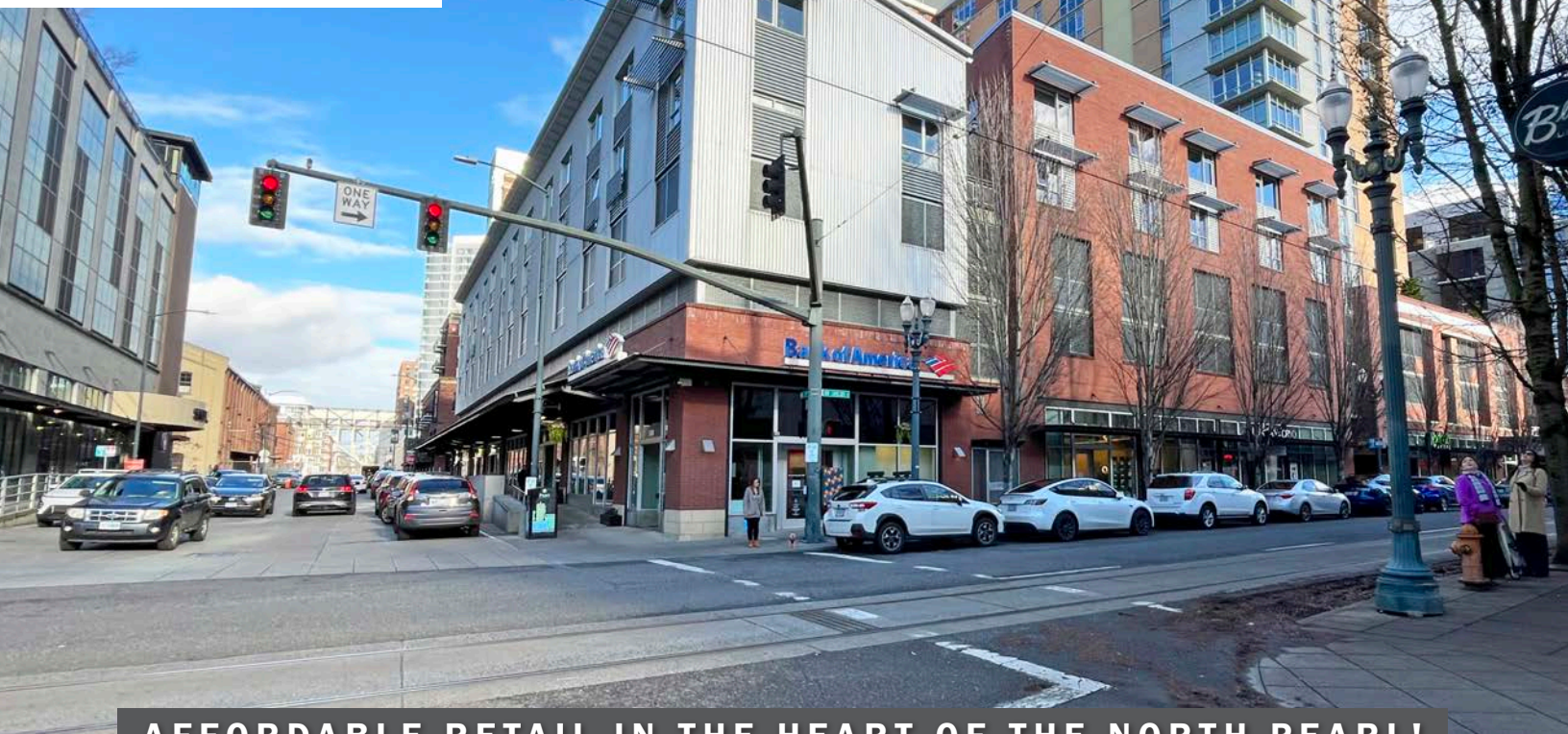


Asa

FLATS + LOFTS



AFFORDABLE RETAIL IN THE HEART OF THE NORTH PEARL!

ADDRESS

1200 NW Marshall St, Portland, OR 97209

AVAILABLE SPACE

1,000 SF - 2,550 SF

HIGHLIGHTS

- Mixed-use building with 231 market rate apartments above ground floor retail.
- All spaces are 2nd generation with re-usable infrastructure
- Secure off-street parking available for employees
- Motivated Landlord!

