

FOR LEASE

# 318 NW 11TH AVENUE

## PRIME PEARL DISTRICT RETAIL SPACE



### LOCATION

318 NW 11th Avenue in Portland, Oregon

### AVAILABLE SPACE

2,000 RSF

### ASKING RATE

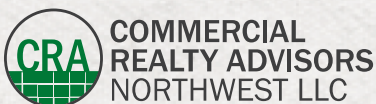
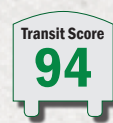
\$28/SF, NNN

### TRAFFIC COUNTS

NW Everett Street – 10,526 ADT ('18)

### HIGHLIGHTS

- Conveniently located on the streetcar line.
- Much of existing soft goods retail buildout remains.
- Includes one ADA bathroom, mop sink, back office space, and window display case in lobby of office building.
- Nearby tenants include Nau, the Shade Store, Cultured Pearl, Teardrop Lounge, and many more.



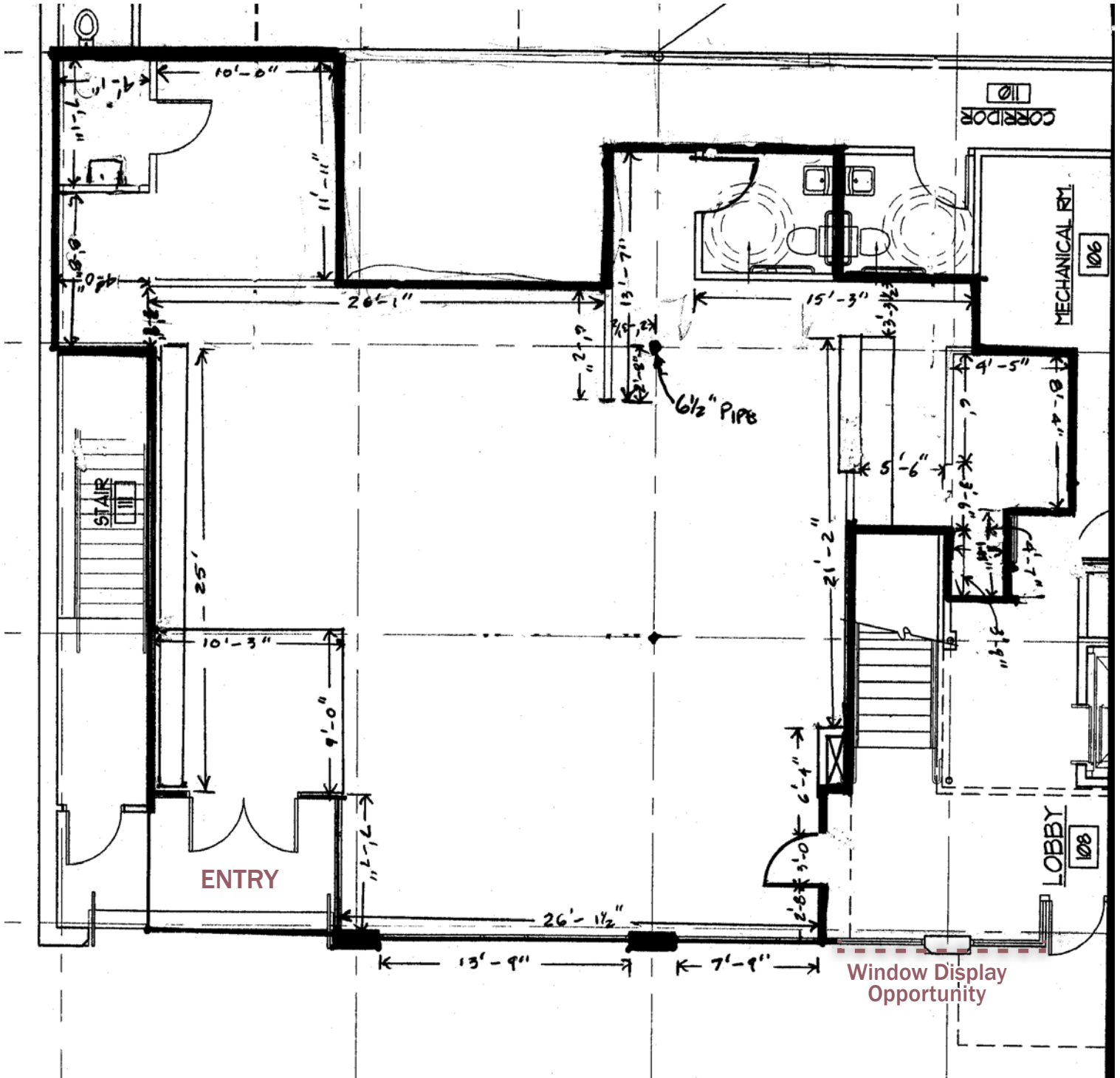
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# 318 NW 11TH AVENUE

