

FULLY LEASED

410 NW 14TH AVE

MOVE-IN READY PEARL DISTRICT RETAIL/CREATIVE OFFICE



ADDRESS

410 NW 14th Avenue | Portland, OR 97209
Dale Building between Flanders & Glisan

AVAILABLE SPACE

- Fully Leased

RENTAL RATE

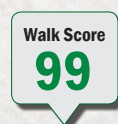
Please call for details

TRAFFIC COUNTS

NW 14th Ave – 12,606 ADT ('22)
NW Glisan St – 14,332 ADT ('22)
NW Flanders St – 5,758 ADT ('22)

HIGHLIGHTS

- Located in the heart of the Pearl District, across from 10 Barrel Brewing Company and adjacent to Wild Child Pizza.
- Character rich building with dark brick exterior and natural interior brick, high ceilings and large storefront glass windows providing abundant natural light.
- Move in ready! Built out with two restrooms (one with a shower) and office/conference space in the back area.
- Landlord is open to shorter term (6 months–1 year) use and creative deal terms for longer term use.



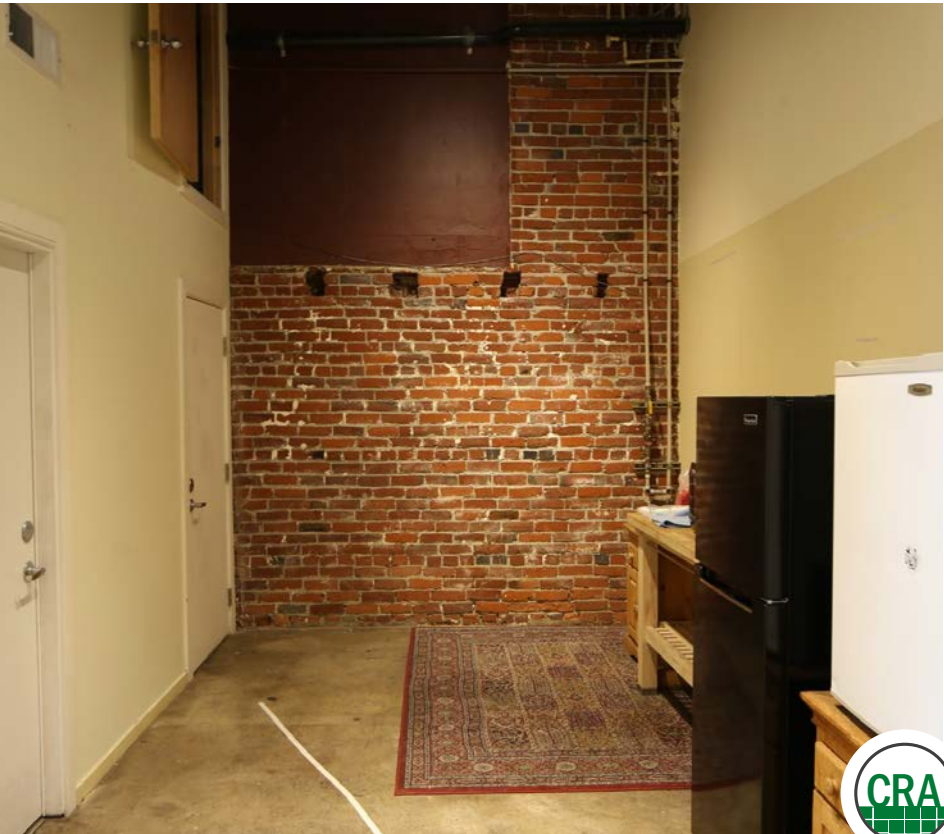
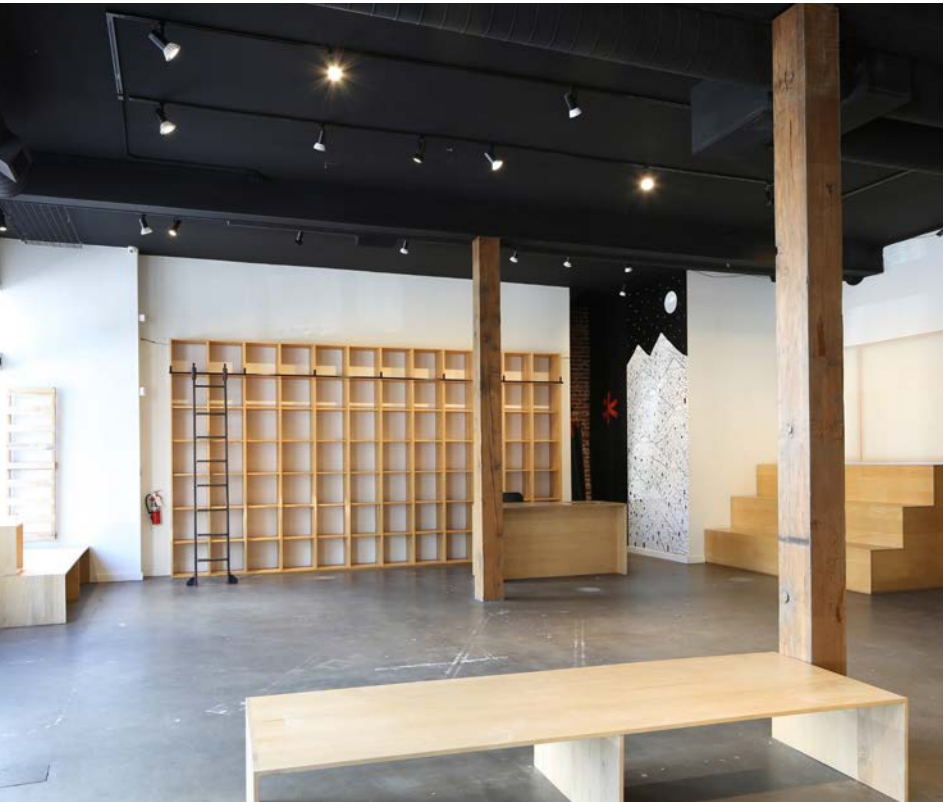
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
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INTERIOR IMAGES

