



TWO PRIME PEARL DISTRICT 2ND GENERATION RESTAURANT CORNERS

PEARL DISTRICT SECOND GENERATION RESTAURANT SPACE



AVAILABLE SPACE

Retail 4A-4B: 2,280 SF

1241 NW Johnson Street

Prime corner space with a type II hood, grease interceptor, 400 amp service, two restrooms, and existing infrastructure. Available now!

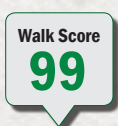
Retail 1A-1B: 2,616 SF

870 NW 13th Avenue

Prime corner space with a type I hood, grease interceptor, 400 amp service, two restrooms, and existing infrastructure. Available now!

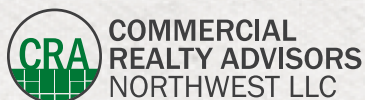
RENTAL RATE

Please call for details



HIGHLIGHTS

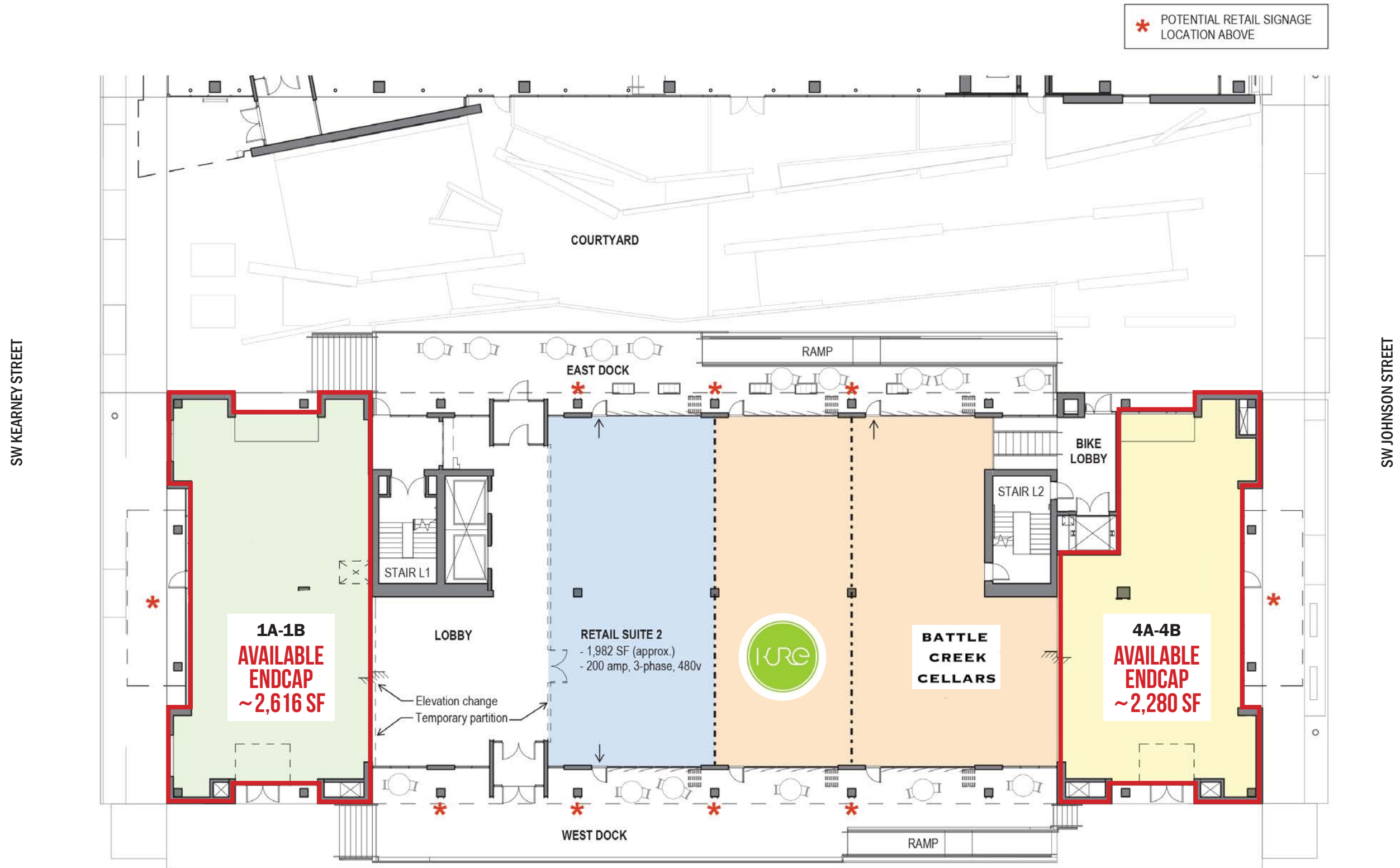
- Constructed in 2018, Heartline is a Class A LEED Gold mixed-use property featuring 367,000 SF of residential and commercial spaces in two separate buildings. A 15-story tower is home to 218 market-rate apartment homes and a 5-story mid-rise building includes prime ground floor retail fronting NW 13th Avenue with office spaces above. Swinterton and Timberlab both occupy office space at Heartline. The property boasts a beautiful brick façade, exposed steel and timber interiors as well as outdoor retail seating on elevated Pearl District character-rich docks.
- Ground floor retail tenants include Kure Juice and Battle Creek Cellars, and nearby retailers include Design Within Reach, 24 Hour Fitness, Jojo, Safeway, Nossa Coffee, River Pig, Irving Street Tapas and more!
- Retail opportunity is in the heart of the bustling Pearl District with over 6,000 daily walking visits to Heartline and surrounding blocks.



