

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

Low introductory initial year rate!
\$2,000/month, plus utilities
(as-is delivery condition/no TI)

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



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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

Vestas

NW Irving St

NW Hoyt St

NW Glisan St

NW Flanders St

NW Everett St

NW Davis St

NW Couch St

W Burnside St

Jamison Square

PEARL COURT

CONDOS

LOW BROW LOUNGE

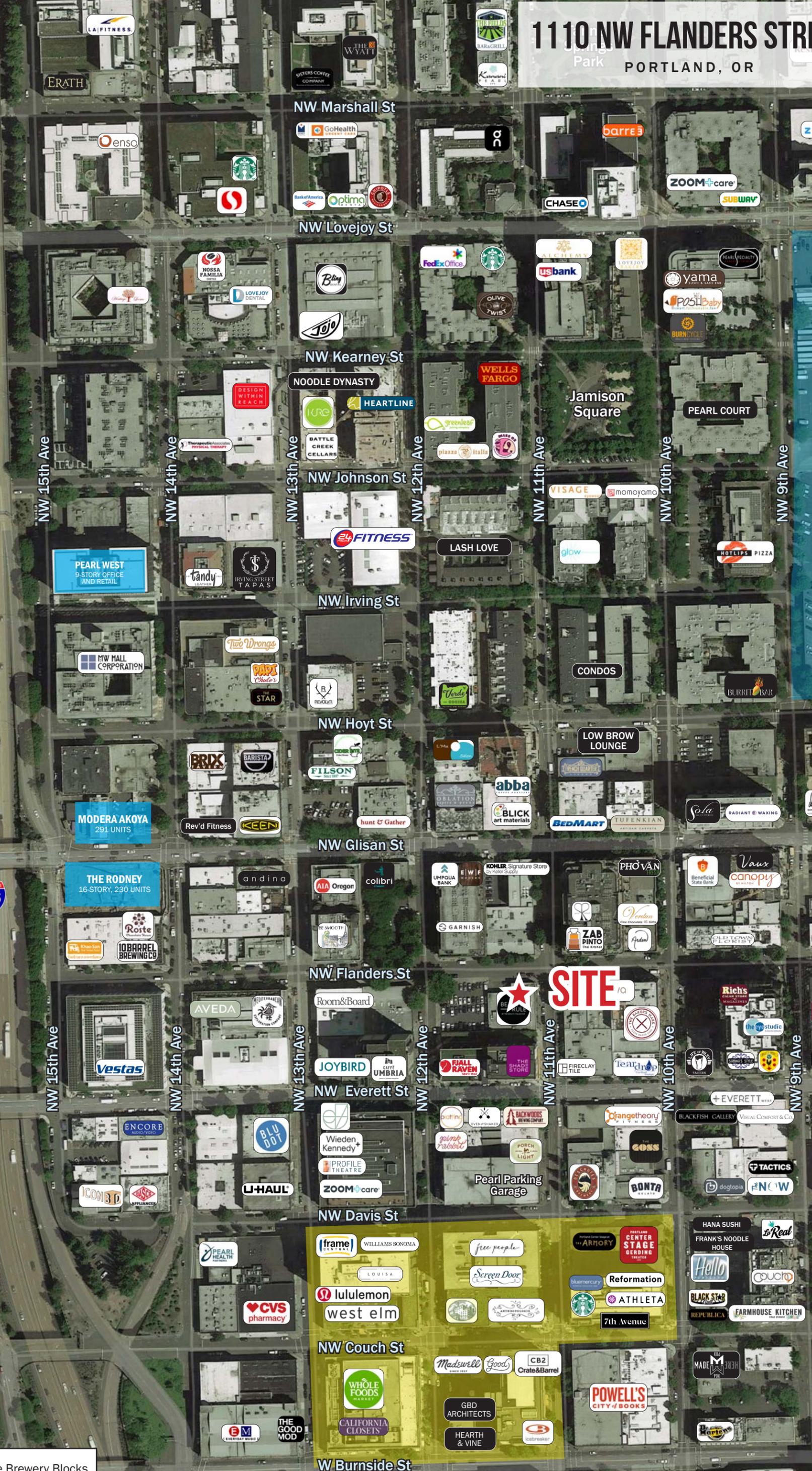
SITE

Pearl Parking Garage

The Brewery Blocks



POST OFFICE REDEVELOPMENT
14 ACRES PROPOSED



1110 NW FLANDERS STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

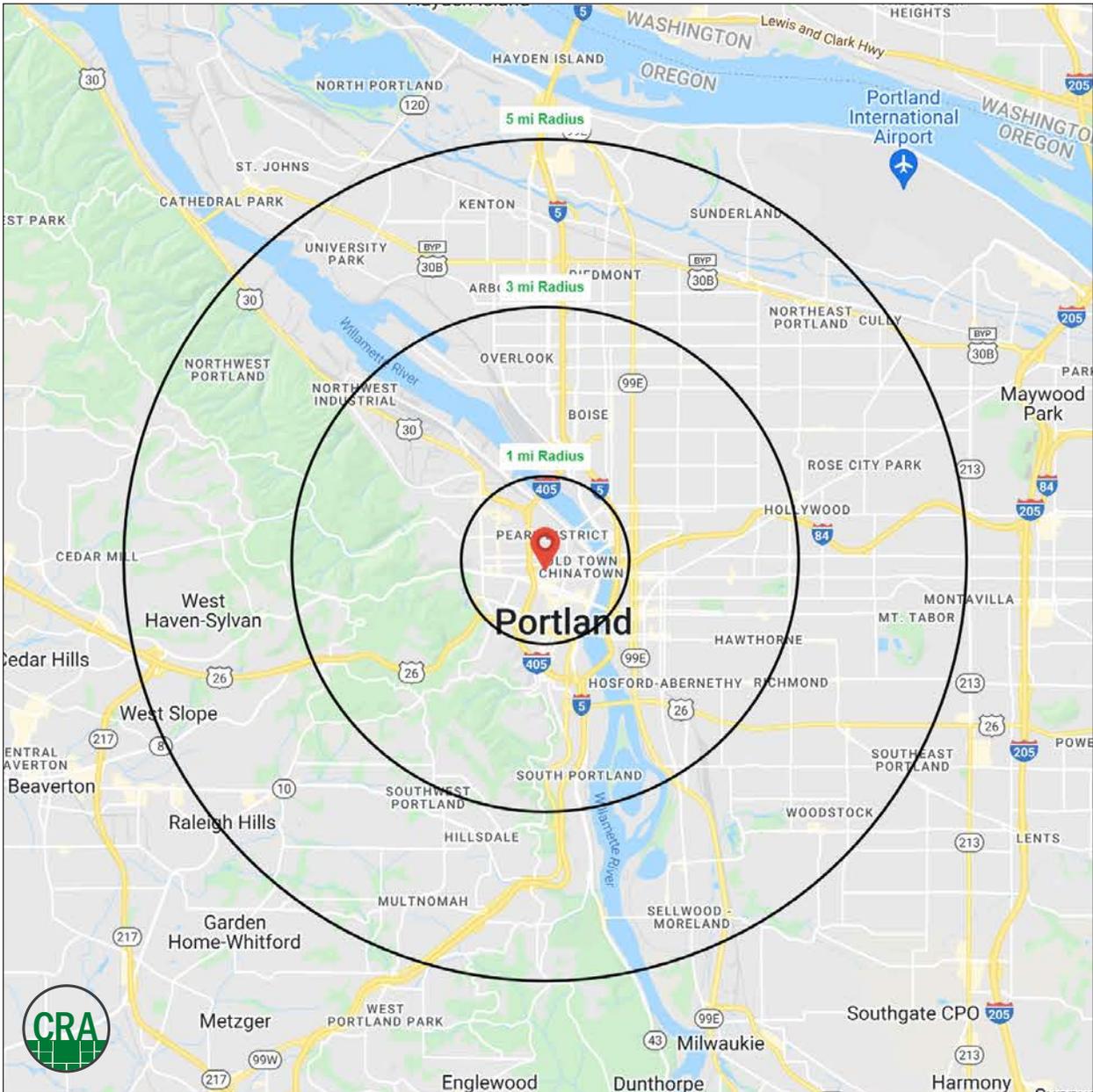
Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	61,023	198,533	434,958
Estimated Households 2025	32,610	102,354	205,449
Average HH Income	\$116,988	\$140,804	\$147,481
Median Home Value	\$654,913	\$739,644	\$686,690
Daytime Demographics 16+	122,084	272,299	428,693
Some College or Higher	82.5%	86.2%	85.7%

38.8

Median Age
1 MILE RADIUS

\$654,913

Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 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			
2025 Estimated Population	61,023	198,533	434,958
2030 Projected Population	61,324	199,249	429,716
2020 Census Population	44,369	183,861	428,860
2010 Census Population	34,693	149,556	373,817
Projected Annual Growth 2025 to 2030	-	-	-0.2%
Historical Annual Growth 2010 to 2025	5.1%	2.2%	1.1%
2025 Median Age	38.8	38.5	39.1
Households			
