



FOR LEASE

10TH @ HOYT



PEARL DISTRICT CORNER END-CAPS!

AVAILABLE SPACE

- **600 NW 10th Avenue – 5,584 SF**
(2nd generation retail) Motivated new building ownership. \$5,500/month all in modified gross rental rate (plus taxes and insurance, to be capped at a not to exceed amount of 4% annually.)
- **906 NW Irving Street – 1,659 SF**
(2nd generation salon) \$2,000/month all in “intro” gross rental rate.

RENTAL RATE

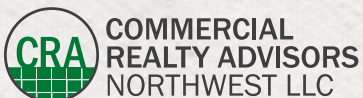
Please call for details

TRAFFIC COUNTS

NW 9th Ave – 5,241 ADT ('22)

HIGHLIGHTS

- Mixed use project with 178 residential units above ground floor retail located in Central Pearl District.
- Two 2nd generation corner end-cap spaces available.
- Dedicated retail garage with off-street parking!
- Located next door to the new **North Park Blocks/Broadway Corridor Extension** and Post Office redevelopment.
- Available now!



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Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

10TH @ HOYT

PORTLAND, OR

VIBRANT!
93 UNITS
RECENTLY COMPLETED

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

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 Naito Pkwy

Broadway Bridge

BROADWAY CORRIDOR EXTENSION

UNION STATION

POST OFFICE REDEVELOPMENT
14 ACRES
PROPOSED

PNCA

SITES

PEARL WEST
9-STORY OFFICE AND RETAIL
RECENTLY COMPLETED

MODERA AKOYA
291 UNITS
RECENTLY COMPLETED

THE RODNEY
16-STORY, 230 UNITS
RECENTLY COMPLETED

GOSSAMER
12-STORY
204 UNITS

AMARA APARTMENTS
17-STORY | 138 UNITS
COMPLETED

The Brewery Blocks



movement
CLIMBING • YOGA • FITNESS

MODERA | PEARL

