

# 2ND GENERATION NW PEARL RETAIL

YOUR SIGN HERE

FOR LEASE

## ADDRESS

221 NW 11th Avenue | Portland, OR 97209

## AVAILABLE SPACE

- 2,088 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)

Walk Score

100

Bike Score

97

Transit Score

92

## 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, Rachelle 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



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

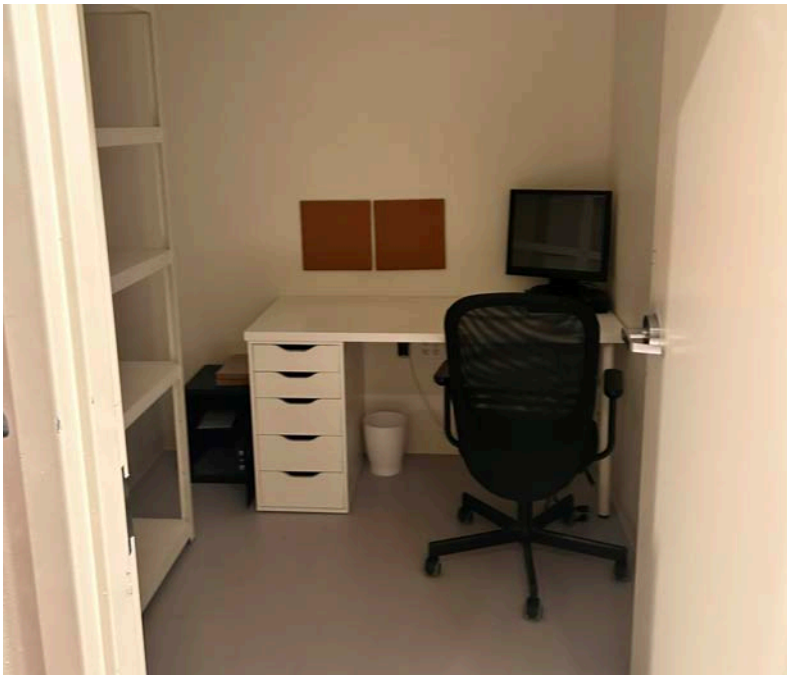
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INTERIOR IMAGES

221 NW 11TH AVENUE  
PORTLAND, OR





221 NW 11TH AVENUE  
PORTLAND, OR



VIBRANT!  
93 UNITS  
RECENTLY  
COMPLETED

NW Raleigh St

BROADSTONE  
REVEAL  
135 UNITS  
RECENTLY  
COMPLETED



HOLDEN OF  
PEARL  
110 UNITS  
SENIOR LIVING  
PROPOSED

NW Quimby St



MODERA | PEARL

VISTA PEARL  
21 STORY CONDO  
RECENTLY  
COMPLETED

NW Pettygrove St

FREEDOM  
CENTER

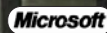


NW Overton St



9 NORTH  
9-STORY OFFICE  
& RETAIL  
RECENTLY  
COMPLETED

NW Northrup St



TANNER  
SPRINGS



NW Marshall St



NW Lovejoy St



NW Johnson St

PEARL WEST  
9-STORY OFFICE  
AND RETAIL  
RECENTLY  
COMPLETED

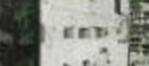
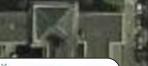
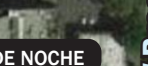
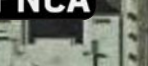
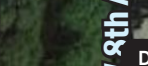
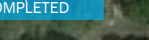
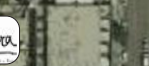
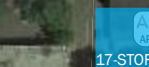
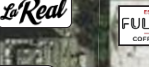
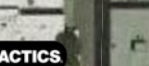
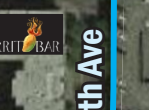
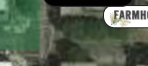
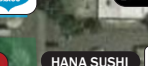
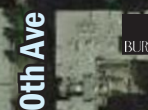
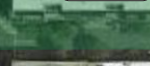
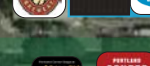
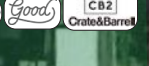
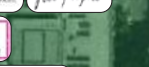
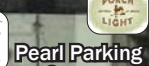
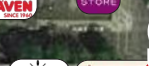
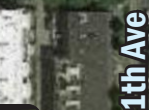
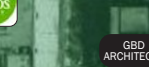
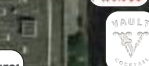
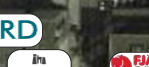
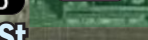
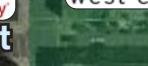
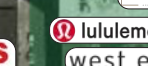
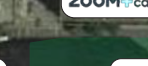
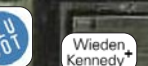
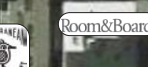
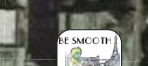
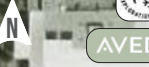


