



FOR LEASE

10TH @ HOYT



PEARL DISTRICT CORNER END-CAP!

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.)

RENTAL RATE

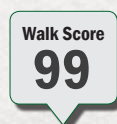
Please call for details

TRAFFIC COUNTS

NW 9th Ave – 5,243 ADT ('25)

HIGHLIGHTS

- Mixed use project with 178 residential units above ground floor retail located in Central Pearl District.
- 2nd generation corner end-cap space 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!



COMMERCIAL
REALTY ADVISORS
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10TH @ HOYT
PORTLAND, OR



9 NORTH
9-STORY OFFICE
& RETAIL

TAKARA SUSHI

Residence INN
BY HILTON

OSULU

BROADWAY CORRIDOR
EXTENSION

UNION STATION



POST OFFICE REDEVELOPMENT
14 ACRES
PROPOSED

SITE

PNCA

NW Park Ave

NW 8th Ave

NW Broadway

Harlow
COMALA
LILIA COMEDOR

STAG
JOHN'S CAFE

NORTH PARK BLOCKS

OREGON
JEWISH MUSEUM
AND CENTER FOR
HISTORY EDUCATION

The Brewery
Blocks

NW Raleigh St

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 Naito Pkwy

THE FIELDS
PARK

TANNER
SPRINGS

JAMISON
SQUARE

PEARL COURT

LOW BROW
LOUNGE

12-STORY
204 UNITS

POWELL'S
CITY BOOKS

