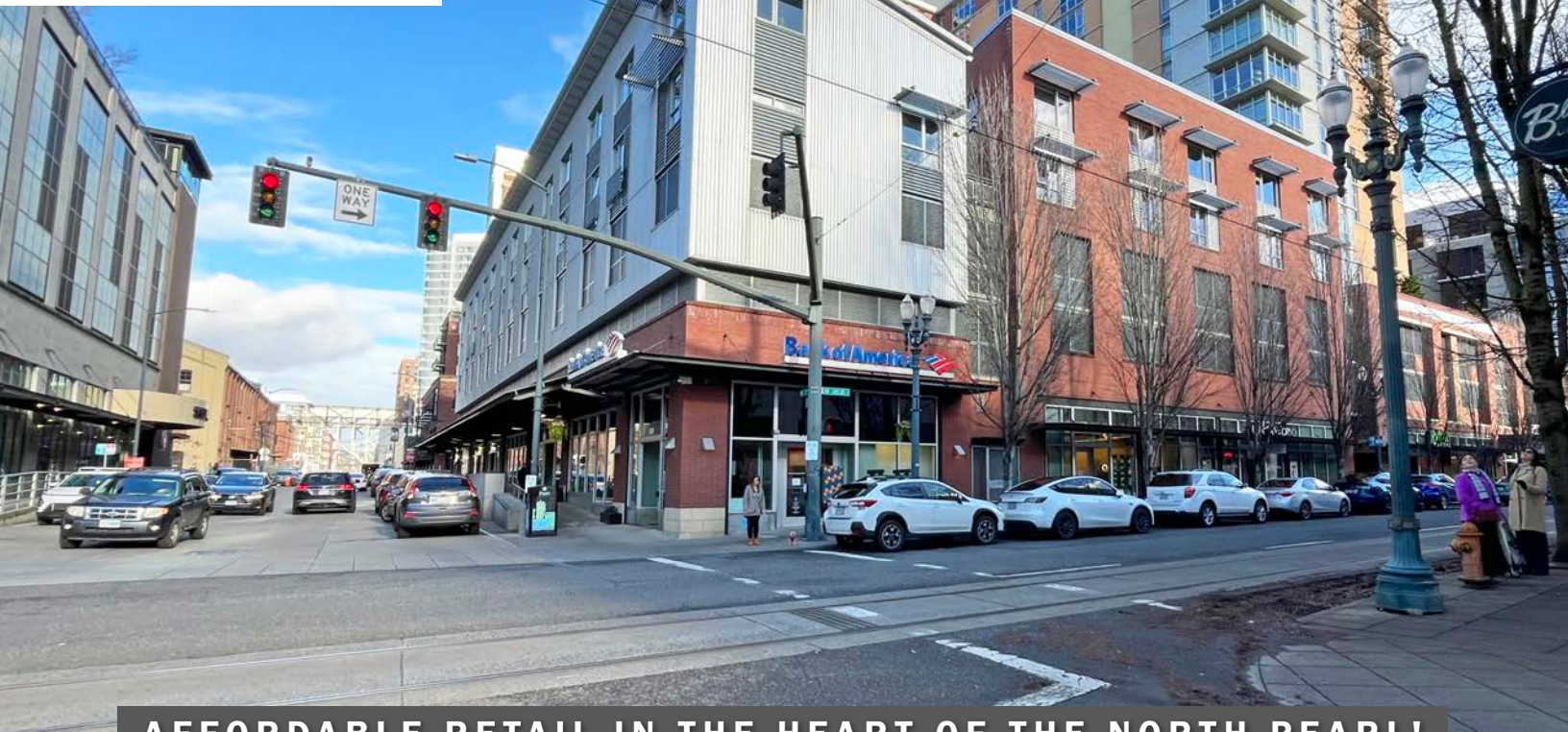


# Asa

FLATS + LOFTS



## AFFORDABLE RETAIL IN THE HEART OF THE NORTH PEARL!

### ADDRESS

1200 NW Marshall St, Portland, OR 97209

### AVAILABLE SPACE

1,000 SF - 5,773 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)

