

AMARA

NEW MIXED USE | PEARL DISTRICT | PORTLAND, OREGON

LOCATION

W Burnside between NW 9th Ave and Park Ave
Portland, Oregon



AVAILABLE SPACE

1,078–9,116 SF, opportunity for multiple space configurations

RENTAL RATE

Call for details

COMMENTS

- New, mixed use building located on W. Burnside in the Pearl District across from the North Park Blocks.
- 138 market rate apartments above ground floor retail.
- High ceilings, expansive glass storefronts, and great signage opportunities!
- Up to two restaurant spaces available with type 1 venting (see site plan for locations of vent shafts).
- Located just one block from Powell's City of Books and nearby Brewery Blocks redevelopment. Neighboring tenants include Dr. Martens, North of West, Sizzle Pie, Made Here PDX, Maurice and more.
- Available Now!

TRAFFIC COUNTS

W Burnside – 24,050 ADT ('18)



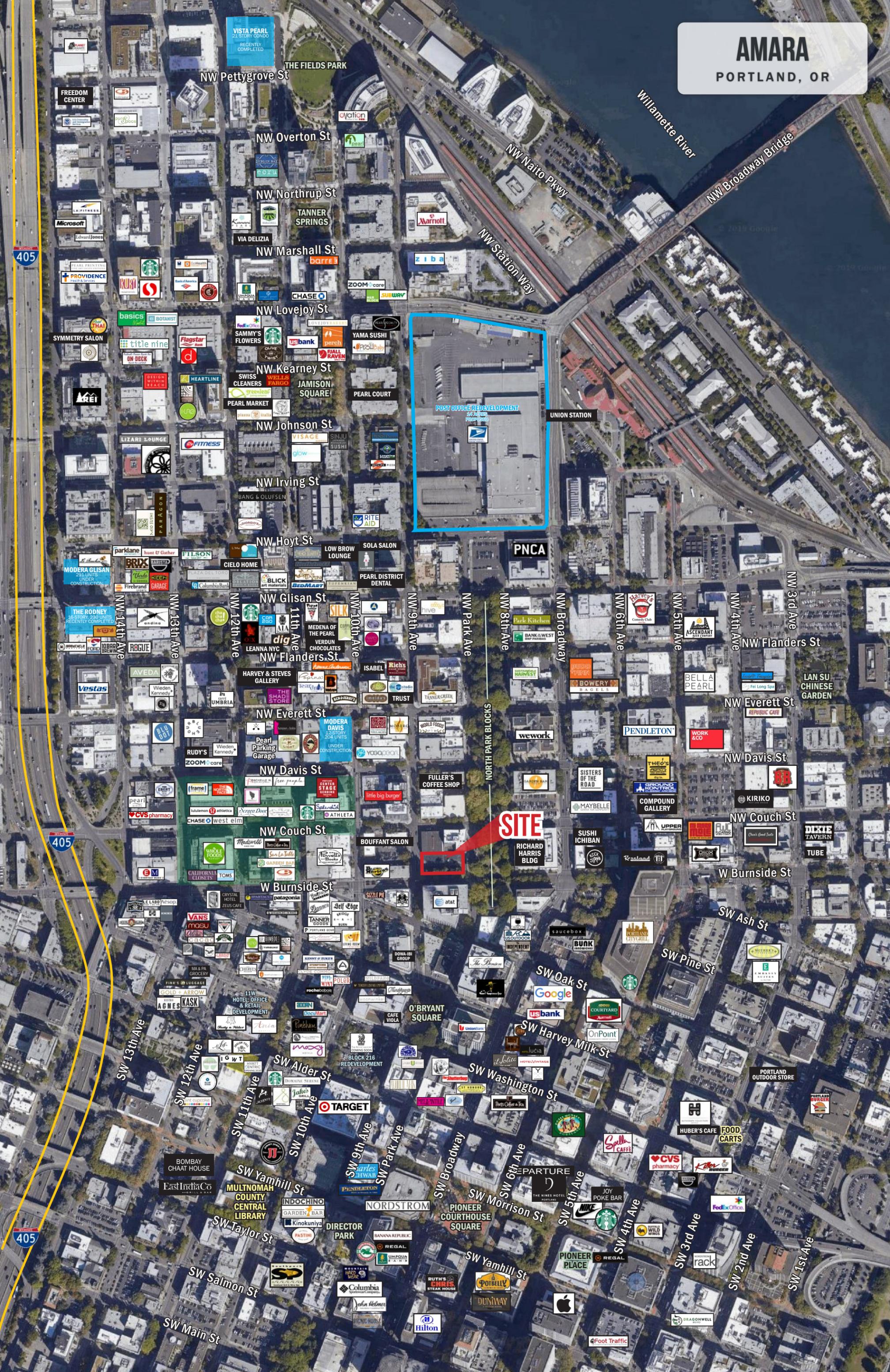
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Licensed brokers in Oregon & Washington

