

FOR LEASE

BREWERY BLOCKS RETAIL/SERVICE

- IN THE PEARL DISTRICT -

PORTLAND, OREGON



LOCATION: 1121 W Burnside Street in Portland, Oregon

AVAILABLE SPACE: 3,553 SF

RENTAL RATE: Call for details

TRAFFIC COUNT: W Burnside St – 47,221 ADT (2012)

COMMENTS:

- Situated in Portland’s Pearl District in the Brewery Blocks, across from Powell’s Books.
- The Brewery Blocks is a five-block redevelopment project with top-tier retailers and restaurants including Henry’s Tavern, Whole Foods, Anthropologie, Sur La Table, West Elm, lululemon, Athleta, Splendid, Madewell, Icebreaker, North Face, Garden Bar, and Starbucks.
- Across from the Union Way redevelopment which include the following tenants: Boxer Ramen, Danner, Self Edge, Spruce Apothecary, Steven Alan, Quin, and Will Leather Goods.
- Easy access to parking in the 1,300 stall Brewery Blocks parking garage.
- Great visibility from W Burnside Street, which carries 47,221 vehicles per day.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2017 Est. Population	42,973	173,990	419,693
2022 Population Forecast	46,353	188,073	452,498
2017 Average HH Income	\$76,821	\$92,937	\$92,218
Employees	119,674	268,824	362,833

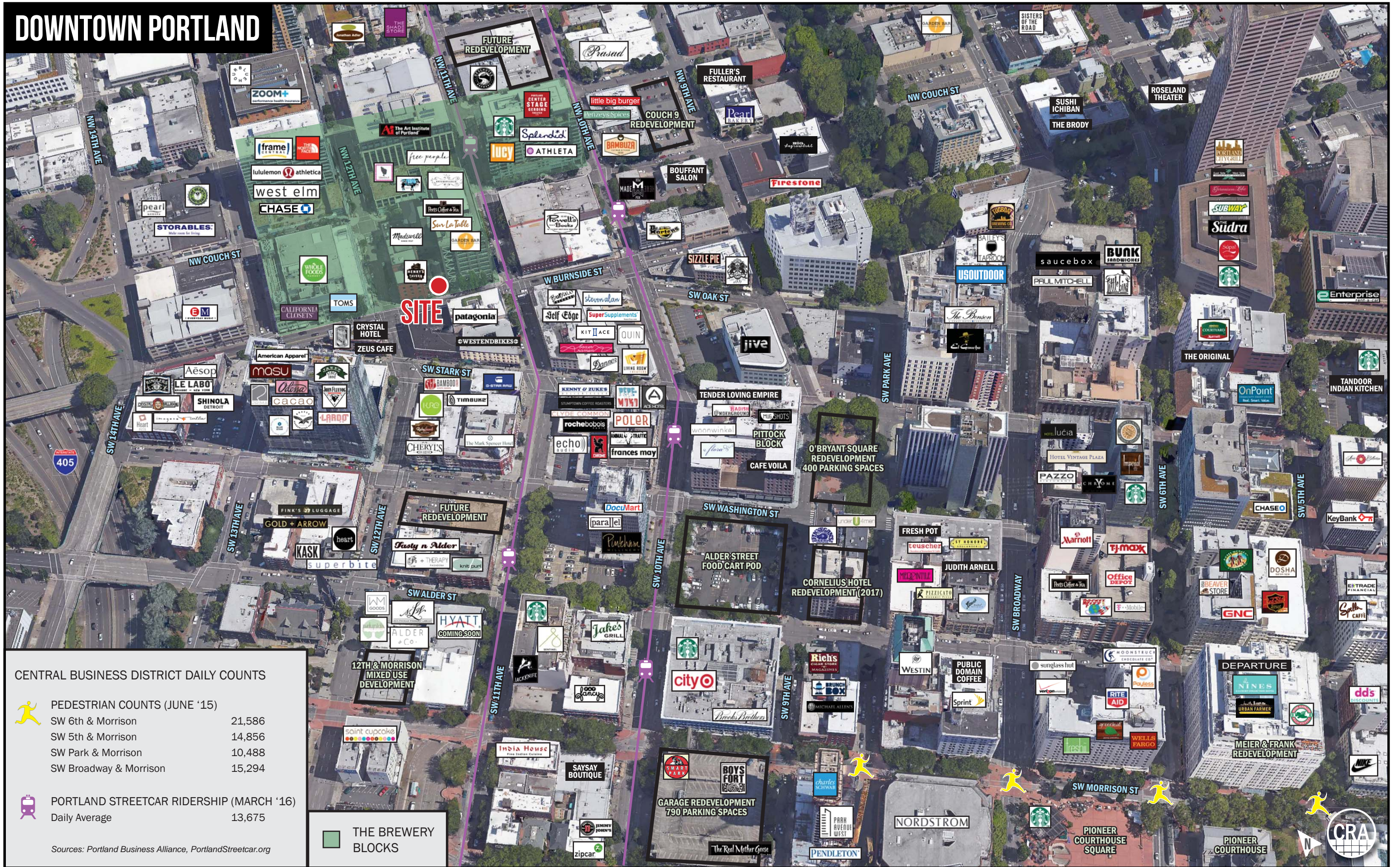
Source: Regis - SitesUSA (2017)