PORTLAND, OR

## FLOOR PLAN



NW 11th Avenue



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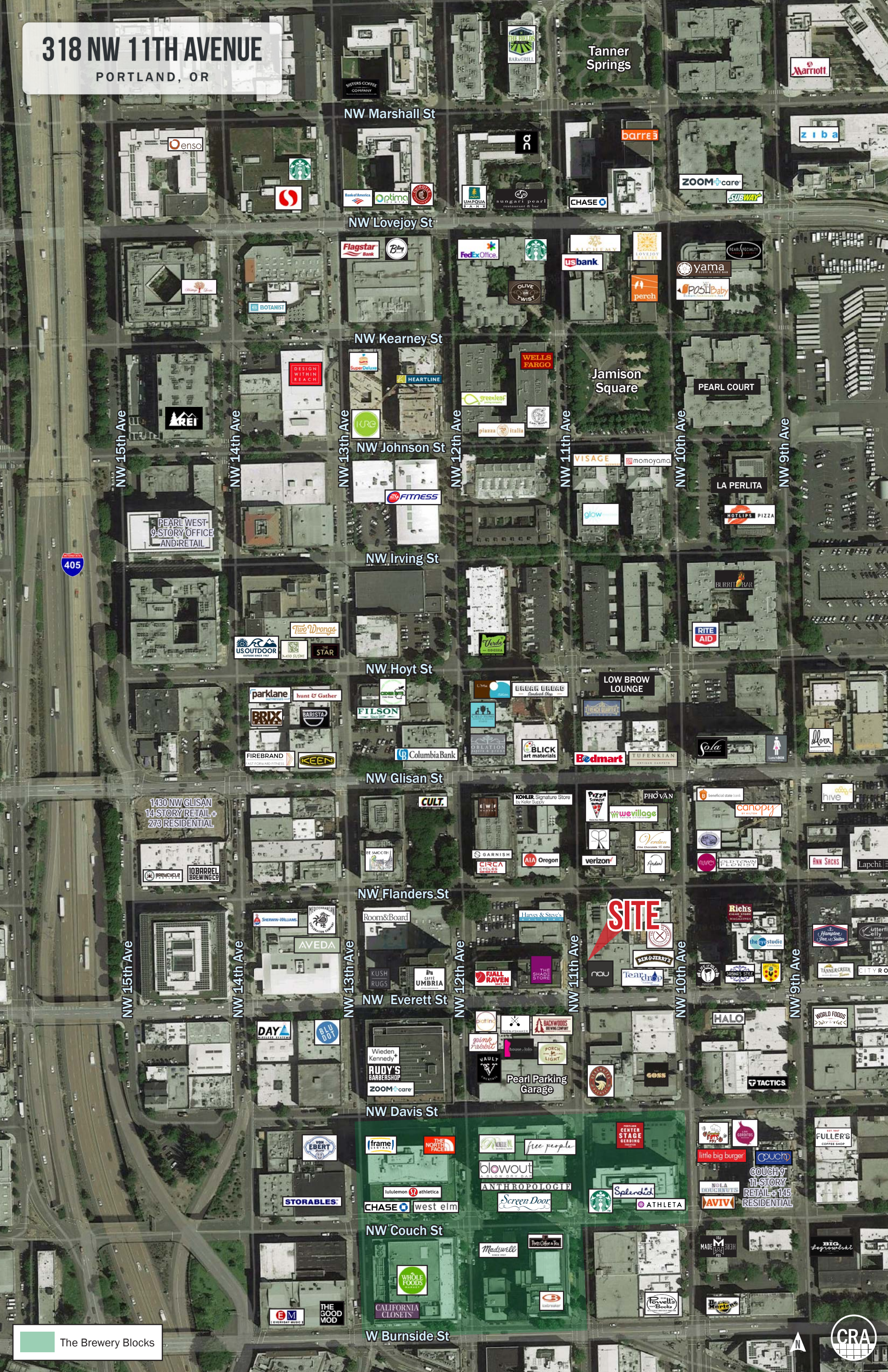
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## INTERIOR IMAGES



