

# PRIME PEARL DISTRICT CORNER OPPORTUNITY

# 1010 NW FLANDERS



## ADDRESS

1010 NW Flanders St & 327 NW 10th Ave  
Portland, Oregon

## AVAILABLE SPACE

- 10,229 RSF – End-cap corner space, fronting NW Flanders between 10th & 11th Avenues (ideal for retail/restaurant/wellness/spa)
- 2,583 RSF – Lower level (daylight basement) fronting NW 10th Avenue (ideal for production/service)

## RENTAL RATE

Please call for details

## HIGHLIGHTS

- Historic Ballou & Wright Building with original brick exterior, expansive ceilings and historic interior elements; the entire building has undergone major renovations and upgrades to both tenant and common area spaces.
- Rare corner end-cap opportunity in the heart of the Pearl District!
- Ideal for flagship retail or showroom.
- Nearby retailers include The Shade Store, Free People, Anthropologie, Athleta, Ben & Jerry's, Deschutes Brewery, The Whole Bowl, Nuvrei Coffee Shop, Porch Light, World Foods, and more.
- Located on the Portland Streetcar Line.
- Available Now!

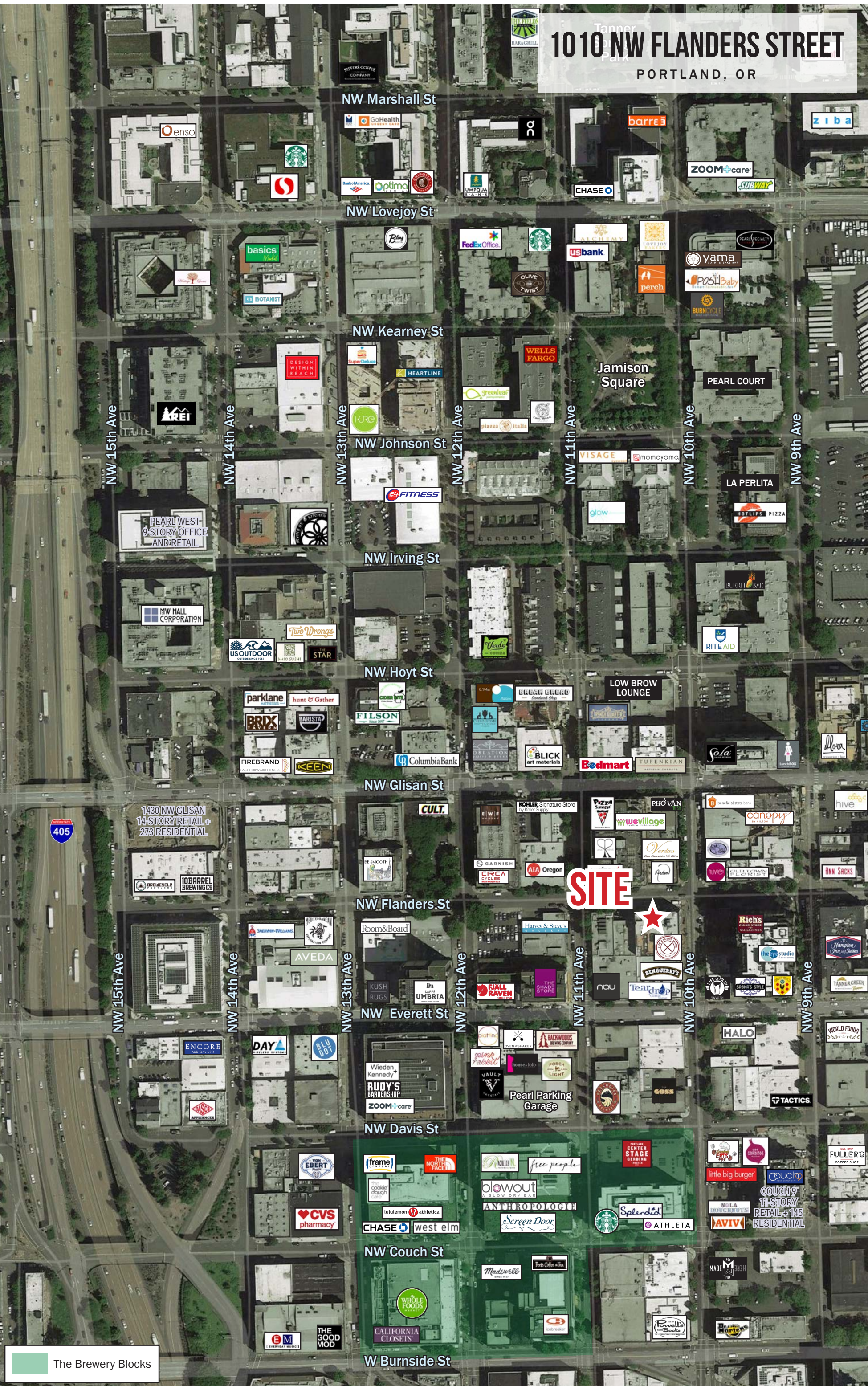



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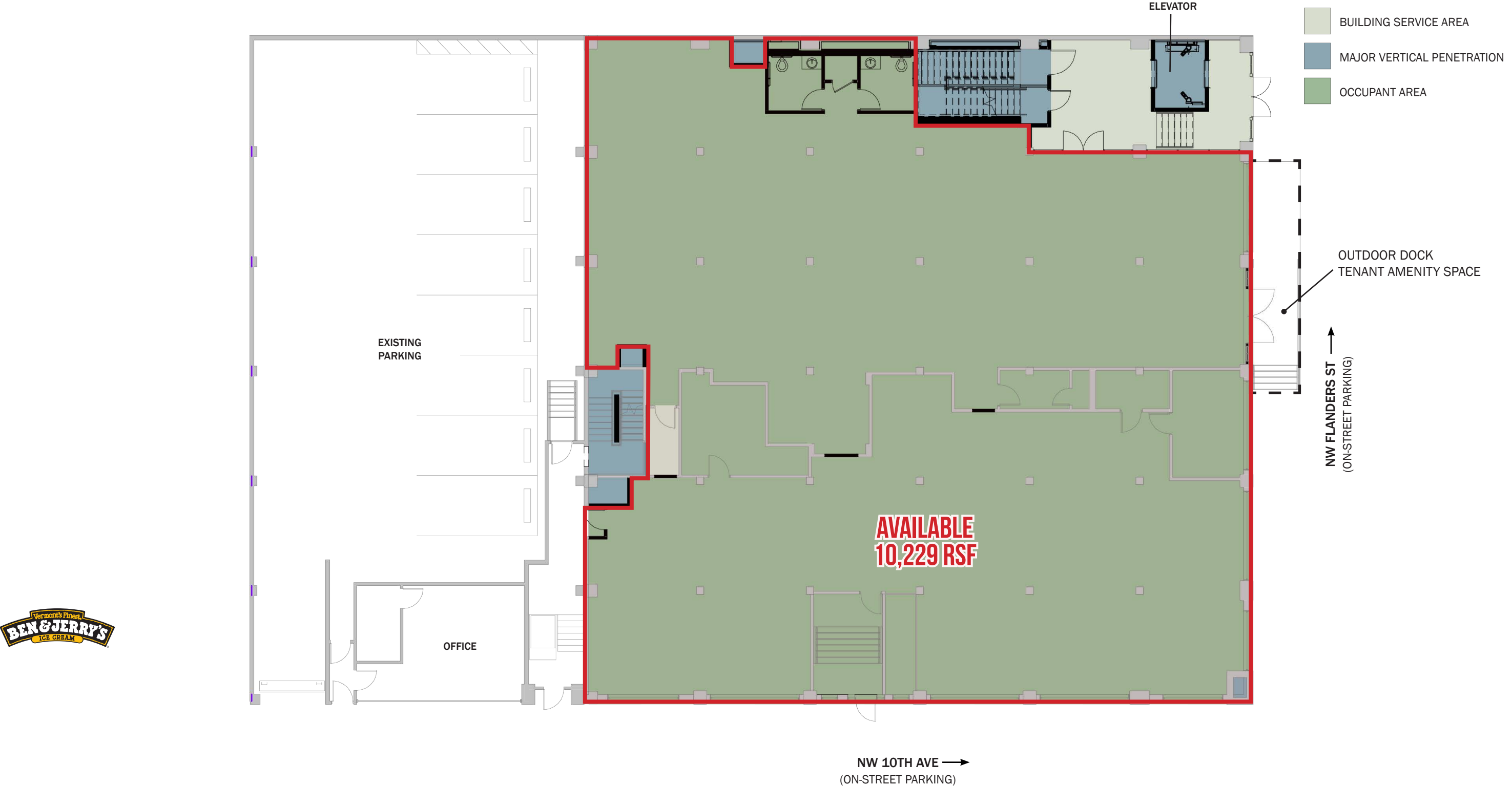
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Tanner  
Park  
**1010 NW FLANDERS STREET**  
PORTLAND, OR