Walk Score

97

Bike Score

98

Transit Score

82

### AVAILABLE

- **1218 NW Marshall Street - Former cycling fitness studio:**  
1,717 - 4,167 SF | Rent: \$3,200/Month plus utilities
- **1244 NW Marshall Street - Former urgent care/medical clinic:**  
2,450 - 4,167 SF | Rent: \$4,500/Month plus utilities
- **1018 NW 13th Avenue - Former office:**  
1,000 - 4,167 SF | Rent: \$2,000/Month plus utilities
- **1032 NW 13th Avenue - LEASED - Rex Nails and Spa Coming soon**
- **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 - Former Office:**  
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  
REALTY ADVISORS  
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**503.274.0211**  
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PORTLAND, OR

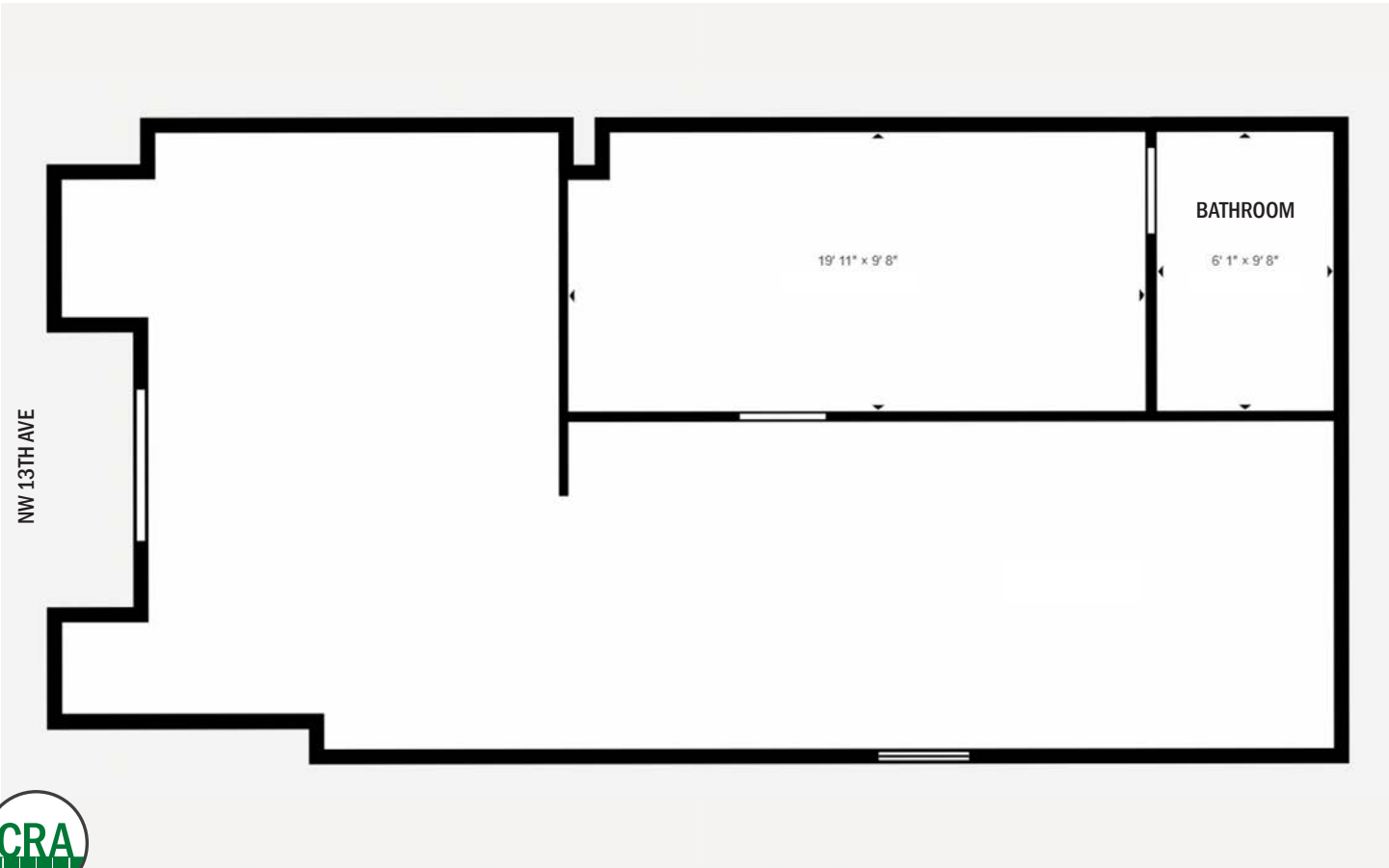
← NW MARSHALL ST →



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

**PHOTOS + FLOOR PLAN**

**1018 NW 13TH (FORMER OFFICE) - 1,000 SF**



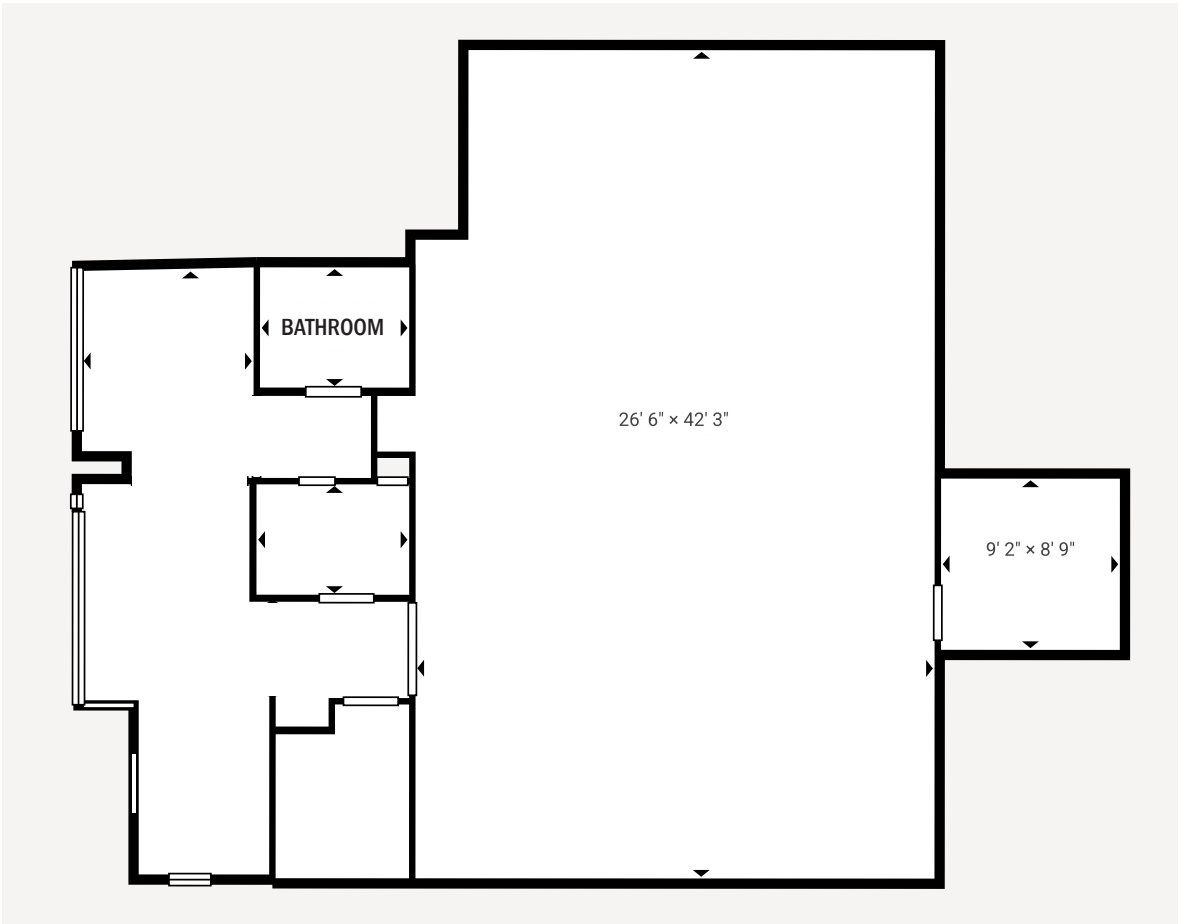
ASA FLATS + LOFTS  
NW MARSHALL & 13TH  
PORTLAND, OR