TRAFFIC COUNTS

NW Marshall St & 12th Ave - 4,075 ADT ('25)

HWY 405 - 116,203 ADT ('25)



AVAILABLE

- **1218 NW Marshall Street - Former cycling fitness studio:**
1,717 SF | Rent: \$3,200/Month plus utilities
- **1244 NW Marshall Street - Former urgent care/medical clinic:**
2,450 SF | Rent: \$4,500/Month plus utilities
- **1032 NW 13th Avenue - Former nail salon:**
1,147 SF | Rent: \$2,500/Month plus utilities
- **1018 NW 13th Avenue - Former insurance office:**
1,000 SF | Rent: \$2,000/Month plus utilities
- **1209 NW Lovejoy - Former dental clinic:**
2,550 SF | Rent: \$4,000/Month plus utilities
- **1227 NW Lovejoy - Lux Tan (please don't disturb current tenant):**
1,867 SF | Rent: \$3,500/Month plus utilities
- **1233 NW Lovejoy - Re/Max (please don't disturb current tenant):**
1,356 SF | Rent: \$2,750/Month plus utilities

Rates above reflect minimal Landlord provided Tenant Improvements. Rates will change if significant Landlord contribution for Tenant Improvements is required.



COMMERCIAL
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PORTLAND, OR

← NW MARSHALL ST →



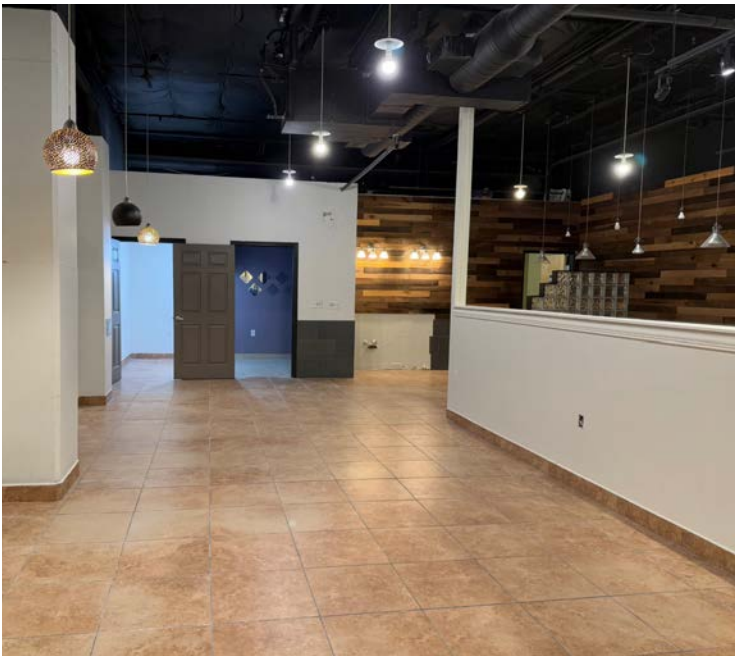
PHOTOS

ASA FLATS + LOFTS NW MARSHALL & 13TH PORTLAND, OR

1018 NW 13TH (FORMER INSURANCE OFFICE)



1032 NW 13TH (FORMER NAIL SALON)



ASA FLATS + LOFTS

NW MARSHALL & 13TH

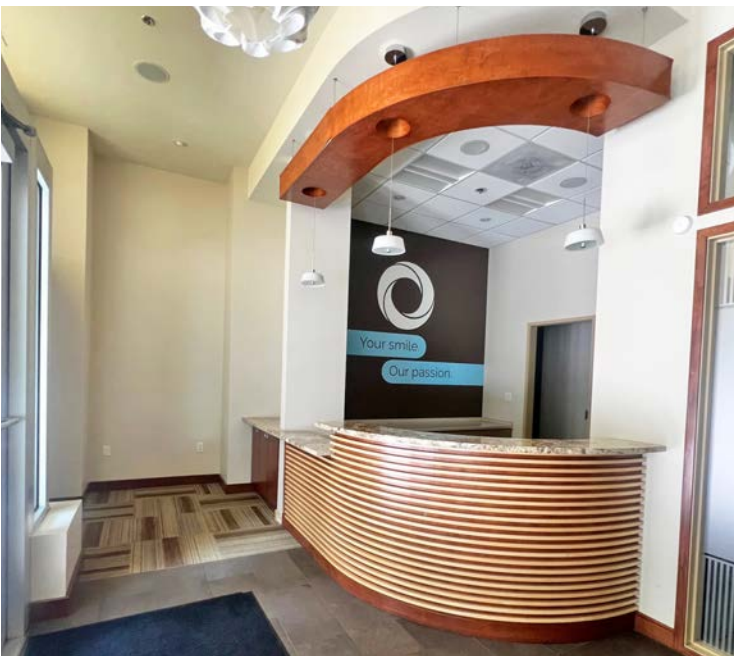
PORTLAND, OR

PHOTOS

