Bank of America, Optima, CHASE, ZOOM+care, SUBWAY, ziba, basics, FedEx Office, BOTANIST, usbank, LOVEJOY, yama, Pearl Specialty, POSH Baby, BURN CYCLE, HAY, SuperDeluxe, HEARTLINE, greenleaf, WELLS FARGO, plaza Italia, VISAGE, momoyama, LA PERLITA, HOT TIPS PIZZA, wacom XPDx, PEARL WEST 9-STORY OFFICE AND RETAIL, IRVING STREET TAPAS, U-HAUL, 24 FITNESS, LASH LOVE, State Farm, glow, RITE AID, BURRIT BAR, M.W. HALL CORPORATION, Two Wrongs, THE STAR, BEDMART, BRIX, BARISTA, KEEN, FILSON, hunt & Gather, OBLATION, BLICK art materials, BEDMART, TUFENKIAN, Sola, RADIANT & WAXING, 1430 NW GLISAN 14-STORY RETAIL + 273 RESIDENTIAL, Roste, goPoké, Khao San, IO BARREL BREWING CO, andina, AIA Oregon, BE SMOOTH, UMPQUA BANK, KOHLER Signature Store, PHO VAN, Beneficial State Bank, canopy, hive, nuvie, OLD TOWN FLORESTA, RNN SACKS, Room&Board, JOYBIRD, UMBRIA, FALL RAVEN, THE SHADE STORE, nou, Tear Drop, BEN & GERRY'S, RICH'S, the ey studio, Hamilton Inn & Suites, Butterfly, HAMMER CREEK, TANNER CREEK, WORLD FOODS, BLACKFISH GALLERY, URBANSTUDIO, TACTICS, ENCORE, ICOM 3D, AFFLIANCES, ESOTHERS, BLU DOT, WIEDEN KENNEDY, RUDY'S BARBERSHOP, ZOOM+care, PEARL HEALTH PARTNERS, VON EBERT, frame CENTRAL, free people, Screen Door, PORTLAND CENTER STAGE GRADING TRUSTEES, Hello, FULLER'S COFFEE SHOP, ELENIS, SMG COLLECTIVE, CVS pharmacy, lululemon, west elm, RACHELLE N., blue mercury, Reformation, STARBUCKS, ATHLETA, FARMHOUSE KITCHEN, MADE WITH FOX, BIG Dogwood, Madswell, CB2, Crate&Barrel, POWELL'S CITY OF BOOKS, GBD ARCHITECTS, icebreaker, EM EVERYDAY MUSIC, THE GOOD MOD, WHOLE FOODS MARKET, CALIFORNIA CLOSETS, CALIFORNIA CLOSETS, GBD ARCHITECTS, icebreaker.

