



TWO PRIME PEARL DISTRICT 2ND GENERATION RESTAURANTS

PEARL DISTRICT SECOND GENERATION RESTAURANT SPACE



AVAILABLE SPACE

Retail Suite 4A-4B: 2,280 SF
1241 NW Johnson Street

Prime corner space with a type II hood, grease interceptor, 400 amp service, two restrooms, and existing infrastructure. Available now!

Retail Suite 2: 1,982 SF
840 NW 13th Avenue

Cafe/F&B related beautiful second-generation space including operable windows, ample outside seating, kitchen infrastructure includes walk-in coolers, sinks, front of house fixtures, restroom and more. (No kitchen hood system.) Ready for tenant finishes and equipment!

RENTAL RATE

Please call for details



HIGHLIGHTS

- Constructed in 2018, Heartline is a Class A LEED Gold mixed-use property featuring 367,000 SF of residential and commercial spaces in two separate buildings. A 15-story tower is home to 218 market-rate apartment homes and a 5-story mid-rise building includes prime ground floor retail fronting NW 13th Avenue with office spaces above. Vacasa, Swinerton, Timberlab and TrovaTrip occupy office space at Heartline. The property boasts a beautiful brick façade, exposed steel and timber interiors as well as outdoor retail seating on elevated Pearl District character-rich docks.
- Ground floor retail tenants include Kure Juice and Battle Creek Cellars, and nearby retailers include Design Within Reach, 24 Hour Fitness, Jojo, Safeway, Nossa Coffee, River Pig, Irving Street Tapas and more!
- Retail opportunity is in the heart of the bustling Pearl District with over 6,000 daily walking visits to Heartline and surrounding blocks.