1233 NW LOVEJOY (RE/MAX)



1209 NW LOVEJOY (FORMER DENTAL CLINIC)



ASA FLATS + LOFTS

NW MARSHALL & 13TH

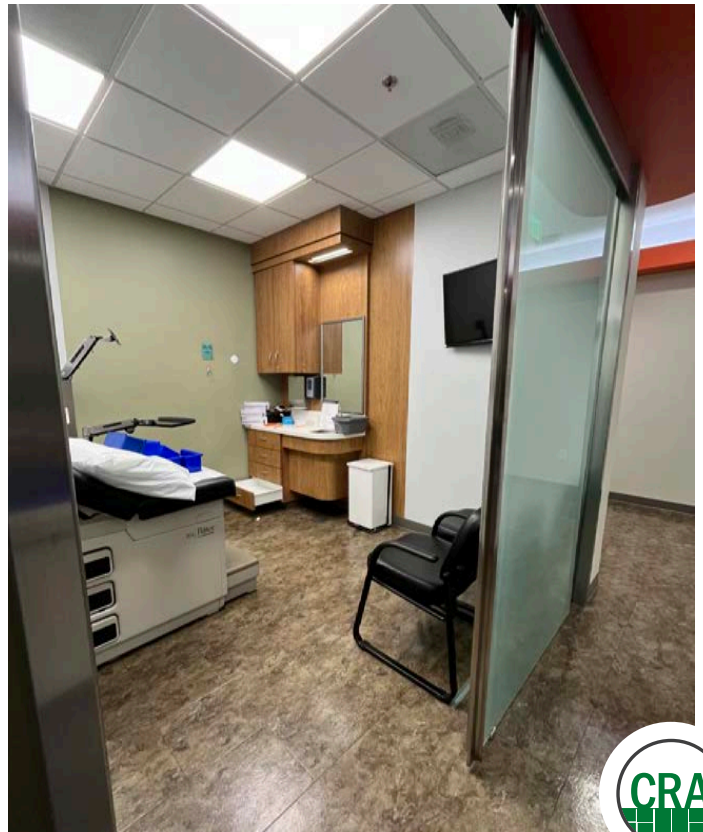
PORTLAND, OR

PHOTOS

1218 NW MARSHALL (FORMER CYCLING FITNESS STUDIO)



1244 NW MARSHALL ST (FORMER URGENT CARE/MEDICAL CLINIC)



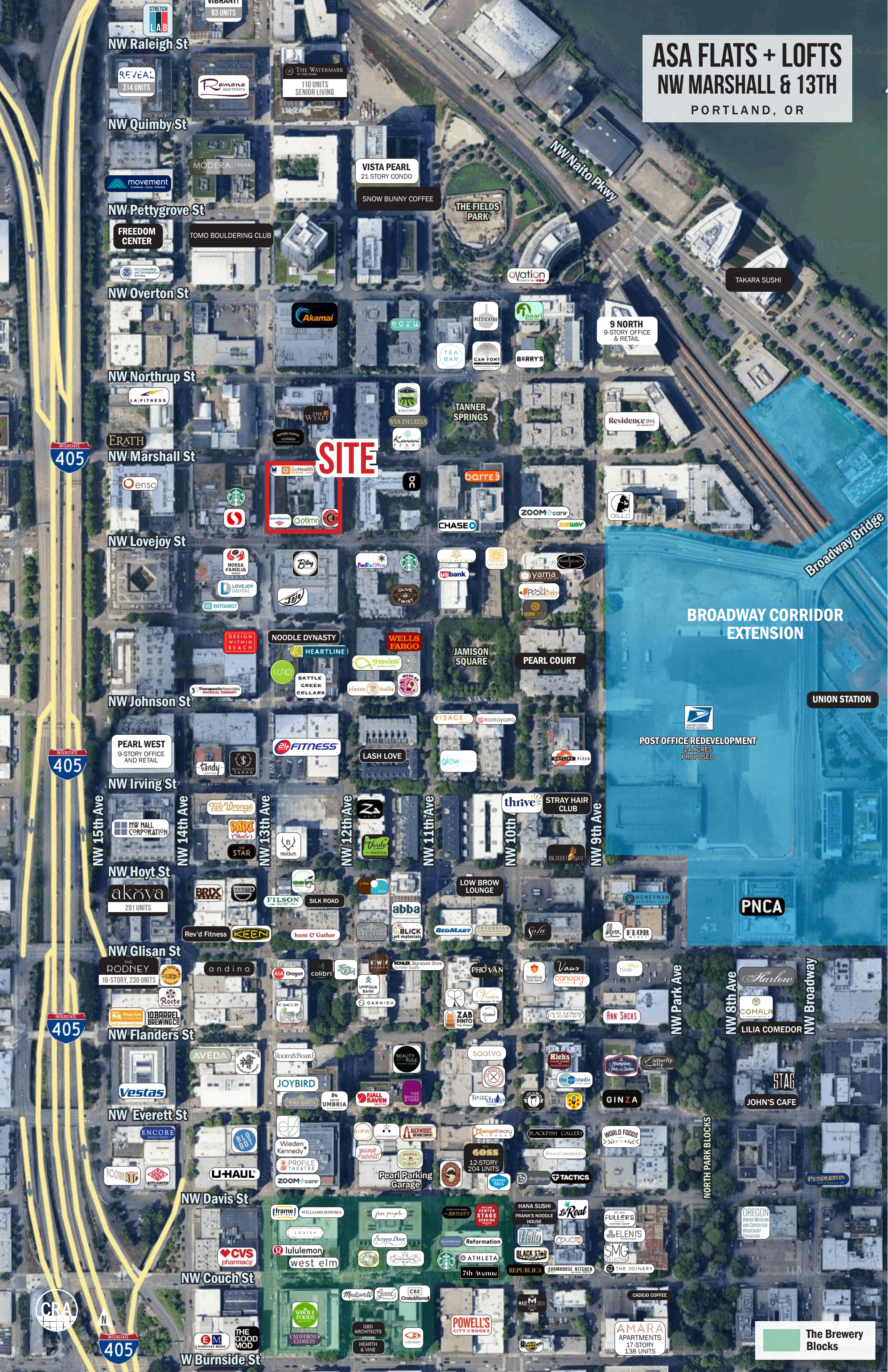
ASA FLATS + LOFTS
NW MARSHALL & 13TH
PORTLAND, OR

PHOTOS

1227 NW LOVEJOY (LUX TAN)



ASA FLATS + LOFTS
NW MARSHALL & 13TH
PORTLAND, OR



SITE

BROADWAY CORRIDOR
EXTENSION

UNION STATION

POST OFFICE REDEVELOPMENT
14 ACRES
PROPOSED

PNCA

Harlow

COMALA
LILIA COMEDOR

STAG
JOHN'S CAFE

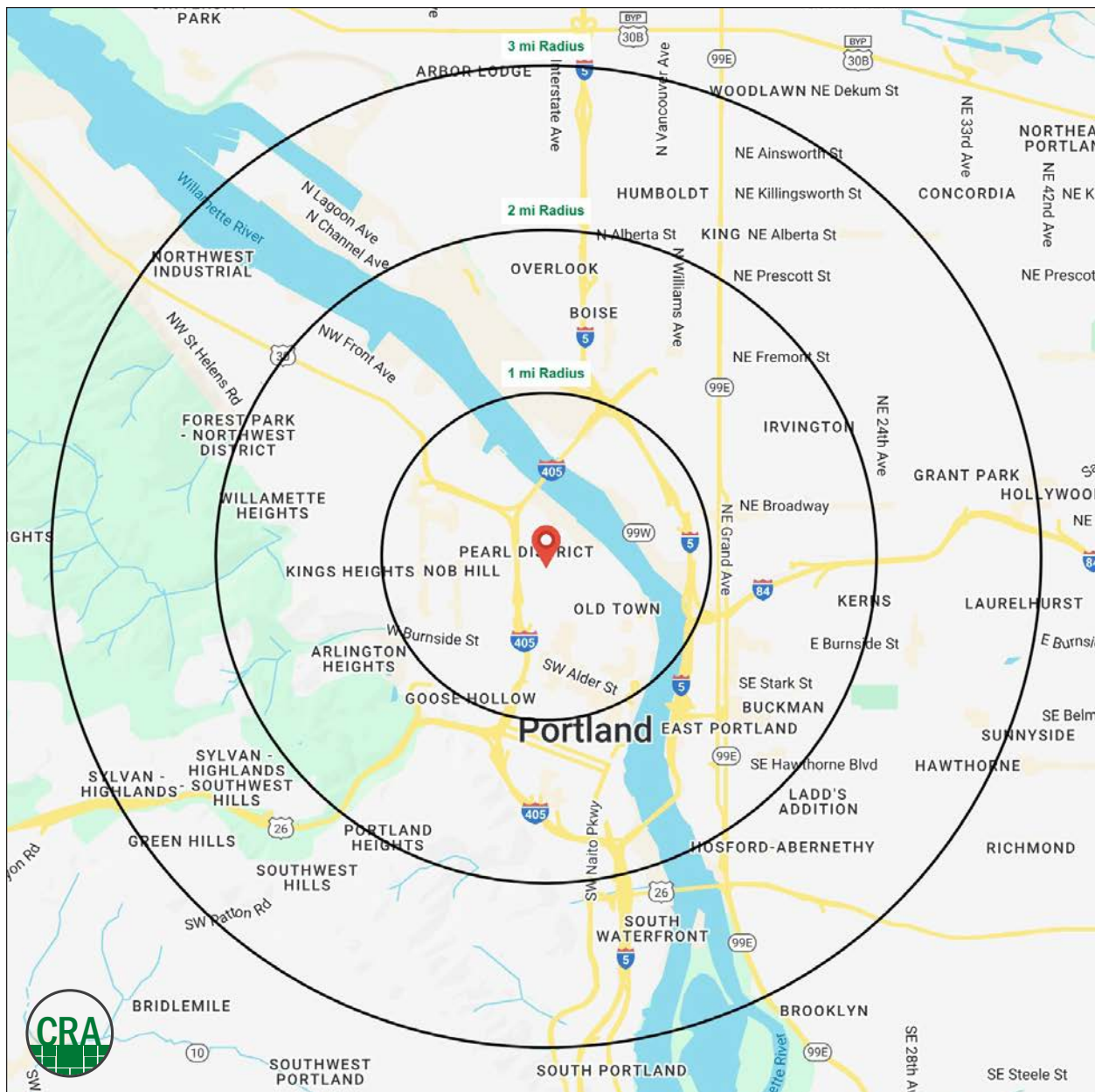
OREGON
JEWISH MUSEUM
AND CENTER FOR
HOLocaust EDUCATION