AMARA

PORTLAND, OR



VISTA PEARL
21 STORY CONDO
RECENTLY COMPLETED

POST OFFICE REDEVELOPMENT
36 Acres
PUD-3000

SITE

405

405

405

NORTH PARK BLOCKS

Willamette River

NW Broadway Bridge

NW Naito Pkwy

NW Station Way

NW Pettygrove St

THE FIELDS PARK

NW Overton St

NW Northrup St

NW Marshall St

NW Lovejoy St

NW Kearney 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

SW 13th Ave

SW 12th Ave

SW 11th Ave

SW 10th Ave

SW 9th Ave

SW 8th Ave

SW 7th Ave

SW 6th Ave

SW 5th Ave

SW 4th Ave

SW 3rd Ave

SW 2nd Ave

SW 1st Ave

MULTNOMAH COUNTY CENTRAL LIBRARY

NORDSTROM

Google

TARGET

usbank

OnPoint

COURTYARD

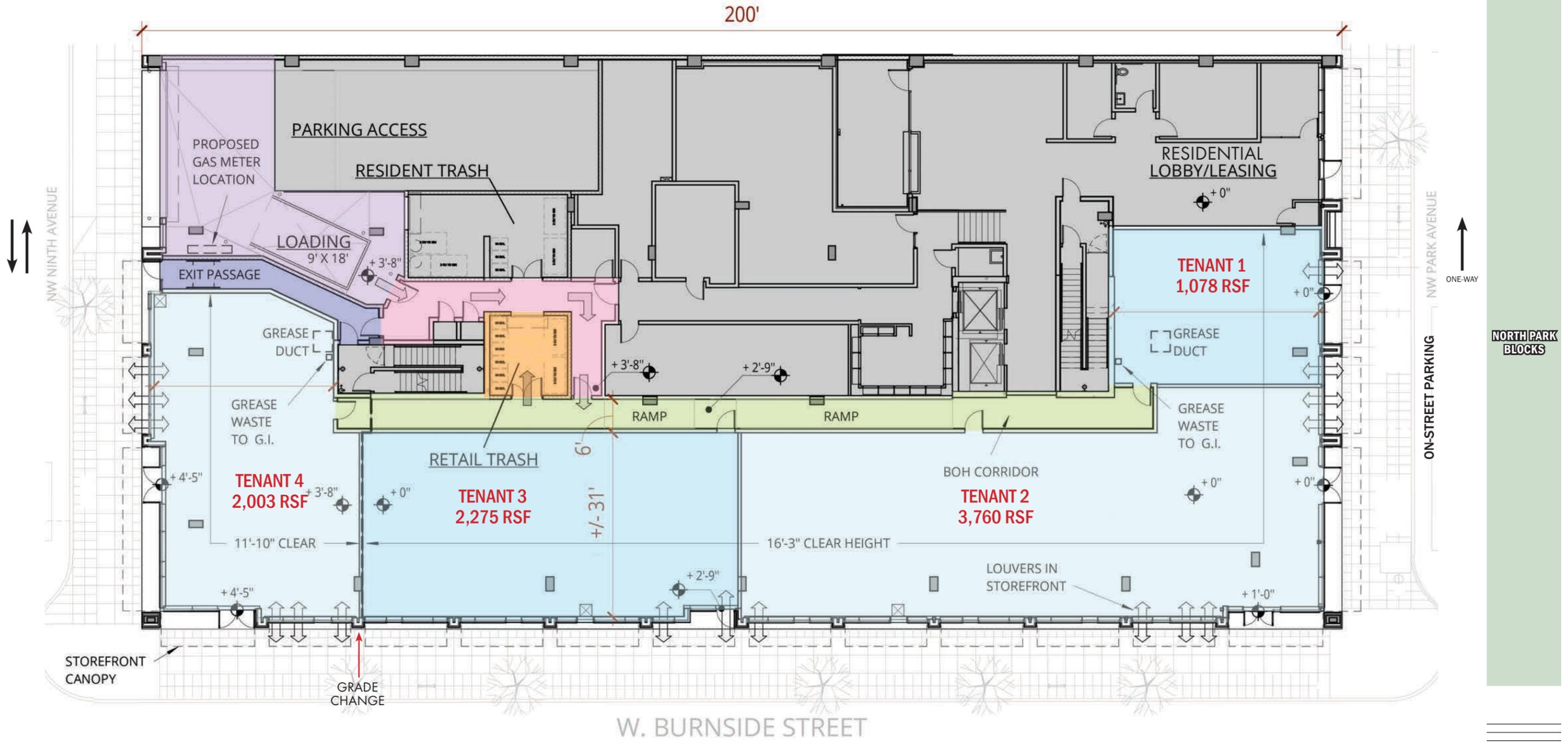
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GROUND FLOOR PLAN

