

ECOTRUST

NATURAL CAPITAL CENTER

721 NW 9TH AVENUE | PEARL DISTRICT

FOR LEASE

OFF-STREET PARKING

VISITOR PARKING AND
OPPORTUNITY FOR
RESERVED SPACES

NCC was the first **LEED Gold Certified** building in the northwest when it opened after major renovation in 2001. It is home to several office tenants, including Willamette University's Master's program and the NCC Event Center, which hosts **550 + events per year**.

ADDRESS

721 NW 9th Ave | Portland, OR 97209

AVAILABLE SPACE

Suite 100: Former Medical Clinic

5,433 RSF | \$5,000/Month plus utilities

Suite 175: Former Restaurant Space

2,163 RSF | \$3,000/Month plus utilities

Suite 195: Former Office Space

3,166 RSF | \$3,500/Month plus utilities

The above rents are low 1st year introductory rents

Walk Score

99

Bike Score

99

Transit Score

91

BUILDING FEATURES:

- 2nd generation opportunities include:
 - Restaurant with exclusive outdoor patio
 - Medical/wellness/spa with treatment rooms and other reusable infrastructure
 - Creative office space
- These character rich spaces feature original reconditioned hardwood floors, high wood ceilings, exposed interior brick, and large arched storefront windows & entries.
- Excellent signage opportunities (storefront and monument sign located at 10th & Johnson).
- Off-street parking lot for visitors, and a monthly reserved parking available.
- Nearby Tenants include Hot Lips Pizza, Stray Hair Club, Burrito Bar, Momoyama Sushi, Posh Baby, Piazza Italia and more!
- Private building security on-site.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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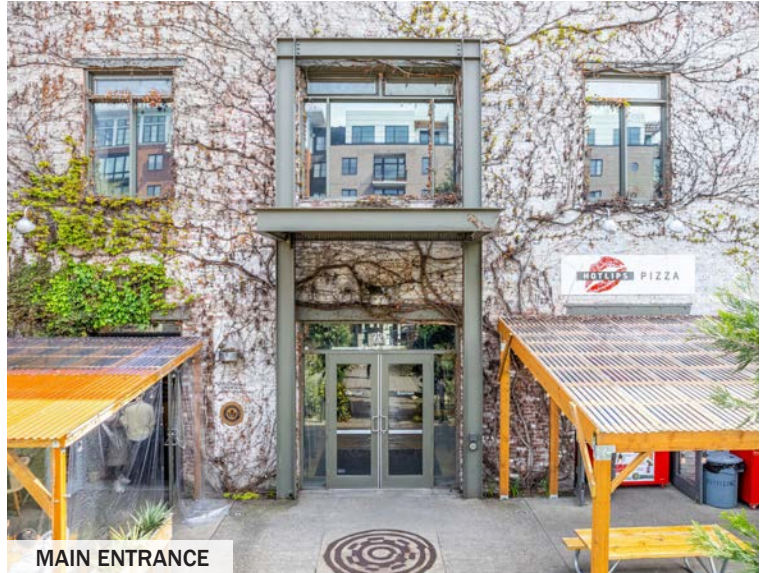
721 NW 9TH AVENUE