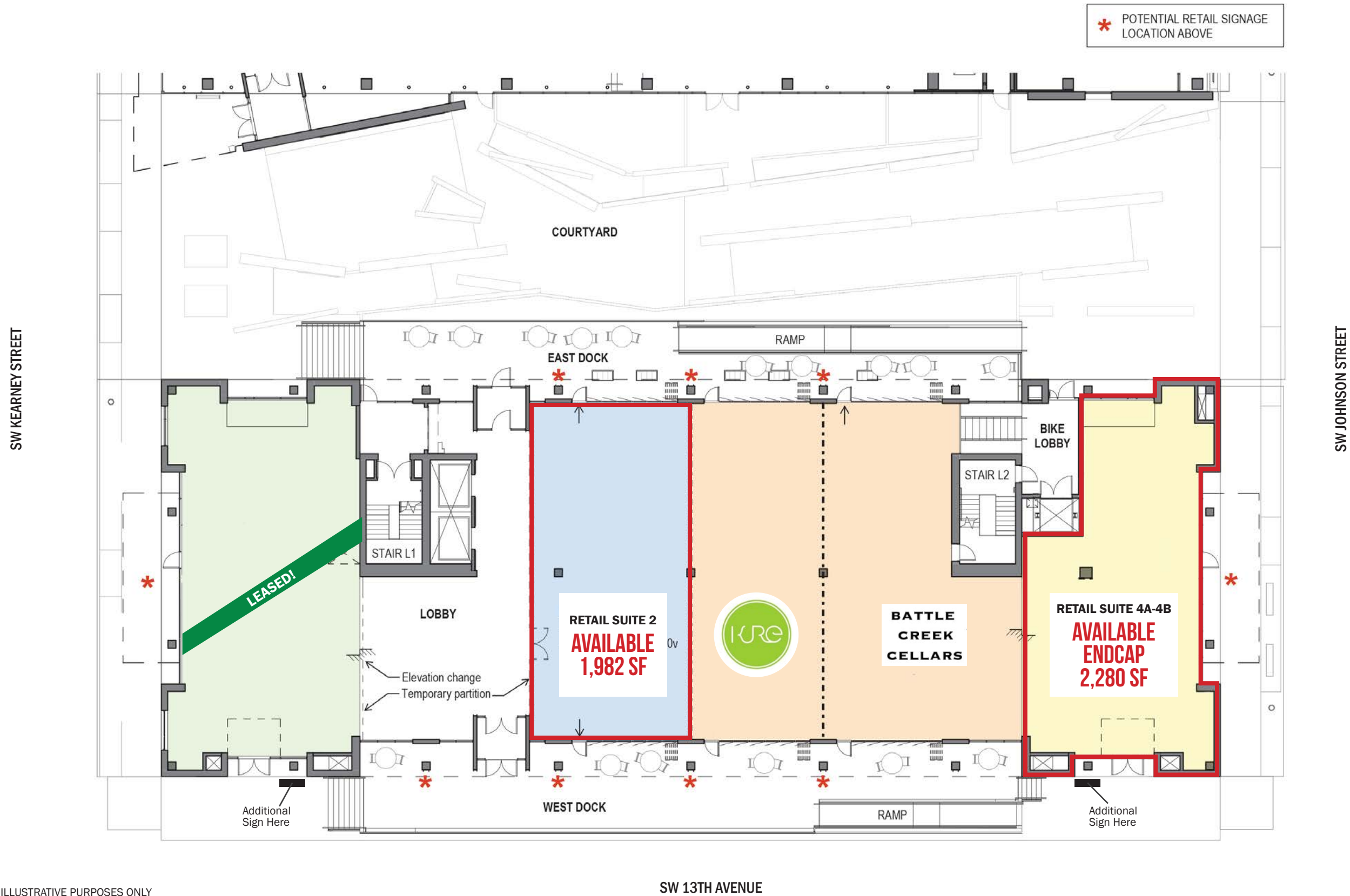


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OVERALL SITE PLAN



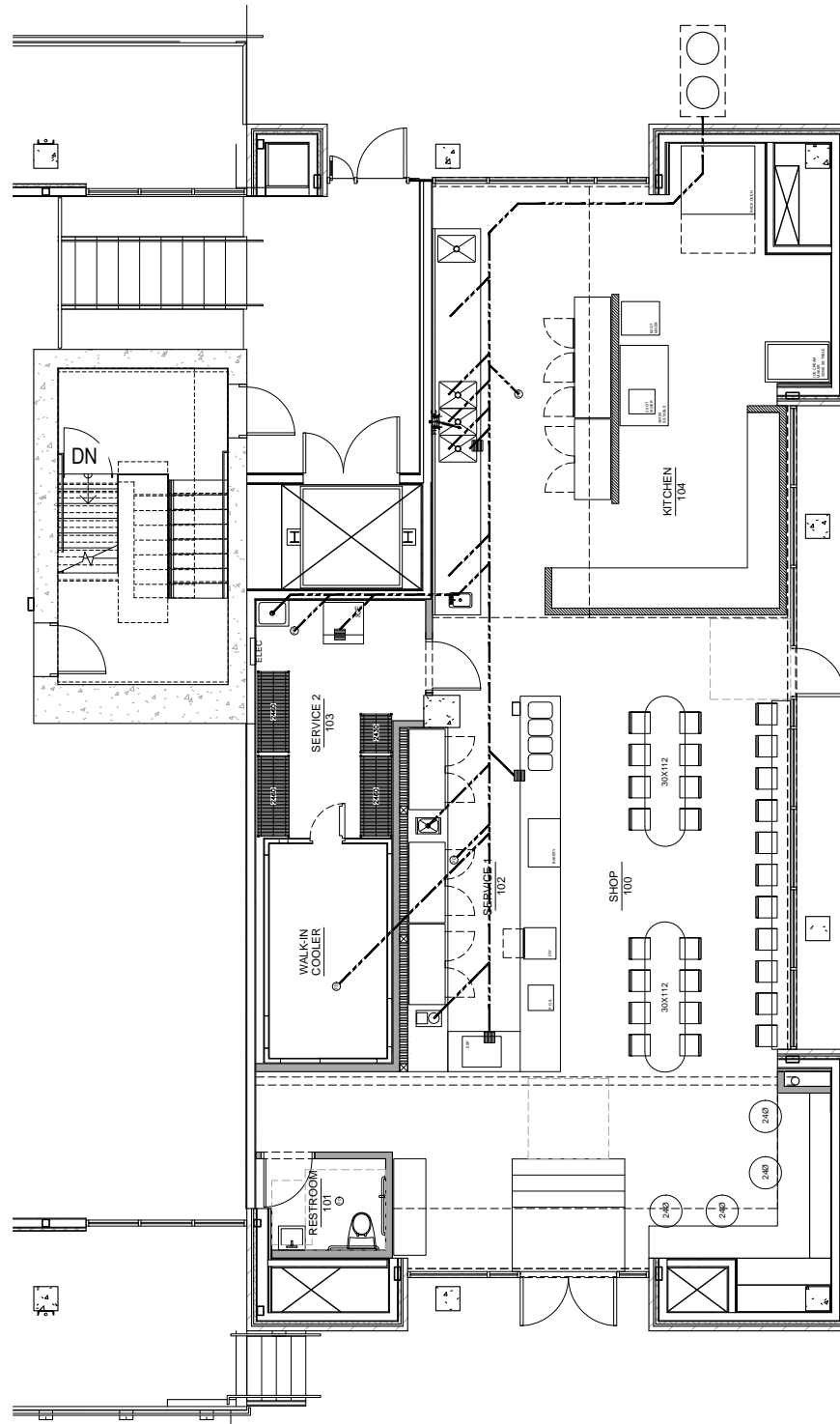
SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



