

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 - 4,167 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 - LEASED - Phase One coming soon
- 1244 NW Marshall Street - Former urgent care/medical clinic: 2,450 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.



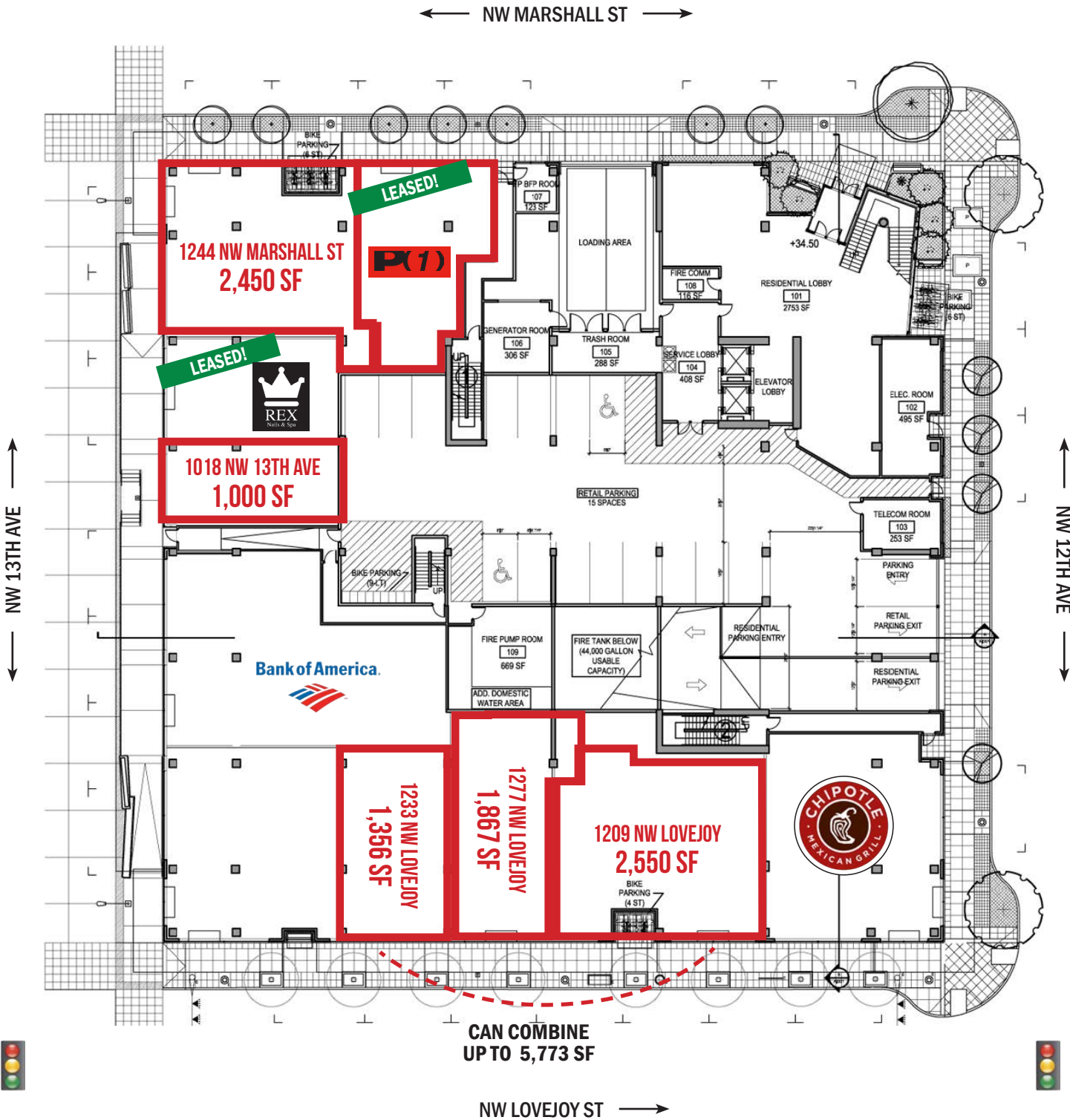
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PORTLAND, OR

