

2ND GEN PEARL DISTRICT

SALON/SERVICE/WELLNESS SPACE AVAILABLE!



ADDRESS

333 NW 11th Ave, Portland, OR 97209

AVAILABLE SPACE

1,400 SF

RENTAL RATE

Intro rate: \$2,500/month, plus utilities

TRAFFIC COUNTS

NW 11th Ave - 6,725 ADT ('26)

I-405 - 106,939 ADT ('26)



HIGHLIGHTS

- 2nd generation, character rich ground floor storefront space with 6 treatment rooms and back office/break room with sink.
- Nearby tenants include Fireclay Tile, Portland Vintage Market, Blue Room Spa, Backwoods Brewing, Zab Pinto Thai Kitchen, Saatva & more.
- Monthly tenant parking available in the adjacent/attached garage.
- Additional storage available at a market storage rate.
- Available now!



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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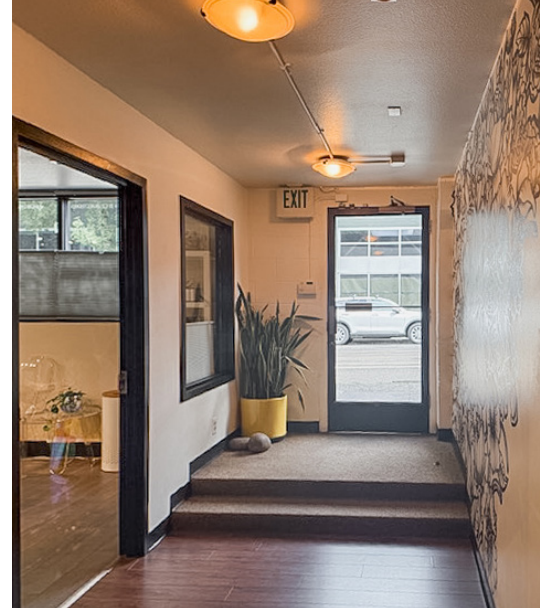
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333 NW 11TH AVE