NW Irving St



NW Hoyt St

MODERA AKOYA  
291 UNITS  
RECENTLY  
COMPLETED



NW 15th Ave

NW 14th Ave

NW 13th Ave

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

NW Park Ave

NW 9th Ave

NW Broadway



POST OFFICE REDEVELOPMENT  
14 ACRES  
PROPOSED



UNION STATION

PNCA

Harlow

DE NOCHE

STAG

JOHN'S CAFE

INDUSTRIOUS

OREGON  
JEWISH MUSEUM  
AND CENTER FOR  
HOLOCAUST  
EDUCATION

NORTH PARK BLOCKS

WORLD FOODS

ANN SACKS

canopy

hive

HONEYMAN

LOW BROW LOUNGE

LA PERLITA

PEARL COURT

JAMISON SQUARE

TANNER SPRINGS

Residence Inn by Marriott

z i b a

9 NORTH

ovation

THE FIELDS PARK

NW Naito Pkwy

221 NW 11TH AVENUE

PORTLAND, OR

SITE

GOSSAMER  
12-STORY  
204 UNITS

PEARL PARKING  
GARAGE

COMIC BOOKS

ATHLETA

REPUBLICA

</

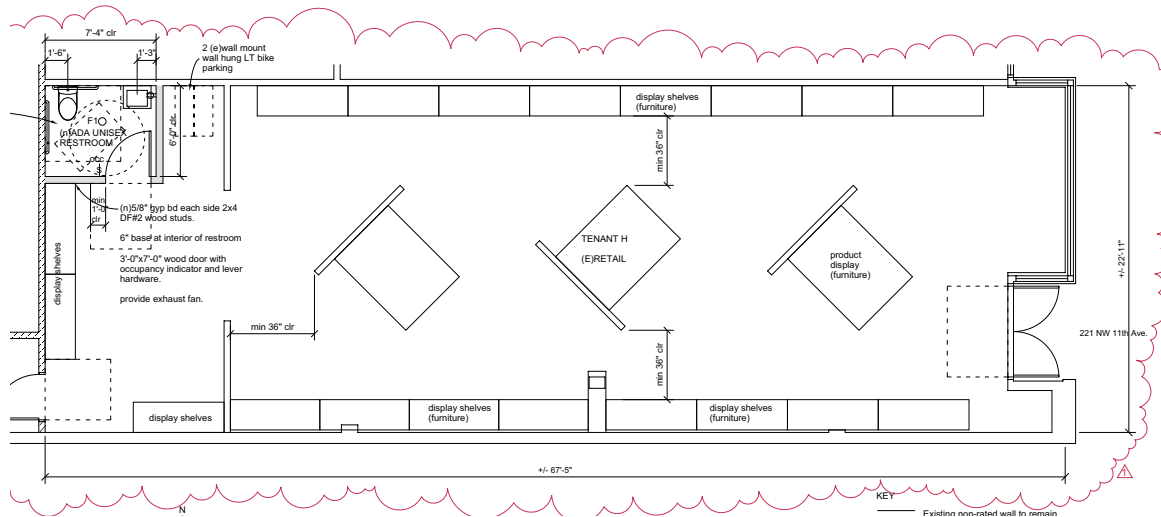


# FLOOR PLAN | SITE PLAN

## 221 NW 11TH AVENUE

PORTLAND, OR

**AVAILABLE  
2,088 SF**