PHOTOS + FLOOR PLAN

1218 NW MARSHALL (FORMER CYCLING FITNESS STUDIO) - 1,717 SF



NW MARSHALL ST



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

PHOTOS + FLOOR PLAN

1209 NW LOVEJOY (FORMER DENTAL CLINIC) - 2,550 SF



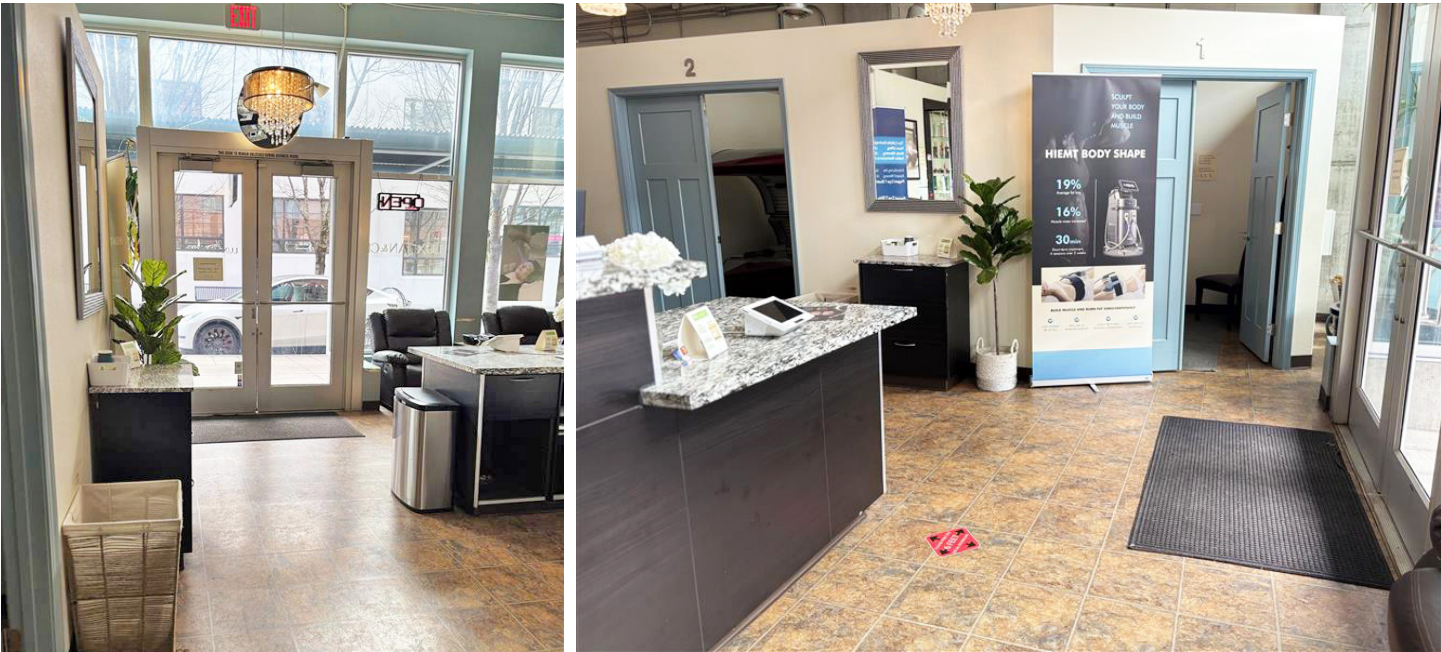
NW LOVEJOY ST



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

PHOTOS + FLOOR PLAN

1227 NW LOVEJOY (LUX TAN) - 1,867 SF



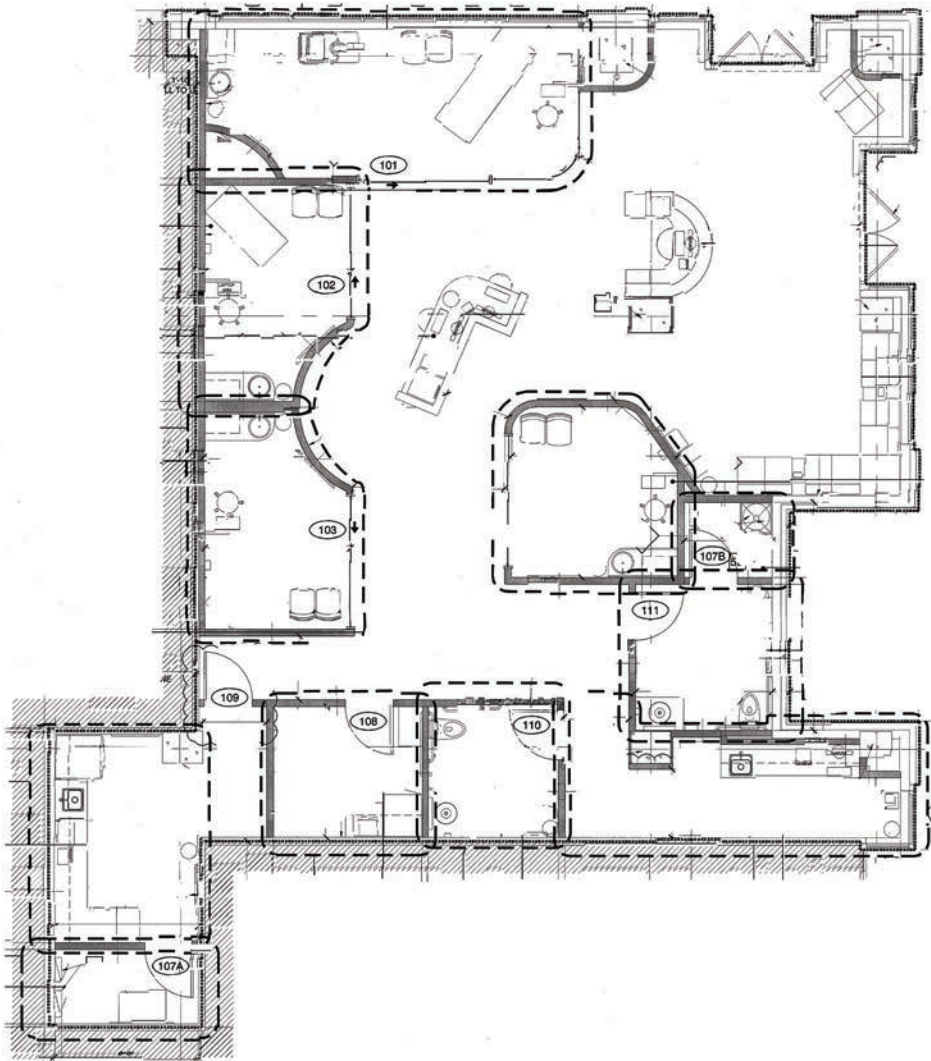
ASA FLATS + LOFTS  
NW MARSHALL & 13TH  
PORTLAND, OR