2025 Estimated Households	32,610	102,354	205,449
2030 Projected Households	33,736	104,458	205,573
2020 Census Households	29,199	96,238	200,332
2010 Census Households	21,815	76,174	171,801
Projected Annual Growth 2025 to 2030	0.7%	0.4%	-
Historical Annual Growth 2010 to 2025	3.3%	2.3%	1.3%
Race and Ethnicity			
2025 Estimated White	72.6%	74.8%	75.3%
2025 Estimated Black or African American	6.0%	6.0%	5.4%
2025 Estimated Asian or Pacific Islander	8.6%	6.9%	7.0%
2025 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.7%
2025 Estimated Other Races	11.8%	11.5%	11.6%
2025 Estimated Hispanic	11.2%	10.2%	10.2%
Income			
2025 Estimated Average Household Income	\$116,988	\$140,804	\$147,481
2025 Estimated Median Household Income	\$79,755	\$102,307	\$109,625
2025 Estimated Per Capita Income	\$63,120	\$72,968	\$69,977
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.4%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.3%	2.5%
2025 Estimated High School Graduate	12.1%	10.1%	10.3%
2025 Estimated Some College	16.9%	15.5%	16.0%
2025 Estimated Associates Degree Only	5.4%	5.2%	5.7%
2025 Estimated Bachelors Degree Only	33.6%	37.6%	37.7%
2025 Estimated Graduate Degree	26.5%	27.9%	26.3%
Business			
2025 Estimated Total Businesses	9,110	22,919	37,216
2025 Estimated Total Employees	101,828	216,614	307,870
2025 Estimated Employee Population per Business	11.2	9.5	8.3
2025 Estimated Residential Population per Business	6.7	8.7	11.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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