

# 120 NW 10TH AVENUE

## SECOND GENERATION RETAIL



FOR LEASE ➤ 2,700 SF

### ADDRESS

120 NW 10th Avenue, Portland, OR

### AVAILABLE SPACE

2,700 SF

### RENTAL RATE

Call for details – flexible terms (short or longer term)

### TRAFFIC COUNTS

NW 10th Ave – 5,742 ADT ('18)

### HIGHLIGHTS

- Excellent 2nd generation retail opportunity adjacent to Brewery Blocks in the Pearl District.
- Character-rich space with exposed brick interior wall, high ceilings and concrete floors.
- Surface parking lot immediately adjacent to space (available for paid monthly and hourly parking).
- South facing side of building available for Tenant signage!
- Neighbors include Little Big Burger, Nola Donuts, Deschutes Brewery, The Armory, Powell's Books, Made Here PDX, Athleta, and more.
- Available now!



# SECOND GENERATION RETAIL

## 120 NW 10TH AVENUE

INTERIOR IMAGES

PORTLAND, OR



Front to Back



Back to Front



# SECOND GENERATION RETAIL

## 120 NW 10TH AVENUE

PORTLAND, OR



NORTH PARK BLOCKS

THE BREWERY BLOCKS

SITE

The Brewery Blocks



# SECOND GENERATION RETAIL

## 120 NW 10TH AVENUE

### DEMOGRAPHIC SUMMARY

PORTLAND, OR

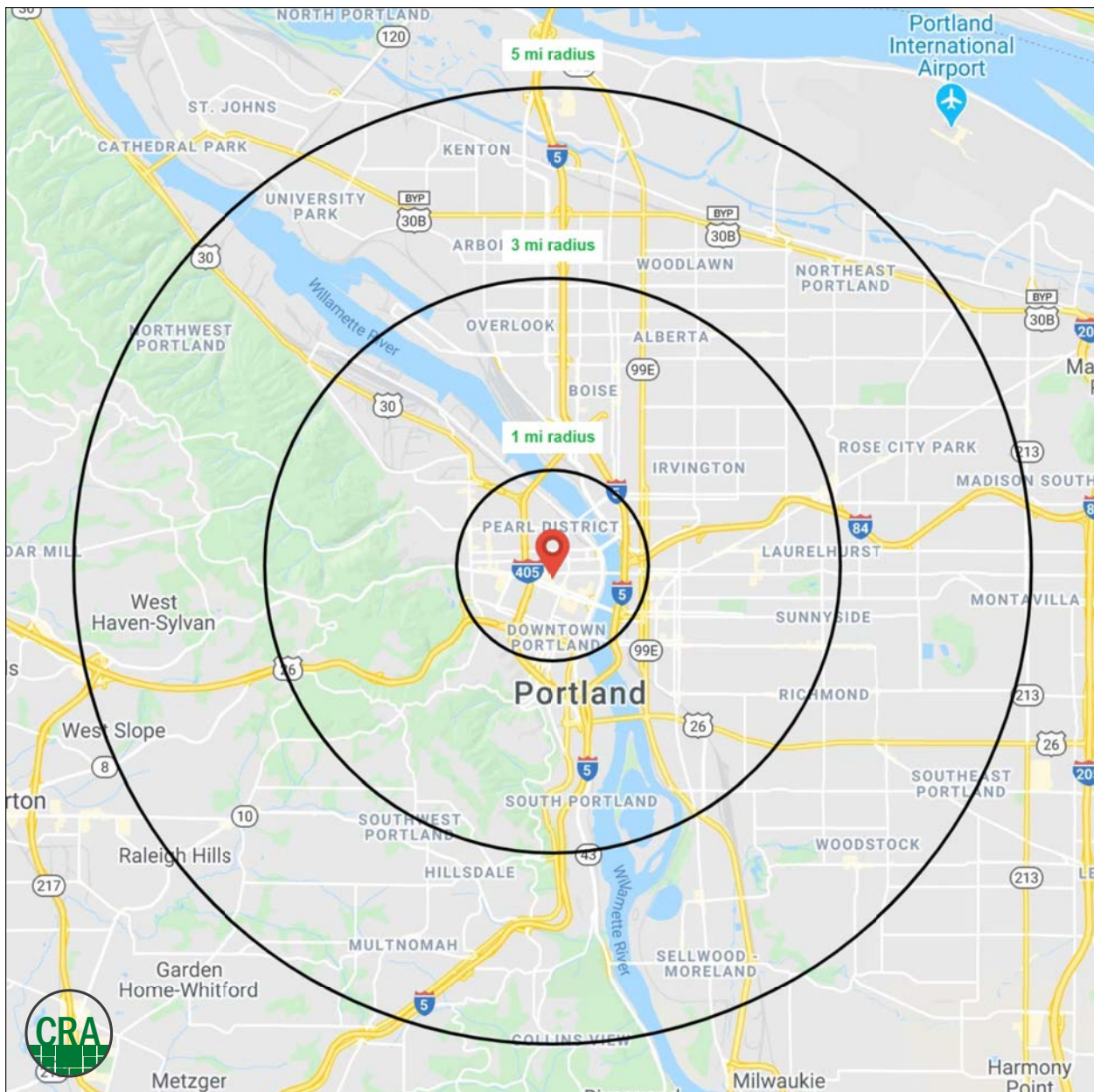
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	46,286	190,282	438,056
Projected Population 2025	47,158	194,002	445,921
Average HH Income	\$85,426	\$108,687	\$111,770
Median Home Value	\$540,695	\$596,040	\$521,513
Daytime Demographics 16+	125,156	322,098	479,367
Some College or Higher	85.9%	87.9%	85.5%