The Brewery
Blocks

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	54,666	117,218	200,588
Projected Population 2025	54,876	118,160	202,012
Average HH Income	\$119,535	\$127,295	\$140,342
Median Home Value	\$655,970	\$724,564	\$733,762
Daytime Demographics 16+	97,446	207,609	69,178
Some College or Higher	82.4%	84.2%	86%

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5304/-122.6833

Asa Flats + Lofts Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	54,666	117,218	200,588
2030 Projected Population	54,876	118,160	202,012
2020 Census Population	39,042	100,310	185,221
2010 Census Population	29,203	76,398	151,022
Projected Annual Growth 2025 to 2030	-	0.2%	0.1%
Historical Annual Growth 2010 to 2025	5.8%	3.6%	2.2%
2025 Median Age	39.3	38.0	38.6
Households			
2025 Estimated Households	29,461	63,794	103,834
2030 Projected Households	30,858	66,001	106,689
2020 Census Households	25,631	57,847	96,366
2010 Census Households	18,763	42,742	76,489
Projected Annual Growth 2025 to 2030	0.9%	0.7%	0.5%
Historical Annual Growth 2010 to 2025	3.8%	3.3%	2.4%
Race and Ethnicity			
2025 Estimated White	72.1%	71.8%	73.6%
2025 Estimated Black or African American	6.4%	6.9%	6.4%
2025 Estimated Asian or Pacific Islander	8.1%	7.8%	7.0%
2025 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.8%
2025 Estimated Other Races	12.2%	12.5%	12.1%
2025 Estimated Hispanic	11.7%	11.7%	10.9%
Income			
2025 Estimated Average Household Income	\$119,535	\$127,295	\$140,342
2025 Estimated Median Household Income	\$81,518	\$88,885	\$102,659
2025 Estimated Per Capita Income	\$65,045	\$69,807	\$73,021
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.6%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.9%	2.4%
2025 Estimated High School Graduate	12.3%	11.3%	10.2%
2025 Estimated Some College	17.3%	16.4%	15.6%
2025 Estimated Associates Degree Only	5.3%	4.9%	5.3%
2025 Estimated Bachelors Degree Only	33.2%	35.8%	37.6%
2025 Estimated Graduate Degree	26.6%	27.0%	27.4%
Business			
2025 Estimated Total Businesses	7,722	15,978	22,589
2025 Estimated Total Employees	79,952	173,773	215,328
2025 Estimated Employee Population per Business	10.4	10.9	9.5
2025 Estimated Residential Population per Business	7.1	7.3	8.9

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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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.