FREEDOM CENTER

U.S. Consulate and Honorary Consulate

LA FITNESS

ensco

NOSSA FAMILIA

DESIGN WITHIN REACH

PEARL WEST

MW HALL CORPORATION

MODERA AKOYA

THE RODNEY

Vestas

ENCORE

ICON B D

EM

Ramona apartments

MODERA | PEARL

Akamai

pure barne

GoHealth

NOSSA FAMILIA

BATTLE CREEK CELLARS

24 FITNESS

Two Wrongs

MODERA AKOYA

andina

Room & Board

WIEDEN KENNEDY

CVS pharmacy

THE GOOD MOD

VISTA PEARL

Akamai

pure barne

GoHealth

NOSSA FAMILIA

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THE GOOD MOD

TANNER SPRINGS

JAMISON SQUARE

LOW BROW LOUNGE

GOSSAMER

POWELL'S CITY OF BOOKS

ovation

pearl

THE WYATT

barre3

US BANK

WELLS FARGO

VISAGE

Two Wrongs

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CVS pharmacy

THE GOOD MOD

9 NORTH

ziba

yama

PEARL COURT

LA PERLITA

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POST OFFICE REDEVELOPMENT

PNCA

Harlow

DE NOCHE

STAG

JOHN'S CAFE

INDUSTRIOUS

PNCA

Harlow

DE NOCHE

STAG

JOHN'S CAFE

INDUSTRIOUS

Broadway Bridge

UNION STATION

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SITE PLAN - GROUND LEVEL

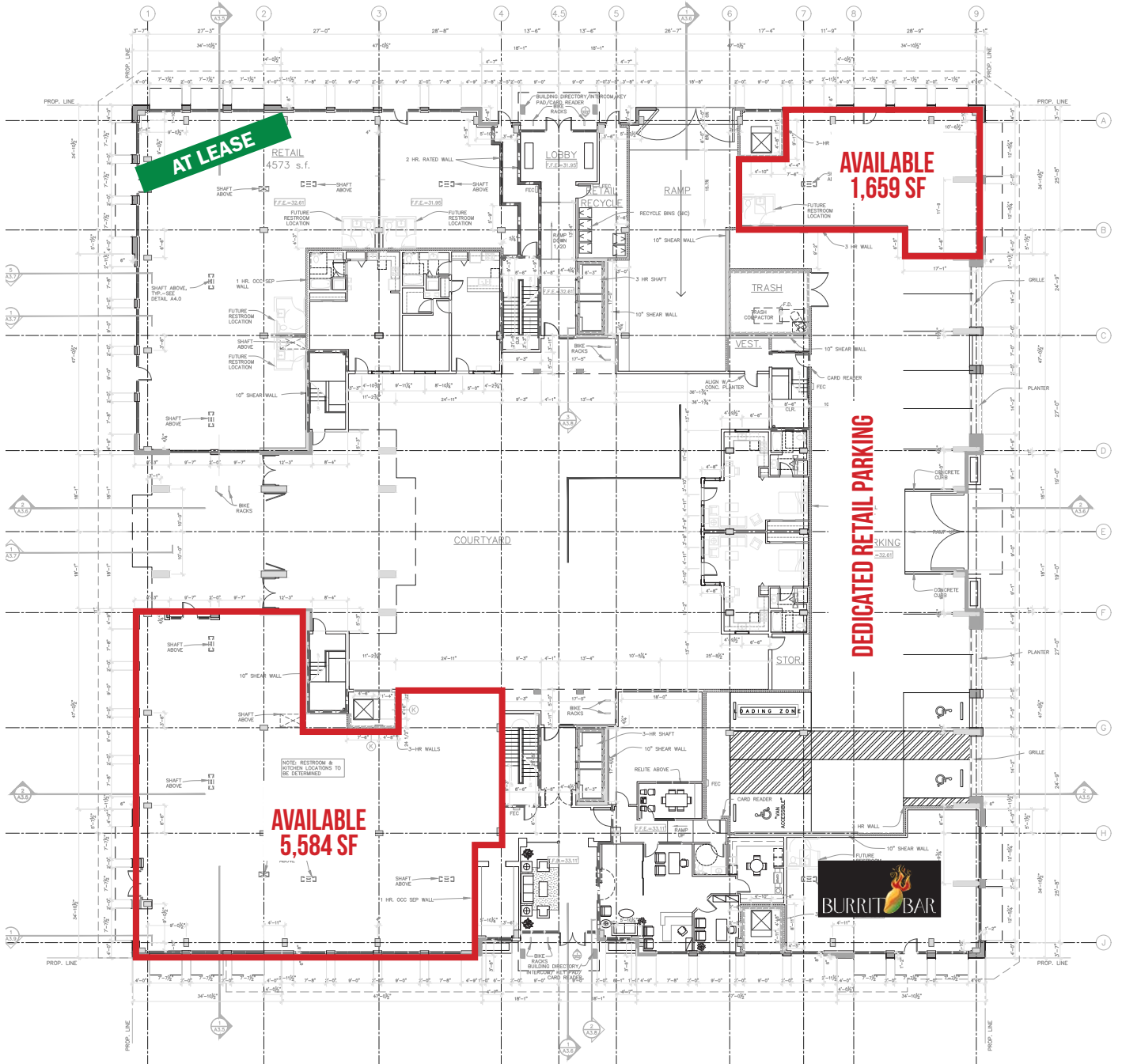
PORTLAND, OR

NW IRVING ST 

NW 10TH AVE 

NW 9TH AVE 

NW HOYT ST 

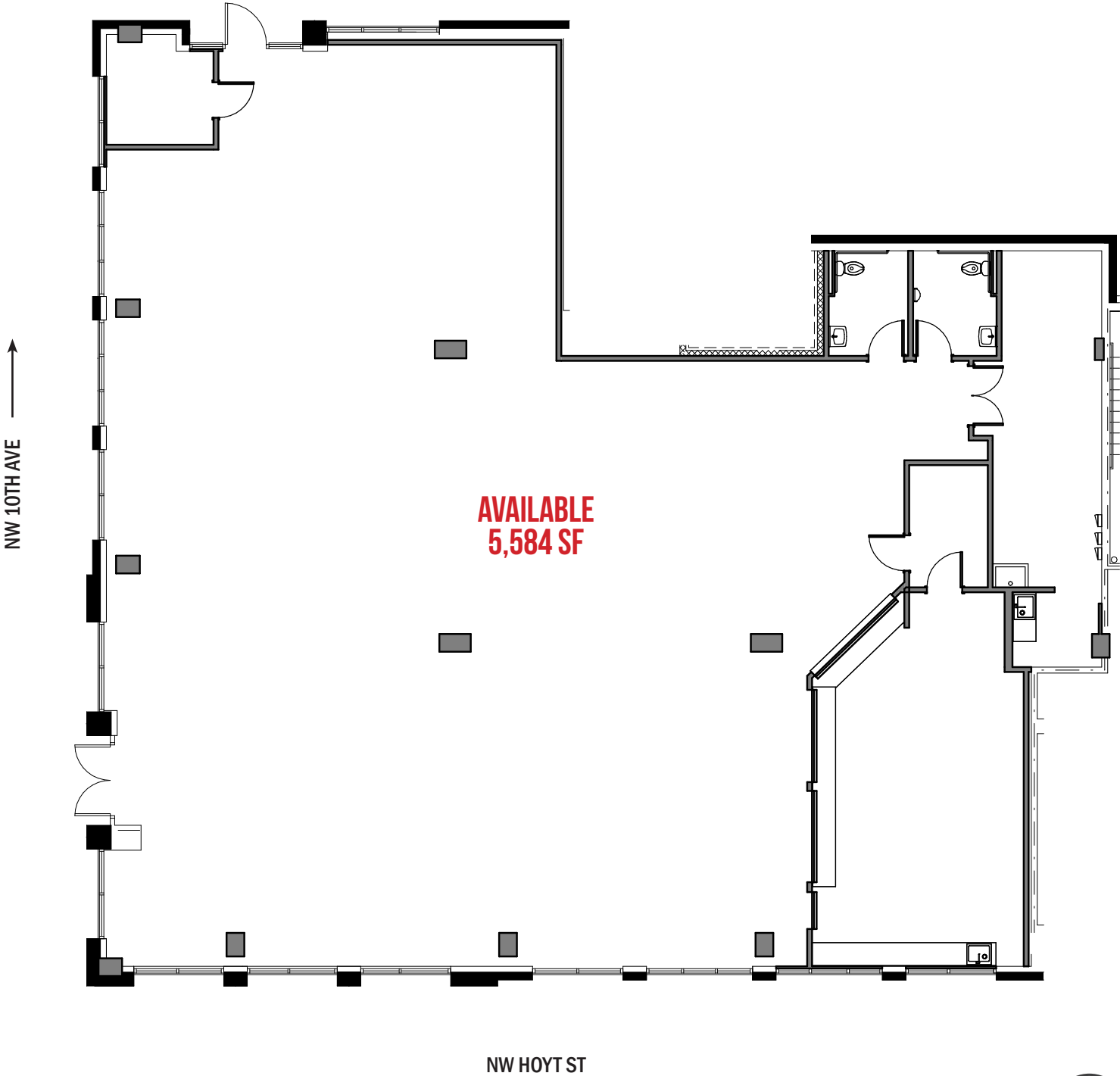


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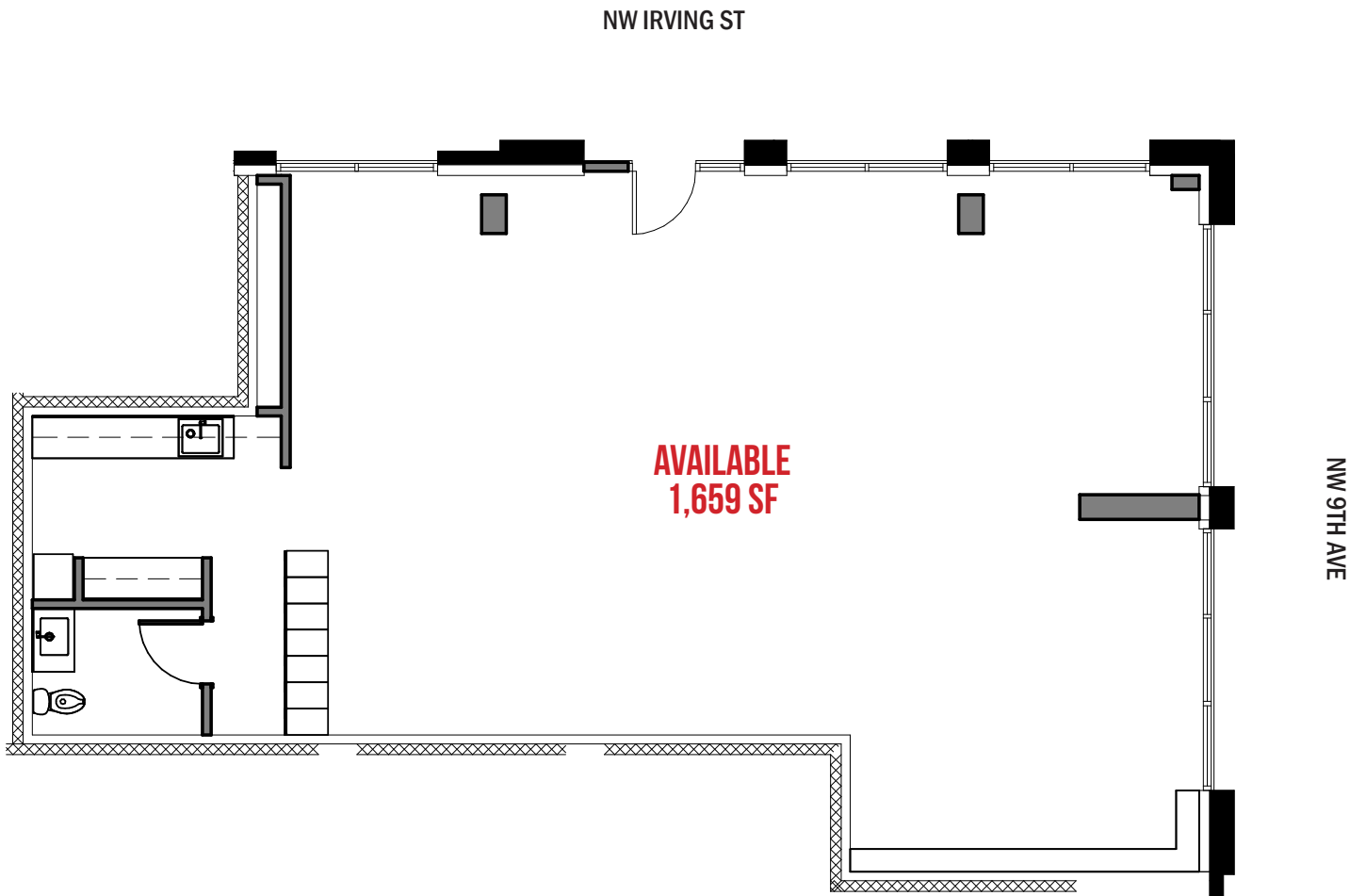
FLOOR PLAN

600 NW 10TH AVE | 2ND GENERATION RETAIL



FLOOR PLAN - SALON

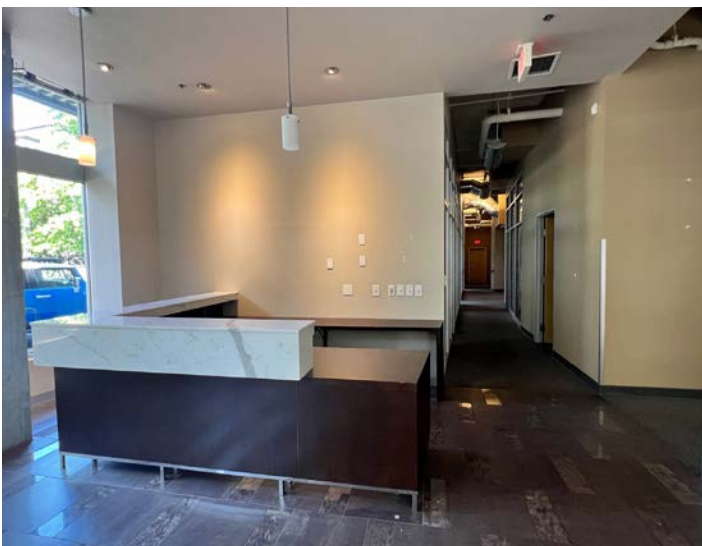
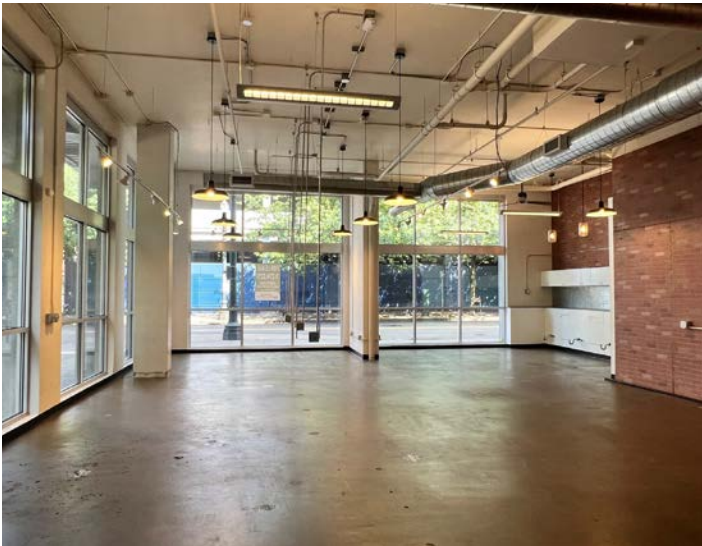
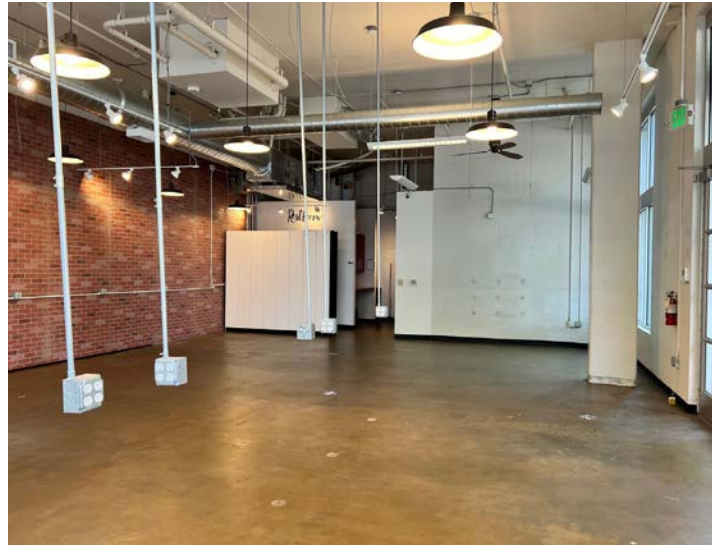
906 NW IRVING ST | 2ND GENERATION SALON