PORTLAND, OR

PHOTOS

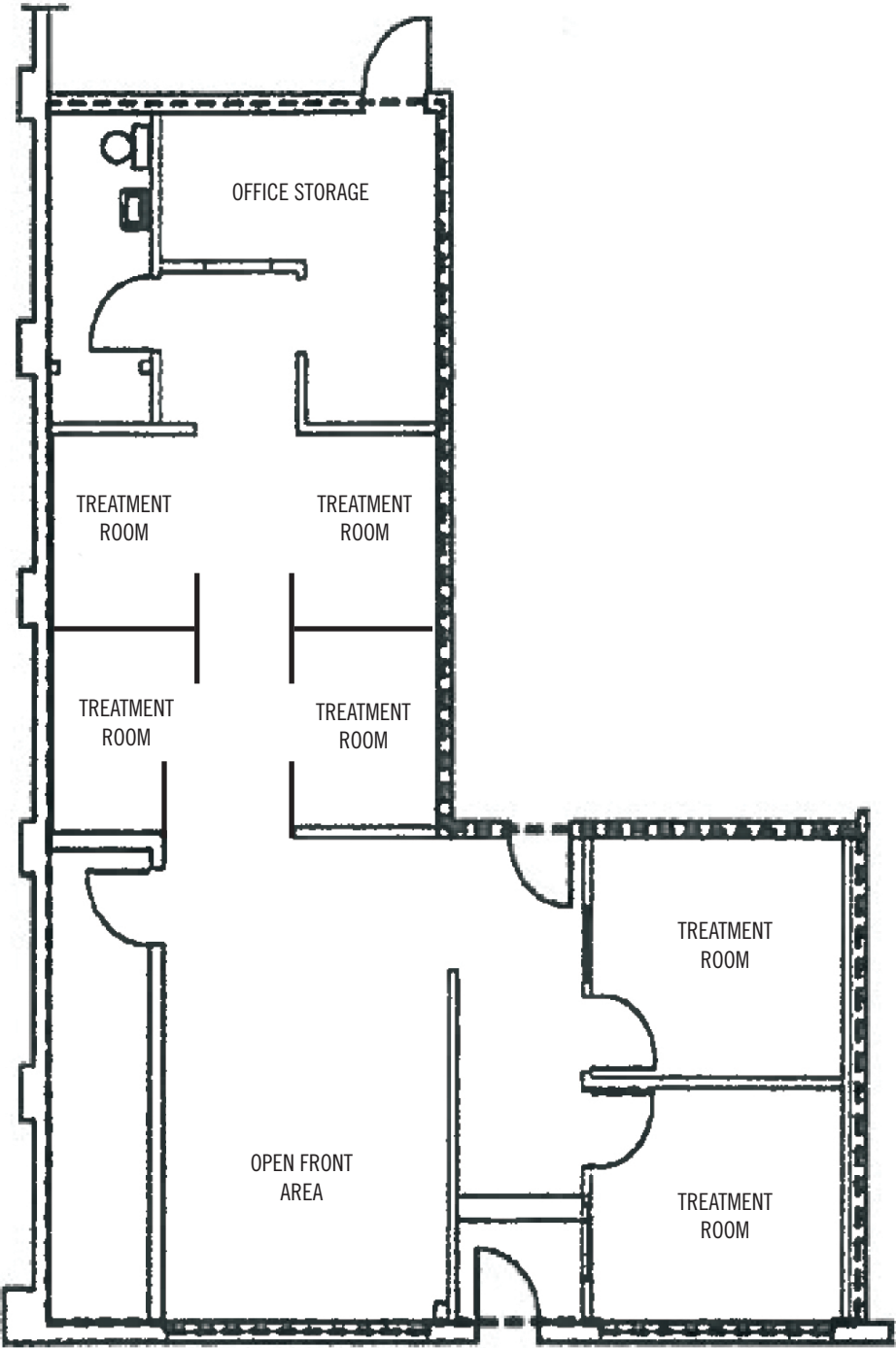


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FLOOR PLAN



←← NW 11TH AVE



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PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2026	59,262	113,817	198,532
Estimated Households 2026	33,480	63,825	104,979
Average HH Income	\$111,727	\$121,481	\$139,389
Median Home Value	\$670,755	\$763,481	\$766,611
Daytime Demographics 16+	124,768	214,406	280,619
Some College or Higher	82.1%	84.5%	86.2%

