

BREWERY BLOCKS LOCATION

PRIME RETAIL/RESTAURANT OPPORTUNITY!



FOR LEASE IN THE PEARL DISTRICT

ADDRESS

10 NW 12th Avenue (12th & Burnside)

AVAILABLE SPACE

Patio Area: +/- 1,070 USF

Ground Floor: +/- 9,314 USF / 9,845 RSF

Second Floor: +/- 5,941 USF / 7,052 RSF

ASKING RENT

Please call for details

PARKING

Multi-block/multi-level public parking garage located directly below the subject property. Parking is operated by City Center Parking with short term and monthly/long term parking and opportunity for customer parking validation.

TRAFFIC COUNTS

W Burnside @ 12th Ave - 22,443 ADT ('20)

HIGHLIGHTS

- 2nd generation restaurant/bar or retail opportunity in the Brewery Blocks.
- Located in a character rich, historic building – originally Henry Weinhard Brewery that was re-purposed as part of the 5-block Brewery Blocks major re-development in 2006.
- Large exclusive outdoor seating opportunity.
- Unparalleled co-tenancy with Whole Foods, Powell's City of Books, Madewell, Garden Bar, Icebreaker, West Elm, Lulu Lemon, North Face, Free People, Bluemercury, Athleta, Splendid, Patagonia, Portland Center Stage at The Armory and more.
- Available now!



BREWERY BLOCKS RETAIL/RESTAURANT

10 NW 12TH AVENUE

PORTLAND, OR

MODERA DAVIS MIXED USE DEVELOPMENT (UNDER CONSTRUCTION)

SITE

11W PLANNED APARTMENTS, OFFICE & RETAIL DEVELOPMENT UNDER CONSTRUCTION



ENCORE AUDIO/VIDEO
BASC'S BUILDER'S
dhm RESEARCH
WIEDEN, Kennedy
RUDY'S
ZOOM+care
PEARL PARKING GARAGE

HALO
WORLD FOODS
THE ART OF TRADE GALLERY
TACTICS
SUSHI LAND
little big burger
NOLA DOUGHNUTS
FULLER'S COFFEE SHOP

frame CENTRAL
THE NORTH FACE
lululemon athletica
west elm
CVS pharmacy
pearl MEDSPA
RACHELLE M
free people
Screen Door
ATHLETA
Splendid

Madswell
Peet's Coffee & Tea
GARDEN BAR
TOMS
CALIFORNIA CLOSETS
WHOLE FOODS MARKET
EVERYDAY MUSIC | E|M

Powell's Books
SPLASH
PARKING
ARHOUSE CAFE

CRYSTAL HOTEL
ZEUS CAFE
patagonia
VANS
masu
Odessa
cacao
LE LABO
Aesop
BONOBOS

Buffalo Exchange
Danner
Self Edge
BRIDGE BURN
TANNER GOODS
PORTLAND GEAR
Living Room THEATERS

MA & PA GROCERY
FINK'S LUGGAGE
BISTRO AGNES
KASK
Ania
HYATT CENTRIC OPENING 2020

KENNY & ZUKES DELICATESSEN
STUMPTOWN COFFEE ROASTERS
CLYDE COMMON
ACE HOTEL
PEPE MIKI
POLER
rochebobois

frances may
IGWT
HYATT CENTRIC
DOMAINE SERENE

DocuMart
Pincham MILLINERY
moxy HOTELS
THE RITZ-CARLTON COMING SOON

frances may
IGWT
HYATT CENTRIC
DOMAINE SERENE
JACKKNIFE
SENTINEL
Jake's GRILL
BOYS! FORT

DocuMart
Pincham MILLINERY
moxy HOTELS
THE RITZ-CARLTON COMING SOON
Under 4men
WOOD PARK
TARGET