PHOTOS + FLOOR PLAN

1244 NW MARSHALL ST (FORMER URGENT CARE/MEDICAL CLINIC) - 2,450 SF



NW 13TH AVE



NW MARSHALL ST



# ASA FLATS + LOFTS

## NW MARSHALL & 13TH

PORTLAND, OR

### PHOTOS

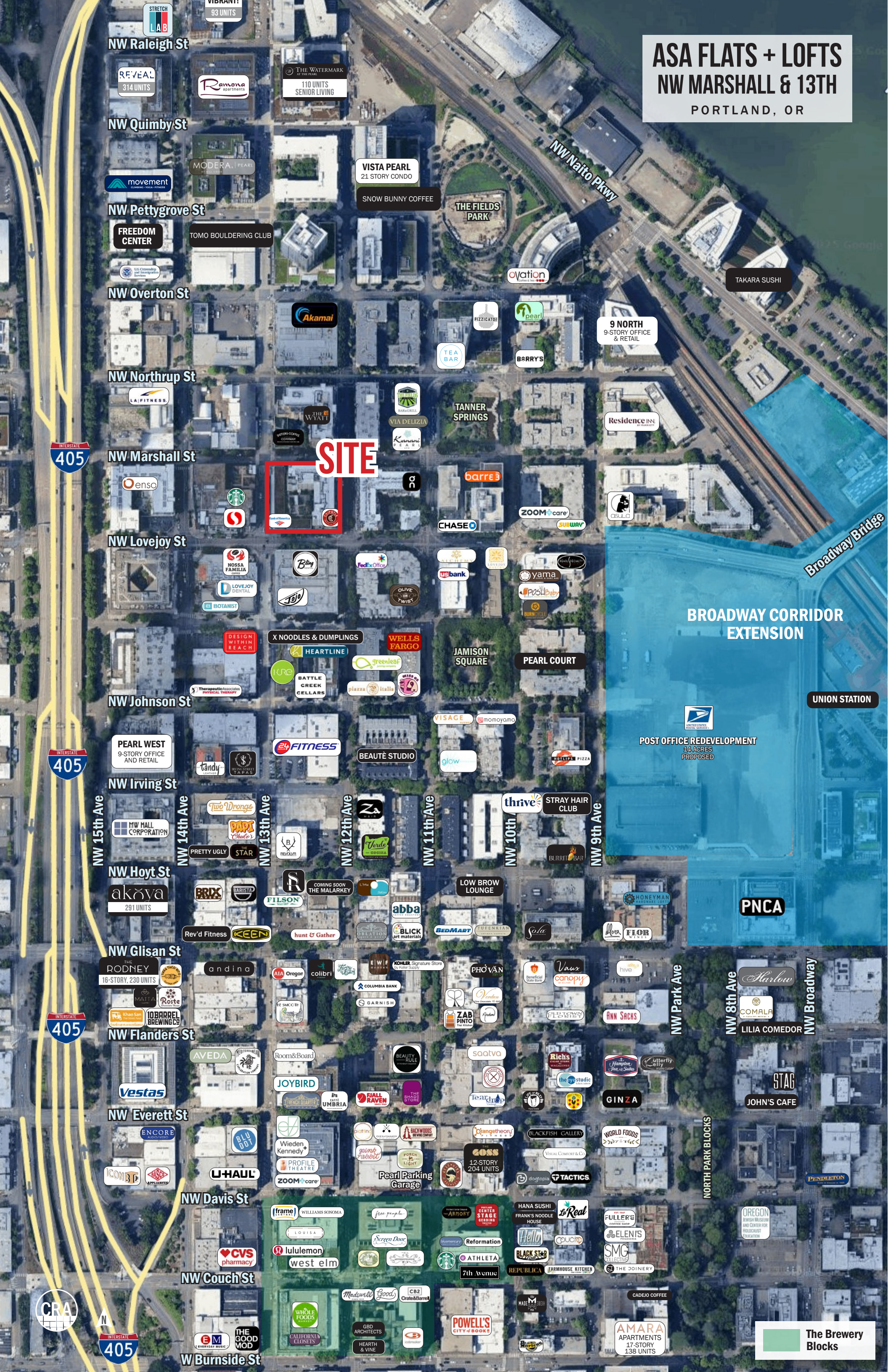
#### 1233 NW LOVEJOY (FORMER OFFICE) - 1,356 SF