 The Brewery Blocks



\* Plans are not final and are subject to change.





The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information.

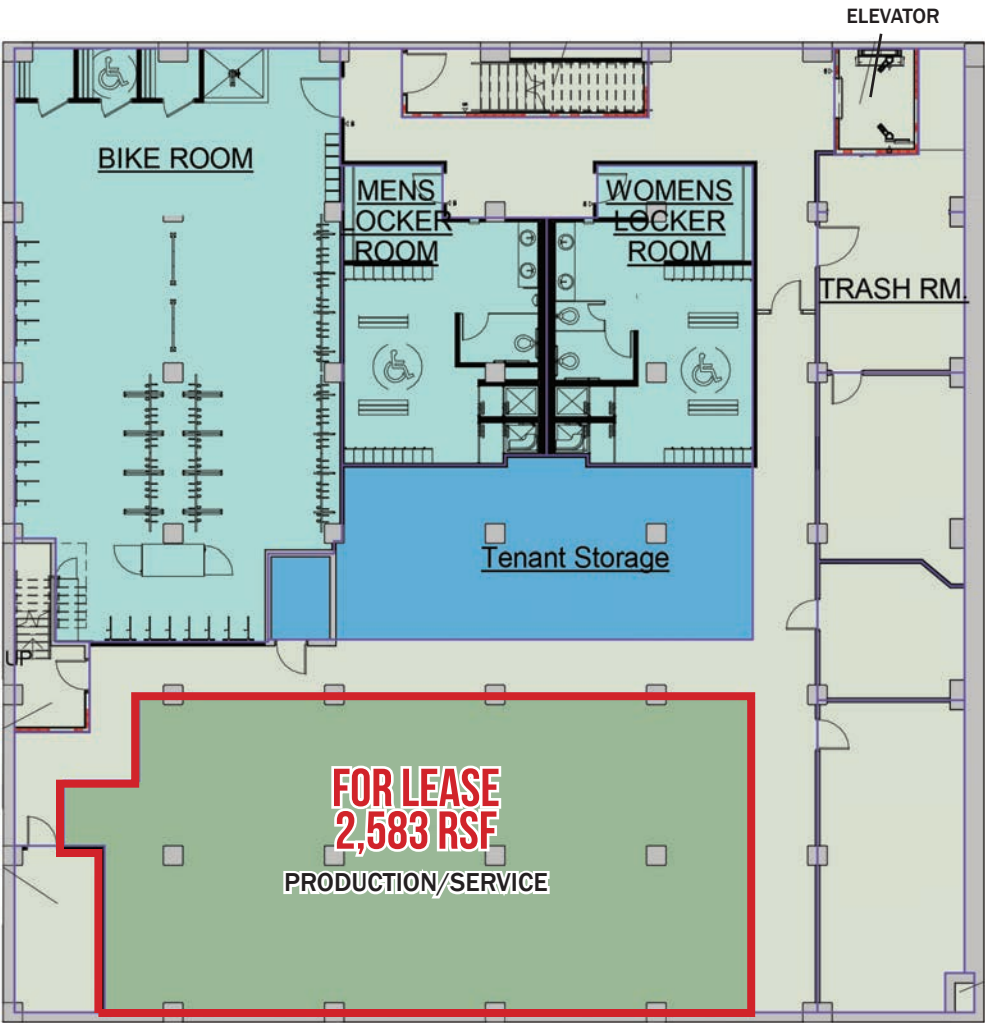