WORLD FOODS
THE ART OF TRADE GALLERY
TACTICS
SUSHI LAND
little big burger
NOLA DOUGHNUTS
FULLER'S COFFEE SHOP

SPLASH
PARKING
ARHOUSE CAFE

SIZZLE PIE
at&t
BAILEY'S TAPROOM
USOUTDOOR
INDEPENDENT

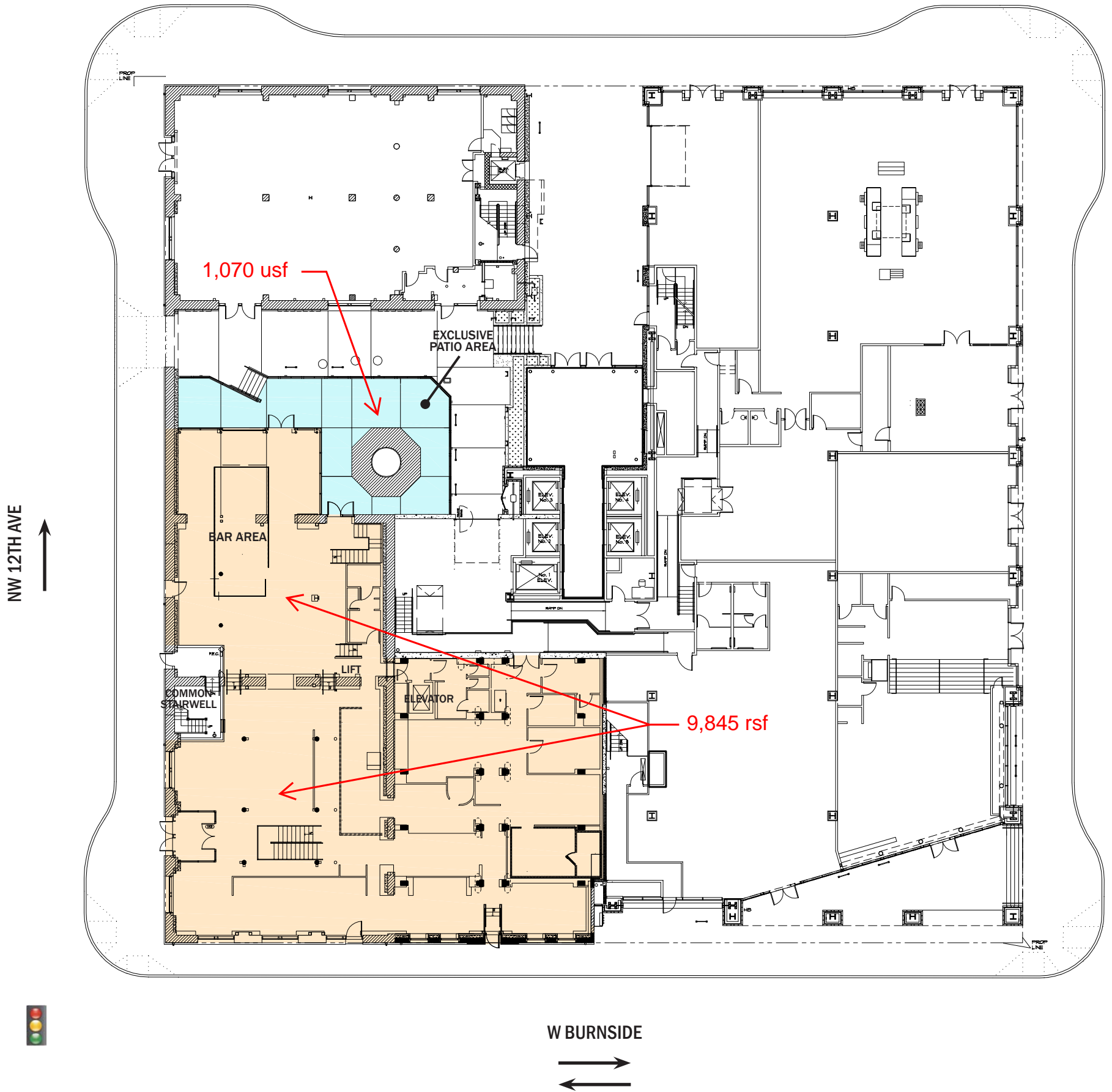
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The Benson
El Gaucho