410 NW 14TH AVENUE
PORTLAND, OR



410 NW 14TH AVENUE
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BROADWAY CORRIDOR
EXTENSION

UNION STATION

POST OFFICE REDEVELOPMENT
14 ACRES
PROPOSED

PNCA

★ SITE

NW Broadway

NW Park Ave

NORTH PARK BLOCKS

NW 8th Ave

NW 9th Ave

NW 10th Ave

NW 11th Ave

NW 12th Ave

NW 13th Ave

NW 14th Ave

NW 15th Ave

NW Raleigh St

NW Quimby St

NW Pettygrove St

NW Overton St

NW Northrup St

NW Marshall St

NW Lovejoy St

NW Johnson St

NW Irving St

NW Hoyt St

NW Glisan St

NW Flanders St

NW Everett St

NW Davis St

NW Couch St

W Burnside St

NW Naito Pkwy

Broadway Bridge



VIBRANT!
93 UNITS

REVEAL
314 UNITS

Ramona
apartments

THE WATERMARK
AT THE PLAZA
110 UNITS
SENIOR LIVING

movement
ALUMINUM TOTAL FITNESS

MODERA | PEARL
150 UNITS

VISTA PEARL
21 STORY CONDO

SNOW BUNNY COFFEE

THE FIELDS
PARK

FREEDOM
CENTER

TOMO BOULDERING CLUB

U.S. Citizenship
and Immigration
Services

avation
Lifestyle & Daycare

TAKARA SUSHI

9 NORTH
9-STORY OFFICE
& RETAIL

LA FITNESS

Akamai

ecru

PIZZICATO

pearl

TEA
BAR

CAN FONT

BARRY'S

THE WATT

VIA DELIZIA

Kennari
PEARL

TANNER
SPRINGS

Residence INN
BY IHG HOTELS

ERATH

enso

Starbucks

Bank of America

Optima

barre3

CHASE

ZOOMcare
SUBWAY

OSULO

NOSHA
FAMILIA
CORP

LOVEJOY
DENTAL

BOTANIST

Bly

JoJo