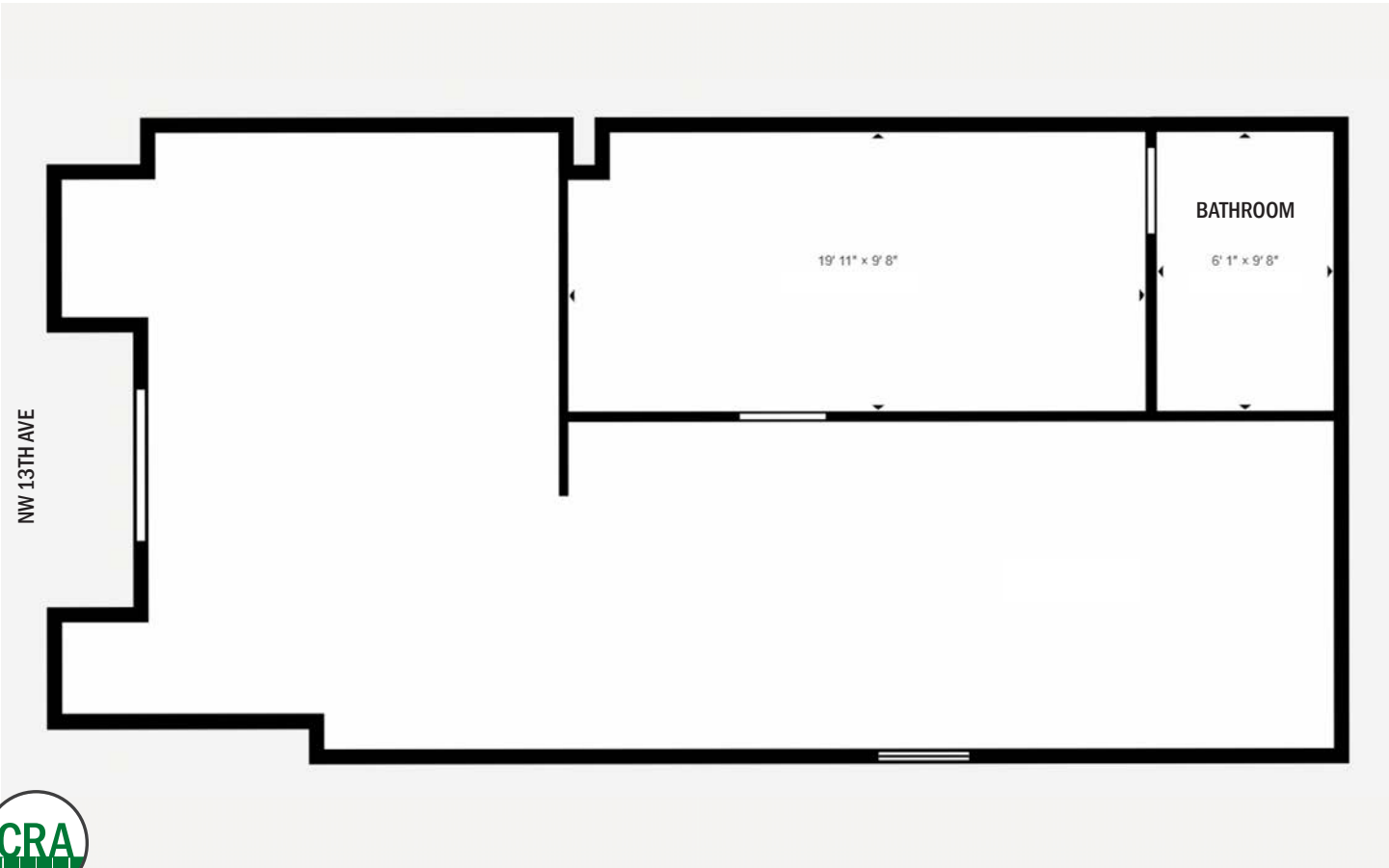
SITE PLAN



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PHOTOS + FLOOR PLAN

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



PHOTOS + FLOOR PLAN

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



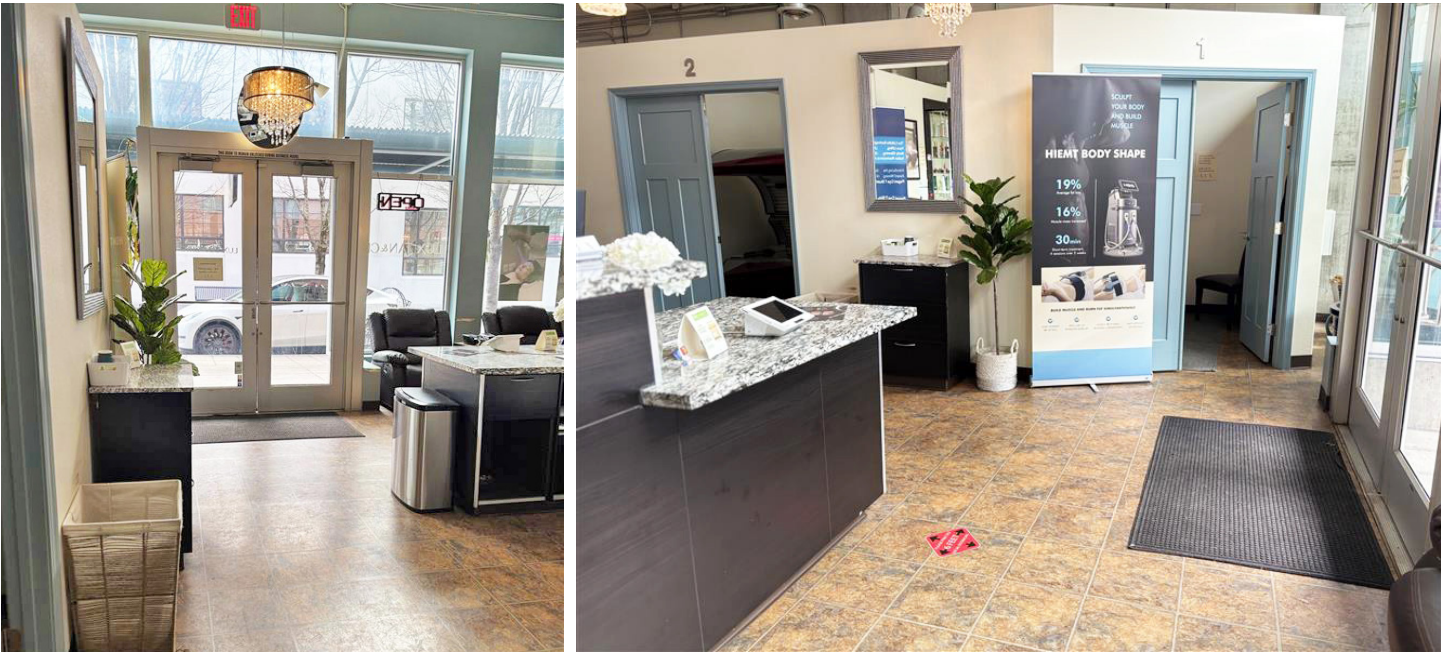
NW LOVEJOY ST



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PHOTOS + FLOOR PLAN