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 Licensed brokers in Oregon & Washington


DOWNTOWN PORTLAND



CENTRAL BUSINESS DISTRICT DAILY COUNTS


 PEDESTRIAN COUNTS (JUNE '15)

SW 6th & Morrison	21,586
SW 5th & Morrison	14,856
SW Park & Morrison	10,488
SW Broadway & Morrison	15,294

 PORTLAND STREETCAR RIDERSHIP (MARCH '16)

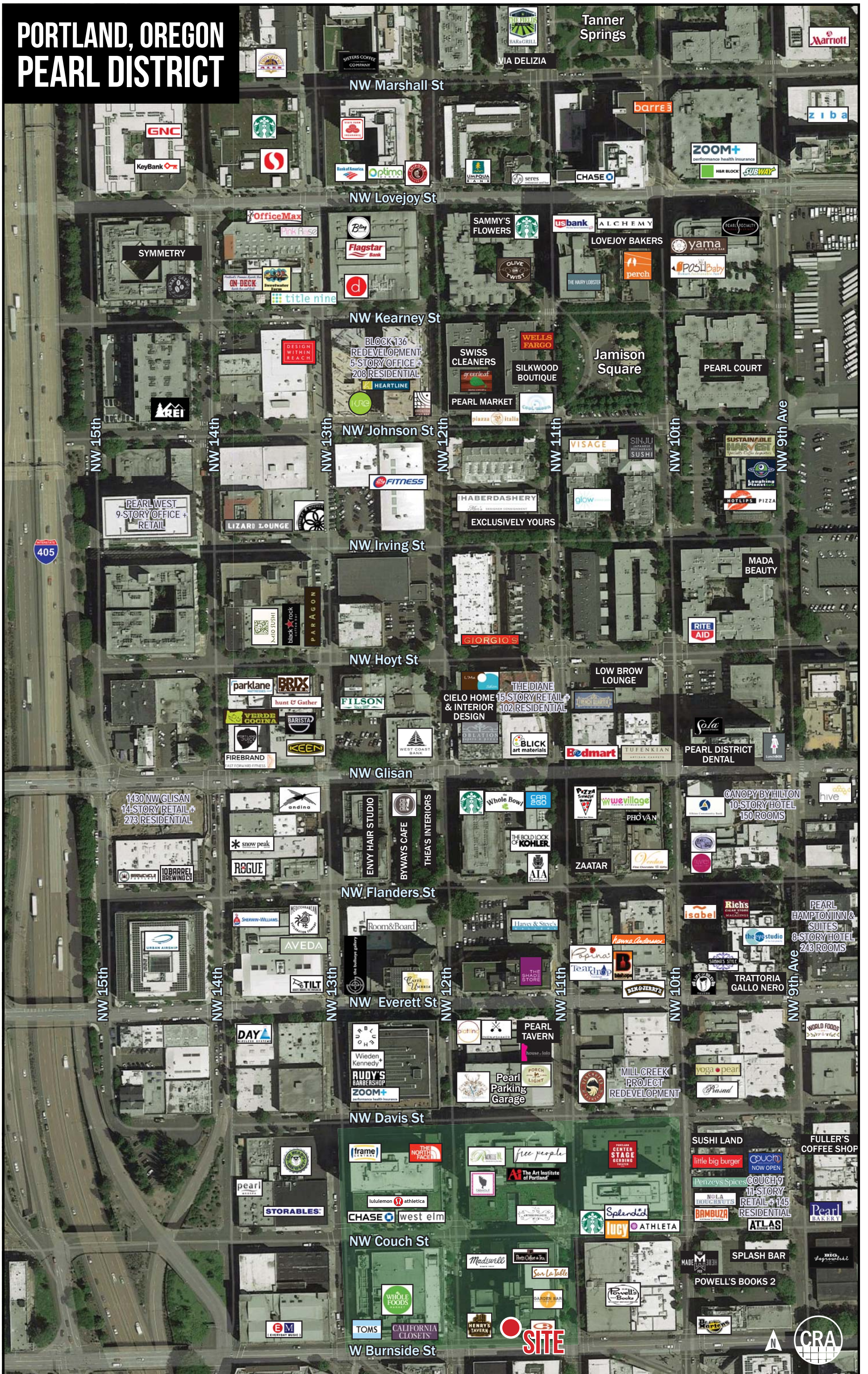
Daily Average	13,675
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Sources: Portland Business Alliance, PortlandStreetcar.org