# 318 NW 11TH AVENUE

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The Brewery Blocks



# 318 NW 11TH AVENUE

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## DEMOGRAPHIC SUMMARY

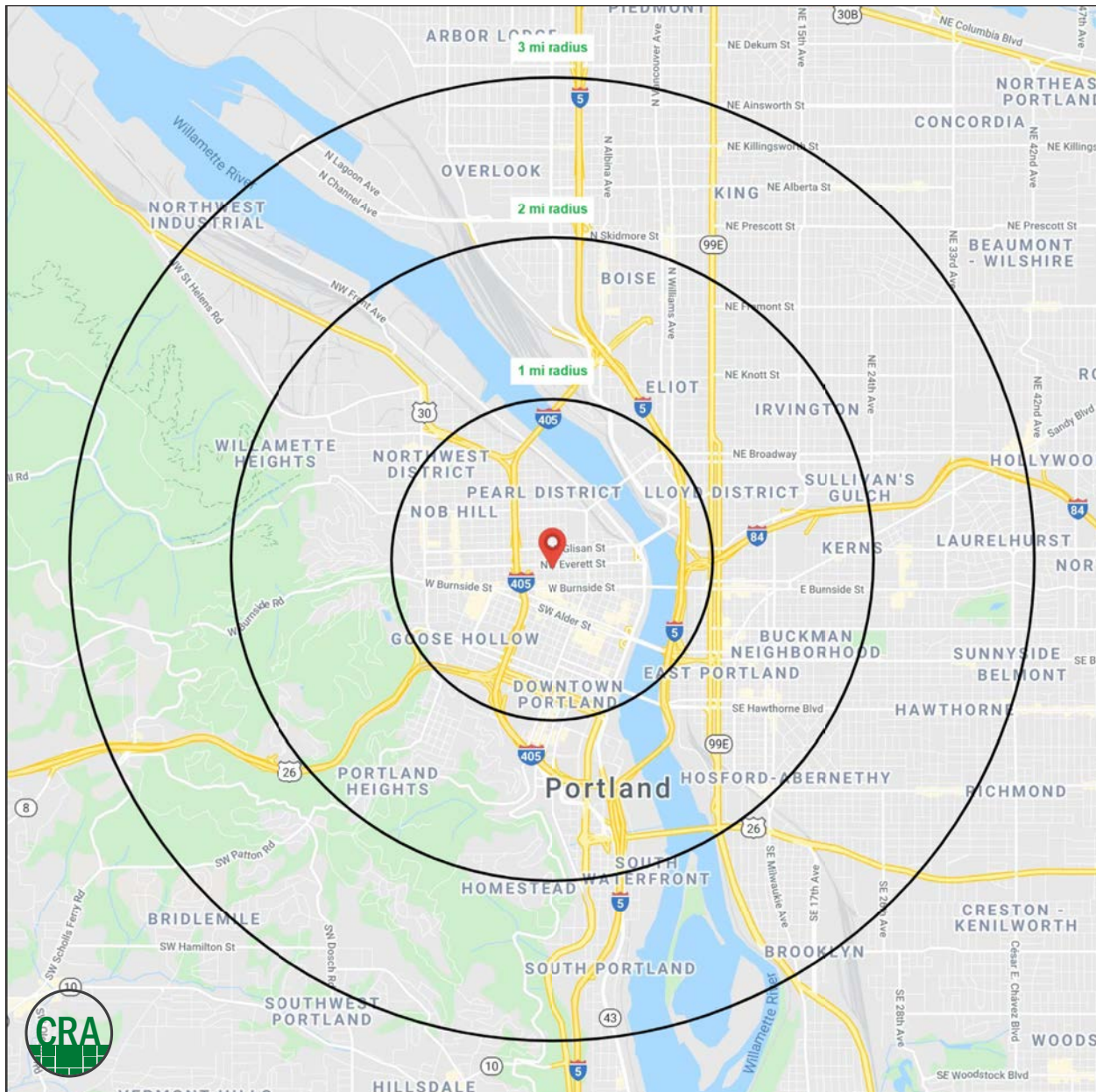
Source: Regis - SitesUSA (2021)	1 MILE	2 MILE	3 MILE
Estimated Population 2020	45,663	99,951	187,256
Projected Population 2025	47,150	103,572	193,398
Average HH Income	\$88,261	\$96,601	\$109,944
Median Age	36.7	36.0	36.5
Total Businesses	9,101	16,122	22,384
Daytime Demographics 16+	126,542	223,148	292,062