# 1010 NW FLANDERS STREET

## SITE PLAN | LOWER LEVEL

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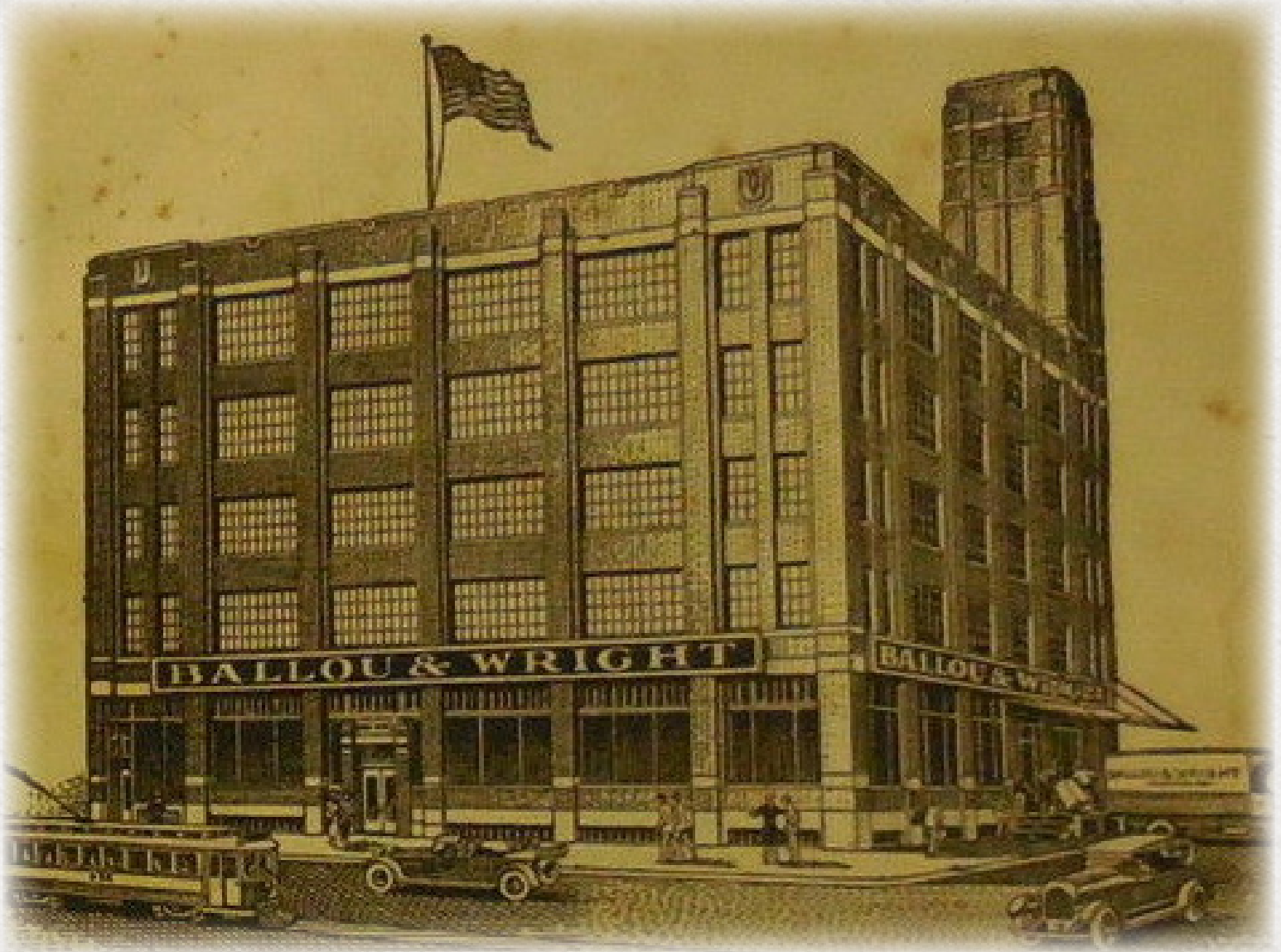
-  BUILDING AMENITY
-  BUILDING SERVICE AREA
-  TENANT STORAGE
-  OCCUPANT AREA



