

FOR LEASE

PRIME CORNER OF NW 10TH & DAVIS

SECOND GENERATION RESTAURANT SPACE AVAILABLE



ADDRESS

138 NW 10th Avenue, Portland, OR

AVAILABLE SPACE

3,103 RSF

RENTAL RATE

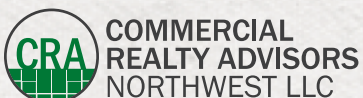
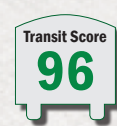
\$4,750/month, modified gross lease.
Tenant pays utilities.

TRAFFIC COUNTS

NW 10th Ave – 3,808 ADT ('22)
NW Couch St – 3,509 ADT ('22)
W Burnside St – 22,019 ADT ('22)

HIGHLIGHTS

- Excellent 2nd generation restaurant opportunities adjacent to Brewery Blocks in the Pearl District.
- Space is equipped with type 1 hood and grease interceptor.
- Character-rich space with lots of natural light, high ceilings and concrete floors.
- High-visibility signage opportunity on corner.
- Neighbors include Little Big Burger, Hello from Portland, Nola Donuts, Deschutes Brewery, The Armory, Powell's Books, Made Here PDX, Athleta and more.
- Available now!



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ENCORE
PRIME CORNER
NW 10TH & DAVIS
PORTLAND, OR

west elm
lululemon
whole foods market
CALIFORNIA CLOSETS
GBD ARCHITECTS
icebreaker
Peet's Coffee & Tea
Crato&Barrel
CB2
Madwell
Screen Door
bluemercy
Reformation
Splendid
ATHLETA
Starbucks
PORTLAND CENTER STAGE GERDING THEATRE
ARROYO
free people
blowout
RACHELLE M.

SITE

PRIME CORNER NW 10TH & DAVIS

PORTLAND, OR

DEMOGRAPHIC SUMMARY

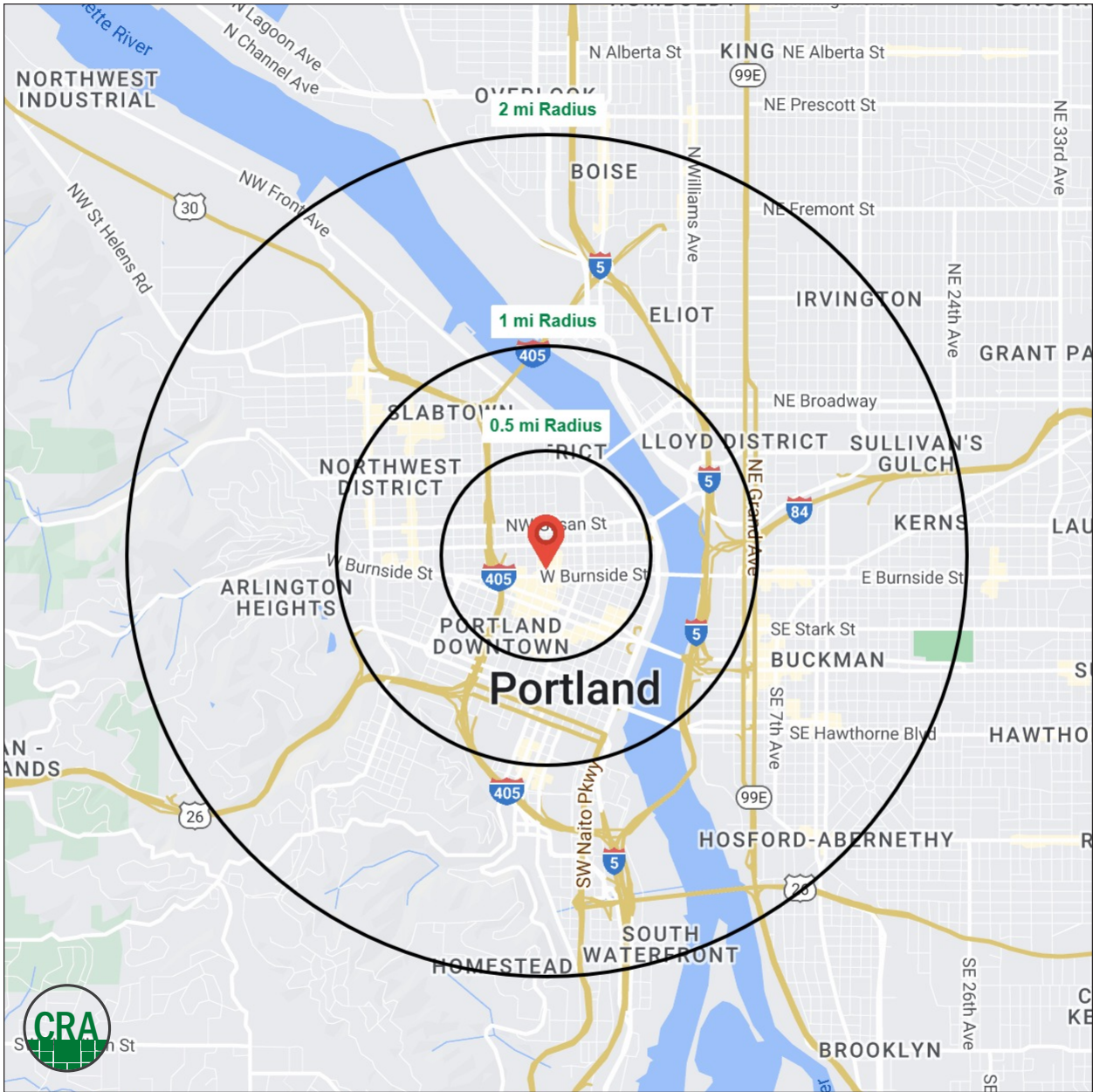
Source: Regis - SitesUSA (2022)	½ MILE	1 MILE	2 MILE
Estimated Population 2021	15,143	44,107	101,274
Projected Population 2026	16,961	48,988	112,996
Average HH Income	\$80,464	\$83,829	\$95,037
Median Home Value	\$538,517	\$550,685	\$629,234
Daytime Demographics 16+	62,366	127,378	224,375
Some College or Higher	81.8%	85.3%	87.3%