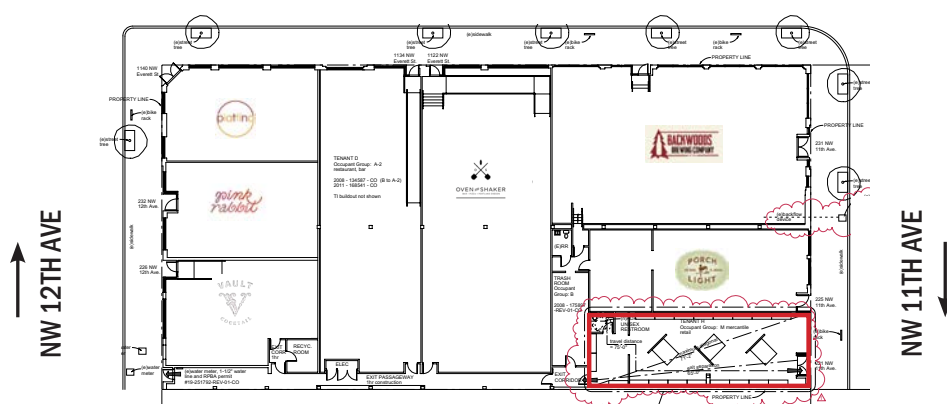


PORTLAND  
STREETCAR



NW 11TH AVENUE

NW EVERETT ST →



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



## DEMOGRAPHIC SUMMARY

# 221 NW 11TH AVENUE

## PORTLAND, OR

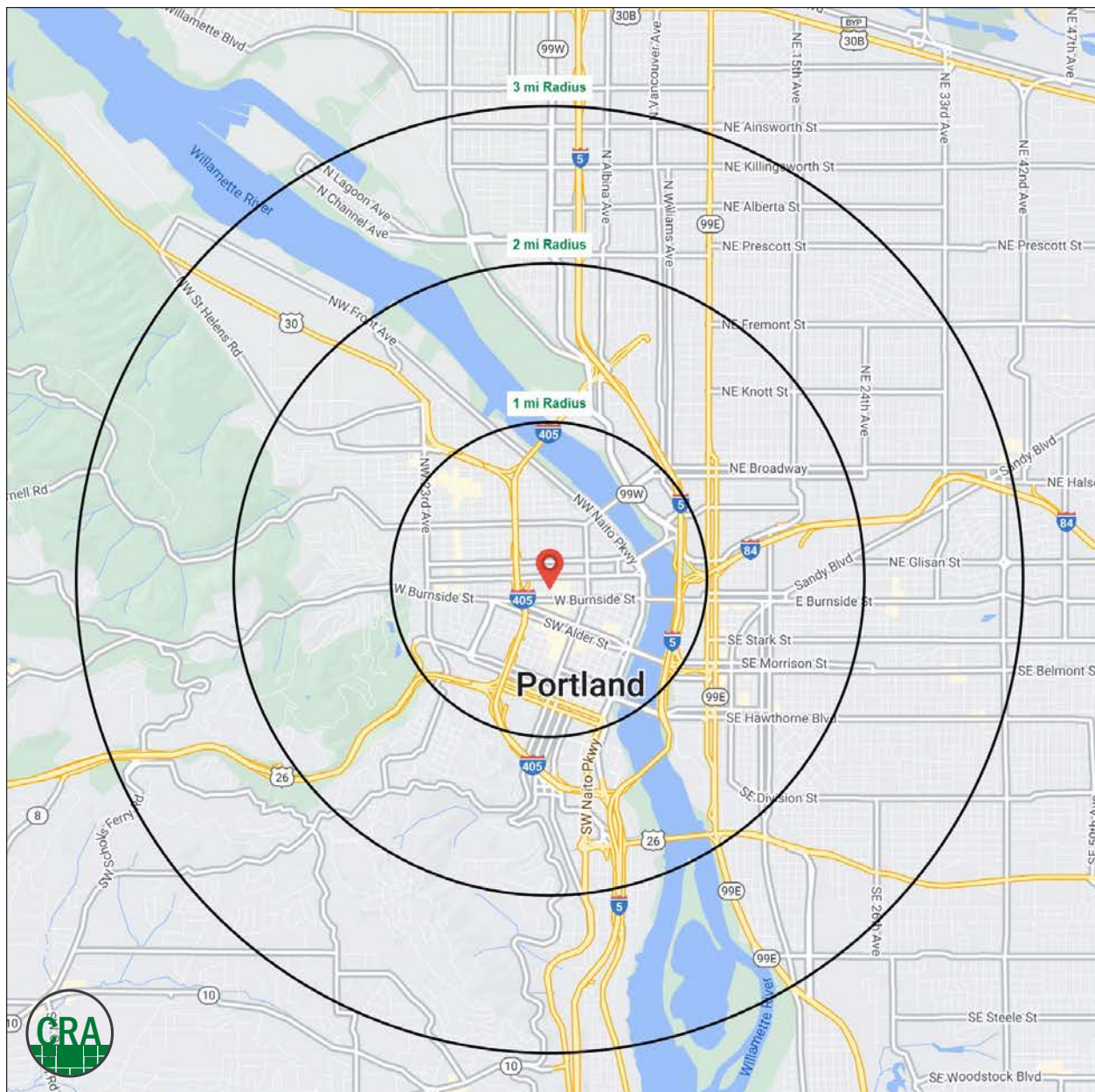
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	47,978	102,413	186,954
Estimated Households	32,804	62,791	102,337
Average HH Income	\$102,667	\$117,121	\$136,768
Median Home Value	\$569,742	\$608,916	\$618,984
Daytime Demographics 16+	117,056	202,063	265,352
Some College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

221 NW 11th Ave Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
<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

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

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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