SITE PLAN
RETAIL SUITE 4A-4B
1241 NW JOHNSON ST



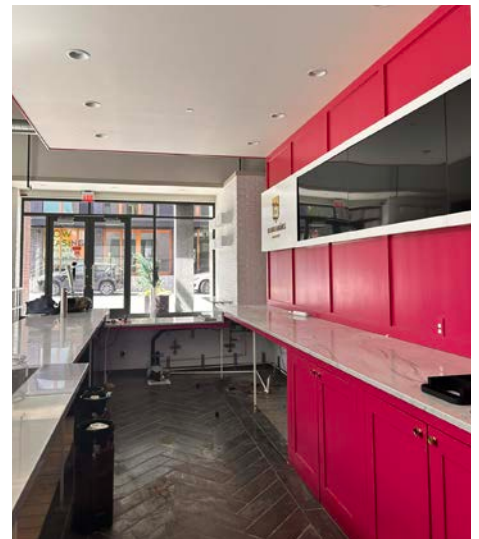
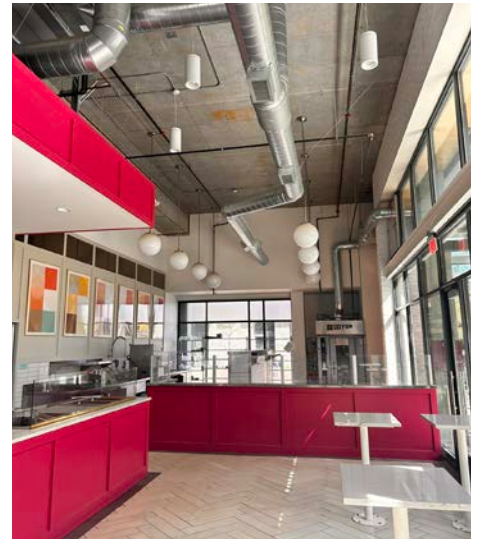
Former cafe/food service space including 400 amp 3-phase service, grease interceptor, existing electrical, mechanical and plumbing infrastructure including a type II hood vent system.