 THE BREWERY BLOCKS



PORTLAND, OREGON PEARL DISTRICT



Tanner Springs

NW Marshall St

NW Lovejoy St

NW Kearney St

NW Johnson St

NW Irving St

NW Hoyt St

NW Glisan

NW Flanders St

NW Everett St

NW Davis St

NW Couch St

W Burnside St

NW 15th

NW 14th

NW 13th

NW 12th

NW 11th

NW 10th

NW 9th Ave

NW 15th

NW 14th

NW 13th

NW 12th

NW 11th

NW 10th

NW 9th Ave

BLOCK 136
REDEVELOPMENT
5-STORY OFFICE +
208 RESIDENTIAL

PEARL WEST
9-STORY OFFICE +
RETAIL

1430 NW GLISAN
14-STORY RETAIL +
273 RESIDENTIAL

CIELO HOME
15-STORY RETAIL +
INTERIOR DESIGN
102 RESIDENTIAL

Jamison Square

PEARL COURT

CANOPY BY HILTON
10-STORY HOTEL
150 ROOMS

PEARL HAMPTON INN & SUITES
8-STORY HOTEL
243 ROOMS

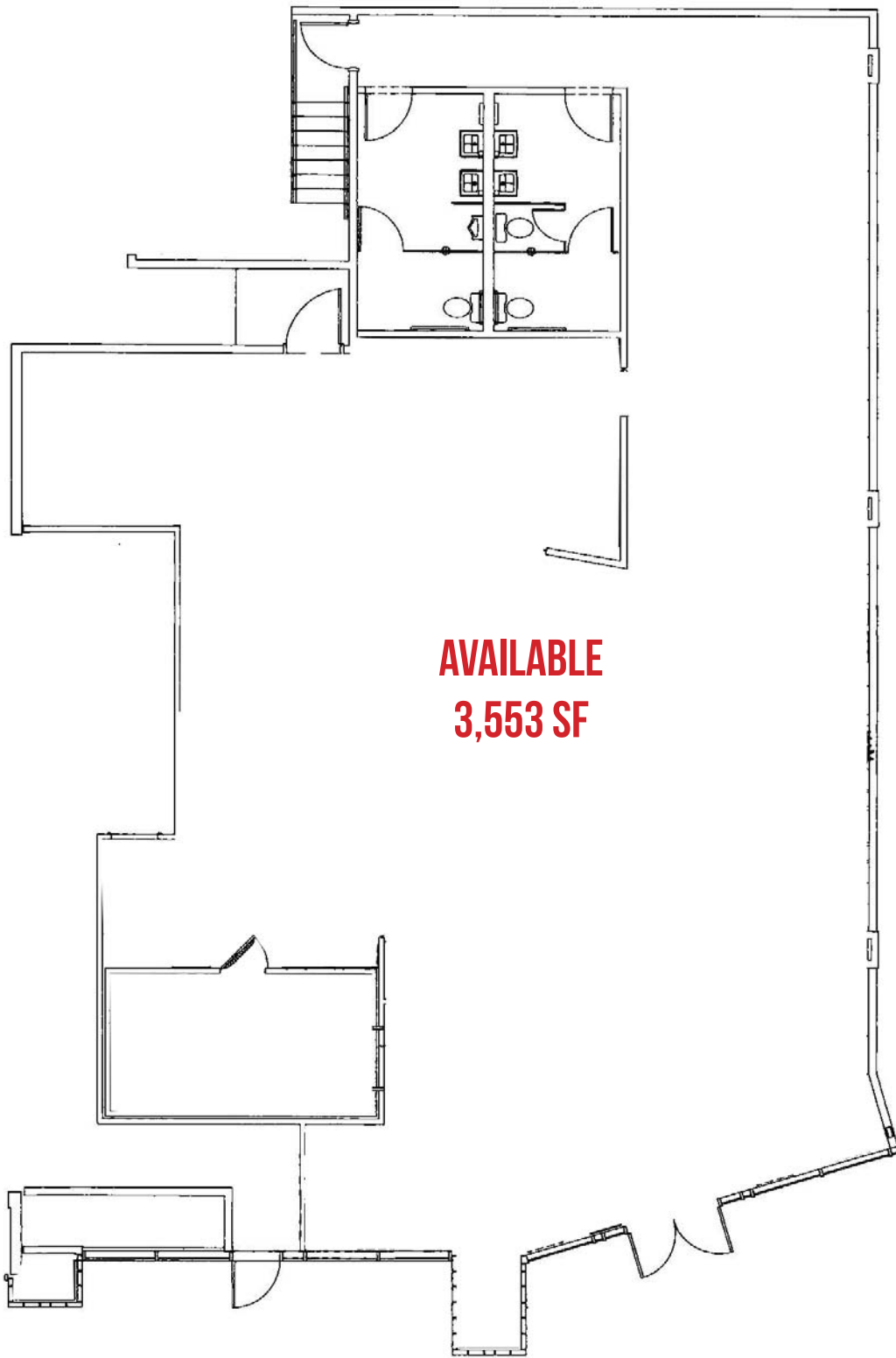
SITE



SITE PLAN | BREWERY BLOCKS



SITE PLAN | 1121 W BURNSIDE ST



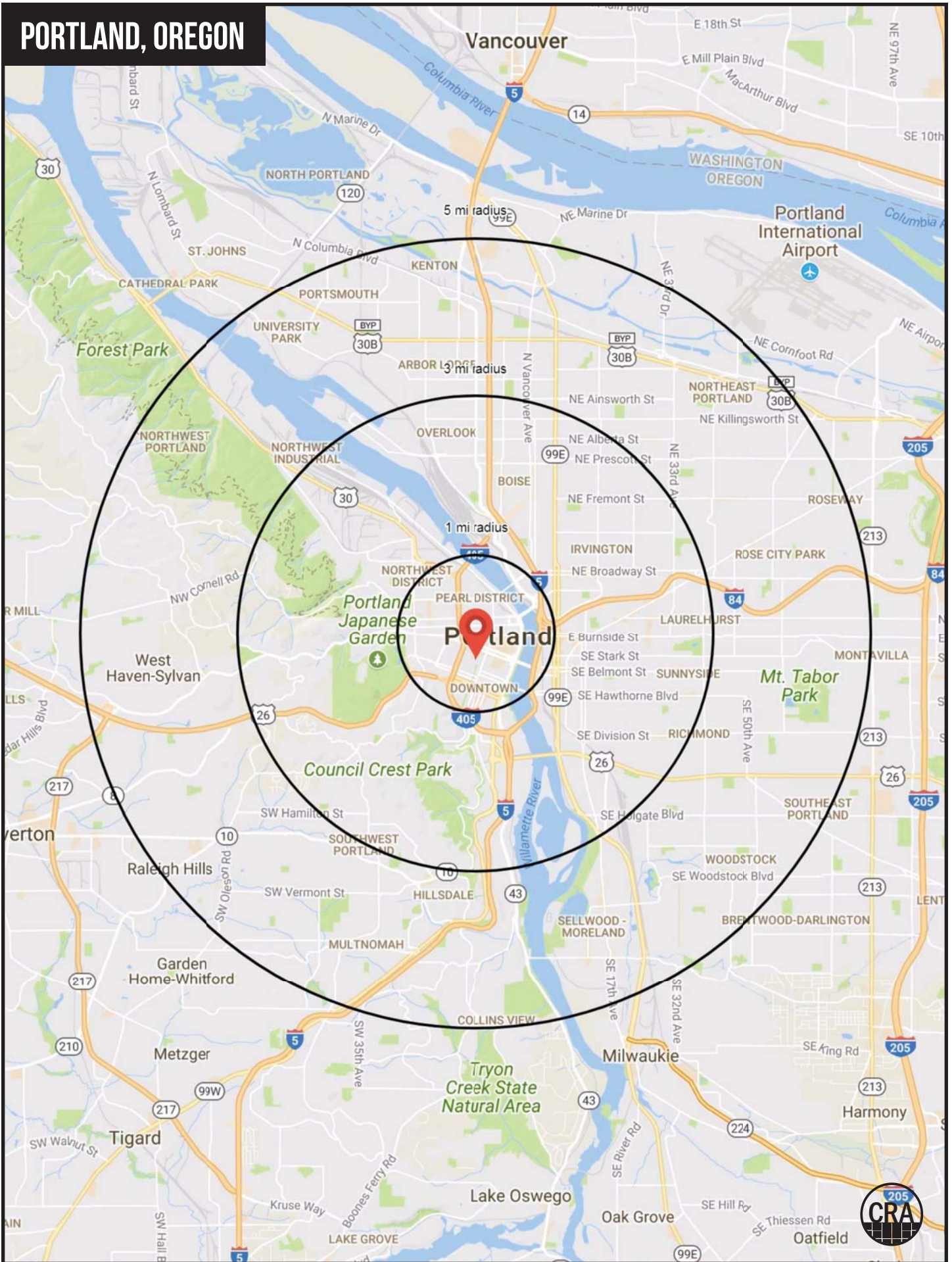
AVAILABLE
3,553 SF

NW 11TH AVE

W BURNSIDE ST



PORTLAND, OREGON



FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5233/-122.6823

RF1

1121 W Burnside Street

Portland, OR 97209

