

# 2ND GENERATION NW PEARL RETAIL

YOUR SIGN HERE

FOR LEASE

## ADDRESS

221 NW 11th Avenue | Portland, OR 97209

## AVAILABLE SPACE

- 1,457 SF (Available now)

## RENTAL RATE

\$32.00 PSF/YR plus NNN

## TRAFFIC COUNTS

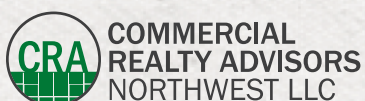
NW Davis St - 2,588 ADT ('22)

NW Everett @ 10th - 9,036 ADT ('22)



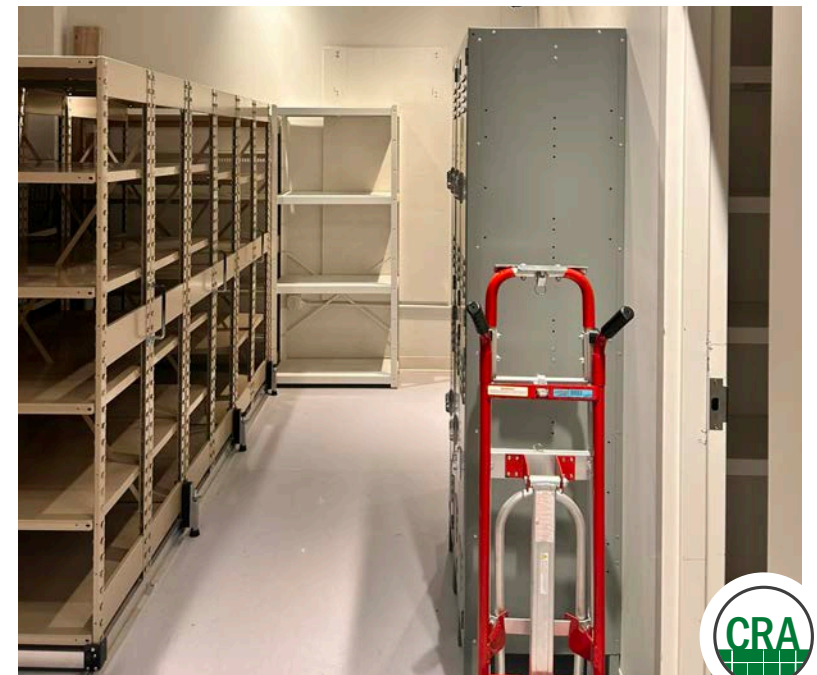
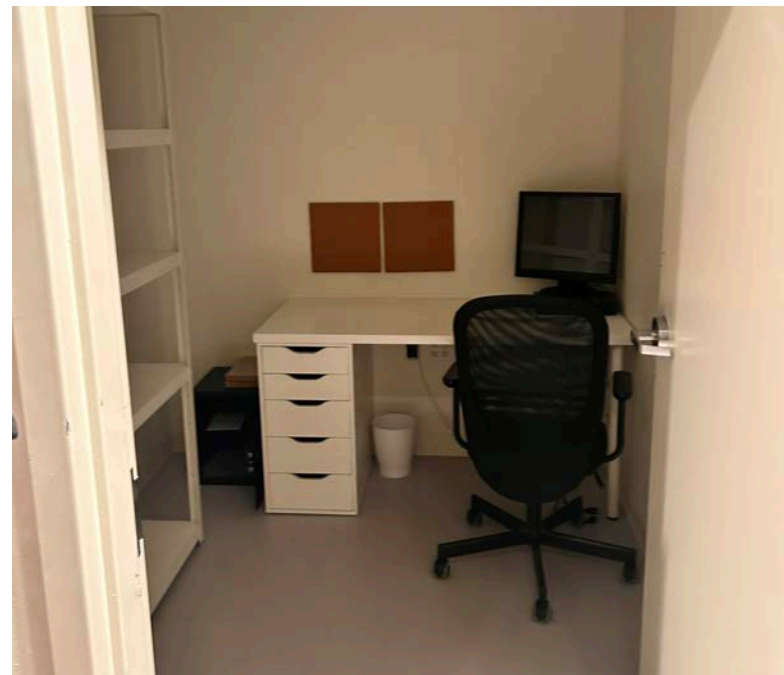
## HIGHLIGHTS