**\$540,695**

Median Home Value  
1 MILE RADIUS

**36.3**

Median Age  
1 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5241/-122.6808

RS1

## 120 NW 10th Avenue

### Portland, OR 97209

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>POPULATION</b>	2020 Estimated Population	46,286	190,282	438,056
	2025 Projected Population	47,158	194,002	445,921
	2010 Census Population	35,027	151,432	377,527
	2000 Census Population	25,425	134,621	350,020
	Projected Annual Growth 2020 to 2025	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	4.1%	2.1%	1.3%
	2020 Median Age	36.3	36.7	37.7
<b>HOUSEHOLDS</b>	2020 Estimated Households	30,726	102,009	209,730
	2025 Projected Households	32,397	107,625	221,309
	2010 Census Households	21,923	77,100	173,523
	2000 Census Households	16,419	67,418	157,481
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	4.4%	2.6%	1.7%
<b>RACE AND ETHNICITY</b>	2020 Estimated White	76.6%	78.4%	77.7%
	2020 Estimated Black or African American	7.5%	6.9%	6.7%
	2020 Estimated Asian or Pacific Islander	7.4%	5.6%	6.6%
	2020 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.9%
	2020 Estimated Other Races	7.5%	8.2%	8.2%
	2020 Estimated Hispanic	7.4%	9.7%	8.8%
<b>INCOME</b>	2020 Estimated Average Household Income	\$85,426	\$108,687	\$111,770
	2020 Estimated Median Household Income	\$57,296	\$79,608	\$84,184
	2020 Estimated Per Capita Income	\$57,967	\$58,706	\$53,835
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.4%	1.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.1%	2.4%
	2020 Estimated High School Graduate	9.9%	8.6%	10.3%
	2020 Estimated Some College	19.2%	16.9%	18.3%
	2020 Estimated Associates Degree Only	5.7%	5.7%	6.3%
	2020 Estimated Bachelors Degree Only	37.8%	37.5%	35.2%
	2020 Estimated Graduate Degree	23.2%	27.7%	25.7%
<b>BUSINESS</b>	2020 Estimated Total Businesses	9,510	23,316	34,311
	2020 Estimated Total Employees	110,010	273,612	368,335
	2020 Estimated Employee Population per Business	11.6	11.7	10.7
	2020 Estimated Residential Population per Business	4.9	8.2	12.8

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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KNOWLEDGE

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