SUITE 4A-4B
AVAILABLE
ENDCAP
2,280 SF



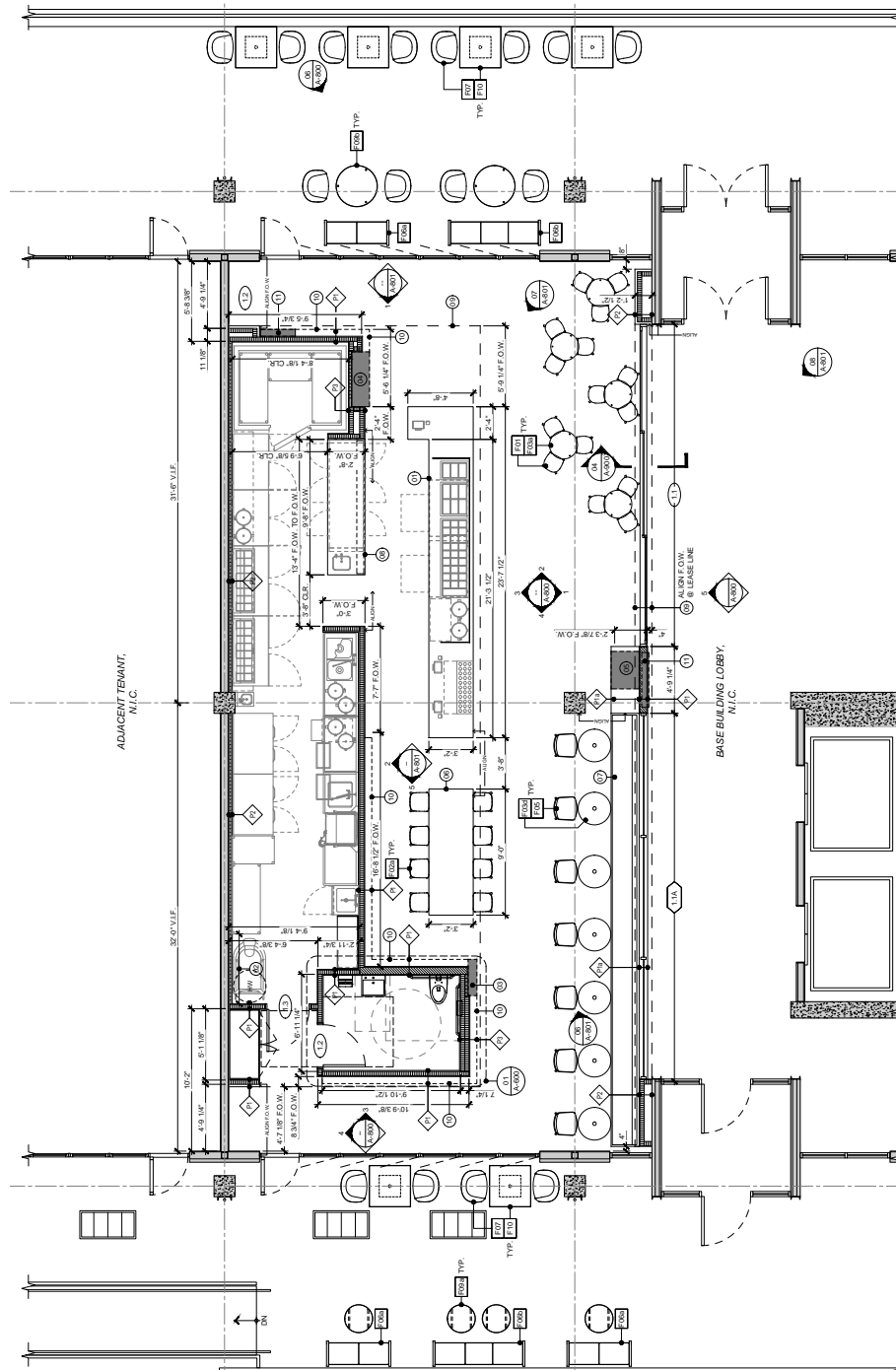
IMAGES
RETAIL SUITE 4A-4B
1241 NW JOHNSON ST