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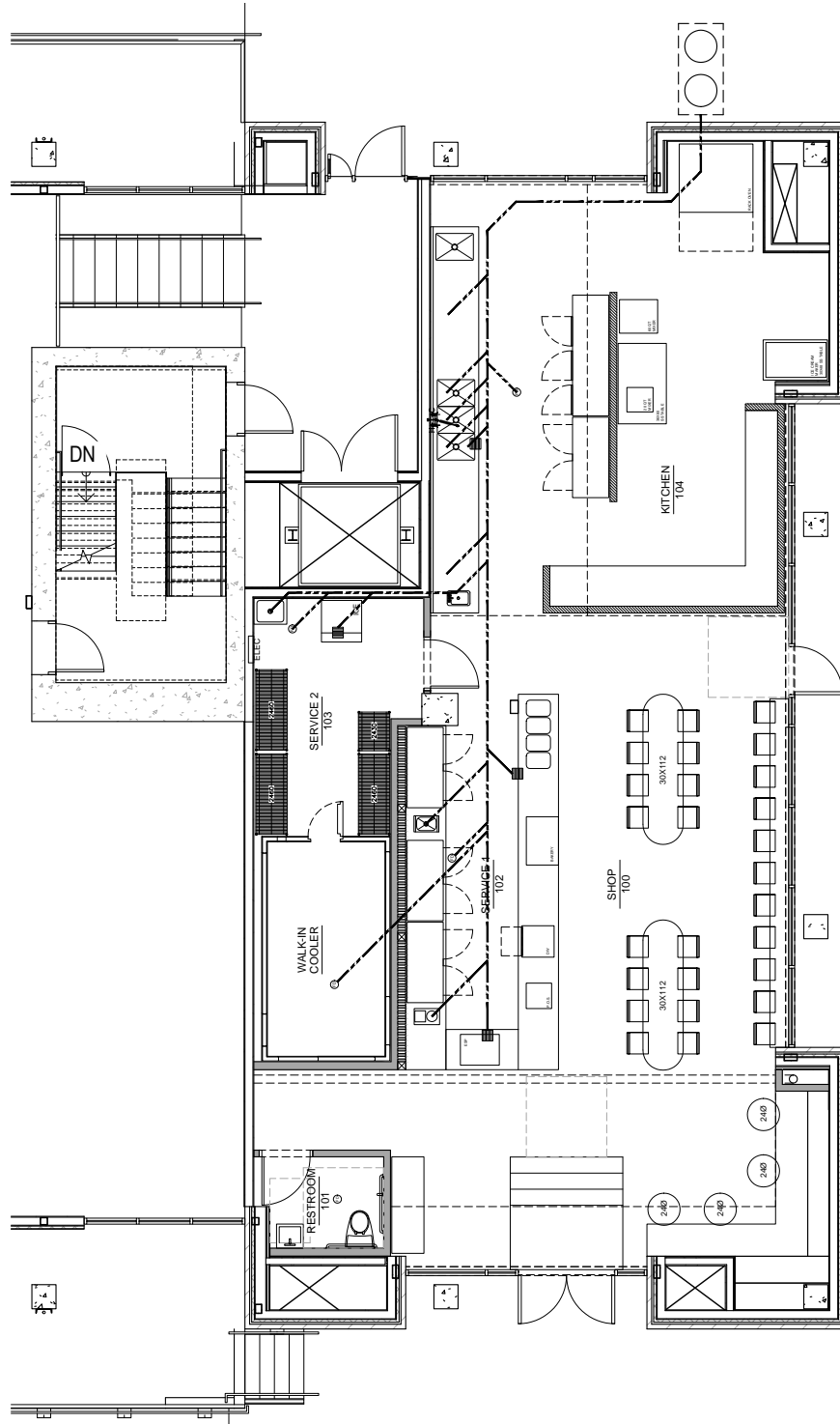
OVERALL SITE PLAN



