

FOR LEASE

Prime Pearl District Corner Retail

NW 12th & NW Everett in Portland, Oregon



Property Info:

- 2,614 SF of high-profile retail space, divisible to 1,100 SF
- Situated in the heart of Portland's Pearl District across from the Wieden & Kennedy Building (Design Within Reach, Blue Hour, Rudy's Barbershop, Babette) and one block from the Brewery Blocks (Whole Foods, Anthropologie, Diesel, West Elm, Sur La Table, PF Chang's, North Face, etc...)
- Excellent regional access from Hwy 26 & I-405
- Available July 2012

Traffic Count:

NW Everett—12,853 ADT (2005); NW 12th—939 ADT (2001)

Demographics:

	1 Mile	3 Miles	5 Miles
2010 Population	31,961	145,370	371,945
2010 Average HH Income	\$41,732	\$62,261	\$64,024
2010 Employees	105,168	249,708	341,029

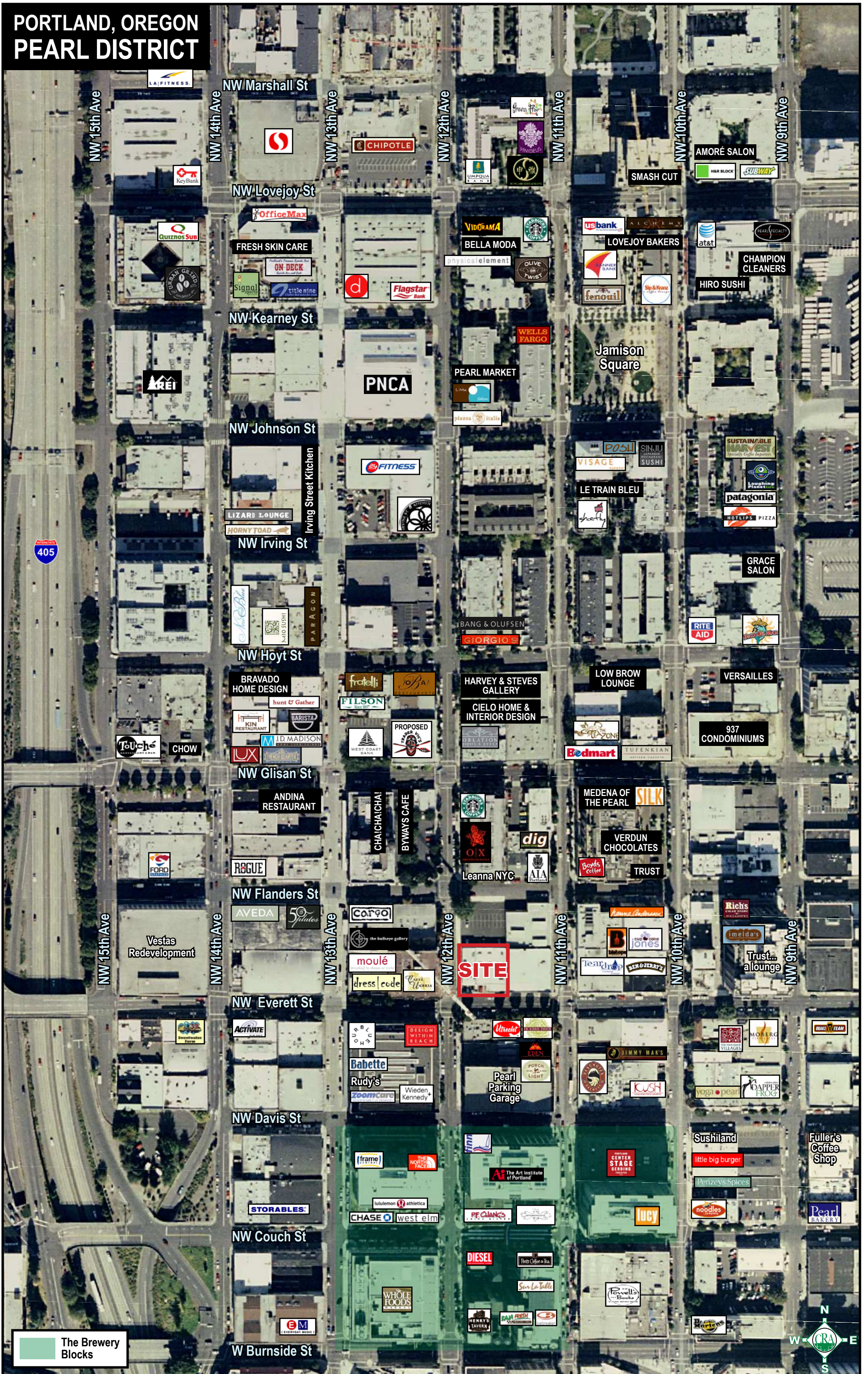
Source: Regis - SitesUSA



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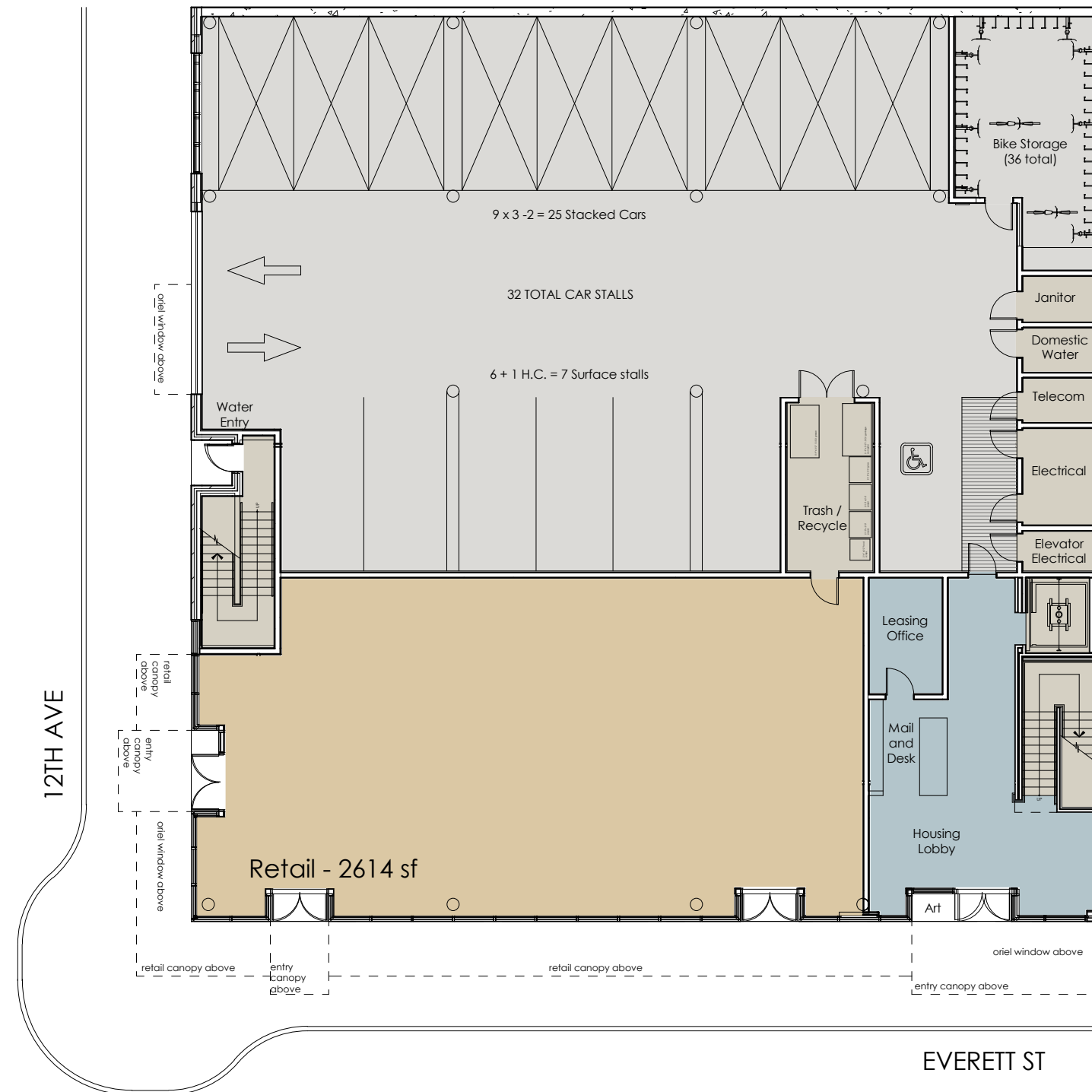
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PORTLAND, OREGON PEARL DISTRICT



 The Brewery Blocks





SERVICE PARKING RESIDENTIAL STORAGE RETAIL ECO-ROOF

GROUND LEVEL FLOOR PLAN

1/16" = 1'-0"