7th Avenue

REPUBLICA

FARMHOUSE KITCHEN

MADE WITH
FLOUR

CAJERO COFFEE

AMARA
APARTMENTS
17-STORY
138 UNITS

THE JOINERY

SMG
COLLECTING

ELEN'S
PROSENA

FULLER'S
CONCRETE

toReal

HANA SUSHI

FRANK'S NOODLE
HOUSE

Reformation

ATHLETA

Starbucks

Screen Door

free people

WILLIAMS SONOMA

frame

zoom

U-HAUL

ENCORE

ICON

Wieden Kennedy

BLU DOT

ROOM & BOARD

JOYBIRD

AVEDA

andina

THE RODNEY

16-STORY, 230 UNITS

10 BARREL BREWING CO

Khao San

Rorte

Two Wrongs

PAPA

Chulo's

THE STAR

Rev'd Fitness

KEEN

hunt & Gather

SILK ROAD

FILSON

BRIX

BARISTA

akoya

291 UNITS

NW 15th Ave

NW 14th Ave

NW 13th Ave

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

thrive

STRAY HAIR
CLUB

BURRITO BAR

glow

LASH LOVE

24 FITNESS

bandu

BRUNO'S TAPAS

DESIGN WITHIN
REACH

BOTANIST

LOVEJOY DENTAL

NOSSA FAMILIA

Starbucks

FedEx Office

WELLS FARGO

HEARTLINE

NOODLE DYNASTY

CHASE

barre3

g

GoHealth

Bank of America

Optimo

Starbucks

YAMAHA

POS Baby

BURN CYCLE

PEARL COURT

JAMISON SQUARE

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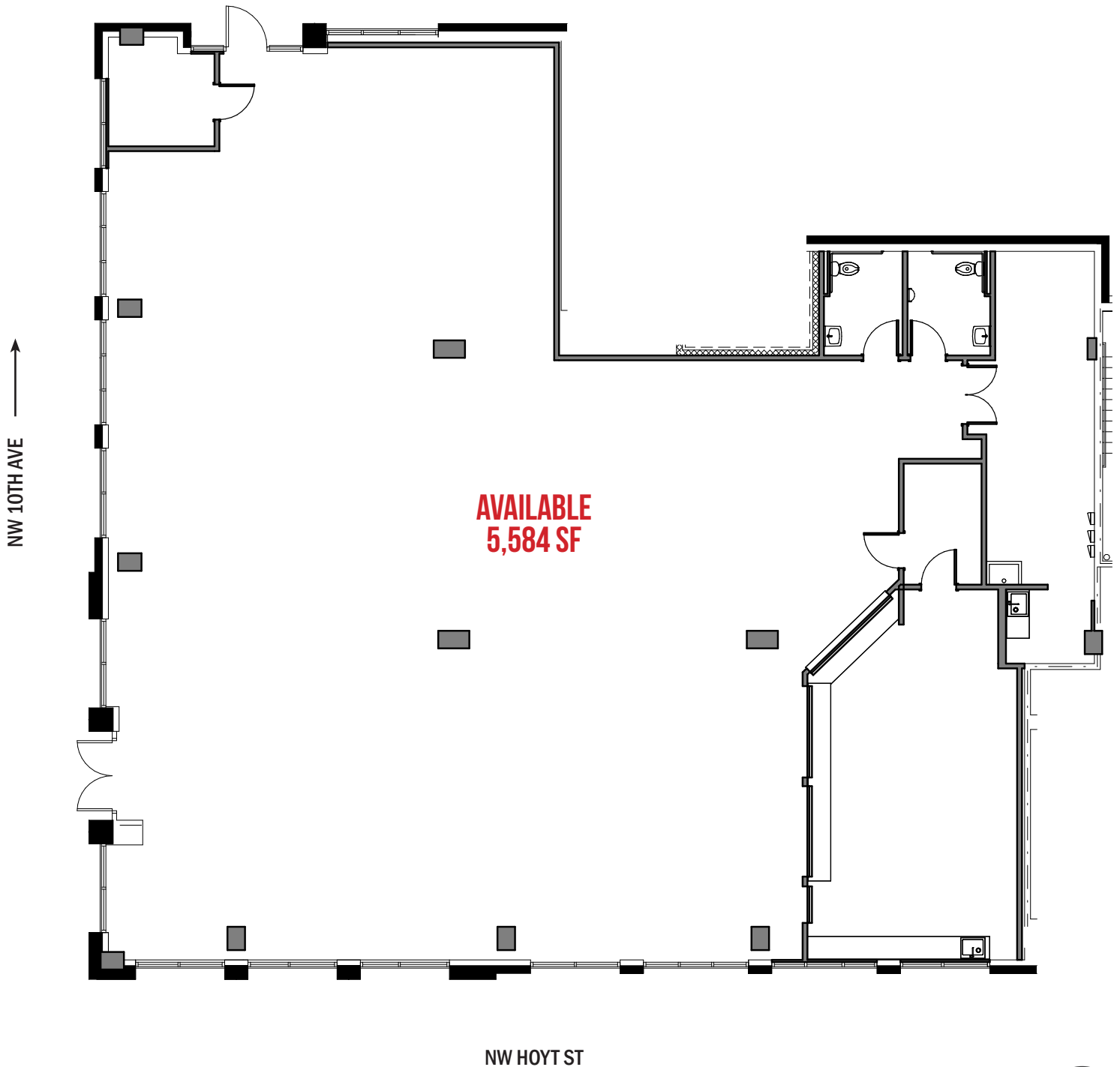
HEARTLINE



