

BREWERY BLOCKS

PRIME RETAIL/SERVICE OPPORTUNITY!



FOR LEASE IN THE PEARL DISTRICT

ADDRESS

1121 W Burnside St, Portland, OR

AVAILABLE SPACE

3,623 SF

ASKING RENT

Please call for details | \$35.00 PSF/YR/NNN

PARKING

Multi-block/multi-level public parking garage located directly below the subject property. Short term and monthly/long term parking and opportunity for customer parking validation.

TRAFFIC COUNTS

W Burnside @ 11th Ave - 21,089 ADT ('22)

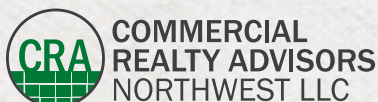
HIGHLIGHTS

- Situated in Portland's Pearl District in the iconic Brewery Blocks.
- Tenants in the immediate area include Powell's Books, Whole Foods, Anthropologie, Lululemon, Athleta, West Elm, Icebreaker, Madewell, CB2, Shake Shack, Williams Sonoma and more.
- Covered outdoor area in front of Tenant's Premises.

Walk Score
100

Bike Score
96

Transit Score
94



Ashley Heichelbech | ashley@cra-nw.com
Kathleen Healy | kathleen@cra-nw.com

503.274.0211
www.cra-nw.com

BREWERY BLOCKS RETAIL/SERVICE

NW 1121 W BURNSIDE ST
PORTLAND, OR

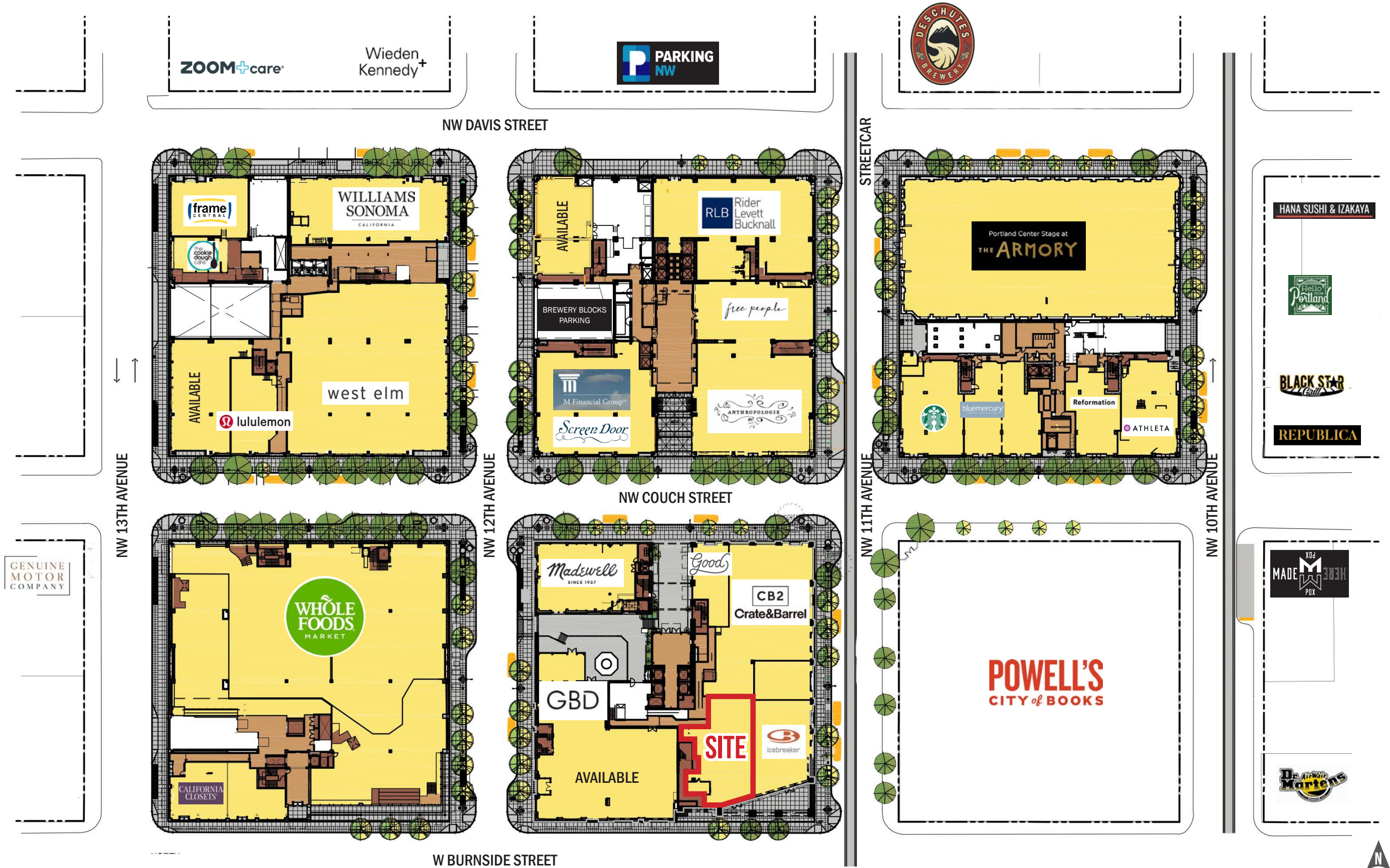


BREWERY BLOCKS RETAIL/SERVICE

1121 W BURNSIDE ST

PORTLAND, OR

SITE PLAN

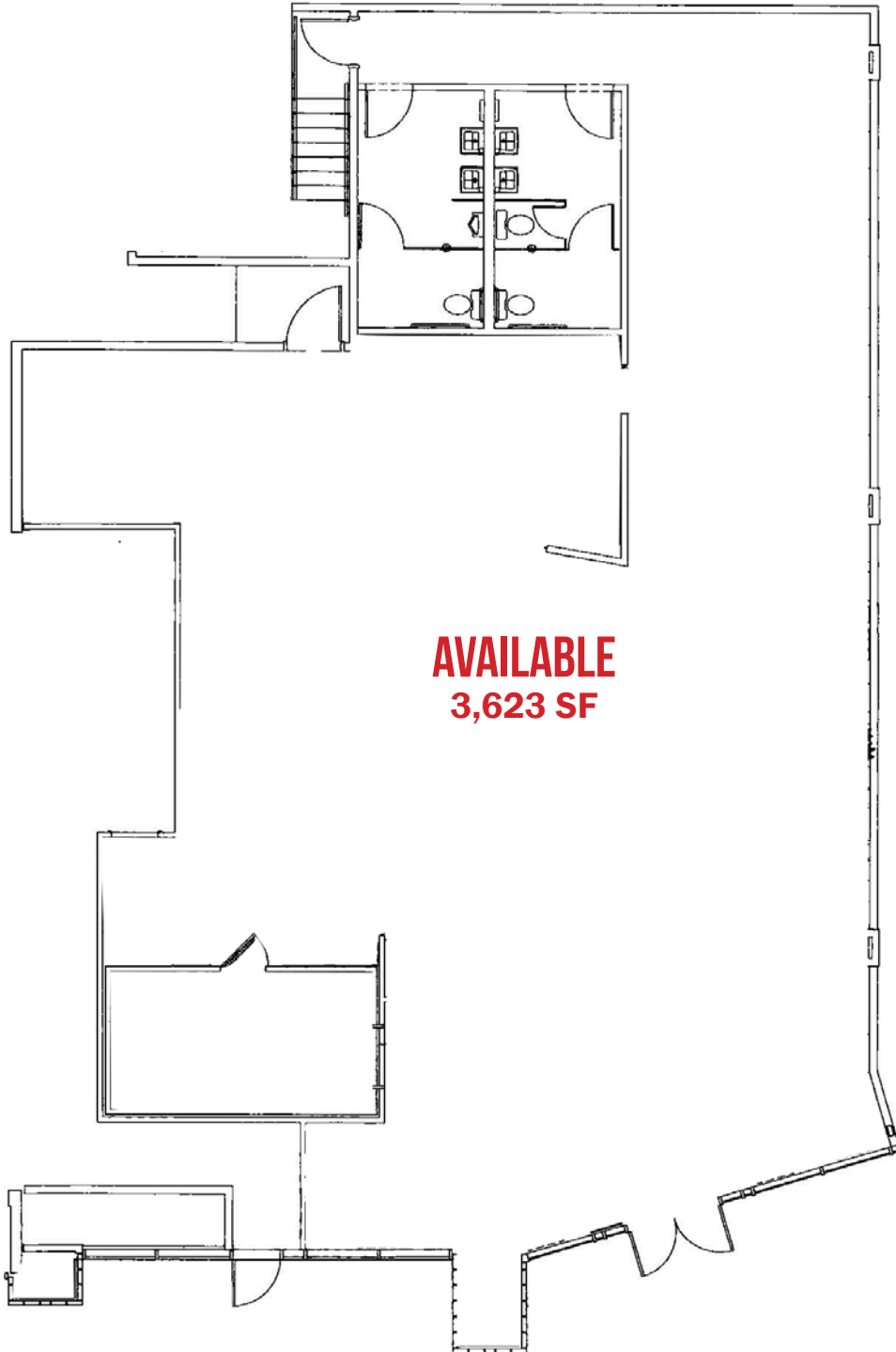


BREWERY BLOCKS RETAIL/SERVICE

1121 W BURNSIDE ST

SITE PLAN

PORTLAND, OR

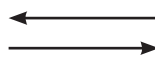


AVAILABLE
3,623 SF



NW 11TH AVENUE

W BURNSIDE STREET



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

BREWERY BLOCKS RETAIL/SERVICE

1121 W BURNSIDE ST

DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	58,684	113,042	193,540
Estimated Households	32,169	62,961	101,255
Average HH Income	\$116,003	\$128,032	\$143,971
Median Home Value	\$641,853	\$714,643	\$719,836
Daytime Demographics 16+	122,310	206,197	268,145
Some College or Higher	80.1%	83.9%	85.4%