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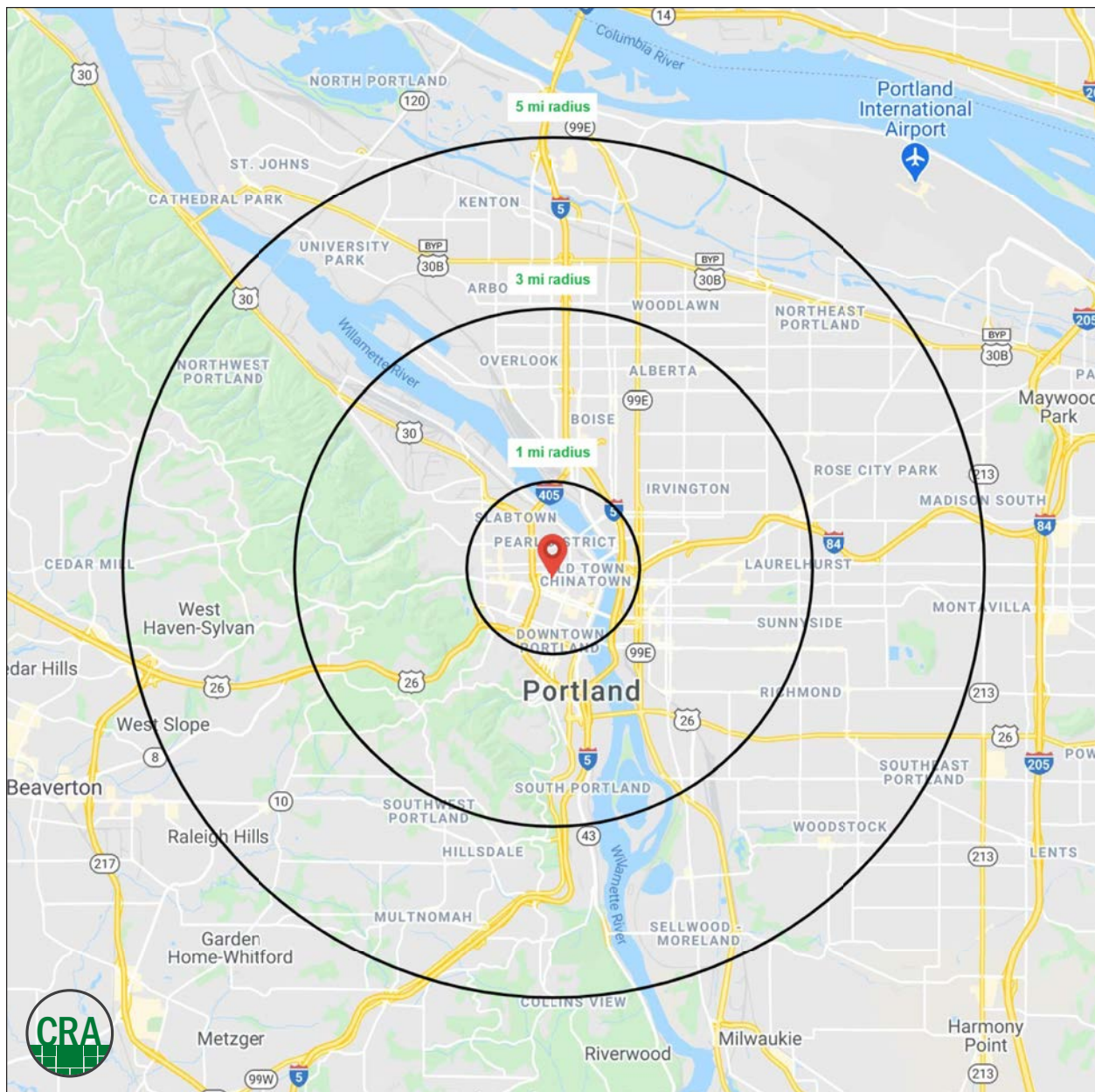
## HISTORIC BALLOU & WRIGHT BUILDING