AMARA
PORTLAND, OR



24,050 ADT (2018)

PEDESTRIAN CROSSWALK



DEMOGRAPHIC SUMMARY

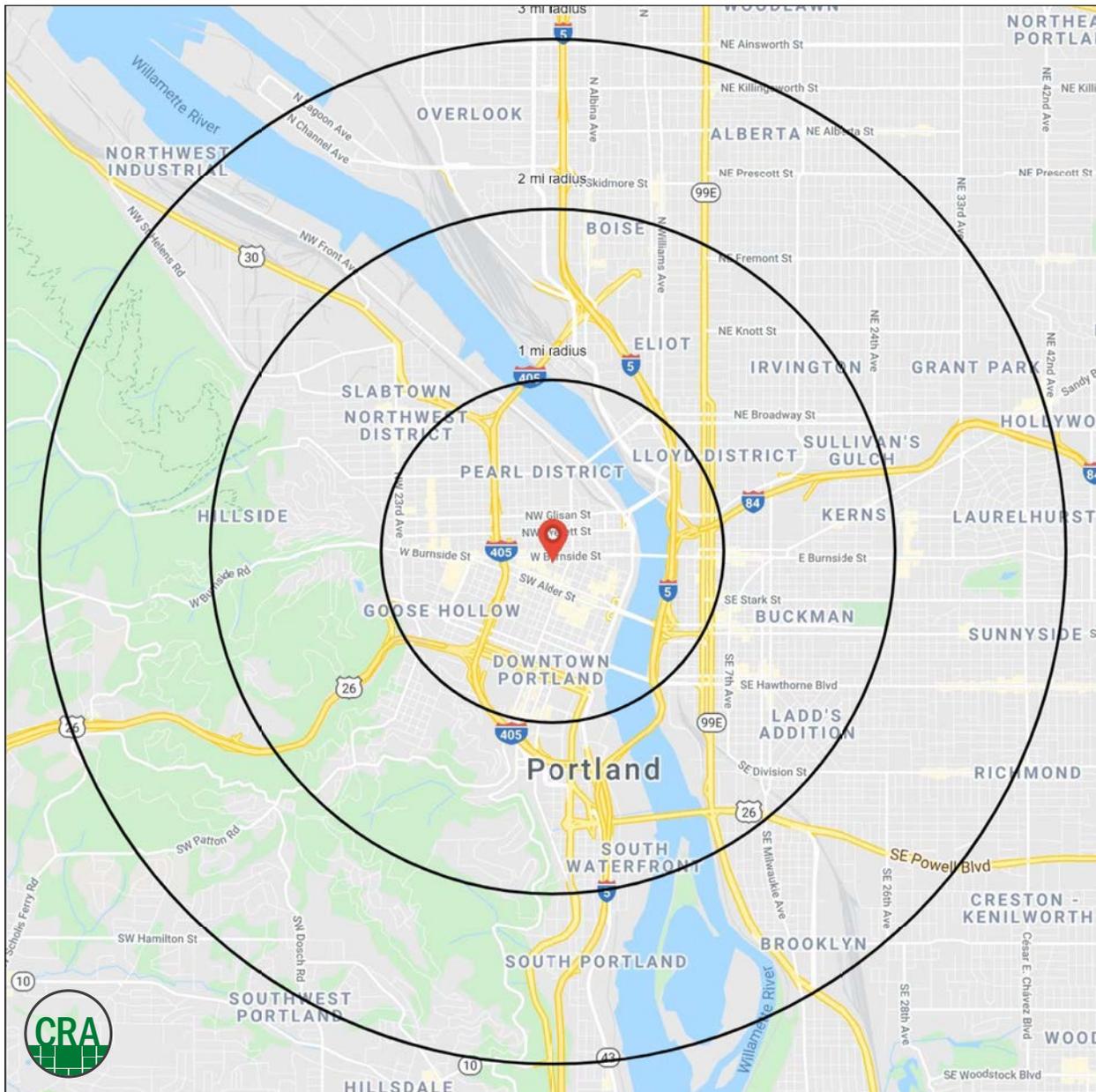
Source: Regis - SitesUSA (2022)	1 MILE	2 MILE	3 MILE
Estimated Population 2021	43,897	104,809	190,026
Projected Population 2026	48,910	116,932	205,277
Average HH Income	\$81,702	\$95,625	\$110,783
Median Age	37.3	37.5	37.7
Total Businesses	9,104	16,525	22,666
Daytime Demographics 16+	128,779	227,358	291,608