10TH @ HOYT

PORTLAND, OR

PHOTOS - 906 NW IRVING ST



10TH @ HOYT

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)

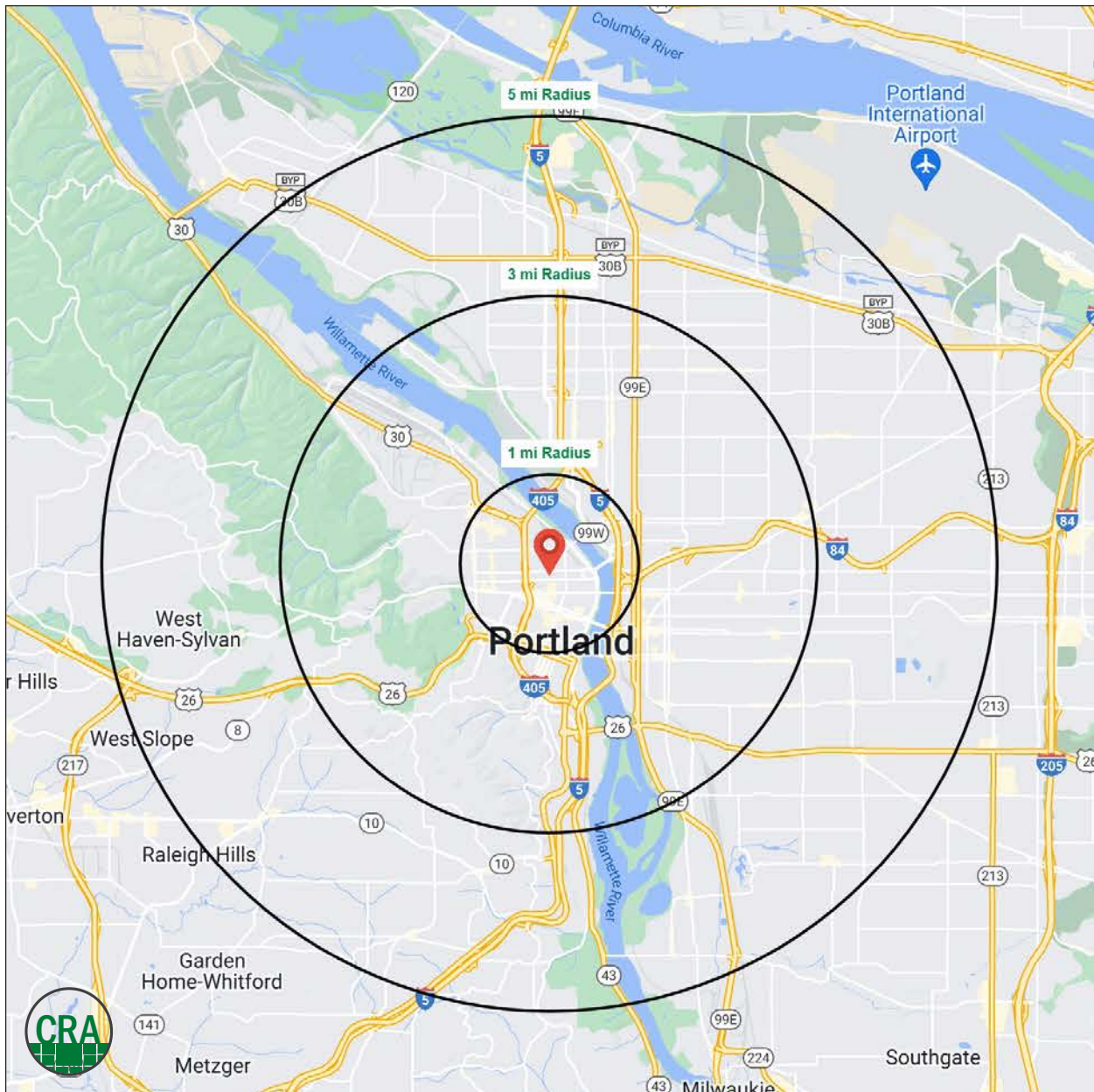
	1 MILE	3 MILE	5 MILE
Estimated Population 2024	57,415	199,241	430,284
Estimated Households	31,813	103,488	204,891
Average HH Income	\$116,933	\$144,022	\$146,499
Median Home Value	\$642,275	\$716,398	\$663,642
Daytime Demographics 16+	118,979	269,421	423,106
Some College or Higher	80.4%	85.3%	85.1%