\$111,727

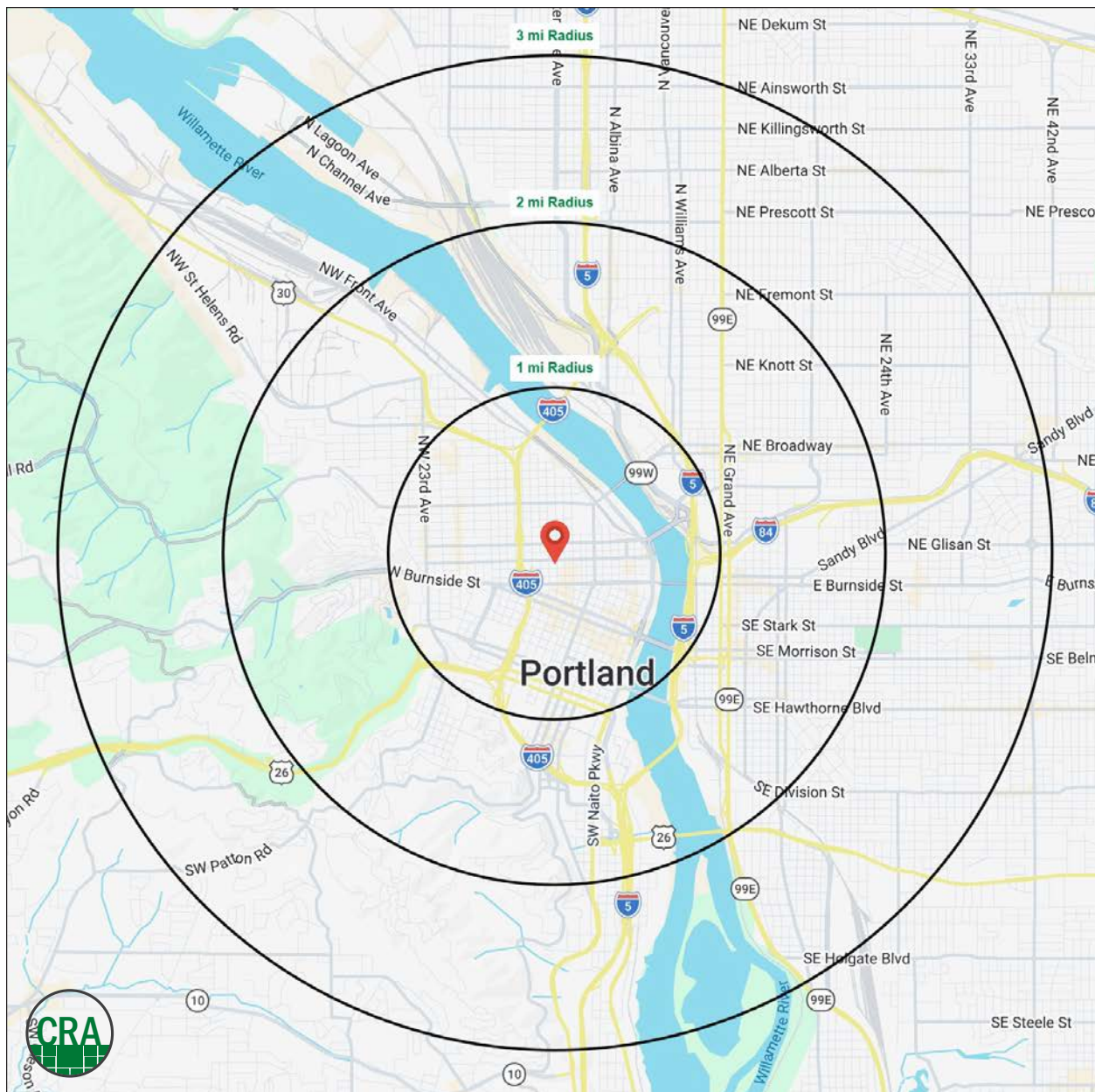
Average Household Income

1 MILE RADIUS

38.7

Median Age

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5255/-122.6825

333 NW 11th Ave Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
2026 Estimated Population	59,262	113,817	198,532
2031 Projected Population	59,614	115,307	200,579
2020 Census Population	44,629	98,124	184,189
2010 Census Population	34,491	75,340	149,832
Projected Annual Growth 2026 to 2031	0.1%	0.3%	0.2%
Historical Annual Growth 2010 to 2026	4.5%	3.2%	2.0%
2026 Median Age	38.7	37.9	38.6
Households			
2026 Estimated Households	33,480	63,825	104,979
2031 Projected Households	34,280	65,202	106,617
2020 Census Households	29,449	57,519	96,397
2010 Census Households	21,736	42,864	76,305
Projected Annual Growth 2026 to 2031	0.5%	0.4%	0.3%
Historical Annual Growth 2010 to 2026	3.4%	3.1%	2.3%
Race and Ethnicity			
2026 Estimated White	71.7%	72.5%	74.0%
2026 Estimated Black or African American	6.2%	6.2%	6.1%
2026 Estimated Asian or Pacific Islander	8.7%	8.0%	7.1%
2026 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.8%
2026 Estimated Other Races	12.3%	12.4%	12.0%
2026 Estimated Hispanic	11.7%	11.6%	10.8%
Income			
2026 Estimated Average Household Income	\$111,727	\$121,481	\$139,389
2026 Estimated Median Household Income	\$78,381	\$86,464	\$102,361
2026 Estimated Per Capita Income	\$63,843	\$68,748	\$74,141
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.4%	1.2%
2026 Estimated Some High School (Grade Level 9 to 11)	2.8%	2.3%	2.1%
2026 Estimated High School Graduate	13.1%	11.8%	10.5%
2026 Estimated Some College	17.1%	16.2%	15.3%
2026 Estimated Associates Degree Only	6.2%	5.5%	5.4%
2026 Estimated Bachelors Degree Only	32.8%	34.6%	36.2%
2026 Estimated Graduate Degree	26.0%	28.1%	29.3%
Business			
2026 Estimated Total Businesses	9,061	16,131	22,937
2026 Estimated Total Employees	105,716	180,929	225,786
2026 Estimated Employee Population per Business	11.7	11.2	9.8
2026 Estimated Residential Population per Business	6.5	7.1	8.7

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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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