10TH @ HOYT
PORTLAND, OR

FLOOR PLAN

600 NW 10TH AVE | 2ND GENERATION RETAIL



10TH @ HOYT

PORTLAND, OR

DEMOGRAPHIC SUMMARY

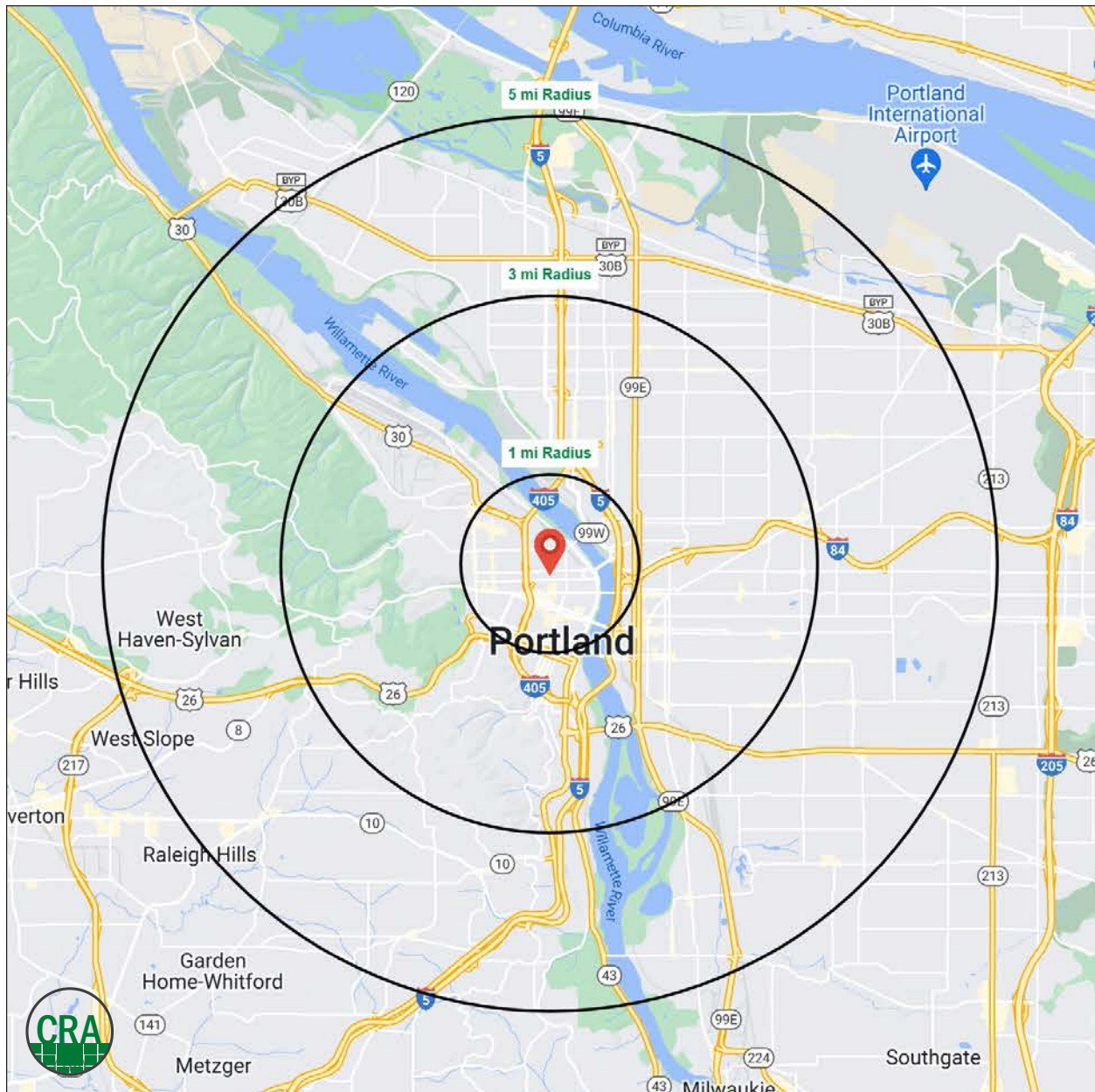
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	59,898	201,920	434,416
Estimated Households	32,229	103,630	205,178
Average HH Income	\$113,807	\$140,764	\$146,807
Median Home Value	\$629,011	\$738,230	\$684,320
Daytime Demographics 16+	118,524	272,456	428,802
Some College or Higher	82.2%	86.1%	85.6%

\$113,807

Average Household Income
1 MILE RADIUS

38.8

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5274/-122.6811

10th & Hoyt Portland, OR 97209	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	59,898	201,920	434,416
2030 Projected Population	60,247	202,752	429,349
2020 Census Population	43,432	187,387	428,430
2010 Census Population	32,593	152,840	373,374
Projected Annual Growth 2025 to 2030	0.1%	-	-0.2%
Historical Annual Growth 2010 to 2025	5.6%	2.1%	1.1%
2025 Median Age	38.8	38.5	39.0
Households			
2025 Estimated Households	32,229	103,630	205,178
2030 Projected Households	33,392	105,802	205,368
2020 Census Households	28,819	97,483	199,937
2010 Census Households	21,090	77,390	171,423
Projected Annual Growth 2025 to 2030	0.7%	0.4%	-
Historical Annual Growth 2010 to 2025	3.5%	2.3%	1.3%
Race and Ethnicity			
2025 Estimated White	72.5%	74.8%	75.1%
2025 Estimated Black or African American	6.2%	6.0%	5.5%
2025 Estimated Asian or Pacific Islander	8.5%	6.8%	7.0%
2025 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.7%
2025 Estimated Other Races	11.8%	11.5%	11.6%
2025 Estimated Hispanic	11.2%	10.2%	10.3%
Income			
2025 Estimated Average Household Income	\$113,807	\$140,764	\$146,807
2025 Estimated Median Household Income	\$77,440	\$102,492	\$109,262
2025 Estimated Per Capita Income	\$61,848	\$72,614	\$69,653
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.4%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.4%	2.5%
2025 Estimated High School Graduate	12.3%	10.1%	10.3%
2025 Estimated Some College	17.3%	15.5%	16.0%
2025 Estimated Associates Degree Only	5.5%	5.2%	5.7%
2025 Estimated Bachelors Degree Only	33.7%	37.8%	37.7%
2025 Estimated Graduate Degree	25.7%	27.7%	26.2%
Business			
2025 Estimated Total Businesses	8,972	23,062	37,247
2025 Estimated Total Employees	98,596	216,110	308,439
2025 Estimated Employee Population per Business	11.0	9.4	8.3
2025 Estimated Residential Population per Business	6.7	8.8	11.7

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, 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.

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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