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



ASA FLATS + LOFTS NW MARSHALL & 13TH

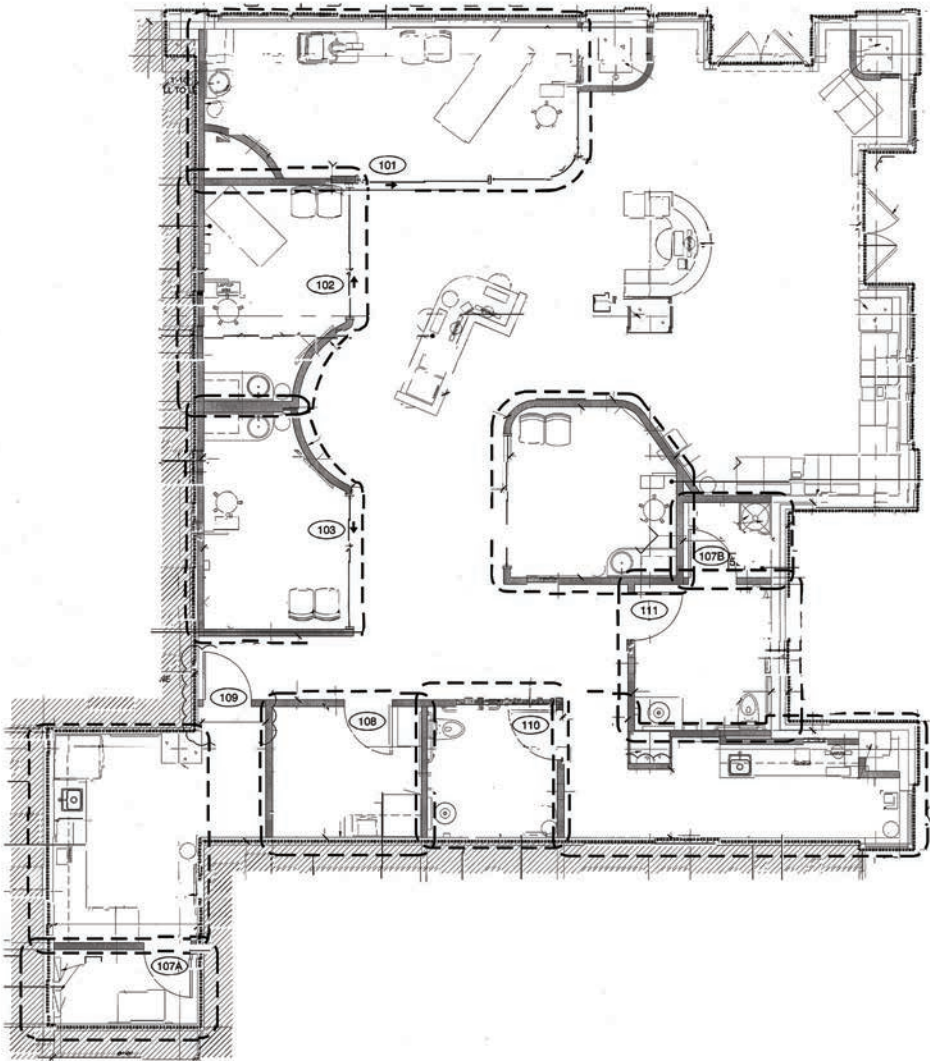
PHOTOS + FLOOR PLAN

PORTLAND, OR

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



NW 13TH AVE



NW MARSHALL ST



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PHOTOS

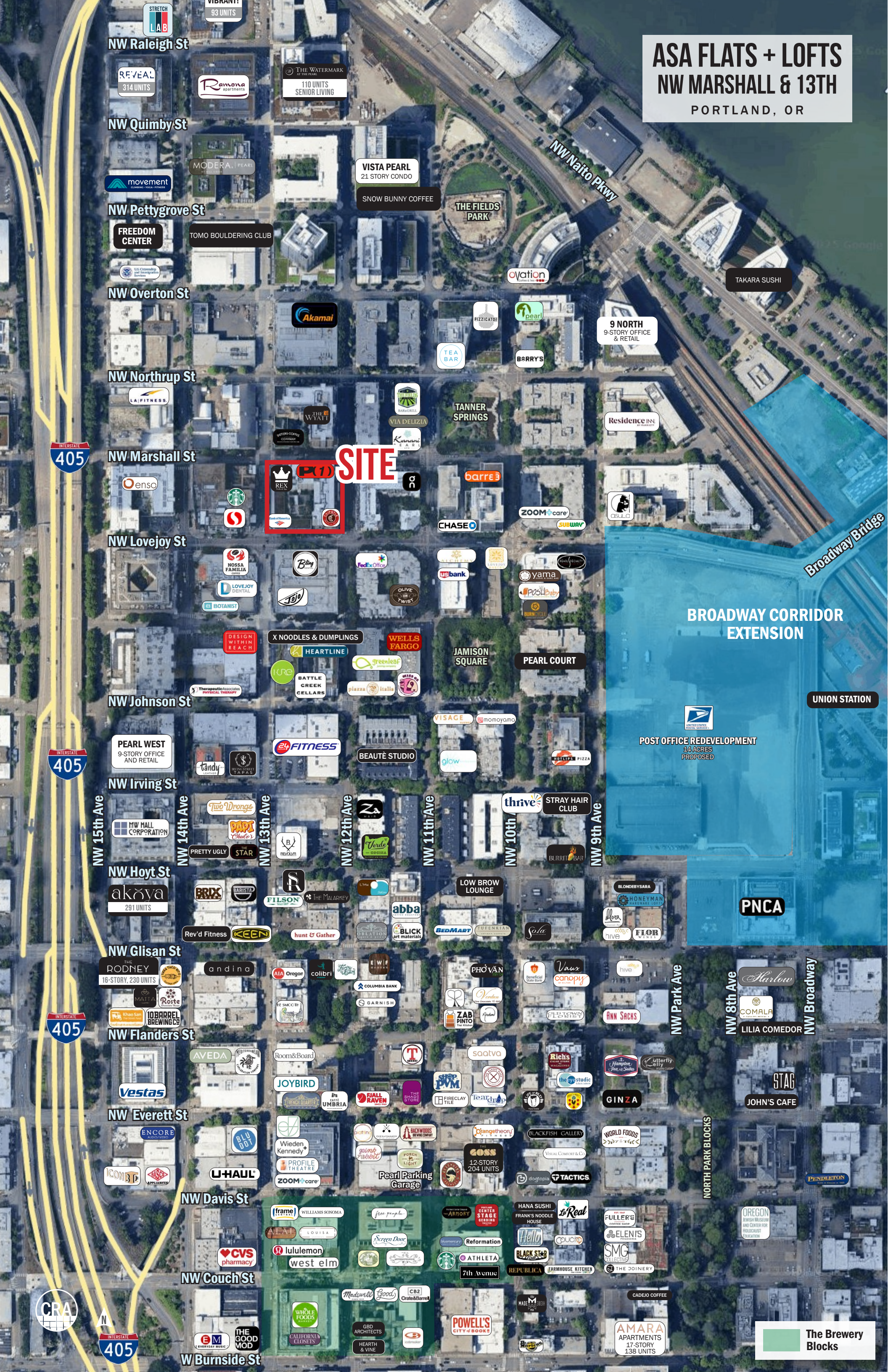
1233 NW LOVEJOY (FORMER OFFICE) - 1,356 SF



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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%

\$115,391

Average Household Income

1 MILE RADIUS

39.1

Median Age

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 Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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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.