**SITE PLAN
RETAIL 4A-4B
1241 NW JOHNSON ST**



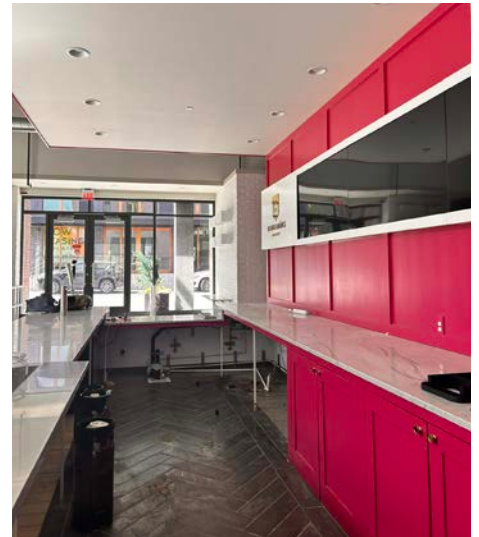
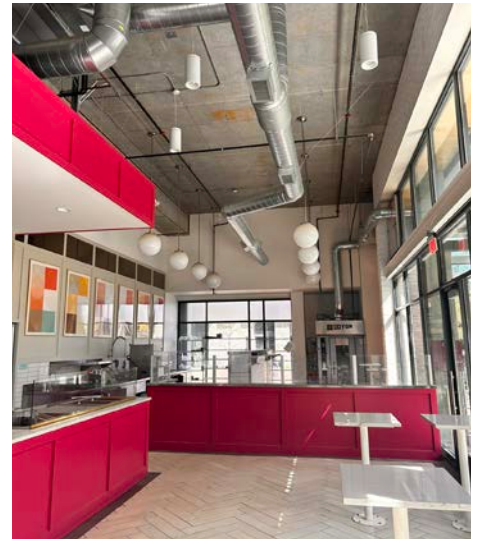
Former cafe/food service space including 400 amp 3-phase service, grease interceptor, existing electrical, mechanical and plumbing infrastructure including a type II hood vent system.