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	42,973	173,990	419,693
	2022 Projected Population	46,353	188,073	452,498
	2010 Census Population	35,848	148,061	377,189
	2000 Census Population	26,079	131,255	349,597
	Projected Annual Growth 2017 to 2022	1.6%	1.6%	1.6%
	Historical Annual Growth 2000 to 2017	3.8%	1.9%	1.2%
HOUSEHOLDS	2017 Estimated Households	27,113	89,834	193,434
	2022 Projected Households	29,067	96,034	206,606
	2010 Census Households	22,267	75,716	173,386
	2000 Census Households	16,791	66,085	157,376
	Projected Annual Growth 2017 to 2022	1.4%	1.4%	1.4%
	Historical Annual Growth 2000 to 2017	3.6%	2.1%	1.3%
AGE	2017 Est. Population Under 10 Years	4.3%	8.6%	10.0%
	2017 Est. Population 10 to 19 Years	5.4%	6.9%	8.3%
	2017 Est. Population 20 to 29 Years	25.6%	19.0%	15.6%
	2017 Est. Population 30 to 44 Years	29.0%	29.4%	28.3%
	2017 Est. Population 45 to 59 Years	17.8%	18.2%	18.9%
	2017 Est. Population 60 to 74 Years	14.1%	13.8%	14.1%
	2017 Est. Population 75 Years or Over	3.7%	4.1%	4.8%
	2017 Est. Median Age	36.1	36.8	37.5