FEDEX OFFICE

Starbucks

usbank

yama

POSITIVE
BABY

BURNIT
CYCLE

DESIGN WITHIN
REACH

NOODLE DYNASTY

HEARTLINE

WELLS
FARGO

greenleaf

BATTLE
CREEK
CELLARS

piazza
italia

WELLS
FARGO

VISAGE

momoyama

glow

thrive

STRAY HAIR
CLUB

BURRIT
BAR

LOW BROW
LOUNGE

abba

BLICK
art materials

BedMART

EUFENKIAN

Sala

Flower
Wines

honeyman
HAYWARD 100%

Rev'd Fitness

KEEN

hunt & Gather

andina

AIA Oregon

colibri

FEDEX

Umpqua Bank

GARNISH

PHO VAN

Vaux

canopy

hive

ANN SACKS

ROOM & BOARD

JOYBIRD

BEAUTY RULE

saotva

Rich's

the guest studio

Hampton
Sun & Sails

utterfly
silly

WORLD FOODS

Visual Comfort & Co

dogtopia

TACTICS

OSULO

THE JAIN STORE

BACKWOODS
BY THE COMPANY

ORANGE THEORY
FITNESS

BLACKFISH GALLERY

GOSS

12 STORY
204 UNITS

COMPTON
K&S

PEARL PARKING
GARAGE

frame

WILLIAMS SONOMA

free people

ARMORY

STAGE
BEDDING

Reformation

ATHLETA

7th Avenue

REPUBLICA

FARMHOUSE KITCHEN

LOUISA

lululemon

west elm

Madewell

Good

CB2

Crates & Barrel

WHOLE FOODS

CALIFORNIA CLOSETS

GBD ARCHITECTS

POWELL'S
CITY BOOKS

MADE
IN
M

CADEJO COFFEE

AMARA
APARTMENTS
17 STORY
138 UNITS

OREGON
JEWISH MUSEUM
AND CENTER FOR
HOLocaust
EDUCATION

STAG

JOHN'S CAFE

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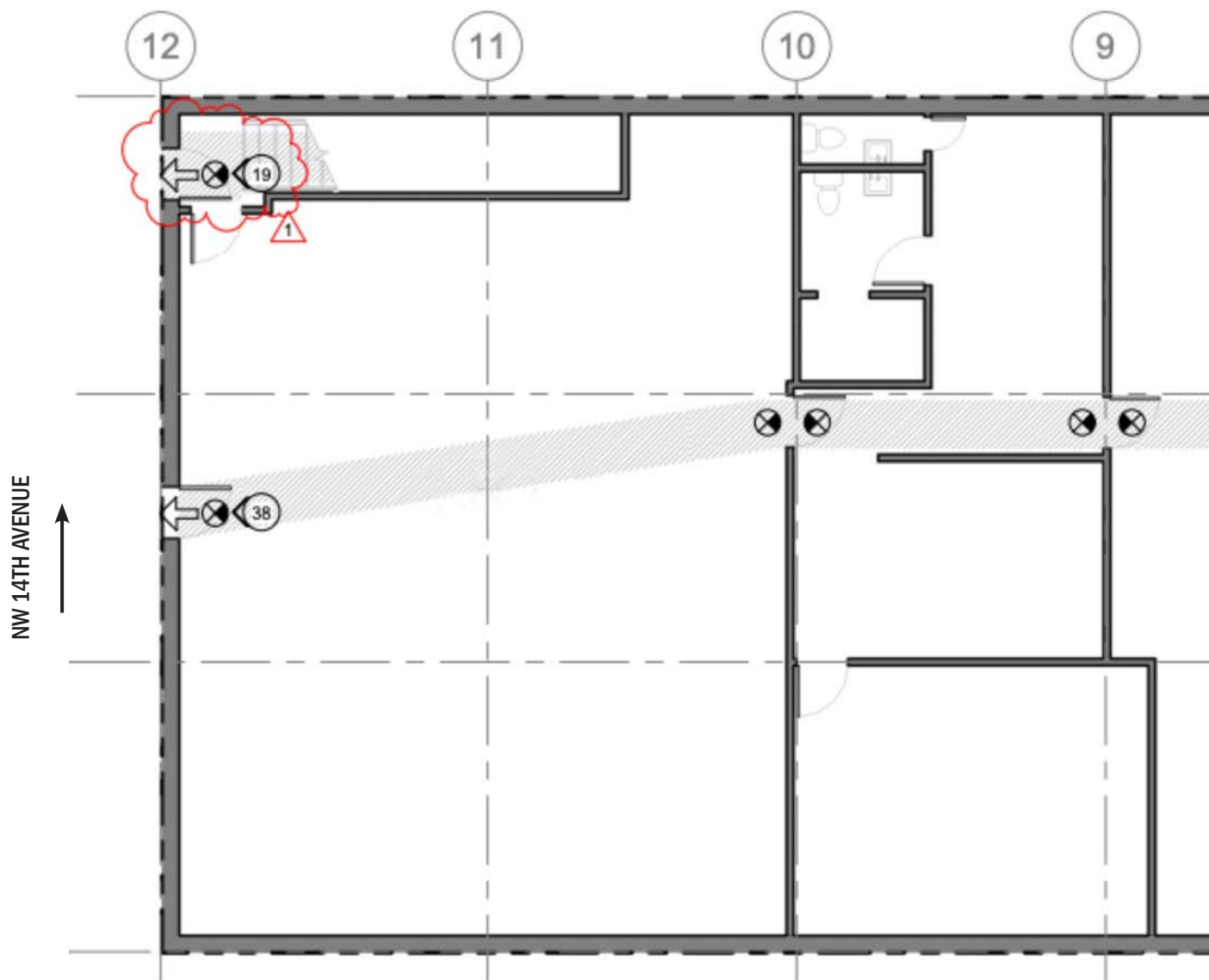
BROADWAY CORRIDOR
EXTENSION