**4A-4B
AVAILABLE
ENDCAP
~2,280 SF**



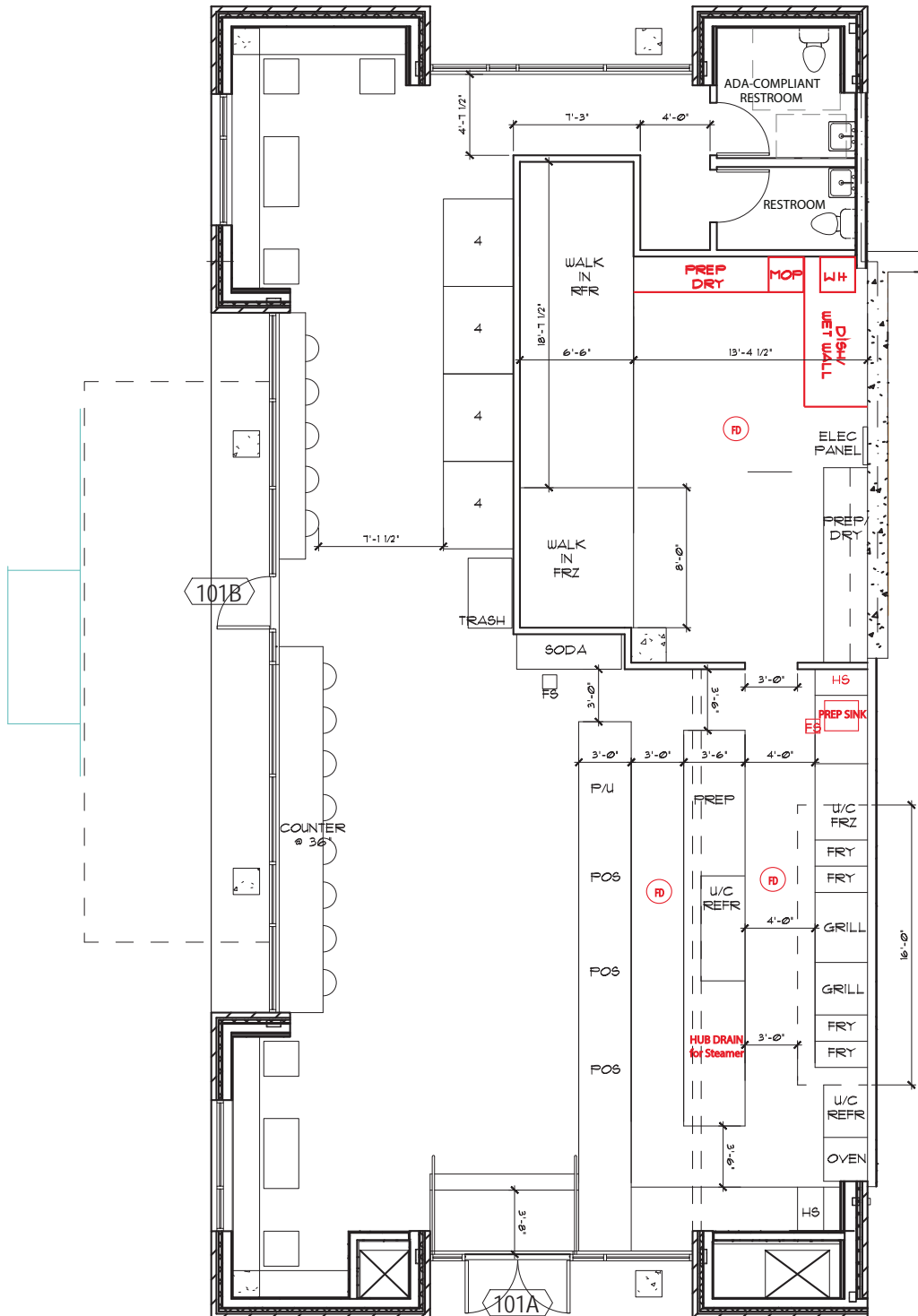
IMAGES
RETAIL 4A-4B
1241 NW JOHNSON ST



**SITE PLAN
RETAIL 1A-1B
870 NW 13TH AVE**



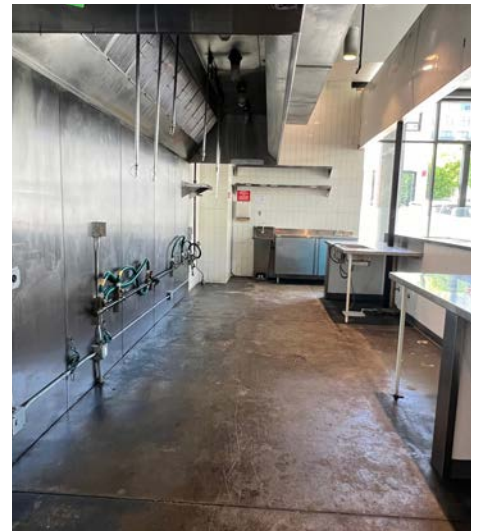
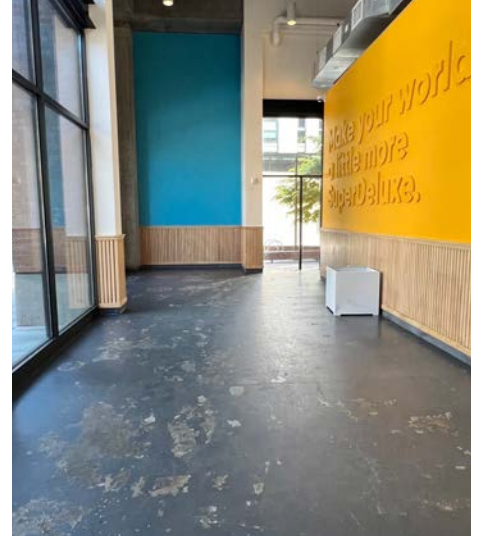
Former restaurant space including 400 amp 3-phase service, grease interceptor, existing electrical mechanical and plumbing infrastructure and a type I hood vent system.