Google
usbank
UnionBank
OnPoint COMMUNITY CREDIT UNION

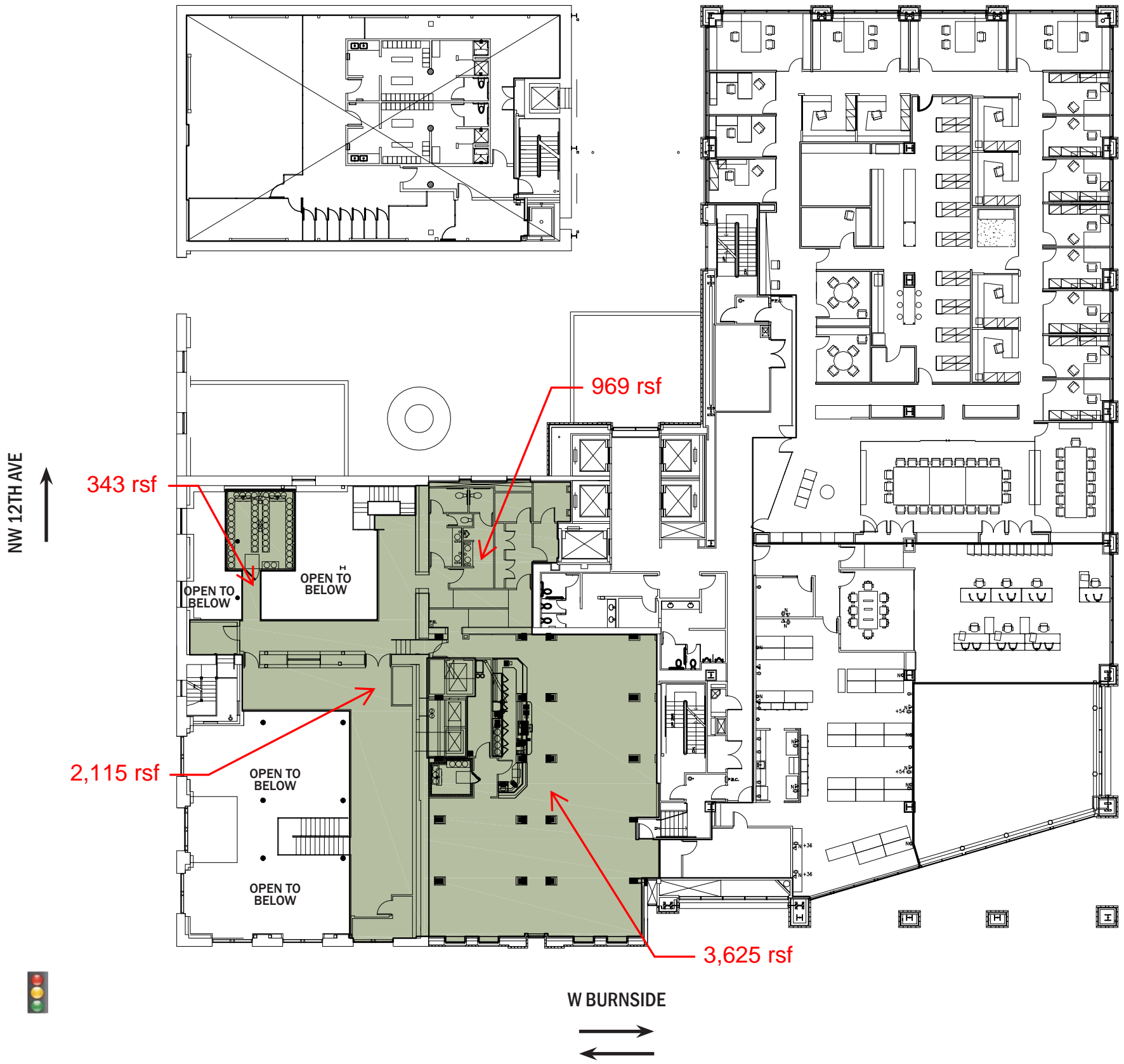
il Solito
HOTEL VINTAGE
HOTEL lucia
The Shutterbug
ST HONORE BOULANGERE
Peet's Coffee & Tea

GROUND FLOOR
9,314 USF / 9,845 RSF

PATIO AREA
1,070 USF



SECOND FLOOR/MEZZANINE
5,941 USF / 7,052 RSF



BREWERY BLOCKS RETAIL/RESTAURANT 10 NW 12TH AVENUE

DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	48,229	185,231	436,819
Projected Population 2025	49,118	188,853	444,787
Average HH Income	\$87,236	\$108,809	\$112,390
Median Home Value	\$553,777	\$599,478	\$523,230
Daytime Demographics 16+	124,307	319,430	478,642
Some College or Higher	86.1%	87.9%	85.7%