- Prime Brewery Blocks area retail space featuring character-rich interior and exterior presence and a light-filled stunning showroom/open floor plan with storage and common rear egress.
- Adjacent and nearby retailers include Porch Light, Backwoods Brewery, Oven & Shaker, One Medical, Deschutes Brewery, Powell's City of Books, Whole Foods Market, California Closets, CB2 Crate&Barrel, Good Coffee, Madewell, Athleta, Portland Center Stage, Rachele M, Williams-Sonoma, lululemon, West Elm and many more.
- Nearby parking options include:
  - » Pearl Auto Park
  - » 122 NW 10th Ave
  - » NW 9th and Couch
  - » NW 9th and Davis
  - » 350 NW 12th Ave
  - » 425 NW 9th Ave
  - » NW 13th & Glisan



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**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)



# 221 NW 11TH AVENUE PORTLAND, OR

**STRETCH LAB**  
VIBRANT!  
93 UNITS  
RECENTLY COMPLETED

NW Raleigh St

**BROADSTONE REVEAL**  
135 UNITS  
RECENTLY COMPLETED

**Ramona**  
apartments

**HOLDEN OF PEARL**  
110 UNITS  
SENIOR LIVING  
PROPOSED

NW Quimby St

**PLANET GRANITE**  
MODERA | PEARL  
71 UNITS

**VISTA PEARL**  
21 STORY CONDO  
RECENTLY COMPLETED

THE FIELDS PARK

NW Pettygrove St

**FREEDOM CENTER**

NW Overton St

**Akamai**

**ecru**

**ovation**

**9 NORTH**  
9-STORY OFFICE & RETAIL  
RECENTLY COMPLETED

NW Northrup St

**LA FITNESS**  
**Microsoft**

**pure barre**  
**THE WYATT**

**BARACRUDE**  
**Karmani**

TANNER SPRINGS

**Residence Inn**  
Walmart

NW Marshall St

**enso**

**GoHealth**  
**Bank of America**  
**Optima**

**pc**  
**WATSON**

**barre3**

**ziba**

NW Lovejoy St

**Bliss**  
**FacEx Office**  
**Starbucks**  
**usbank**  
**perch**  
**yama**  
**PosiBaby**  
**BURN CYCLE**

**HEARTLINE**  
**Greenleaf**  
**WELLS FARGO**

**JAMISON SQUARE**

**PEARL COURT**

**POST OFFICE REDEVELOPMENT**  
14 ACRES  
PROPOSED

UNION STATION

NW Johnson St

**PEARL WEST**  
9-STORY OFFICE AND RETAIL  
RECENTLY COMPLETED

**24 FITNESS**

**VISAGE**  
**momoyama**

**LA PERLITA**

NW Irving St

**MW MALL CORPORATION**

**Two Wrongs**  
**THE STAR**

**Verde**

**NW 11th Ave**

**NW 10th Ave**

**NW 9th Ave**

NW Hoyt St

**MODERA AKOYA**  
291 UNITS  
RECENTLY COMPLETED

**parklane**  
**hunt & Gather**  
**BRUX**  
**BARISTA**  
**KEEN**

**FILSON**  
**Columbia Bank**

**OBELISK**  
**BLICK art materials**  
**BEDMART**  
**TUENKIAN**

**LOW BROW LOUNGE**

**HONEYMAN**  
**PNCA**

NW Glisan St

**THE RODNEY**  
16-STORY, 230 UNITS  
RECENTLY COMPLETED

**andino**  
**CULT.**  
**E W F**  
**KOHLER Signature Store**  
**PHO VAN**  
**Beneficial State Bank**  
**canopy**  
**hive**

**GARNISH**  
**CIRCA**  
**AIA Oregon**

**PHO VAN**

**LOW BROW LOUNGE**

**canopy**  
**hive**

**Harlow**  
**DE NOCHE**

NW Flanders St

**Vestas**  
**AVEDA**  
**JOYBIRD**  
**UMBRIA**  
**Room & Board**  
**Honey & Syrup**  
**Ben & Jerry's**  
**the eye studio**  
**Rich's**  
**Hampton Inn & Suites**  
**Butterfly**  
**STAG**  
**JOHN'S CAFE**