**1A-1B
AVAILABLE
ENDCAP
~2,616 SF**



IMAGES
RETAIL 1A-1B
870 NW 13TH AVE



Tanner Springs Park

NW Marshall St

NW Lovejoy St

NW Kearney 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

SITES



HEARTLINE

Jamison Square

PEARL COURT

wacom XPDx
PEARL WEST
9-STORY OFFICE
AND RETAIL

MW HALL CORPORATION

1430 NW GLISAN
14-STORY RETAIL +
273 RESIDENTIAL

ENCORE
AUDIO/VIDEO

ICON 3D
AFFILIANCE

24 FITNESS

LASH LOVE
State Farm

Two Wrongs
STAR

KEEN

BE SMOOTH

Room&Board

JOYBIRD
UMBRIA

Wieden Kennedy
RUDY'S BARBERSHOP
ZOOM+care

frame CENTRAL
free people
Screen Door

lululemon
west elm

WHOLE FOODS MARKET
CALIFORNIA CLOSETS

Madswell
CB2
Crate&Barrel

POWELL'S CITY OF BOOKS

GBD ARCHITECTS

AMARA APARTMENTS

CRA

The Brewery Blocks



DEMOGRAPHIC SUMMARY



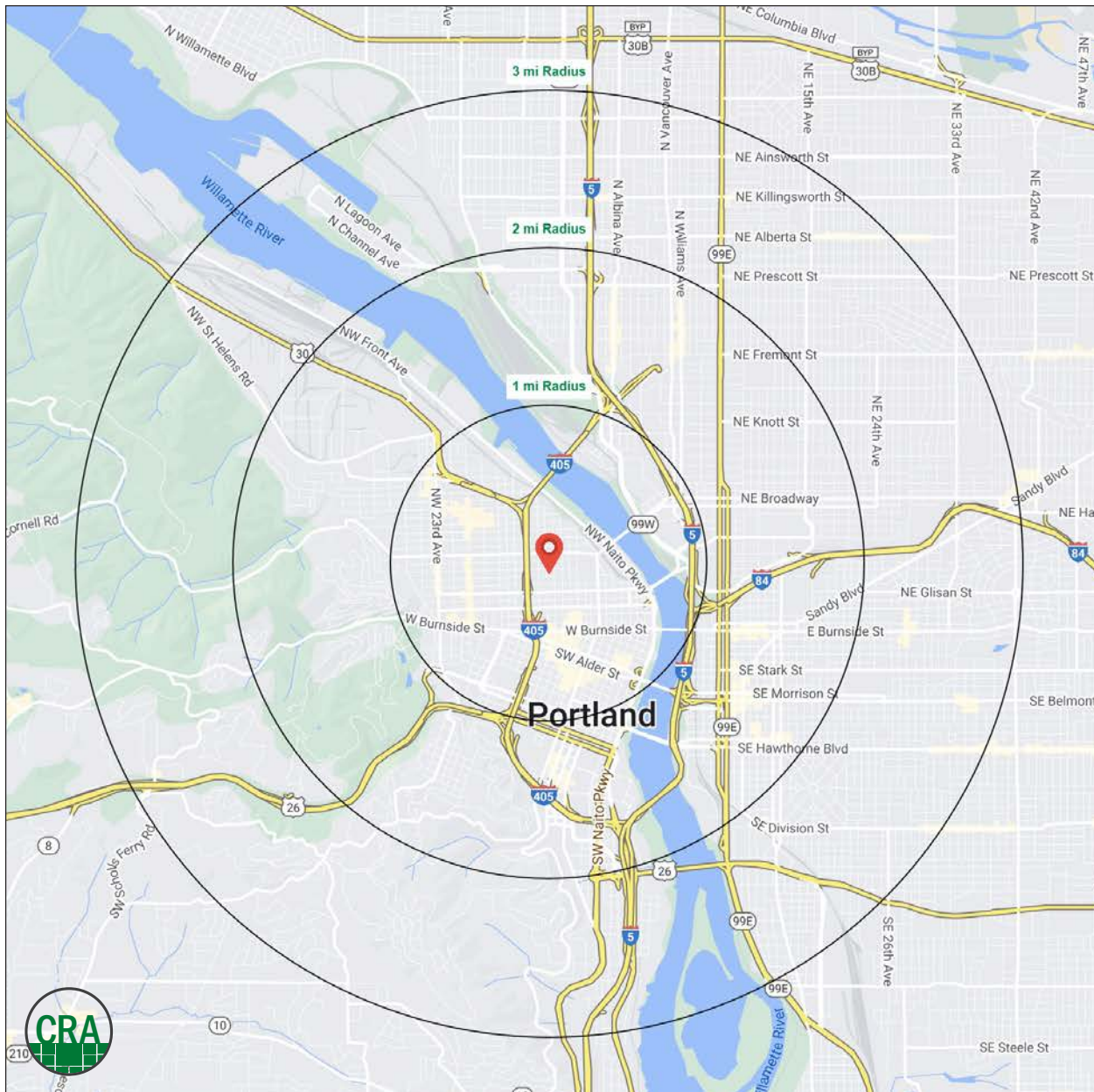
| Source: Regis - SitesUSA (2024) | 1 MILE | 2 MILE | 3 MILE |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2024 | 46,483 | 102,014 | 184,952 |
| Projected Population 2029 | 47,320 | 103,283 | 185,589 |
| Average HH Income | \$110,081 | \$120,945 | \$137,901 |
| Median Home Value | \$667,372 | \$710,249 | \$715,242 |
| Daytime Demographics 16+ | 101,729 | 201,738 | 262,532 |
| Some College or Higher | 83.0% | 84.3% | 85.9% |

