

FOR LEASE

NW 11TH AVE & FLANDERS

AFFORDABLE PEARL DISTRICT RETAIL/MAKER/SHOWROOM SPACE



ADDRESS

1110 NW Flanders, Suite 100
Portland, Oregon

AVAILABLE SPACE

~3,000 SF

RENTAL RATE

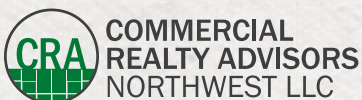
\$5,500/Month plus utilities
(\$22/SF/YR plus utilities)

HIGHLIGHTS

- Visible corner location in the heart of the Pearl District
- Great natural light with windows on two sides of the space
- Charming and character rich/art deco building
- Off-street surface parking space adjacent to space available (\$275/Month)
- Available now!



REAR ENTRANCE AND PARKING



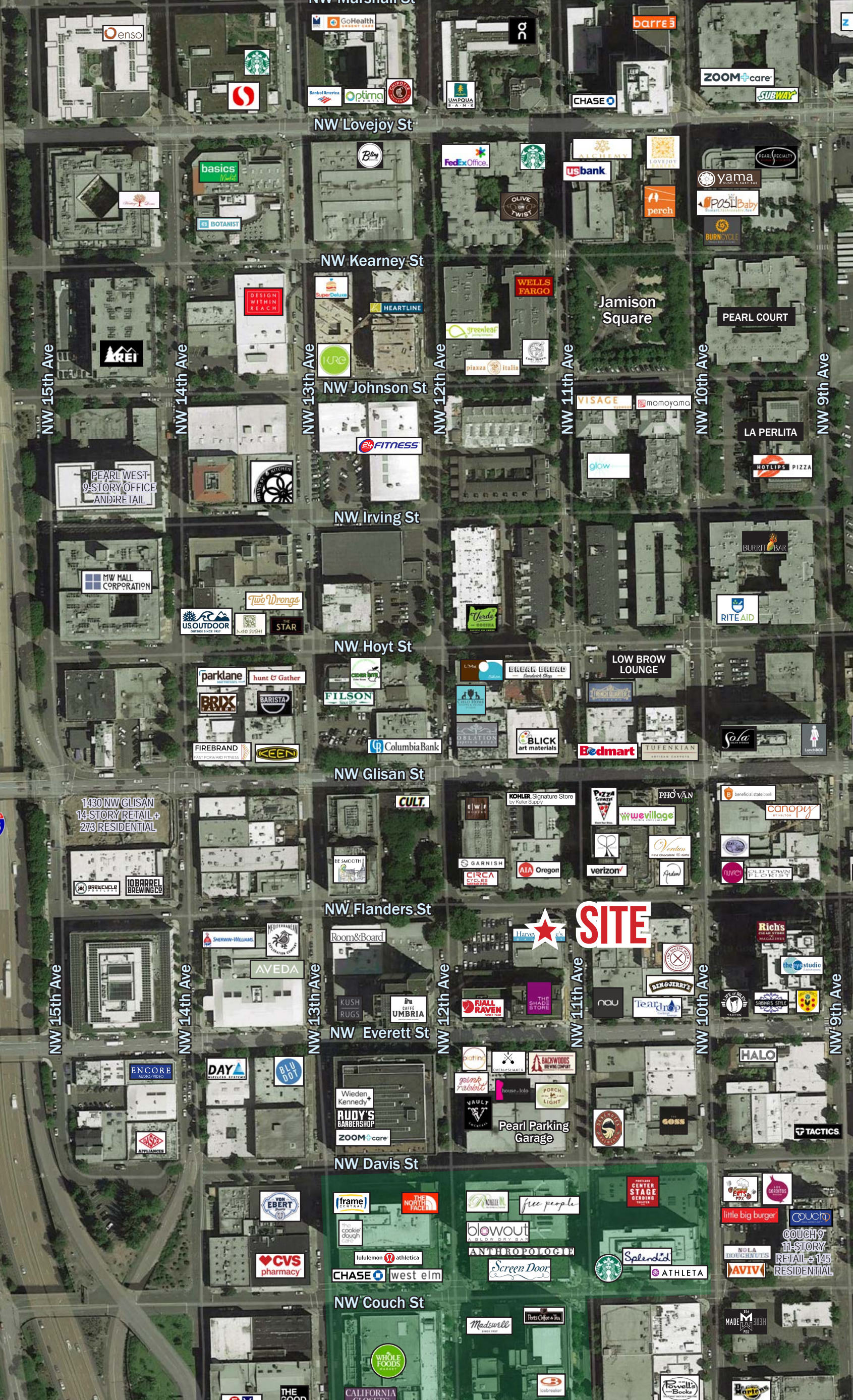
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC


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1110 NW FLANDERS STREET

Portland, OR



 The Brewery Blocks

1110 NW FLANDERS STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

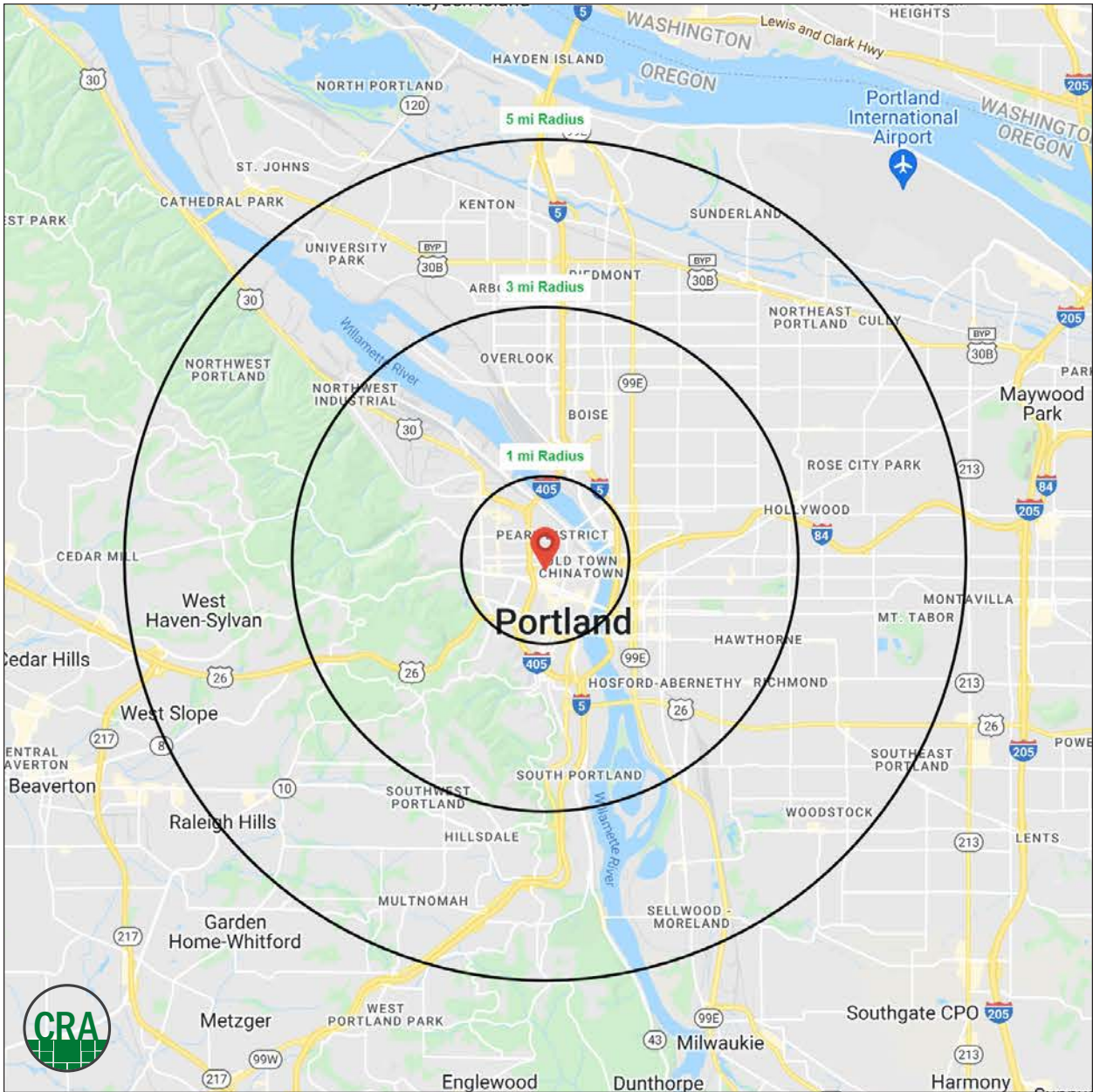
Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	45,059	185,041	432,447
Projected Population 2026	49,915	200,118	450,931
Average HH Income	\$86,917	\$110,090	\$114,685
Median Home Value	\$583,874	\$608,597	\$539,742
Daytime Demographics 16+	126,049	289,331	454,669
Some College or Higher	85.6%	87.9%	85.8%

37.9

Median Age
1 MILE RADIUS

\$583,874

Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5256/-122.6826

1110 NW Flanders St Portland, OR 97209	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	45,059	185,041	432,447
2026 Projected Population	49,915	200,118	450,931
2020 Census Population	42,731	184,583	431,696
2010 Census Population	34,330	149,129	374,044
Projected Annual Growth 2021 to 2026	2.2%	1.6%	0.9%
Historical Annual Growth 2010 to 2021	2.8%	2.2%	1.4%
2021 Median Age	37.9	37.6	38.1
Households			
2021 Estimated Households	29,838	97,095	202,305
2026 Projected Households	33,809	108,283	218,366
2020 Census Households	28,201	96,317	201,322
2010 Census Households	21,738	75,956	171,928
Projected Annual Growth 2021 to 2026	2.7%	2.3%	1.6%
Historical Annual Growth 2010 to 2021	3.4%	2.5%	1.6%
Race and Ethnicity			
2021 Estimated White	73.7%	74.4%	72.8%
2021 Estimated Black or African American	4.0%	6.3%	6.0%
2021 Estimated Asian or Pacific Islander	7.9%	5.9%	7.0%
2021 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.8%
2021 Estimated Other Races	13.3%	12.6%	13.3%
2021 Estimated Hispanic	11.2%	9.0%	9.2%
Income			
2021 Estimated Average Household Income	\$86,917	\$110,090	\$114,685
2021 Estimated Median Household Income	\$65,511	\$87,455	\$91,640
2021 Estimated Per Capita Income	\$58,616	\$58,242	\$54,022
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.1%	1.5%
2021 Estimated Some High School (Grade Level 9 to 11)	2.2%	1.8%	2.2%
2021 Estimated High School Graduate	10.9%	9.2%	10.5%
2021 Estimated Some College	17.6%	16.2%	17.6%
2021 Estimated Associates Degree Only	5.2%	5.2%	5.7%
2021 Estimated Bachelors Degree Only	37.3%	37.5%	35.5%
2021 Estimated Graduate Degree	25.4%	29.0%	27.0%
Business			
2021 Estimated Total Businesses	9,086	22,297	35,880
2021 Estimated Total Employees	109,575	235,480	330,815
2021 Estimated Employee Population per Business	12.1	10.6	9.2
2021 Estimated Residential Population per Business	5.0	8.3	12.1

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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