MARITAL STATUS & GENDER	2017 Est. Male Population	54.8%	50.9%	49.6%
	2017 Est. Female Population	45.2%	49.1%	50.4%
	2017 Est. Never Married	58.0%	49.4%	43.0%
	2017 Est. Now Married	20.5%	31.8%	37.8%
	2017 Est. Separated or Divorced	18.4%	15.6%	15.6%
	2017 Est. Widowed	3.1%	3.2%	3.6%
INCOME	2017 Est. HH Income \$200,000 or More	9.3%	12.5%	11.0%
	2017 Est. HH Income \$150,000 to \$199,999	4.3%	7.1%	7.3%
	2017 Est. HH Income \$100,000 to \$149,999	11.7%	14.1%	16.0%
	2017 Est. HH Income \$75,000 to \$99,999	10.6%	11.9%	12.8%
	2017 Est. HH Income \$50,000 to \$74,999	12.9%	13.8%	15.6%
	2017 Est. HH Income \$35,000 to \$49,999	10.3%	10.5%	10.9%
	2017 Est. HH Income \$25,000 to \$34,999	9.1%	8.3%	8.0%
	2017 Est. HH Income \$15,000 to \$24,999	9.8%	8.1%	7.4%
	2017 Est. HH Income Under \$15,000	22.0%	13.7%	11.0%
	2017 Est. Average Household Income	\$76,821	\$92,937	\$92,218
	2017 Est. Median Household Income	\$53,234	\$74,245	\$76,100
	2017 Est. Per Capita Income	\$49,798	\$48,434	\$42,829
	2017 Est. Total Businesses	9,621	22,115	33,054
	2017 Est. Total Employees	119,674	268,824	362,833

