

# PEARL DISTRICT PRIME RETAIL/SERVICE SPACE

FOR LEASE IN PORTLAND, OREGON

OPERABLE  
STOREFRONT  
WINDOWS

## AVAILABLE SPACE

325 NW Park Avenue (Corner)

- 2,863 RSF (Divisible)

## RENTAL RATE

Please call for details.

## TRAFFIC COUNTS

NW Everett Street – 8,163 ADT ('22)

## HIGHLIGHTS

2,863 RSF Retail/Service Opportunity

- Excellent opportunity for 2nd generation fitness space in the Pearl District – ideal for retail/service use.
- Neighboring tenants include World Foods, Visual Comfort, Tactics, The NOW Massage, Dogtopia, Rich's Cigar Store and Hive.
- Available now!

Walk Score

100

Bike Score

99

Transit Score

100



COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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325 NW PARK AVENUE  
RETAIL/SERVICE SPACE - INTERIOR IMAGES

HAMPTON PEARL  
NW PARK AVE & EVERETT  
PORTLAND, OR





# HAMPTON PEARL NW PARK AVE & EVERETT PORTLAND, OR

**BROADSTONE REVEAL**  
135 UNITS  
RECENTLY COMPLETED

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

**VISTA PEARL**  
21 STORY CONDO  
RECENTLY COMPLETED

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

**BROADWAY CORRIDOR EXTENSION**

UNION STATION

POST OFFICE REDEVELOPMENT  
14 ACRES PROPOSED

PNCA

NW Quimby St

NW Pettygrove St

NW Overton St

NW Northrup St

NW Marshall St

NW Lovejoy 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

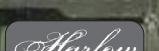
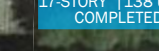
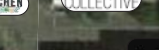
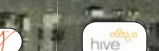
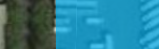
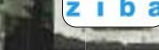
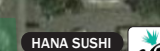
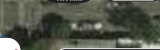
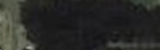
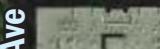
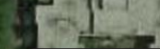
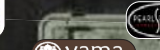
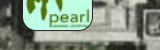
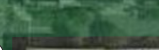
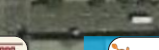
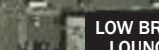
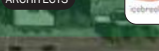
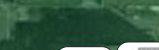
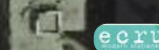
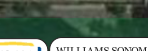
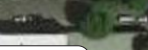
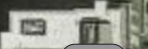
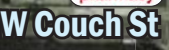
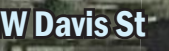
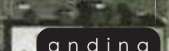
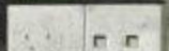
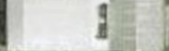
NW Park Ave

