

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

New: introductory modified gross lease
rate \$3,750/month, plus utilities.

Walk Score
100

Bike Score
97

Transit Score
89

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

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

1110 NW FLANDERS STREET

PORTLAND, OR

NW 15th Ave

NW 14th Ave

NW 13th Ave

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

PEARL WEST
9-STORY OFFICE
AND RETAIL

MODERA AKOYA
291 UNITS

THE RODNEY
16-STORY, 230 UNITS

NW 15th Ave

NW 14th Ave

NW 13th Ave

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

Vestas

ENCORE
Audio/Video

ICON 3D

AVEDA

BLU DOT

U-HAUL

NW Flanders St

NW Everett St

NW Davis St

NW Couch St

W Burnside St

Room&Board

JOYBIRD

Wieden Kennedy

PROFILE THEATRE

ZOOM+care

lululemon

west elm

WHOLE FOODS MARKET

CALIFORNIA CLOSETS

colibri

UMBRIA

Wieden Kennedy

PROFILE THEATRE

ZOOM+care

lululemon

west elm

WHOLE FOODS MARKET

CALIFORNIA CLOSETS

BEER

THE SHADY STORE

gink rabbit

POUR LIGHT

free people

Screen Door

Madewell

Good

CB2

BEER

THE SHADY STORE

gink rabbit

POUR LIGHT

free people

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1110 NW FLANDERS STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

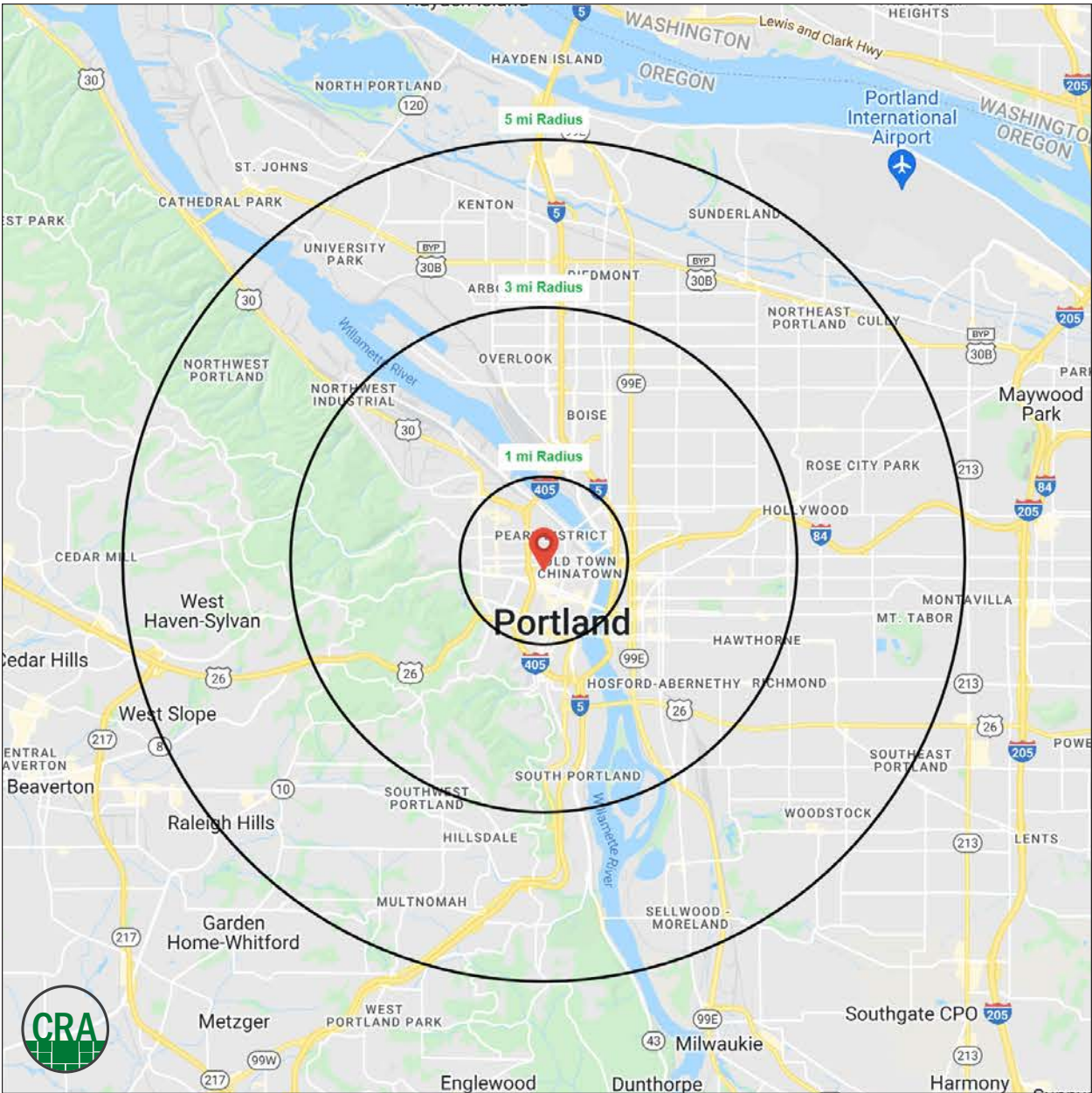
Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	58,833	195,333	430,833
Estimated Households 2024	32,358	101,935	205,177
Average HH Income	\$119,658	\$144,143	\$147,133
Median Home Value	\$656,850	\$718,413	\$665,872
Daytime Demographics 16+	122,403	268,983	422,968
Some College or Higher	80.7%	85.3%	85.2%