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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RACE	2017 Est. White	79.9%	80.8%	79.7%
	2017 Est. Black	5.1%	6.2%	6.1%
	2017 Est. Asian or Pacific Islander	7.3%	5.3%	6.0%
	2017 Est. American Indian or Alaska Native	1.0%	0.8%	0.8%
	2017 Est. Other Races	6.7%	7.0%	7.5%
HISPANIC	2017 Est. Hispanic Population	2,791	12,431	31,067
	2017 Est. Hispanic Population	6.5%	7.1%	7.4%
	2022 Proj. Hispanic Population	7.1%	7.9%	8.2%
	2010 Hispanic Population	5.8%	5.5%	6.4%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	33,990	134,262	316,509
	2017 Est. Elementary (Grade Level 0 to 8)	1.1%	1.2%	1.7%
	2017 Est. Some High School (Grade Level 9 to 11)	3.1%	2.4%	2.7%
	2017 Est. High School Graduate	8.3%	8.8%	11.2%
	2017 Est. Some College	20.0%	17.9%	19.3%
	2017 Est. Associate Degree Only	5.7%	5.9%	6.4%
	2017 Est. Bachelor Degree Only	35.9%	36.3%	34.2%
	2017 Est. Graduate Degree	25.8%	27.5%	24.5%
HOUSING	2017 Est. Total Housing Units	28,682	93,560	199,984
	2017 Est. Owner-Occupied	15.3%	34.0%	47.5%
	2017 Est. Renter-Occupied	79.3%	62.0%	49.2%
	2017 Est. Vacant Housing	5.5%	4.0%	3.3%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.4%	0.9%	0.6%
	2010 Homes Built 2000 to 2004	23.7%	13.9%	10.6%
	2010 Homes Built 1990 to 1999	14.0%	9.7%	9.0%
	2010 Homes Built 1980 to 1989	9.1%	6.7%	6.4%
	2010 Homes Built 1970 to 1979	9.0%	10.0%	11.3%
	2010 Homes Built 1960 to 1969	9.3%	9.4%	10.1%
	2010 Homes Built 1950 to 1959	8.6%	8.9%	11.7%
	2010 Homes Built Before 1949	43.2%	54.4%	49.0%
HOME VALUES	2010 Home Value \$1,000,000 or More	4.0%	3.7%	2.0%
	2010 Home Value \$500,000 to \$999,999	35.0%	39.7%	27.6%
	2010 Home Value \$400,000 to \$499,999	16.1%	19.4%	19.0%
	2010 Home Value \$300,000 to \$399,999	23.6%	21.3%	25.8%
	2010 Home Value \$200,000 to \$299,999	19.6%	15.2%	22.8%
	2010 Home Value \$150,000 to \$199,999	5.0%	2.8%	3.9%
	2010 Home Value \$100,000 to \$149,999	1.7%	1.2%	1.6%
	2010 Home Value \$50,000 to \$99,999	0.4%	0.4%	0.5%
	2010 Home Value \$25,000 to \$49,999	0.2%	0.3%	0.4%
	2010 Home Value Under \$25,000	1.0%	0.8%	1.1%
	2010 Median Home Value	\$451,154	\$487,009	\$413,252
	2010 Median Rent	\$1,002	\$1,009	\$991