NW 9th Ave

NW Broadway



**The Brewery Blocks**



9 NORTH 9-STORY OFFICE & RETAIL RECENTLY COMPLETED

BROADWAY CORRIDOR EXTENSION

UNION STATION

POST OFFICE REDEVELOPMENT 14 ACRES PROPOSED

PNCA

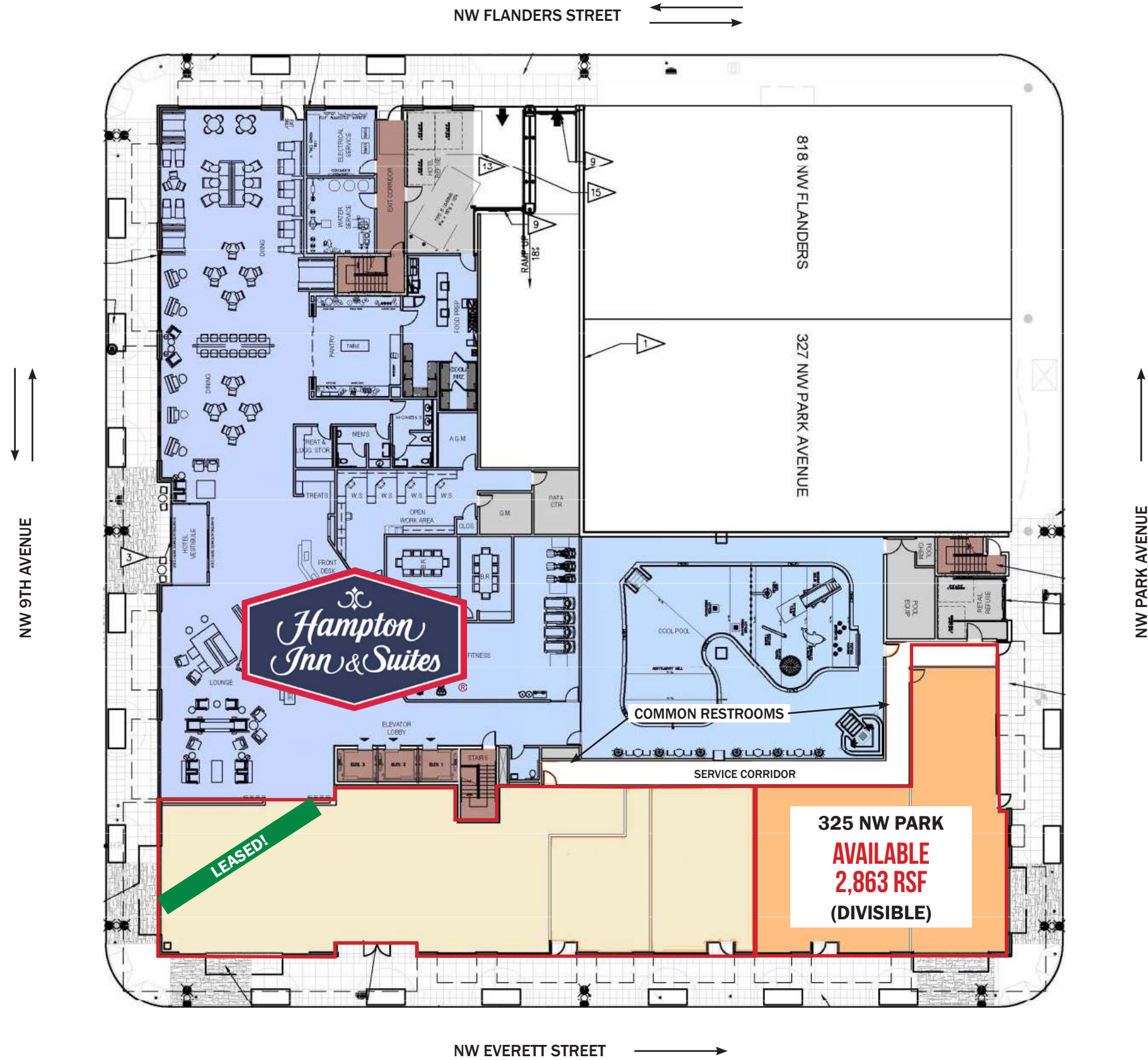
**SITE**

**AMARA APARTMENTS**  
17-STORY 1138 UNITS COMPLETED



FIRST FLOOR SITE PLAN

HAMPTON PEARL  
NW PARK AVE & EVERETT  
PORTLAND, OR





# HAMPTON PEARL NW PARK AVE & EVERETT

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

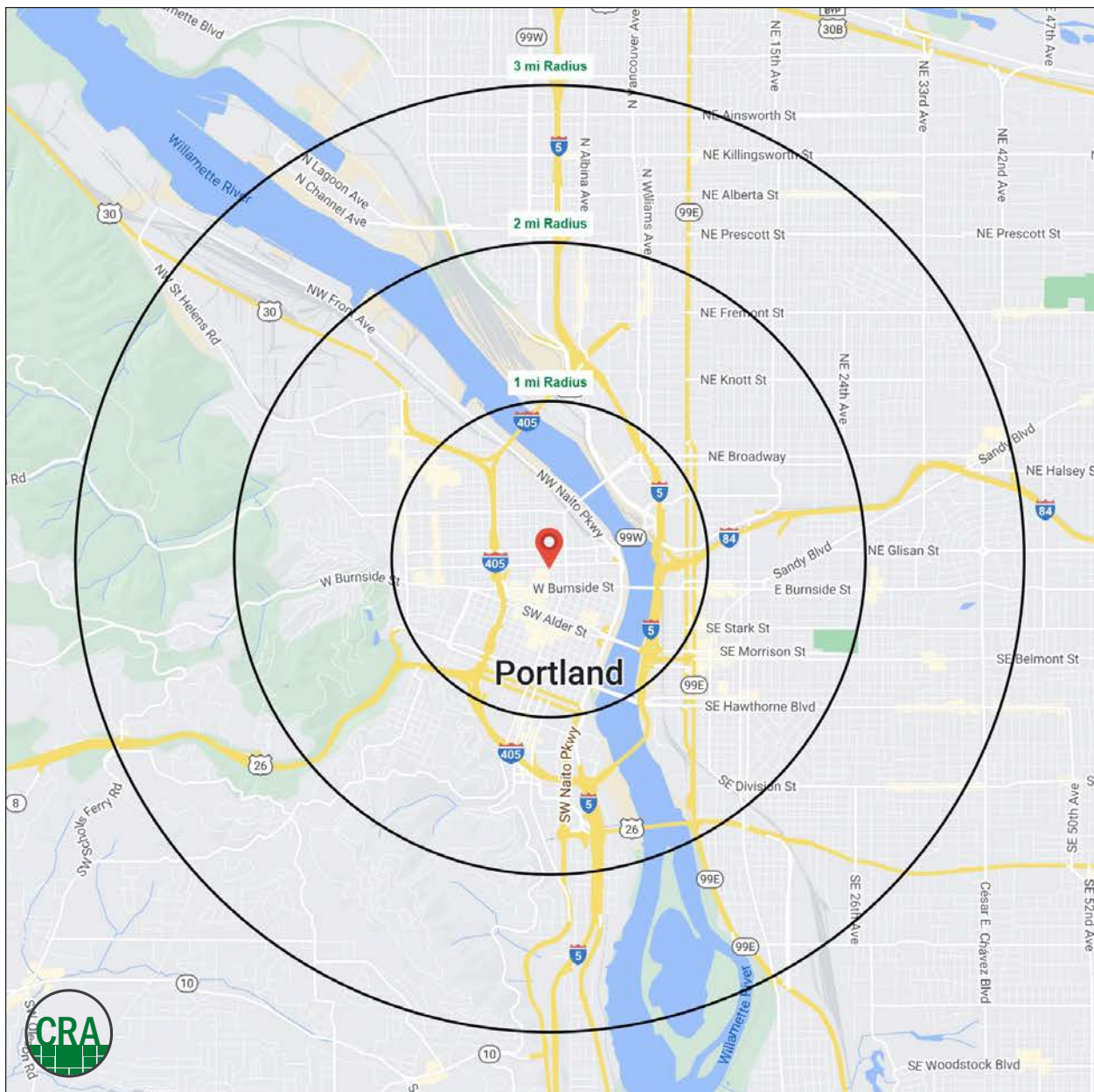
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	57,485	118,296	202,283
Estimated Households	31,787	65,326	105,131
Average HH Income	\$114,917	\$129,501	\$144,123
Median Home Value	\$630,607	\$715,961	\$717,308
Daytime Demographics 16+	123,483	209,629	272,092
Some College or Higher	80.3%	83.7%	85.5%

**\$715,961**

Median Home Value  
2 MILE RADIUS

**38.1**

Median Age  
2 MILE RADIUS



## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5256/-122.6794

Hampton Pearl Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	57,485	118,296	202,283
2029 Projected Population	57,268	118,386	201,471
2020 Census Population	43,057	103,896	191,105
2010 Census Population	32,805	80,086	155,855
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	5.4%	3.4%	2.1%
2024 Median Age	38.9	38.1	38.6
<b>Households</b>			
2024 Estimated Households	31,787	65,326	105,131
2029 Projected Households	32,417	66,464	105,814