104,809

Estimated 2021 Population
2 MILE RADIUS

227,358

Adj. Daytime Demographics Age 16+
2 MILE RADIUS



Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5232/-122.6796

Amara	1 mi radius	2 mi radius	3 mi radius
Portland, OR 97209			
Population			
2021 Estimated Population	43,897	104,809	190,026
2026 Projected Population	48,910	116,932	205,277
2020 Census Population	44,317	105,758	189,364
2010 Census Population	35,544	80,375	153,352
Projected Annual Growth 2021 to 2026	2.3%	2.3%	1.6%
Historical Annual Growth 2010 to 2021	2.1%	2.8%	2.2%
2021 Median Age	37.3	37.5	37.7
Households			
2021 Estimated Households	29,153	61,730	99,542
2026 Projected Households	33,222	70,415	110,909
2020 Census Households	29,129	61,735	98,632
2010 Census Households	22,068	45,800	77,973
Projected Annual Growth 2021 to 2026	2.8%	2.8%	2.3%
Historical Annual Growth 2010 to 2021	2.9%	3.2%	2.5%
Race and Ethnicity			
2021 Estimated White	72.2%	74.5%	74.8%
2021 Estimated Black or African American	4.1%	5.0%	6.0%
2021 Estimated Asian or Pacific Islander	9.2%	7.0%	5.9%
2021 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.8%
2021 Estimated Other Races	13.4%	12.6%	12.5%
2021 Estimated Hispanic	11.3%	9.7%	8.9%
Income			
2021 Estimated Average Household Income	\$81,702	\$95,625	\$110,783
2021 Estimated Median Household Income	\$62,121	\$75,873	\$87,878
2021 Estimated Per Capita Income	\$55,408	\$57,061	\$58,498
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.0%	1.1%
2021 Estimated Some High School (Grade Level 9 to 11)	2.4%	1.9%	1.8%
2021 Estimated High School Graduate	11.0%	9.5%	9.1%
2021 Estimated Some College	18.4%	16.9%	16.1%
2021 Estimated Associates Degree Only	5.4%	5.3%	5.2%
2021 Estimated Bachelors Degree Only	36.9%	37.5%	37.5%
2021 Estimated Graduate Degree	24.5%	27.9%	29.2%
Business			
2021 Estimated Total Businesses	9,104	16,525	22,666
2021 Estimated Total Employees	112,178	192,734	236,248
2021 Estimated Employee Population per Business	12.3	11.7	10.4
2021 Estimated Residential Population per Business	4.8	6.3	8.4

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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