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THE BREWERY
BLOCKS

FLOOR PLAN

410 NW 14TH AVENUE
PORTLAND, OR



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



DEMOGRAPHIC SUMMARY

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PORTLAND, OR

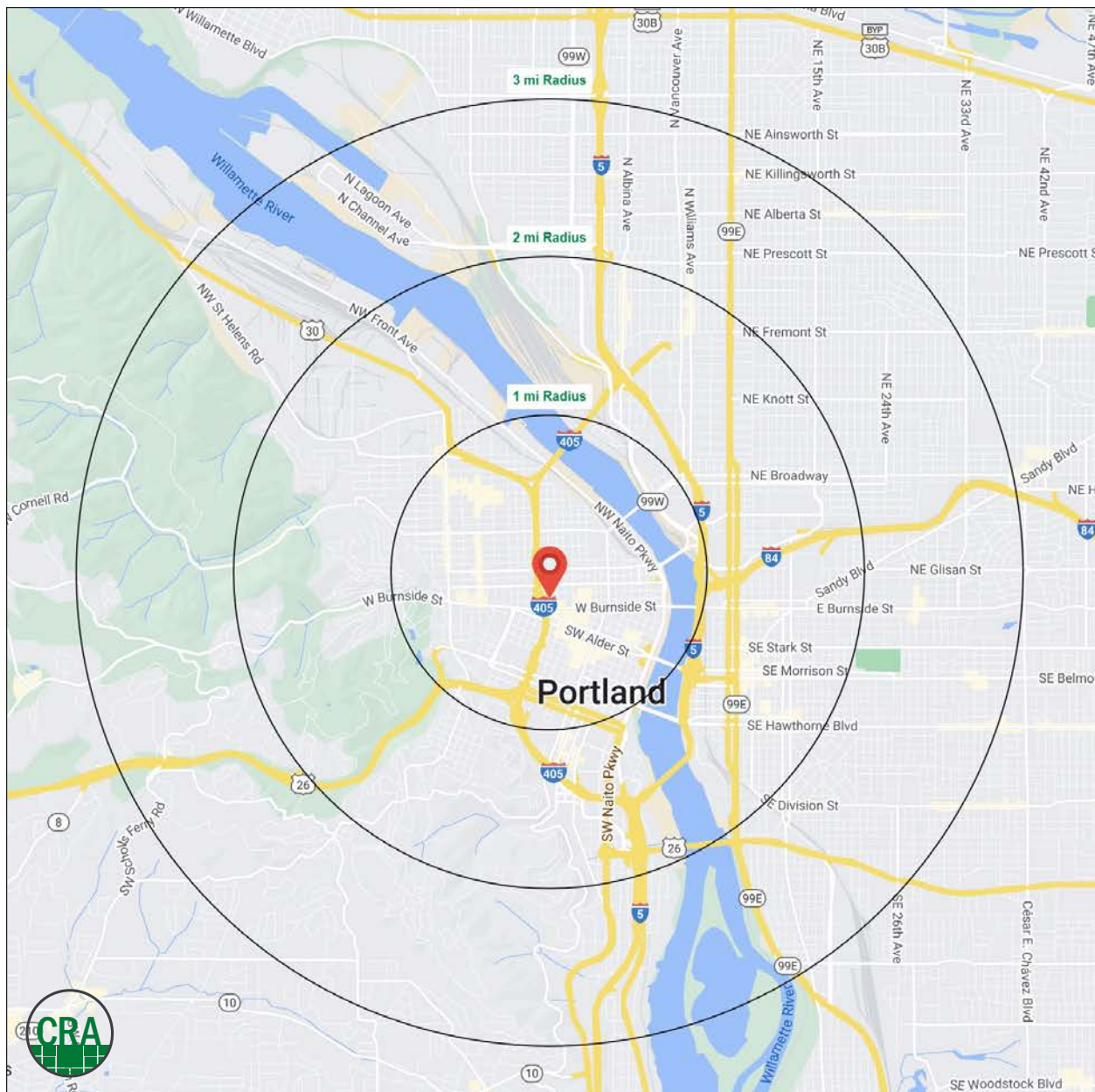
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2023	47,190	98,902	182,279
Estimated Households	32,189	60,714	100,220
Average HH Income	\$108,743	\$116,499	\$135,977
Median Home Value	\$583,837	\$606,938	\$619,022
Daytime Demographics 16+	115,364	200,254	262,746
Some College or Higher	85.3%	86.8%	87.9%