35.1

Median Age
1 MILE RADIUS

\$667,372

Median Home Value
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.529/-122.6839

| Heartline Portland, OR 97209 | 1 mi radius | 2 mi radius | 3 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2024 Estimated Population | 46,483 | 102,014 | 184,952 |
| 2029 Projected Population | 47,320 | 103,283 | 185,589 |
| 2020 Census Population | 42,343 | 97,780 | 182,541 |
| 2010 Census Population | 32,498 | 74,250 | 148,542 |
| Projected Annual Growth 2024 to 2029 | 0.4% | 0.2% | - |
| Historical Annual Growth 2010 to 2024 | 3.1% | 2.7% | 1.8% |
| 2024 Median Age | 35.1 | 35.0 | 36.6 |
| Households | | | |
| 2024 Estimated Households | 30,747 | 61,041 | 100,427 |
| 2029 Projected Households | 31,755 | 62,743 | 102,203 |
| 2020 Census Households | 27,861 | 56,848 | 95,301 |
| 2010 Census Households | 20,894 | 41,903 | 75,473 |
| Projected Annual Growth 2024 to 2029 | 0.7% | 0.6% | 0.4% |
| Historical Annual Growth 2010 to 2024 | 3.4% | 3.3% | 2.4% |
| Race and Ethnicity | | | |
| 2024 Estimated White | 71.3% | 71.7% | 72.1% |
| 2024 Estimated Black or African American | 6.8% | 6.4% | 6.1% |
| 2024 Estimated Asian or Pacific Islander | 7.2% | 7.8% | 8.1% |
| 2024 Estimated American Indian or Native Alaskan | 1.0% | 0.9% | 0.8% |
| 2024 Estimated Other Races | 13.7% | 13.2% | 12.8% |
| 2024 Estimated Hispanic | 13.9% | 13.1% | 12.6% |
| Income | | | |
| 2024 Estimated Average Household Income | \$110,081 | \$120,945 | \$137,901 |
| 2024 Estimated Median Household Income | \$77,049 | \$86,299 | \$101,068 |
| 2024 Estimated Per Capita Income | \$73,634 | \$73,014 | \$75,310 |
| Education (Age 25+) | | | |
| 2024 Estimated Elementary (Grade Level 0 to 8) | 2.2% | 1.7% | 1.5% |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 2.6% | 2.5% | 2.1% |
| 2024 Estimated High School Graduate | 12.2% | 11.5% | 10.6% |
| 2024 Estimated Some College | 16.6% | 15.6% | 15.2% |
| 2024 Estimated Associates Degree Only | 4.8% | 4.6% | 4.9% |
| 2024 Estimated Bachelors Degree Only | 33.5% | 35.6% | 36.8% |
| 2024 Estimated Graduate Degree | 28.1% | 28.5% | 29.0% |
| Business | | | |
| 2024 Estimated Total Businesses | 8,274 | 15,806 | 22,222 |
| 2024 Estimated Total Employees | 87,822 | 173,811 | 214,515 |
| 2024 Estimated Employee Population per Business | 10.6 | 11.0 | 9.7 |
| 2024 Estimated Residential Population per Business | 5.6 | 6.5 | 8.3 |

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, 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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