\$599,478

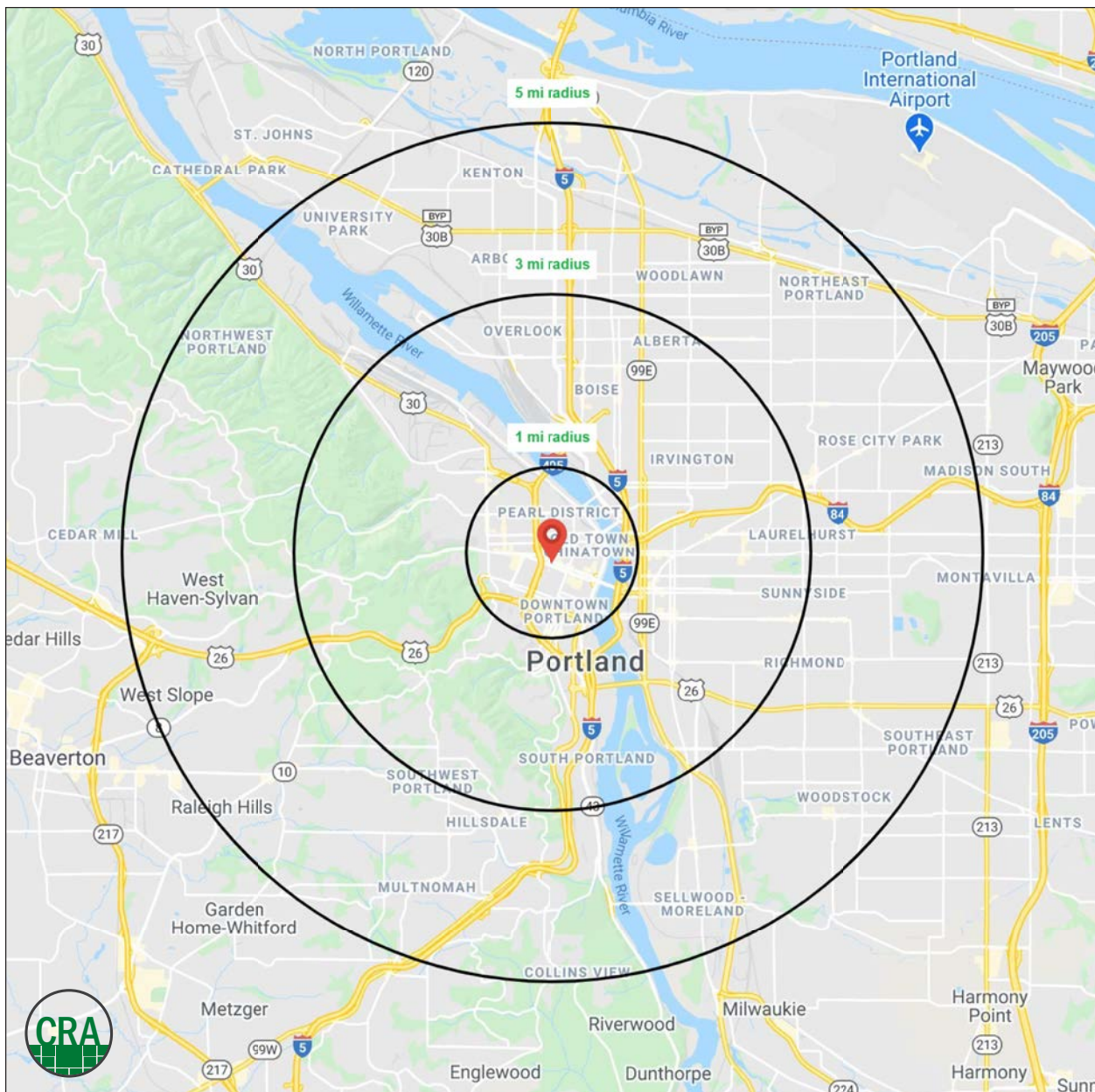
Median Home Value

3 MILE RADIUS

36.2

Median Age

1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5231/-122.683

RS1

10 NW 12th Ave		1 mi radius	3 mi radius	5 mi radius
Portland, OR 97209				
POPULATION	2020 Estimated Population	48,229	185,231	436,819
	2025 Projected Population	49,118	188,853	444,787
	2010 Census Population	37,018	146,993	376,553
	2000 Census Population	26,919	130,206	348,854
	Projected Annual Growth 2020 to 2025	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	4.0%	2.1%	1.3%
	2020 Median Age	36.2	36.8	37.7
HOUSEHOLDS	2020 Estimated Households	31,620	99,861	209,258
	2025 Projected Households	33,360	105,351	220,810
	2010 Census Households	22,911	75,283	173,181
	2000 Census Households	17,278	65,673	157,143
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	4.2%	2.6%	1.7%
RACE AND ETHNICITY	2020 Estimated White	76.8%	78.5%	77.8%
	2020 Estimated Black or African American	7.2%	6.7%	6.6%
	2020 Estimated Asian or Pacific Islander	7.8%	5.6%	6.5%
	2020 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.9%
	2020 Estimated Other Races	7.2%	8.2%	8.2%
	2020 Estimated Hispanic	7.0%	9.6%	8.8%
INCOME	2020 Estimated Average Household Income	\$87,236	\$108,809	\$112,390
	2020 Estimated Median Household Income	\$57,803	\$79,361	\$84,586
	2020 Estimated Per Capita Income	\$58,476	\$59,111	\$54,164
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.4%	1.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.1%	2.4%
	2020 Estimated High School Graduate	9.8%	8.6%	10.2%
	2020 Estimated Some College	18.9%	16.8%	18.2%
	2020 Estimated Associates Degree Only	5.5%	5.7%	6.3%
	2020 Estimated Bachelors Degree Only	37.9%	37.5%	35.4%
	2020 Estimated Graduate Degree	23.7%	27.8%	25.8%
BUSINESS	2020 Estimated Total Businesses	9,350	23,038	34,343
	2020 Estimated Total Employees	108,278	271,939	367,980
	2020 Estimated Employee Population per Business	11.6	11.8	10.7
	2020 Estimated Residential Population per Business	5.2	8.0	12.7

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:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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