**SITE PLAN
RETAIL SUITE 2
840 NW 13TH AVE**



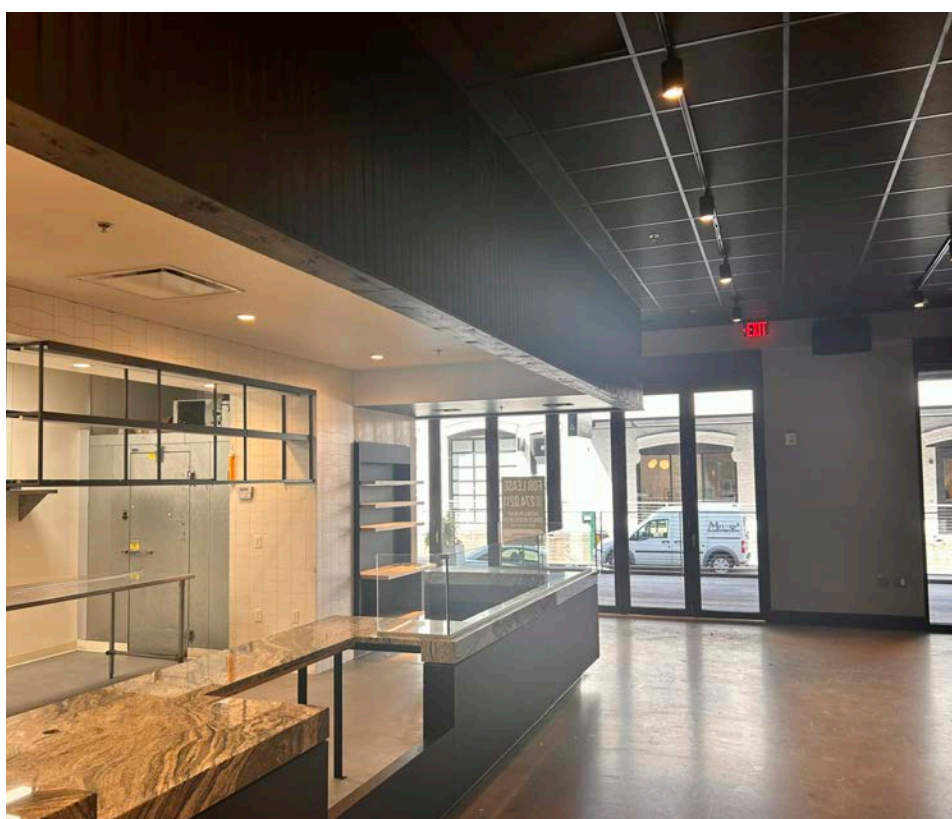
Cafe/F&B related beautiful second-generation space including operable windows, ample outside seating, kitchen infrastructure includes walk-in coolers, sinks, front of house fixtures, restroom and more. (No kitchen hood system.) Ready for tenant finishes and equipment!



**SUITE 2
AVAILABLE
1,982 SF**



IMAGES
RETAIL SUITE 2
840 NW 13TH AVE





HEARTLINE



Tanner
Springs
Park

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

Jamison
Square

PEARL COURT

LA PERLITA

CONDOS

LOW BROW
LOUNGE

Pearl Parking
Garage

BLACKFISH GALLERY

TACTICS

Hello

FARMHOUSE KITCHEN

MADE M

AMARA
APARTMENTS



SITES



The Brewery Blocks

DEMOGRAPHIC SUMMARY



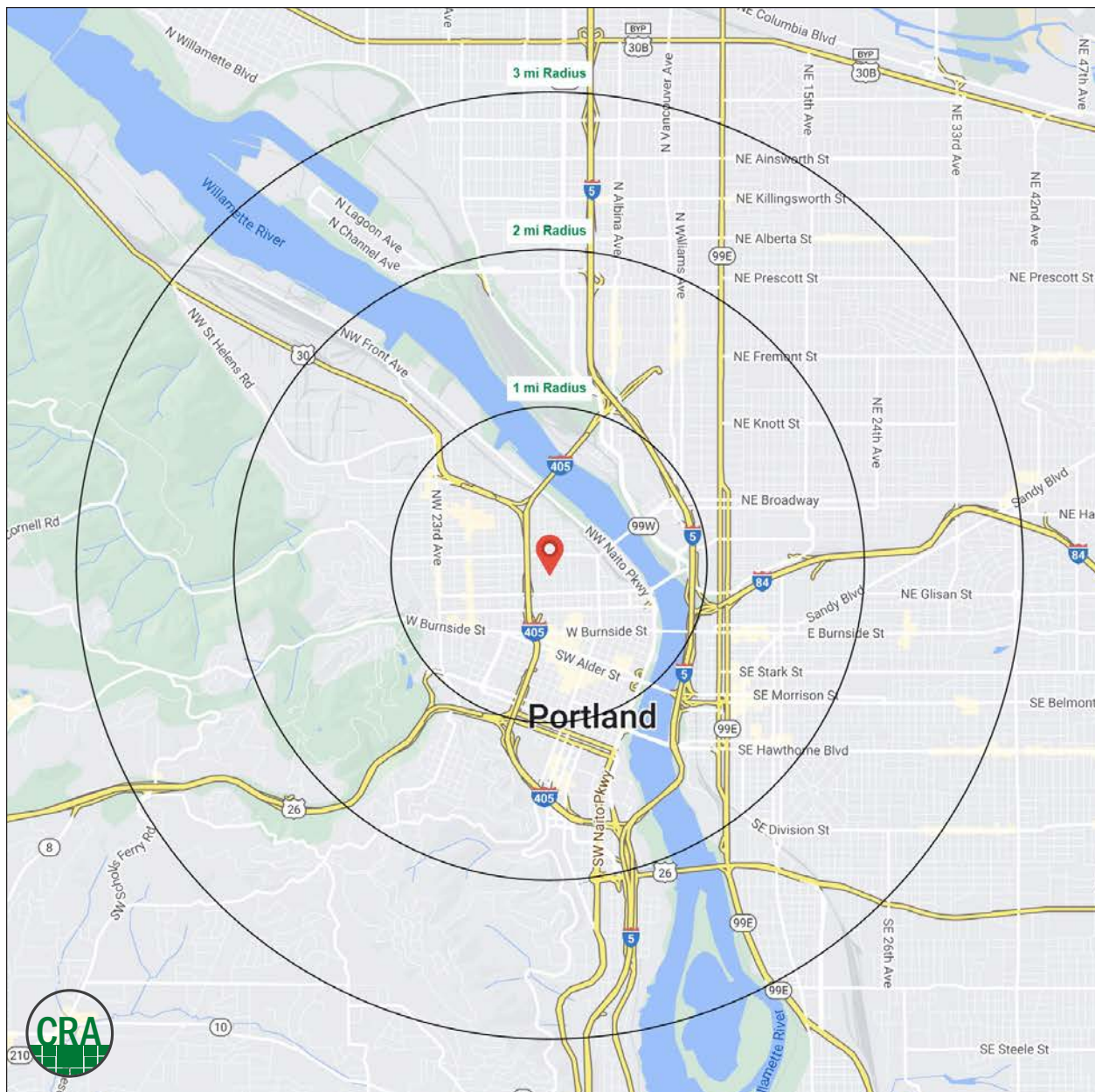
Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	46,483	102,014	184,952
Projected Population 2029	47,320	103,283	185,589
Average HH Income	\$110,081	\$120,945	\$137,901
Median Home Value	\$667,372	\$710,249	\$715,242
Daytime Demographics 16+	101,729	201,738	262,532
Some College or Higher	83.0%	84.3%	85.9%