2020 Census Households	28,639	60,421	99,419
2010 Census Households	20,842	45,266	78,930
Projected Annual Growth 2024 to 2029	0.4%	0.3%	0.1%
Historical Annual Growth 2010 to 2024	3.8%	3.2%	2.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	72.0%	73.5%	75.0%
2024 Estimated Black or African American	6.3%	6.1%	5.9%
2024 Estimated Asian or Pacific Islander	8.7%	7.7%	6.8%
2024 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.8%
2024 Estimated Other Races	11.9%	11.8%	11.5%
2024 Estimated Hispanic	11.2%	10.8%	10.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$114,917	\$129,501	\$144,123
2024 Estimated Median Household Income	\$76,428	\$89,775	\$104,477
2024 Estimated Per Capita Income	\$64,261	\$72,093	\$75,303
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.8%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	3.5%	2.7%	2.3%
2024 Estimated High School Graduate	13.7%	11.7%	10.6%
2024 Estimated Some College	18.0%	16.1%	15.2%
2024 Estimated Associates Degree Only	5.2%	5.2%	5.3%
2024 Estimated Bachelors Degree Only	31.7%	35.3%	37.1%
2024 Estimated Graduate Degree	25.3%	27.1%	27.8%
<b>Business</b>			
2024 Estimated Total Businesses	9,014	16,382	23,071
2024 Estimated Total Employees	103,670	174,207	217,298
2024 Estimated Employee Population per Business	11.5	10.6	9.4
2024 Estimated Residential Population per Business	6.4	7.2	8.8

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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