47,190

Estimated Population 2023
1 MILE RADIUS

38.9

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5261/-122.6851

410 NW 14th Ave Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
2023 Estimated Population	47,190	98,902	182,279
2028 Projected Population	46,160	99,053	179,904
2020 Census Population	44,527	94,200	178,998
2010 Census Population	35,112	71,946	145,056
Projected Annual Growth 2023 to 2028	-0.4%	-	-0.3%
Historical Annual Growth 2010 to 2023	2.6%	2.9%	2.0%
2023 Median Age	38.9	38.0	38.2
Households			
2023 Estimated Households	32,189	60,714	100,220
2028 Projected Households	32,812	63,439	103,165
2020 Census Households	29,310	55,437	94,158
2010 Census Households	22,217	41,087	74,281
Projected Annual Growth 2023 to 2028	0.4%	0.9%	0.6%
Historical Annual Growth 2010 to 2023	3.5%	3.7%	2.7%
Race and Ethnicity			
2023 Estimated White	74.3%	74.1%	75.4%
2023 Estimated Black or African American	4.9%	5.9%	6.3%
2023 Estimated Asian or Pacific Islander	9.1%	8.4%	7.1%
2023 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.7%
2023 Estimated Other Races	10.8%	10.8%	10.5%
2023 Estimated Hispanic	12.4%	11.6%	10.2%
Income			
2023 Estimated Average Household Income	\$108,743	\$116,499	\$135,977
2023 Estimated Median Household Income	\$85,405	\$90,830	\$101,675
2023 Estimated Per Capita Income	\$75,161	\$72,273	\$75,247
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.4%	1.2%
2023 Estimated Some High School (Grade Level 9 to 11)	2.5%	2.0%	1.7%
2023 Estimated High School Graduate	10.5%	9.9%	9.2%
2023 Estimated Some College	16.7%	16.2%	15.4%
2023 Estimated Associates Degree Only	4.9%	4.6%	4.6%
2023 Estimated Bachelors Degree Only	35.5%	38.1%	39.1%
2023 Estimated Graduate Degree	28.2%	27.8%	28.8%
Business			
2023 Estimated Total Businesses	8,835	15,562	22,304
2023 Estimated Total Employees	99,662	171,094	214,521
2023 Estimated Employee Population per Business	11.3	11.0	9.6
2023 Estimated Residential Population per Business	5.3	6.4	8.2

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

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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