**Wieder Kennedy**  
**RUDY'S BARBERSHOP**  
**ZOOM+care**

**PEARL PARKING GARAGE**

**nou**  
**teardrop**  
**Ben & Jerry's**  
**the eye studio**  
**Rich's**  
**Hampton Inn & Suites**  
**Butterfly**  
**STAG**  
**JOHN'S CAFE**

**ANN SACKS**

NW Everett St

**ENCORE AUDIO/VISIO**  
**DAY**  
**BLU DOT**  
**Wieder Kennedy**  
**RUDY'S BARBERSHOP**  
**ZOOM+care**

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**PEARL PARKING GARAGE**

**Wieder Kennedy**  
**RUDY'S BARBERSHOP**  
**ZOOM+care**

**WORLD FOODS**

NW Davis St

**YON EBERT**  
**CVS pharmacy**  
**west elm**  
**lululemon**

**WILLIAMS SONOMA**  
**frame**  
**lululemon**  
**west elm**

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**lululemon**  
**west elm**

**OREGON JEWELRY MUSEUM AND CENTER FOR HOLOCAUST EDUCATION**

NW Couch St

**EM**  
**THE GOOD MOD**  
**California Closets**  
**WHOLE FOODS**  
**Medswell**  
**Goods**  
**CB2**  
**CratoBarrel**  
**POWELL'S CITY OF BOOKS**

**WHOLE FOODS**  
**Medswell**  
**Goods**  
**CB2**  
**CratoBarrel**

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**CB2**  
**CratoBarrel**

**WHOLE FOODS**  
**Medswell**  
**Goods**  
**CB2**  
**CratoBarrel**

W Burnside St

**WHOLE FOODS**  
**Medswell**  
**Goods**  
**CB2**  
**CratoBarrel**

**WHOLE FOODS**  
**Medswell**  
**Goods**  
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**AMARA APARTMENTS**  
17-STORY | 138 UNITS  
COMPLETED

**The Brewery Blocks**

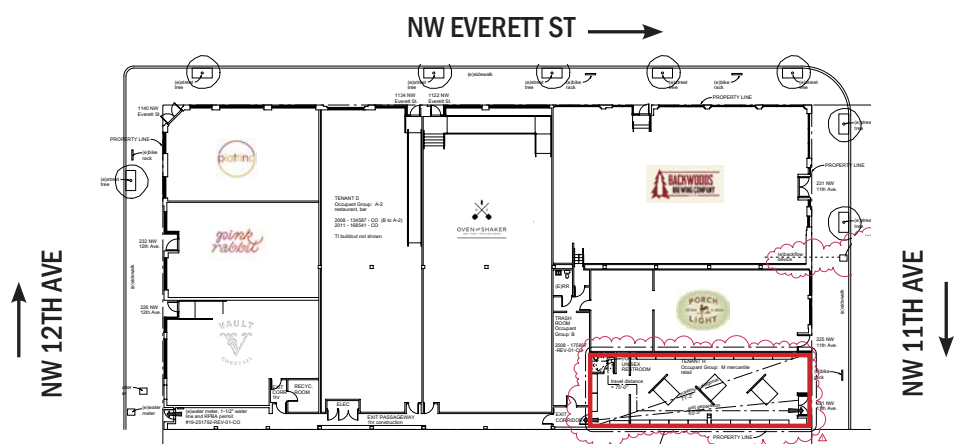
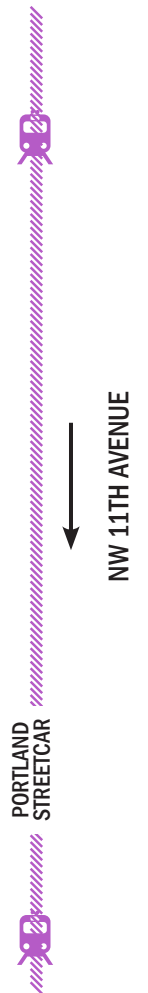
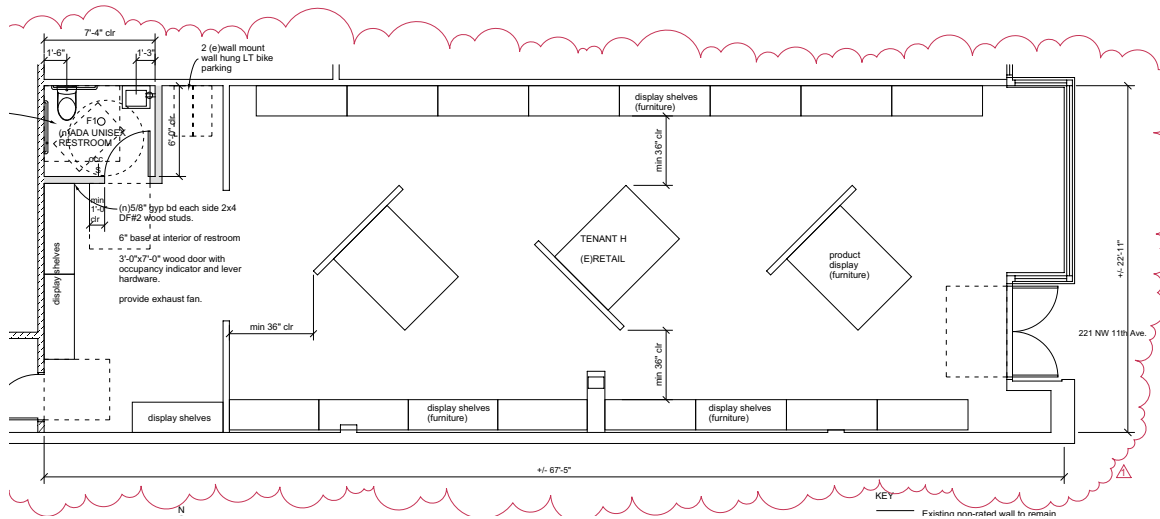


