

PRIME RETAIL OPPORTUNITY! BREWERY BLOCKS LOCATION

FOR LEASE IN THE PEARL DISTRICT

ADDRESS

1102 NW Couch St, Portland, OR

AVAILABLE SPACE

6,119 SF of prime corner ground floor retail space

ASKING RENT

Please call for details

PARKING

Multi-block/multi-level public parking garage located directly below the subject property. Parking is operated by City Center Parking with short term and monthly/long term parking and opportunity for customer parking validation.

TRAFFIC COUNTS

NW Couch St @ 10th Ave - 2,315 ADT ('20)

W Burnside @ 11th Ave - 23,489 ADT ('20)

HIGHLIGHTS

- 2nd generation retail opportunity in the Brewery Blocks.
- Expansive storefront window lines on both NW Couch and NW 11th including prime signage opportunities.
- Located at a signalized corner in the heart of the 5-block Brewery Blocks redevelopment in Brewery Block 2.
- Unparalleled co-tenancy with Whole Foods, Powell's City of Books, Madewell, Icebreaker, West Elm, Lulu Lemon, North Face, Free People, Bluemercury, Athleta, Splendid, Timberland, Patagonia, Portland Center Stage at The Armory and more.
- Available now!



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BREWERY BLOCKS

1102 NW Couch St
PORTLAND, OR



SITE

ATHLETA

Powell's Books
THE LEGENDARY INDEPENDENT BOOKSTORE

Shake Shack
OPENING EARLY 2022

CLYDE COMMON

DocuMart

MOXY
HOTELS

DOMAINE SERENE

TARGET

AVIV

MADE M

Self Edge

woonwinkel

CAFE VIOLA

THE RITZ-CARLTON

WOOD PARK

MEDQNTILE

WORLD FOODS

NOLA DOUGHNUTS

SPLASH

SIZZLE PIE

WILDFANG

O'BRYANT SQUARE

THE SHUTTERBUG

ST HONORE

YOGOGOGO

HALO

THE ART OF TRADE GALLERY

TACTICS

little big burger

FULLER'S COFFEE SHOP

PARKING

AT&T

at&t

Thunderparts

El Gaucho

UnionBank

THE CROWN

HOTEL VINTAGE

CHROME

YOGOGOGO

west elm

WHOLE FOODS MARKET

CALIFORNIA CLOSETS

TOMS

VANS

masu

MA & PA GROCERY

BISTRO AGNES

KASK

frances may

IG WT

SAINT CUPCAKE

Screen Door

Peets Coffee & Tea

GARDEN BAR

WESTENDBIKES

patagonia

patagonia

patagonia

patagonia

patagonia

patagonia

patagonia

patagonia

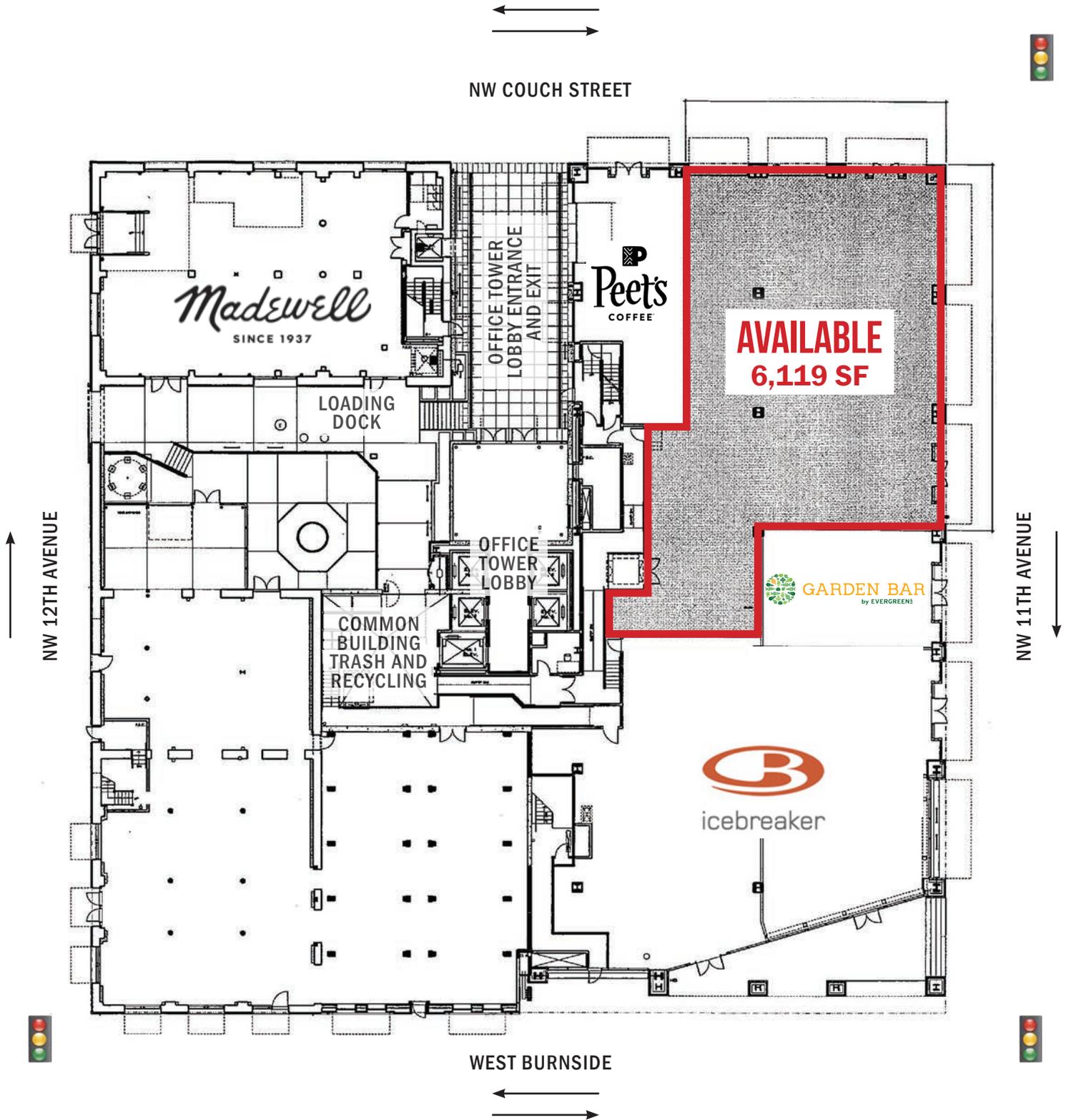
STARBUCKS

BREWERY BLOCKS

1102 NW COUCH ST