### 45,663

Estimated 2020 Population  
1 MILE RADIUS

### 126,542

Adjusted Daytime Demographics 16+  
1 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5254/-122.682

RS1

**318 NW 11th Ave**

**1 mi radius    2 mi radius    3 mi radius**

**Portland, OR 97209**

		1 mi radius	2 mi radius	3 mi radius
<b>POPULATION</b>	2020 Estimated Population	45,663	99,951	187,256
	2025 Projected Population	47,150	103,572	193,398
	2010 Census Population	33,636	76,142	150,012
	2000 Census Population	24,828	62,694	133,449
	Projected Annual Growth 2020 to 2025	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2020	4.2%	3.0%	2.0%
<b>HOUSEHOLDS</b>	2020 Median Age	36.7	36.0	36.5
	2020 Estimated Households	30,538	59,917	100,528
	2025 Projected Households	32,483	63,846	107,004
	2010 Census Households	21,359	43,260	76,359
	2000 Census Households	16,071	35,880	66,753
	Projected Annual Growth 2020 to 2025	1.3%	1.3%	1.3%
<b>RACE AND ETHNICITY</b>	Historical Annual Growth 2000 to 2020	4.5%	3.3%	2.5%
	2020 Estimated White	77.4%	77.1%	78.3%
	2020 Estimated Black or African American	7.2%	6.9%	6.9%
	2020 Estimated Asian or Pacific Islander	6.9%	6.2%	5.4%
	2020 Estimated American Indian or Native Alaskan	1.0%	1.2%	1.0%
	2020 Estimated Other Races	7.4%	8.6%	8.4%
<b>INCOME</b>	2020 Estimated Hispanic	7.2%	10.3%	9.8%
	2020 Estimated Average Household Income	\$88,261	\$96,601	\$109,944
	2020 Estimated Median Household Income	\$63,413	\$72,855	\$85,156
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Per Capita Income	\$60,211	\$58,666	\$59,470
	2020 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.3%	1.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.1%	1.9%
	2020 Estimated High School Graduate	10.2%	9.5%	9.0%
	2020 Estimated Some College	18.5%	17.5%	16.6%
	2020 Estimated Associates Degree Only	5.7%	5.6%	5.7%
	2020 Estimated Bachelors Degree Only	37.3%	36.8%	37.0%
<b>BUSINESS</b>	2020 Estimated Graduate Degree	24.6%	27.0%	28.4%
	2020 Estimated Total Businesses	9,101	16,122	22,384
	2020 Estimated Total Employees	110,028	190,347	236,028
	2020 Estimated Employee Population per Business	12.1	11.8	10.5
	2020 Estimated Residential Population per Business	5.0	6.2	8.4

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

RELATIONSHIPS

EXPERIENCE



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