# 221 NW 11TH AVENUE

PORTLAND, OR

## FLOOR PLAN | SITE PLAN

**AVAILABLE**  
**1,457 SF**



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



# 221 NW 11TH AVENUE

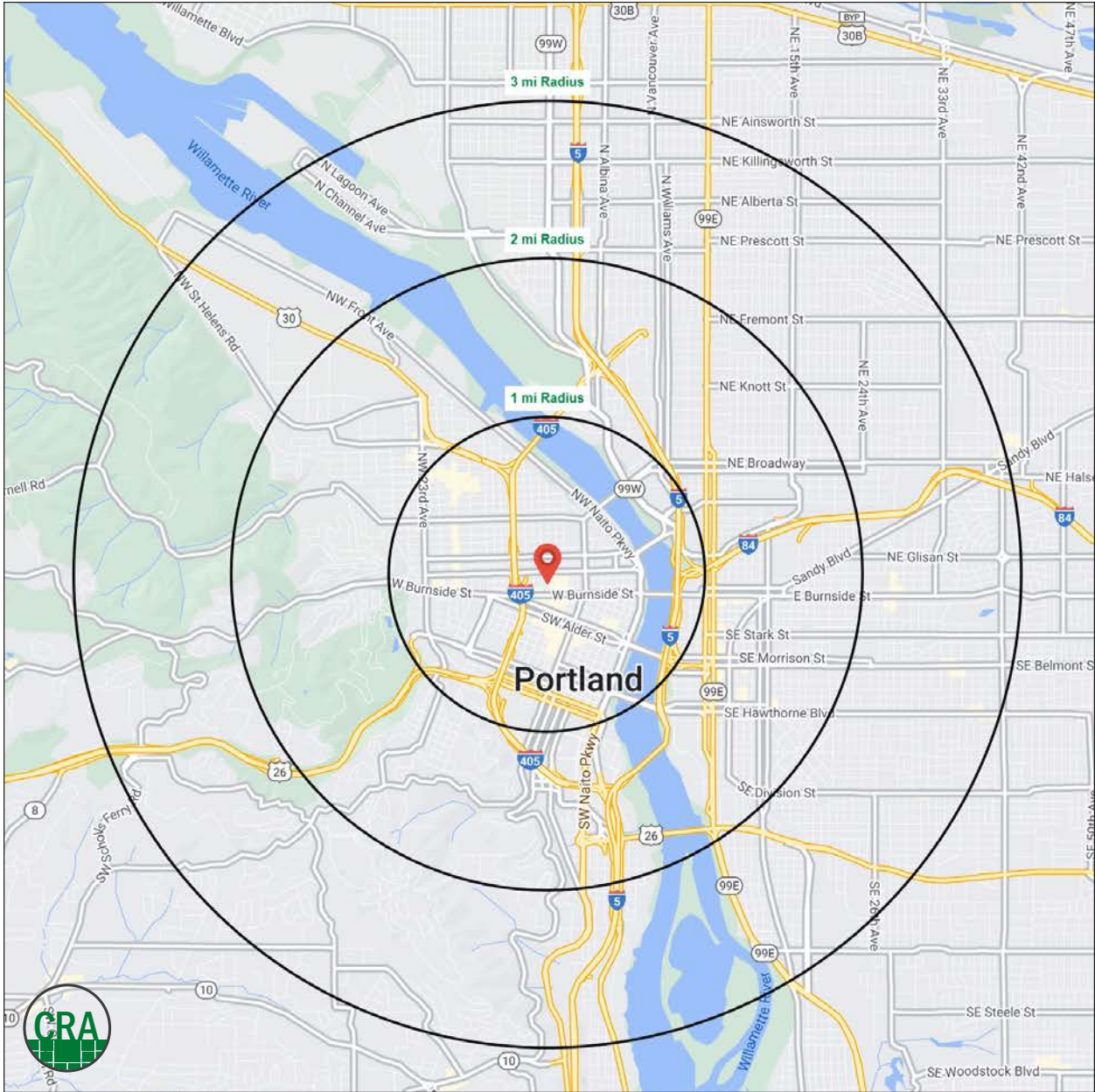
PORTLAND, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	47,978	102,413	186,954
Estimated Households	32,804	62,791	102,337
Average HH Income	\$102,667	\$117,121	\$136,768
Median Home Value	\$569,742	\$608,916	\$618,984
Daytime Demographics 16+	117,056	202,063	265,352
Some College or Higher	85.2%	87.0%	88.0%