PORTLAND, OR

SITE PLAN



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5236/-122.6824

RS1

1102 NW Couch St		1 mi radius	3 mi radius	5 mi radius
Portland, OR 97209				
POPULATION	2020 Estimated Population	46,994	186,683	437,355
	2025 Projected Population	47,860	190,330	445,294
	2010 Census Population	35,966	148,345	377,040
	2000 Census Population	26,184	131,547	349,445
	Projected Annual Growth 2020 to 2025	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	4.0%	2.1%	1.3%
HOUSEHOLDS	2020 Median Age	36.2	36.7	37.7
	2020 Estimated Households	30,964	100,463	209,432
	2025 Projected Households	32,660	105,987	220,996
	2010 Census Households	22,342	75,829	173,336
	2000 Census Households	16,859	66,189	157,327
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	4.2%	2.6%	1.7%
	2020 Estimated White	76.8%	78.5%	77.7%
	2020 Estimated Black or African American	7.3%	6.8%	6.7%
	2020 Estimated Asian or Pacific Islander	7.6%	5.6%	6.5%
	2020 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.9%
	2020 Estimated Other Races	7.3%	8.2%	8.2%
INCOME	2020 Estimated Hispanic	7.1%	9.7%	8.8%
	2020 Estimated Average Household Income	\$85,998	\$108,708	\$112,101
	2020 Estimated Median Household Income	\$56,834	\$79,454	\$84,394
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$57,962	\$58,948	\$54,004
	2020 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.4%	1.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.1%	2.4%
	2020 Estimated High School Graduate	9.9%	8.6%	10.3%
	2020 Estimated Some College	19.1%	16.9%	18.2%
	2020 Estimated Associates Degree Only	5.6%	5.7%	6.3%
BUSINESS	2020 Estimated Bachelors Degree Only	37.8%	37.5%	35.3%
	2020 Estimated Graduate Degree	23.5%	27.8%	25.8%
	2020 Estimated Total Businesses	9,455	23,112	34,428
	2020 Estimated Total Employees	109,420	272,367	368,762
	2020 Estimated Employee Population per Business	11.6	11.8	10.7
	2020 Estimated Residential Population per Business	5.0	8.1	12.7

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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NORTHWEST LLC**

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