# ASA FLATS + LOFTS

## NW MARSHALL & 13TH

PORTLAND, OR



**SITE**

**BROADWAY CORRIDOR  
EXTENSION**

**UNION STATION**

**POST OFFICE REDEVELOPMENT**  
11 ACRES  
PROPOSED

**PNCA**

**Harlow**

**COMALA**

**LILIA COMEDOR**

**STAG**

**JOHN'S CAFE**

**OREGON**

**JEWISH MUSEUM**

**AND CENTER FOR**

**HOLocaust EDUCATION**

**SMG**

**COLLECTIVE**

**THE JOINERY**

**AMARA**

**APARTMENTS**

**17-STORY**

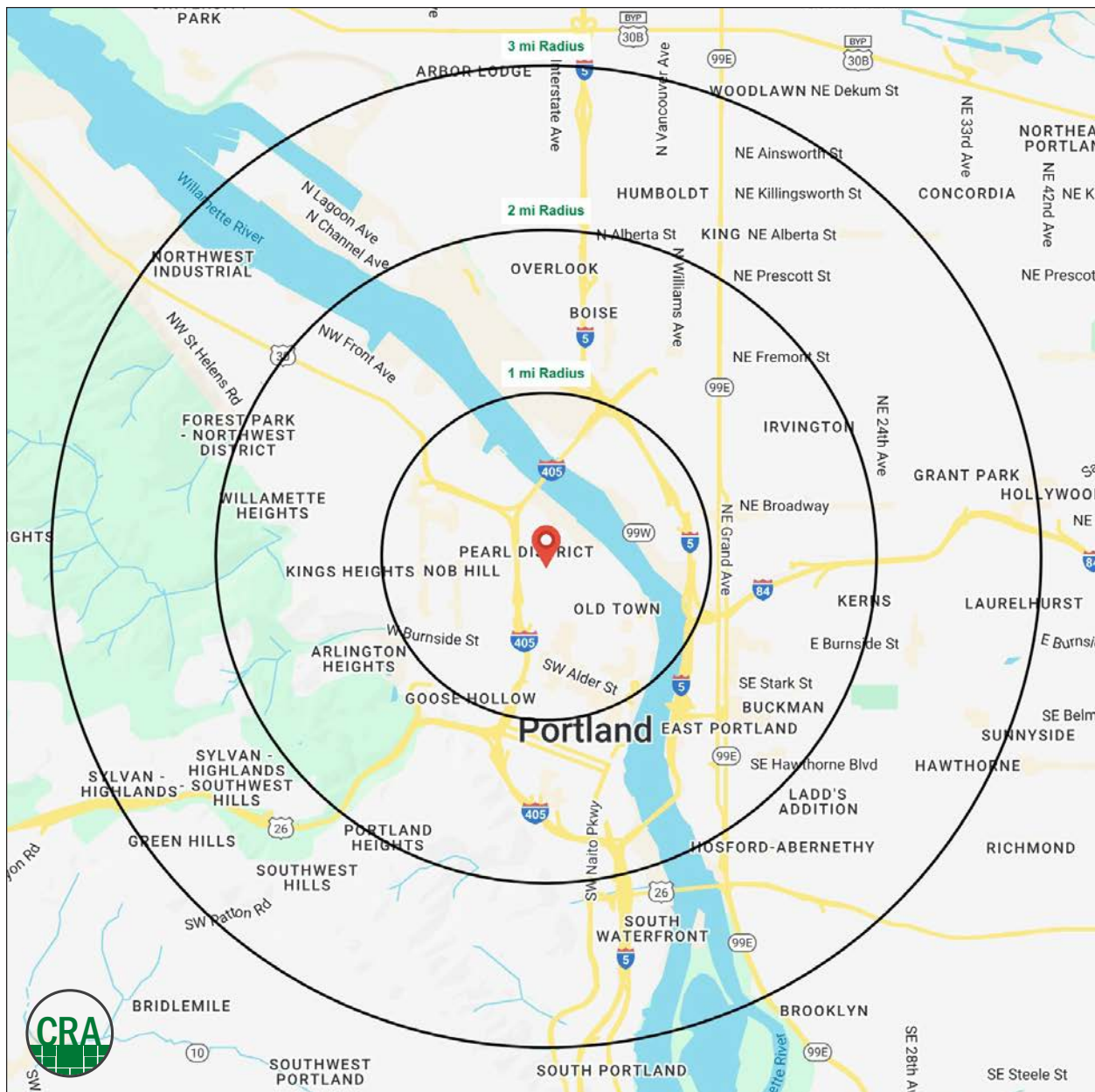
**138 UNITS**

**The Brewery  
Blocks**

## DEMOGRAPHIC SUMMARY

| Source: Regis – SitesUSA (2026) | 1 MILE    | 2 MILE    | 3 MILE    |
|---------------------------------|-----------|-----------|-----------|
| Estimated Population 2026       | 53,320    | 115,803   | 199,619   |
| Projected Population 2031       | 53,836    | 117,435   | 202,063   |
| Average HH Income               | \$115,391 | \$122,334 | \$138,577 |
| Median Home Value               | \$674,422 | \$754,727 | \$759,383 |
| Daytime Demographics 16+        | 100,970   | 214,389   | 278,533   |
| Some College or Higher          | 81.9%     | 84.0%     | 85.9%     |