**47,978**  
Estimated Population 2023  
1 MILE RADIUS

**38.3**  
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: 45.5248/-122.6823

<b>221 NW 11th Ave Portland, OR 97209</b>	<b>1 mi radius</b>	<b>2 mi radius</b>	<b>3 mi radius</b>
<b>Population</b>			
2023 Estimated Population	47,978	102,413	186,954
2028 Projected Population	47,607	102,329	184,022
2020 Census Population	44,719	97,998	184,113
2010 Census Population	34,872	75,291	149,728
Projected Annual Growth 2023 to 2028	-0.2%	-	-0.3%
Historical Annual Growth 2010 to 2023	2.9%	2.8%	1.9%
2023 Median Age	38.3	38.0	38.2
<b>Households</b>			
2023 Estimated Households	32,804	62,791	102,337
2028 Projected Households	33,918	65,447	105,109
2020 Census Households	29,529	57,546	96,411
2010 Census Households	21,962	42,938	76,310
Projected Annual Growth 2023 to 2028	0.7%	0.8%	0.5%
Historical Annual Growth 2010 to 2023	3.8%	3.6%	2.6%
<b>Race and Ethnicity</b>			
2023 Estimated White	73.4%	74.3%	75.6%
2023 Estimated Black or African American	5.1%	5.7%	6.2%
2023 Estimated Asian or Pacific Islander	9.6%	8.4%	7.0%
2023 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.7%
2023 Estimated Other Races	11.0%	10.8%	10.4%
2023 Estimated Hispanic	12.6%	11.5%	10.1%
<b>Income</b>			
2023 Estimated Average Household Income	\$102,667	\$117,121	\$136,768
2023 Estimated Median Household Income	\$83,345	\$90,795	\$101,872
2023 Estimated Per Capita Income	\$71,216	\$72,556	\$75,341
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.3%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	2.6%	1.9%	1.7%
2023 Estimated High School Graduate	10.6%	9.7%	9.1%
2023 Estimated Some College	16.9%	16.3%	15.4%
2023 Estimated Associates Degree Only	4.8%	4.6%	4.7%
2023 Estimated Bachelors Degree Only	35.9%	38.1%	39.1%
2023 Estimated Graduate Degree	27.7%	28.0%	28.8%
<b>Business</b>			
2023 Estimated Total Businesses	8,874	15,939	22,632
2023 Estimated Total Employees	101,161	171,975	215,908
2023 Estimated Employee Population per Business	11.4	10.8	9.5
2023 Estimated Residential Population per Business	5.4	6.4	8.3

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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



**COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

*Licensed brokers in Oregon & Washington*

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