39

Median Age
1 MILE RADIUS

\$656,850

Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 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			
2024 Estimated Population	58,833	195,333	430,833
2029 Projected Population	58,544	194,734	422,638
2020 Census Population	44,369	183,861	428,860
2010 Census Population	34,693	149,556	373,817
Projected Annual Growth 2024 to 2029	-	-	-0.4%
Historical Annual Growth 2010 to 2024	5.0%	2.2%	1.1%
2024 Median Age	39.0	38.6	39.1
Households			
2024 Estimated Households	32,358	101,935	205,177
2029 Projected Households	32,968	102,723	202,702
2020 Census Households	29,199	96,238	200,332
2010 Census Households	21,815	76,174	171,801
Projected Annual Growth 2024 to 2029	0.4%	0.2%	-0.2%
Historical Annual Growth 2010 to 2024	3.5%	2.4%	1.4%
Race and Ethnicity			
2024 Estimated White	72.4%	74.8%	75.3%
2024 Estimated Black or African American	6.1%	6.0%	5.5%
2024 Estimated Asian or Pacific Islander	8.6%	6.9%	6.9%
2024 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.7%
2024 Estimated Other Races	11.9%	11.5%	11.6%
2024 Estimated Hispanic	11.2%	10.2%	10.3%
Income			
2024 Estimated Average Household Income	\$119,658	\$144,143	\$147,133
2024 Estimated Median Household Income	\$79,235	\$104,274	\$109,719
2024 Estimated Per Capita Income	\$66,492	\$75,632	\$70,403
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%	2.3%	2.4%
2024 Estimated High School Graduate	13.4%	10.7%	10.7%
2024 Estimated Some College	17.7%	15.3%	16.1%
2024 Estimated Associates Degree Only	5.2%	5.2%	5.8%
2024 Estimated Bachelors Degree Only	31.8%	37.0%	37.1%
2024 Estimated Graduate Degree	26.0%	27.9%	26.2%
Business			
2024 Estimated Total Businesses	9,023	22,653	36,817
2024 Estimated Total Employees	102,118	215,838	307,534
2024 Estimated Employee Population per Business	11.3	9.5	8.4
2024 Estimated Residential Population per Business	6.5	8.6	11.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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www.cra-nw.com



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.