39.1

Median Age
1 MILE RADIUS

\$116,933

Average Household Income
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5275/-122.681

10th & Hoyt Portland, OR 97209	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	57,415	199,241	430,284
2029 Projected Population	57,000	198,827	422,273
2020 Census Population	43,466	187,762	428,410
2010 Census Population	32,605	153,184	373,352
Projected Annual Growth 2024 to 2029	-0.1%	-	-0.4%
Historical Annual Growth 2010 to 2024	5.4%	2.1%	1.1%
2024 Median Age	39.1	38.6	39.0
Households			
2024 Estimated Households	31,813	103,488	204,891
2029 Projected Households	32,356	104,370	202,492
2020 Census Households	28,832	97,638	199,924
2010 Census Households	21,095	77,531	171,409
Projected Annual Growth 2024 to 2029	0.3%	0.2%	-0.2%
Historical Annual Growth 2010 to 2024	3.6%	2.4%	1.4%
Race and Ethnicity			
2024 Estimated White	72.3%	74.8%	75.2%
2024 Estimated Black or African American	6.3%	6.1%	5.5%
2024 Estimated Asian or Pacific Islander	8.5%	6.8%	6.9%
2024 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.7%
2024 Estimated Other Races	11.8%	11.5%	11.6%
2024 Estimated Hispanic	11.2%	10.2%	10.4%
Income			
2024 Estimated Average Household Income	\$116,933	\$144,022	\$146,499
2024 Estimated Median Household Income	\$77,272	\$104,314	\$109,375
2024 Estimated Per Capita Income	\$65,485	\$75,210	\$70,093
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.6%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	3.4%	2.4%	2.5%
2024 Estimated High School Graduate	13.7%	10.8%	10.7%
2024 Estimated Some College	18.0%	15.3%	16.1%
2024 Estimated Associates Degree Only	5.2%	5.3%	5.8%
2024 Estimated Bachelors Degree Only	31.9%	37.0%	37.1%
2024 Estimated Graduate Degree	25.4%	27.7%	26.1%
Business			
2024 Estimated Total Businesses	8,915	22,848	36,855
2024 Estimated Total Employees	99,259	215,521	308,046
2024 Estimated Employee Population per Business	11.1	9.4	8.4
2024 Estimated Residential Population per Business	6.4	8.7	11.7

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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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EXPERIENCE



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