 The Brewery Blocks

1110 NW FLANDERS STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

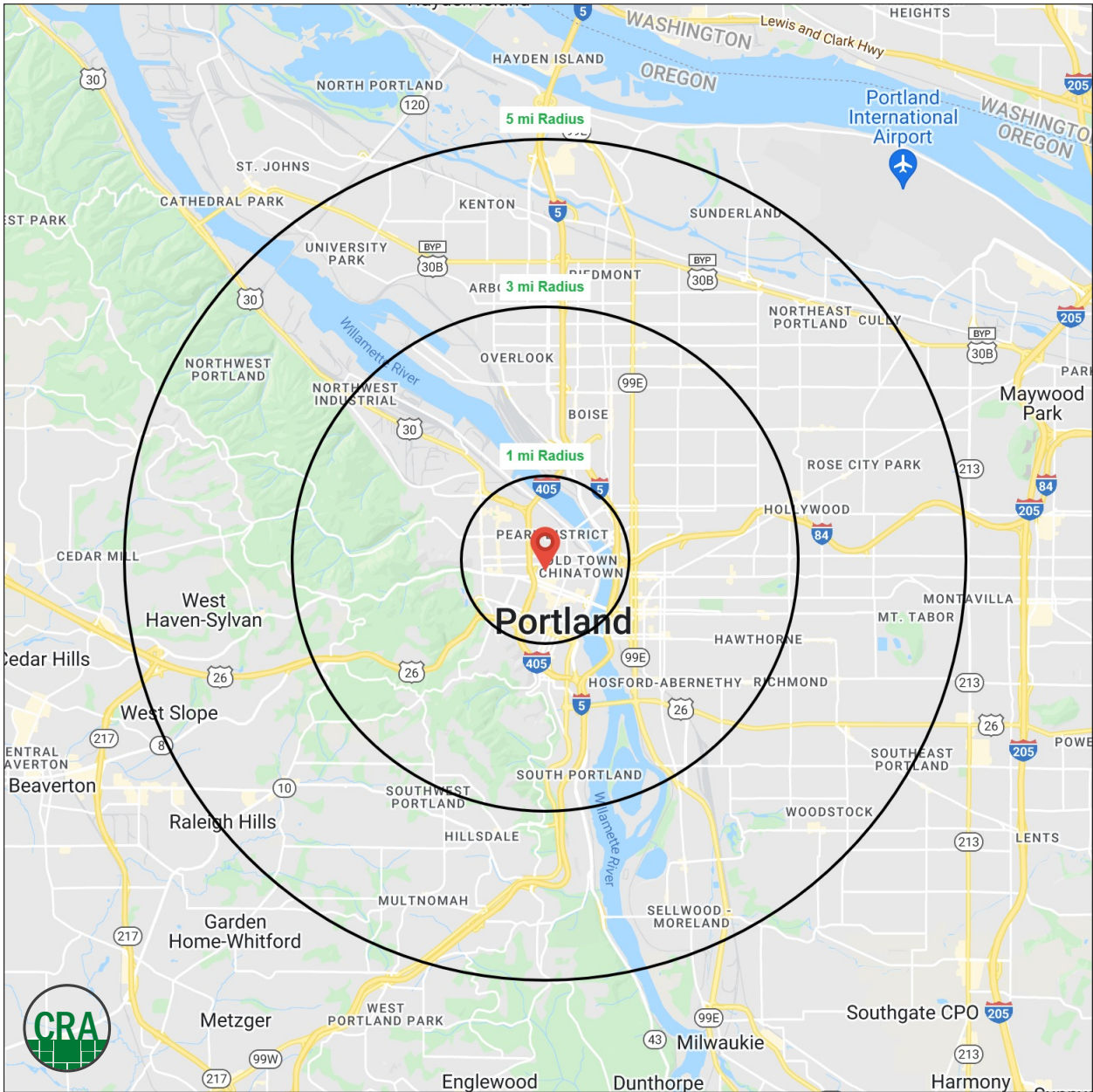
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	45,059	185,041	432,447
Projected Population 2026	49,915	200,118	450,931
Average HH Income	\$86,917	\$110,090	\$114,685
Median Home Value	\$583,874	\$608,597	\$539,742
Daytime Demographics 16+	126,049	289,331	454,669
Some College or Higher	85.6%	87.9%	85.8%

37.9

Median Age
1 MILE RADIUS

\$583,874

Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5256/-122.6826

1110 NW Flanders St Portland, OR 97209	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	45,059	185,041	432,447
2026 Projected Population	49,915	200,118	450,931
2020 Census Population	42,731	184,583	431,696
2010 Census Population	34,330	149,129	374,044
Projected Annual Growth 2021 to 2026	2.2%	1.6%	0.9%
Historical Annual Growth 2010 to 2021	2.8%	2.2%	1.4%
2021 Median Age	37.9	37.6	38.1
Households			
2021 Estimated Households	29,838	97,095	202,305
2026 Projected Households	33,809	108,283	218,366
2020 Census Households	28,201	96,317	201,322
2010 Census Households	21,738	75,956	171,928
Projected Annual Growth 2021 to 2026	2.7%	2.3%	1.6%
Historical Annual Growth 2010 to 2021	3.4%	2.5%	1.6%
Race and Ethnicity			
2021 Estimated White	73.7%	74.4%	72.8%
2021 Estimated Black or African American	4.0%	6.3%	6.0%
2021 Estimated Asian or Pacific Islander	7.9%	5.9%	7.0%
2021 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.8%
2021 Estimated Other Races	13.3%	12.6%	13.3%
2021 Estimated Hispanic	11.2%	9.0%	9.2%
Income			
2021 Estimated Average Household Income	\$86,917	\$110,090	\$114,685
2021 Estimated Median Household Income	\$65,511	\$87,455	\$91,640
2021 Estimated Per Capita Income	\$58,616	\$58,242	\$54,022
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.1%	1.5%
2021 Estimated Some High School (Grade Level 9 to 11)	2.2%	1.8%	2.2%
2021 Estimated High School Graduate	10.9%	9.2%	10.5%
2021 Estimated Some College	17.6%	16.2%	17.6%
2021 Estimated Associates Degree Only	5.2%	5.2%	5.7%
2021 Estimated Bachelors Degree Only	37.3%	37.5%	35.5%
2021 Estimated Graduate Degree	25.4%	29.0%	27.0%
Business			
2021 Estimated Total Businesses	9,086	22,297	35,880
2021 Estimated Total Employees	109,575	235,480	330,815
2021 Estimated Employee Population per Business	12.1	10.6	9.2
2021 Estimated Residential Population per Business	5.0	8.3	12.1

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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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