0 8 16 32

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 45.5251/-122.6832

Nw 12th & Everett

Portland, OR

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	31,961	145,370	371,945
	2015 Projected Population	38,965	161,458	399,333
	2000 Census Population	25,513	131,342	344,006
	1990 Census Population	21,504	123,440	328,797
	Historical Annual Growth 1990 to 2010	2.4%	0.9%	0.7%
	Projected Annual Growth 2010 to 2015	4.4%	2.2%	1.5%
HOUSEHOLDS	2010 Est. Households	20,774	72,908	166,052
	2015 Proj. Households	24,648	78,700	172,610
	2000 Census Households	16,474	65,840	155,129
	1990 Census Households	13,617	59,693	144,522
	Historical Annual Growth 1990 to 2010	2.6%	1.1%	0.7%
	Projected Annual Growth 2010 to 2015	3.7%	1.6%	0.8%
AGE	2010 Est. Population 0 to 9 Years	3.8%	9.1%	11.1%
	2010 Est. Population 10 to 19 Years	5.4%	8.7%	10.4%
	2010 Est. Population 20 to 29 Years	23.8%	16.6%	13.8%
	2010 Est. Population 30 to 44 Years	27.2%	25.5%	24.5%
	2010 Est. Population 45 to 59 Years	23.1%	23.8%	23.3%
	2010 Est. Population 60 to 74 Years	12.8%	11.6%	11.8%
	2010 Est. Population 75 Years Plus	4.1%	4.7%	5.1%
	2010 Est. Median Age	37.8	38.1	38.0
MARITAL STATUS & SEX	2010 Est. Male Population	57.8%	51.1%	49.7%
	2010 Est. Female Population	42.2%	48.9%	50.3%
	2010 Est. Never Married	55.8%	44.6%	37.9%
	2010 Est. Now Married	14.4%	30.9%	38.7%
	2010 Est. Separated or Divorced	25.3%	19.5%	18.0%
	2010 Est. Widowed	4.5%	4.9%	5.5%
INCOME	2010 Est. HH Income \$200,000 or More	2.8%	4.8%	4.3%
	2010 Est. HH Income \$150,000 to \$199,999	3.0%	4.7%	4.6%
	2010 Est. HH Income \$100,000 to \$149,999	7.6%	11.4%	11.7%
	2010 Est. HH Income \$75,000 to \$99,999	6.9%	9.4%	11.2%
	2010 Est. HH Income \$50,000 to \$74,999	8.9%	13.7%	17.1%
	2010 Est. HH Income \$35,000 to \$49,999	10.5%	12.5%	13.7%
	2010 Est. HH Income \$25,000 to \$34,999	10.7%	11.0%	10.7%
	2010 Est. HH Income \$15,000 to \$24,999	15.6%	12.0%	11.0%
	2010 Est. HH Income \$0 to \$14,999	33.9%	20.5%	15.6%
	2010 Est. Average Household Income	\$50,877	\$72,485	\$73,466
	2010 Est. Median HH Income	\$30,096	\$51,138	\$54,748
	2010 Est. Per Capita Income	\$36,377	\$37,818	\$33,888
2010 Est. Number of Businesses	7,200	16,401	25,405	
2010 Est. Total Number of Employees	105,168	249,708	341,029	

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Nw 12th & Everett		1 Mile	3 Miles	5 Miles
Portland, OR				
RACE	2010 Est. White Population	85.1%	81.1%	81.7%
	2010 Est. Black Population	5.3%	10.7%	8.8%
	2010 Est. Asian & Pacific Islander	5.9%	4.6%	5.9%
	2010 Est. American Indian & Alaska Native	1.6%	1.1%	1.0%
	2010 Est. Other Races Population	2.1%	2.4%	2.5%
HISPANIC	2010 Est. Hispanic Population	2,442	11,947	33,591
	2010 Est. Hispanic Population Percent	7.6%	8.2%	9.0%
	2015 Proj. Hispanic Population Percent	8.7%	9.5%	10.5%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	25,437	108,851	268,466
	2010 Est. Elementary (0 to 8)	3.1%	3.2%	3.7%
	2010 Est. Some High School (9 to 11)	4.8%	4.1%	4.6%
	2010 Est. High School Graduate (12)	16.4%	14.3%	16.8%
	2010 Est. Some College (13 to 16)	20.2%	19.9%	21.1%
	2010 Est. Associate Degree Only	5.9%	5.7%	6.2%
	2010 Est. Bachelor Degree Only	31.1%	30.9%	28.2%
	2010 Est. Graduate Degree	18.5%	21.9%	19.4%
HOUSING	2010 Est. Total Housing Units	23,148	79,124	177,659
	2010 Est. Owner Occupied Percent	12.9%	37.4%	50.3%
	2010 Est. Renter Occupied Percent	76.8%	54.8%	43.2%
	2010 Est. Vacant Housing Percent	10.3%	7.9%	6.5%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	4.2%	2.1%	1.5%
	2000 Homes Built 1995 to 1998	6.8%	4.5%	3.5%
	2000 Homes Built 1990 to 1994	3.7%	2.7%	2.8%
	2000 Homes Built 1980 to 1989	6.9%	4.5%	4.9%
	2000 Homes Built 1970 to 1979	8.0%	8.3%	10.5%
	2000 Homes Built 1960 to 1969	6.7%	8.2%	9.7%
	2000 Homes Built 1950 to 1959	8.4%	8.7%	12.5%
	2000 Homes Built Before 1949	55.3%	61.0%	54.5%
HOME VALUES	2000 Home Value \$1,000,000 or More	2.5%	1.2%	0.5%
	2000 Home Value \$500,000 to \$999,999	26.4%	7.3%	3.4%
	2000 Home Value \$400,000 to \$499,999	15.6%	6.4%	3.5%
	2000 Home Value \$300,000 to \$399,999	22.6%	12.7%	7.9%
	2000 Home Value \$200,000 to \$299,999	18.5%	26.4%	21.9%
	2000 Home Value \$150,000 to \$199,999	8.7%	20.9%	26.6%
	2000 Home Value \$100,000 to \$149,999	4.3%	18.5%	28.4%
	2000 Home Value \$50,000 to \$99,999	1.5%	5.7%	7.1%
	2000 Home Value \$25,000 to \$49,999	-	0.5%	0.4%
	2000 Home Value \$0 to \$24,999	-	0.3%	0.3%
	2000 Median Home Value	\$411,444	\$248,386	\$200,299
	2000 Median Rent	\$500	\$545	\$555