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	40,386	152,190	357,751
	2017 Est. Civilian Employed	62.8%	69.1%	68.5%
	2017 Est. Civilian Unemployed	4.1%	2.8%	2.8%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	33.1%	28.1%	28.6%
	2017 Labor Force Males	55.1%	50.9%	49.3%
	2017 Labor Force Females	44.9%	49.1%	50.7%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	25,365	104,966	245,235
	2010 Mgmt, Business, & Financial Operations	23.1%	21.8%	20.8%
	2010 Professional, Related	33.3%	35.7%	34.1%
	2010 Service	15.0%	15.6%	15.6%
	2010 Sales, Office	21.5%	18.4%	19.3%
	2010 Farming, Fishing, Forestry	0.7%	0.5%	0.4%
	2010 Construction, Extraction, Maintenance	1.6%	2.4%	3.2%
	2010 Production, Transport, Material Moving	4.7%	5.6%	6.7%
	2010 White Collar Workers	77.9%	75.8%	74.1%
	2010 Blue Collar Workers	22.1%	24.2%	25.9%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	46.0%	51.2%	55.9%
	2010 Drive to Work in Carpool	5.2%	6.2%	7.4%
	2010 Travel to Work by Public Transportation	16.1%	14.7%	13.5%
	2010 Drive to Work on Motorcycle	0.3%	0.5%	0.5%
	2010 Walk or Bicycle to Work	22.8%	18.3%	14.1%
	2010 Other Means	1.0%	0.7%	0.7%
	2010 Work at Home	8.6%	8.3%	8.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	30.7%	27.5%	23.0%
	2010 Travel to Work in 15 to 29 Minutes	38.8%	45.1%	45.2%
	2010 Travel to Work in 30 to 59 Minutes	25.1%	26.8%	30.3%
	2010 Travel to Work in 60 Minutes or More	7.2%	6.0%	6.4%
	2010 Average Travel Time to Work	20.5	21.1	22.5
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$1.57 B	\$5.95 B	\$12.8 B
	2017 Est. Apparel	\$55.0 M	\$209 M	\$449 M
	2017 Est. Contributions, Gifts	\$113 M	\$452 M	\$954 M
	2017 Est. Education, Reading	\$68.2 M	\$264 M	\$554 M
	2017 Est. Entertainment	\$87.0 M	\$334 M	\$720 M
	2017 Est. Food, Beverages, Tobacco	\$238 M	\$883 M	\$1.90 B
	2017 Est. Furnishings, Equipment	\$53.8 M	\$209 M	\$450 M
	2017 Est. Health Care, Insurance	\$138 M	\$508 M	\$1.09 B
	2017 Est. Household Operations, Shelter, Utilities	\$492 M	\$1.85 B	\$3.96 B
	2017 Est. Miscellaneous Expenses	\$23.5 M	\$86.6 M	\$186 M
	2017 Est. Personal Care	\$20.5 M	\$77.0 M	\$165 M
	2017 Est. Transportation	\$282 M	\$1.07 B	\$2.34 B

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**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

INITIAL AGENCY DISCLOSURE (OAR 863-015-215(4))

Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent -- Represents the seller only.

Buyer's Agent -- Represents the buyer only.

Disclosed Limited Agent -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell.

"Confidential information" does not mean information that:

1. The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
2. The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A buyer's agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.



Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- a. To the seller, the duties listed above for a seller's agent;
- b. To the buyer, the duties listed above for a buyer's agent; and
- c. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - i. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - ii. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - iii. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.