1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5304/-122.6833

| Asa Flats<br>Portland, OR 97209                       | 1 mi<br>radius | 2 mi<br>radius | 3 mi<br>radius |
|-------------------------------------------------------|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2026 Estimated Population                             | 53,320         | 115,803        | 199,619        |
| 2031 Projected Population                             | 53,836         | 117,435        | 202,063        |
| 2020 Census Population                                | 39,091         | 100,262        | 185,312        |
| 2010 Census Population                                | 29,257         | 76,360         | 151,098        |
| Projected Annual Growth 2026 to 2031                  | 0.2%           | 0.3%           | 0.2%           |
| Historical Annual Growth 2010 to 2026                 | 5.1%           | 3.2%           | 2.0%           |
| 2026 Median Age                                       | 39.1           | 37.9           | 38.5           |
| <b>Households</b>                                     |                |                |                |
| 2026 Estimated Households                             | 29,515         | 64,254         | 105,139        |
| 2031 Projected Households                             | 30,451         | 65,717         | 106,966        |
| 2020 Census Households                                | 25,661         | 57,830         | 96,413         |
| 2010 Census Households                                | 18,793         | 42,727         | 76,526         |
| Projected Annual Growth 2026 to 2031                  | 0.6%           | 0.5%           | 0.3%           |
| Historical Annual Growth 2010 to 2026                 | 3.6%           | 3.1%           | 2.3%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2026 Estimated White                                  | 72.3%          | 71.9%          | 73.7%          |
| 2026 Estimated Black or African American              | 6.4%           | 6.8%           | 6.4%           |
| 2026 Estimated Asian or Pacific Islander              | 8.1%           | 7.8%           | 7.0%           |
| 2026 Estimated American Indian or Native Alaskan      | 1.1%           | 0.9%           | 0.8%           |
| 2026 Estimated Other Races                            | 12.1%          | 12.5%          | 12.1%          |
| 2026 Estimated Hispanic                               | 11.6%          | 11.6%          | 10.8%          |
| <b>Income</b>                                         |                |                |                |
| 2026 Estimated Average Household Income               | \$115,391      | \$122,334      | \$138,577      |
| 2026 Estimated Median Household Income                | \$80,756       | \$86,557       | \$102,259      |
| 2026 Estimated Per Capita Income                      | \$64,611       | \$68,489       | \$73,420       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2026 Estimated Elementary (Grade Level 0 to 8)        | 1.7%           | 1.4%           | 1.2%           |
| 2026 Estimated Some High School (Grade Level 9 to 11) | 2.8%           | 2.6%           | 2.1%           |
| 2026 Estimated High School Graduate                   | 13.6%          | 12.0%          | 10.8%          |
| 2026 Estimated Some College                           | 17.1%          | 16.2%          | 15.3%          |
| 2026 Estimated Associates Degree Only                 | 6.3%           | 5.4%           | 5.5%           |
| 2026 Estimated Bachelors Degree Only                  | 32.1%          | 34.6%          | 36.3%          |
| 2026 Estimated Graduate Degree                        | 26.3%          | 27.8%          | 28.7%          |
| <b>Business</b>                                       |                |                |                |
| 2026 Estimated Total Businesses                       | 7,730          | 15,957         | 22,542         |
| 2026 Estimated Total Employees                        | 83,945         | 180,639        | 223,889        |
| 2026 Estimated Employee Population per Business       | 10.9           | 11.3           | 9.9            |
| 2026 Estimated Residential Population per Business    | 6.9            | 7.3            | 8.9            |

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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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](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.