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		1 Mile	3 Miles	5 Miles
LABOR FORCE	2010 Est. Labor: Population Age 16+	30,244	124,912	307,599
	2010 Est. Civilian Employed	58.0%	62.9%	62.6%
	2010 Est. Civilian Unemployed	12.5%	9.1%	8.1%
	2010 Est. in Armed Forces	-	-	0.1%
	2010 Est. not in Labor Force	29.4%	28.0%	29.2%
	2010 Labor Force: Males	58.1%	51.2%	49.4%
	2010 Labor Force: Females	41.9%	48.8%	50.6%
OCCUPATION	2000 Occupation: Population Age 16+	14,672	75,924	190,322
	2000 Mgmt, Business, & Financial Operations	15.6%	16.3%	15.6%
	2000 Professional & Related	30.7%	31.3%	28.4%
	2000 Service	16.6%	14.1%	13.8%
	2000 Sales and Office	26.8%	25.4%	26.0%
	2000 Farming, Fishing, and Forestry	0.1%	0.2%	0.2%
	2000 Construction, Extraction, & Maintenance	2.9%	4.0%	5.2%
	2000 Production, Transport, & Material Moving	7.4%	8.7%	10.7%
	2000 Percent White Collar Workers	73.1%	73.0%	70.0%
	2000 Percent Blue Collar Workers	26.9%	27.0%	30.0%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	35.8%	53.6%	61.2%
	2000 Drive to Work in Carpool	4.8%	9.1%	10.8%
	2000 Travel to Work by Public Transportation	21.4%	16.7%	13.9%
	2000 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	2000 Walk or Bicycle to Work	32.8%	14.8%	8.7%
	2000 Other Means	1.0%	0.6%	0.5%
	2000 Work at Home	4.1%	5.0%	4.8%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	36.8%	32.3%	27.3%
	2000 Travel to Work in 15 to 29 Minutes	40.9%	45.2%	47.5%
	2000 Travel to Work in 30 to 59 Minutes	16.2%	17.8%	21.0%
	2000 Travel to Work in 60 Minutes or More	6.1%	4.6%	4.2%
	2000 Average Travel Time to Work	20.0	19.6	20.5
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$911 M	\$4.02 B	\$9.31 B
	2010 Est. Apparel	\$43.9 M	\$194 M	\$447 M
	2010 Est. Contributions & Gifts	\$57.7 M	\$270 M	\$614 M
	2010 Est. Education & Reading	\$27.3 M	\$120 M	\$267 M
	2010 Est. Entertainment	\$49.6 M	\$224 M	\$519 M
	2010 Est. Food, Beverages & Tobacco	\$149 M	\$638 M	\$1.48 B
	2010 Est. Furnishings & Equipment	\$38.5 M	\$177 M	\$411 M
	2010 Est. Health Care & Insurance	\$67.4 M	\$288 M	\$666 M
	2010 Est. Household Operations & Shelter & Utilities	\$276 M	\$1.21 B	\$2.79 B
	2010 Est. Miscellaneous Expenses	\$15.9 M	\$67.6 M	\$156 M
	2010 Est. Personal Care	\$13.5 M	\$58.5 M	\$135 M
2010 Est. Transportation	\$172 M	\$778 M	\$1.83 B	

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