\$538,517

Median Home Value
½ MILE RADIUS

37.6

Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5243/-122.681

138 NW 10th Ave	0.5 mi	1 mi	2 mi
Portland, OR 97209	radius	radius	radius
Population			
2021 Estimated Population	15,143	44,107	101,274
2026 Projected Population	16,961	48,988	112,996
2020 Census Population	17,251	43,355	102,537
2010 Census Population	13,250	34,949	78,022
Projected Annual Growth 2021 to 2026	2.4%	2.2%	2.3%
Historical Annual Growth 2010 to 2021	1.3%	2.4%	2.7%
2021 Median Age	39.9	37.6	37.5
Households			
2021 Estimated Households	10,091	29,316	59,682
2026 Projected Households	11,599	33,311	68,065
2020 Census Households	11,502	28,572	59,839
2010 Census Households	8,239	21,877	44,405
Projected Annual Growth 2021 to 2026	3.0%	2.7%	2.8%
Historical Annual Growth 2010 to 2021	2.0%	3.1%	3.1%
Race and Ethnicity			
2021 Estimated White	71.1%	72.7%	74.1%
2021 Estimated Black or African American	5.6%	4.1%	5.3%
2021 Estimated Asian or Pacific Islander	6.3%	8.7%	6.9%
2021 Estimated American Indian or Native Alaskan	1.7%	1.1%	0.9%
2021 Estimated Other Races	15.3%	13.4%	12.7%
2021 Estimated Hispanic	15.7%	11.3%	9.8%
Income			
2021 Estimated Average Household Income	\$80,464	\$83,829	\$95,037
2021 Estimated Median Household Income	\$56,938	\$63,235	\$75,377
2021 Estimated Per Capita Income	\$55,523	\$56,825	\$56,762
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.3%	1.1%
2021 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.3%	1.9%
2021 Estimated High School Graduate	13.6%	11.0%	9.7%
2021 Estimated Some College	20.3%	18.1%	16.9%
2021 Estimated Associates Degree Only	5.2%	5.3%	5.2%
2021 Estimated Bachelors Degree Only	34.1%	37.1%	37.5%
2021 Estimated Graduate Degree	22.2%	24.9%	27.8%
Business			
2021 Estimated Total Businesses	4,510	9,119	16,268
2021 Estimated Total Employees	55,974	110,887	190,904
2021 Estimated Employee Population per Business	12.4	12.2	11.7
2021 Estimated Residential Population per Business	3.4	4.8	6.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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