35.1

Median Age
1 MILE RADIUS

\$667,372

Median Home Value
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.529/-122.6839

Heartline Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	46,483	102,014	184,952
2029 Projected Population	47,320	103,283	185,589
2020 Census Population	42,343	97,780	182,541
2010 Census Population	32,498	74,250	148,542
Projected Annual Growth 2024 to 2029	0.4%	0.2%	-
Historical Annual Growth 2010 to 2024	3.1%	2.7%	1.8%
2024 Median Age	35.1	35.0	36.6
Households			
2024 Estimated Households	30,747	61,041	100,427
2029 Projected Households	31,755	62,743	102,203
2020 Census Households	27,861	56,848	95,301
2010 Census Households	20,894	41,903	75,473
Projected Annual Growth 2024 to 2029	0.7%	0.6%	0.4%
Historical Annual Growth 2010 to 2024	3.4%	3.3%	2.4%
Race and Ethnicity			
2024 Estimated White	71.3%	71.7%	72.1%
2024 Estimated Black or African American	6.8%	6.4%	6.1%
2024 Estimated Asian or Pacific Islander	7.2%	7.8%	8.1%
2024 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.8%
2024 Estimated Other Races	13.7%	13.2%	12.8%
2024 Estimated Hispanic	13.9%	13.1%	12.6%
Income			
2024 Estimated Average Household Income	\$110,081	\$120,945	\$137,901
2024 Estimated Median Household Income	\$77,049	\$86,299	\$101,068
2024 Estimated Per Capita Income	\$73,634	\$73,014	\$75,310
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.7%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.5%	2.1%
2024 Estimated High School Graduate	12.2%	11.5%	10.6%
2024 Estimated Some College	16.6%	15.6%	15.2%
2024 Estimated Associates Degree Only	4.8%	4.6%	4.9%
2024 Estimated Bachelors Degree Only	33.5%	35.6%	36.8%
2024 Estimated Graduate Degree	28.1%	28.5%	29.0%
Business			
2024 Estimated Total Businesses	8,274	15,806	22,222
2024 Estimated Total Employees	87,822	173,811	214,515
2024 Estimated Employee Population per Business	10.6	11.0	9.7
2024 Estimated Residential Population per Business	5.6	6.5	8.3

For more information, please contact:

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KNOWLEDGE

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EXPERIENCE



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