\$714,643

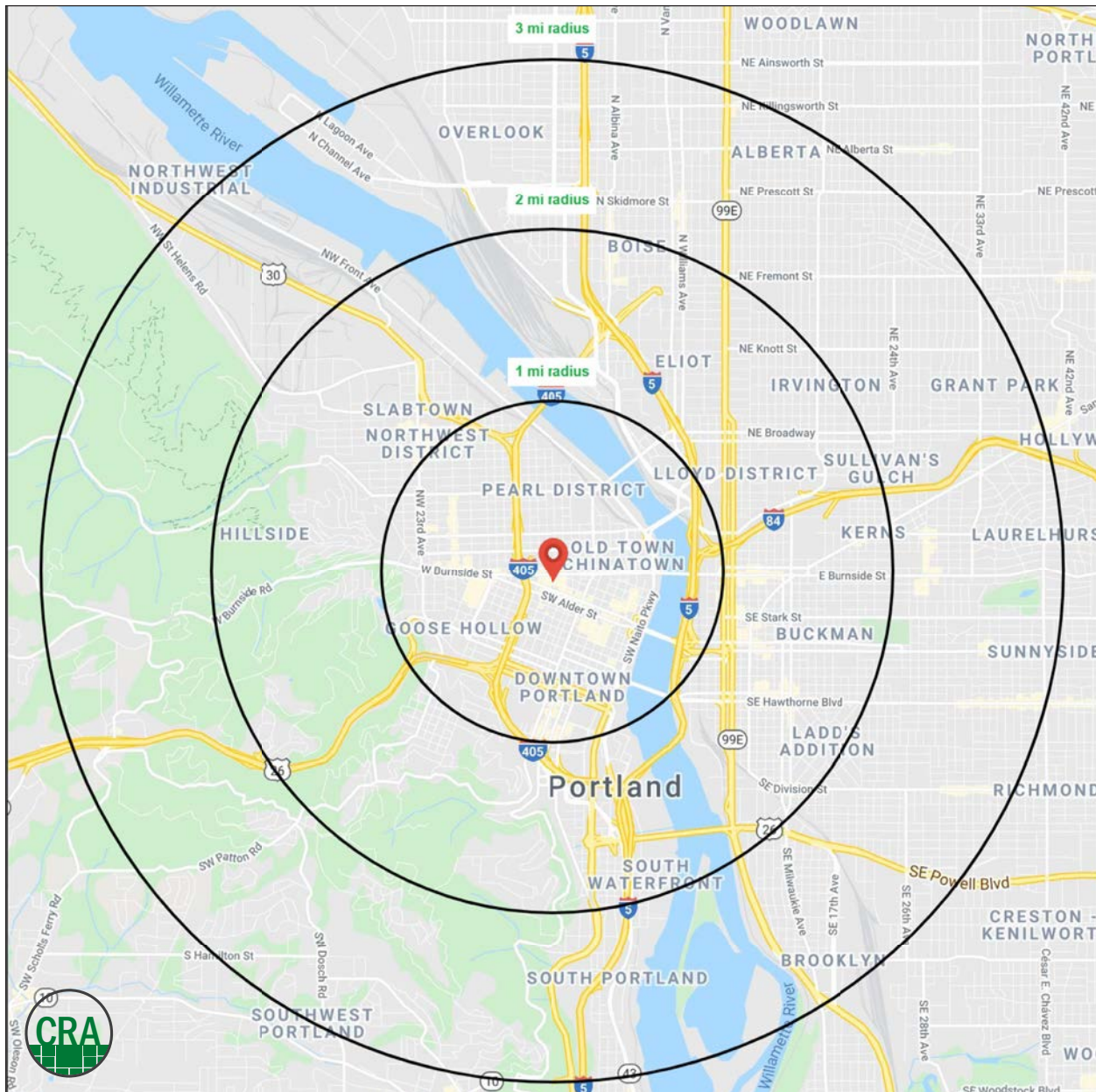
Median Home Value

2 MILE RADIUS

38.7

Median Age

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5233/-122.6825

Brewery Blocks	1 mi radius	2 mi radius	3 mi radius
Portland, OR 97209			
Population			
2024 Estimated Population	58,684	113,042	193,540
2029 Projected Population	58,624	113,253	192,659
2020 Census Population	44,060	97,950	181,937
2010 Census Population	35,910	75,000	147,915
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	4.5%	3.6%	2.2%
2024 Median Age	38.7	38.2	38.6
Households			
2024 Estimated Households	32,169	62,961	101,255
2029 Projected Households	32,886	64,140	101,909
2020 Census Households	29,099	57,790	95,646
2010 Census Households	22,261	43,005	75,675
Projected Annual Growth 2024 to 2029	0.4%	0.4%	0.1%
Historical Annual Growth 2010 to 2024	3.2%	3.3%	2.4%
Race and Ethnicity			
2024 Estimated White	72.0%	73.4%	74.9%
2024 Estimated Black or African American	6.1%	5.8%	5.9%
2024 Estimated Asian or Pacific Islander	8.9%	8.0%	6.9%
2024 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.8%
2024 Estimated Other Races	12.0%	11.8%	11.5%
2024 Estimated Hispanic	11.2%	10.9%	10.2%
Income			
2024 Estimated Average Household Income	\$116,003	\$128,032	\$143,971
2024 Estimated Median Household Income	\$76,693	\$89,288	\$103,914
2024 Estimated Per Capita Income	\$64,277	\$71,926	\$75,736
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.6%	1.8%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	3.5%	2.6%	2.3%
2024 Estimated High School Graduate	13.8%	11.7%	10.7%
2024 Estimated Some College	17.5%	16.2%	15.2%
2024 Estimated Associates Degree Only	5.2%	5.2%	5.2%
2024 Estimated Bachelors Degree Only	31.2%	34.8%	37.0%
2024 Estimated Graduate Degree	26.2%	27.6%	27.9%
Business			
2024 Estimated Total Businesses	8,895	15,803	22,523
2024 Estimated Total Employees	101,777	171,234	215,292
2024 Estimated Employee Population per Business	11.4	10.8	9.6
2024 Estimated Residential Population per Business	6.6	7.2	8.6

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.