Built in 1921, the historic Ballou & Wright Company building was originally home to the Ballou & Wright company which was the leading wholesaler of bicycles, motorcycles, and auto parts in the region. In later years, the building became the U.S. headquarters for Hanna Andersson, a children's clothing company. The building was renovated in 2015, bringing new life to the beautiful historic building.

PORTLAND, OR

Median Home Value  
1 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5257/-122.6815

RS1

## 1010 NW Flanders St

Portland, OR 97209

1 mi radius 3 mi radius 5 mi radius

POPULATION	2020 Estimated Population	46,004	188,715	432,285
	2025 Projected Population	47,507	194,898	445,123
	2010 Census Population	33,765	151,216	374,686
	2000 Census Population	24,898	134,625	347,072
	Projected Annual Growth 2020 to 2025	0.7%	0.7%	0.6%
	Historical Annual Growth 2000 to 2020	4.2%	2.0%	1.2%
	2020 Median Age	36.6	36.5	37.6
HOUSEHOLDS	2020 Estimated Households	30,774	101,161	207,187
	2025 Projected Households	32,732	107,676	220,478
	2010 Census Households	21,443	76,857	172,223
	2000 Census Households	16,119	67,231	156,232
	Projected Annual Growth 2020 to 2025	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2020	4.5%	2.5%	1.6%
RACE AND ETHNICITY	2020 Estimated White	77.3%	78.3%	77.7%
	2020 Estimated Black or African American	7.3%	7.0%	6.7%
	2020 Estimated Asian or Pacific Islander	6.9%	5.4%	6.4%
	2020 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.9%
	2020 Estimated Other Races	7.5%	8.4%	8.4%
	2020 Estimated Hispanic	7.4%	9.8%	9.0%
INCOME	2020 Estimated Average Household Income	\$87,666	\$110,023	\$113,006
	2020 Estimated Median Household Income	\$63,235	\$85,205	\$89,594
	2020 Estimated Per Capita Income	\$59,823	\$59,421	\$54,489
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.3%	1.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.4%	1.9%	2.2%
	2020 Estimated High School Graduate	10.3%	9.0%	10.7%
	2020 Estimated Some College	18.6%	16.6%	17.9%
	2020 Estimated Associates Degree Only	5.7%	5.7%	6.2%
	2020 Estimated Bachelors Degree Only	37.2%	37.1%	34.8%
	2020 Estimated Graduate Degree	24.4%	28.4%	26.6%
BUSINESS	2020 Estimated Total Businesses	9,496	23,255	34,079
	2020 Estimated Total Employees	109,181	273,750	366,233
	2020 Estimated Employee Population per Business	11.5	11.8	10.7
	2020 Estimated Residential Population per Business	4.8	8.1	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:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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