PORTLAND, OR

PHOTOS



VIEW FROM NE CORNER



MAIN ENTRANCE



PARKING AREA



PARKING AREA



INTERIOR LOBBY



INTERIOR SHARED SEATING



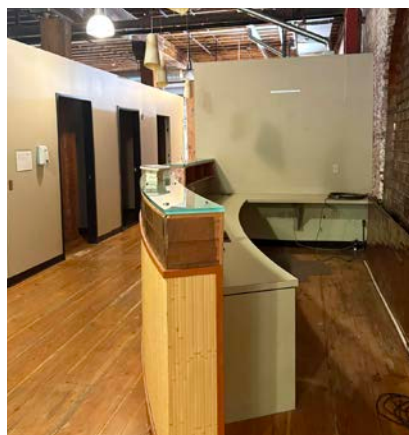
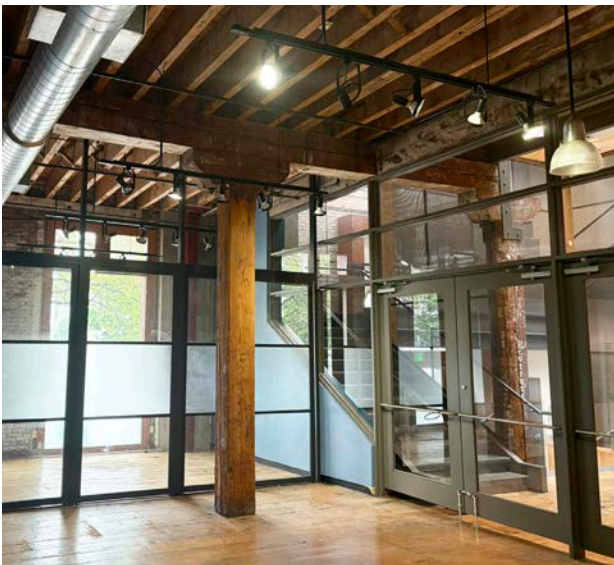
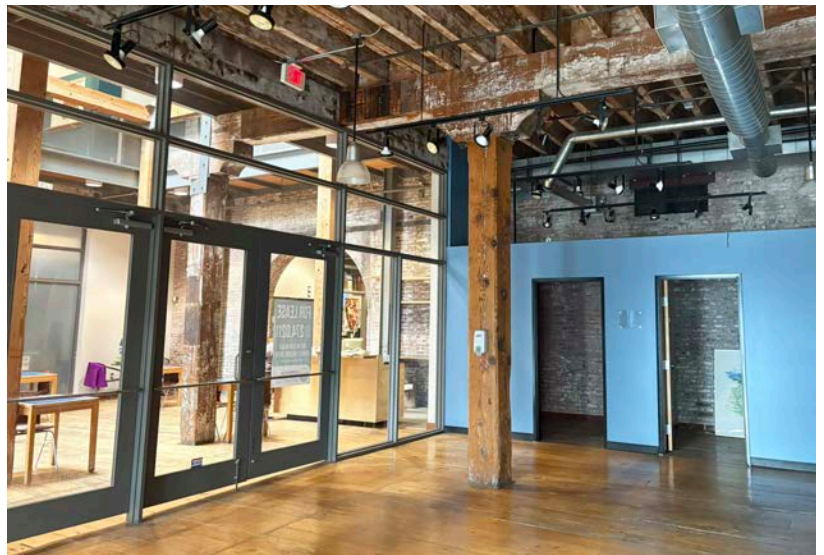
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SUITE 100

Suite 100, formerly a medical clinic, features treatment rooms, restrooms within the space, plumbing and other re-usable infrastructure for medical, wellness, spa or similar uses.



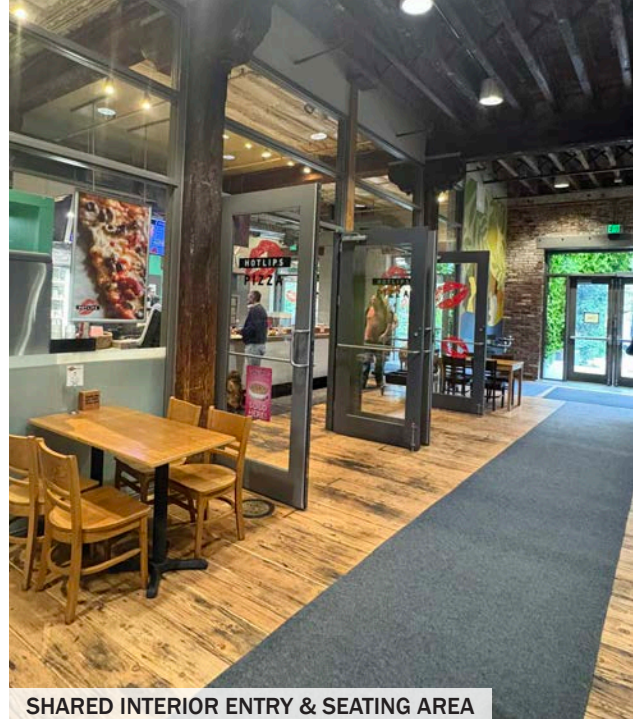
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SUITE 175

Suite 175 is a former restaurant space (grease interceptor, but no Type 1 venting). Plumbing and other reusable restaurant infrastructure and restrooms within space. Ideal for bar, or other F&B use that can take advantage of the exclusive outdoor patio area and shared interior seating. Basement storage/prep area has walk-in cooler, sinks and is where the grease interceptor is located.



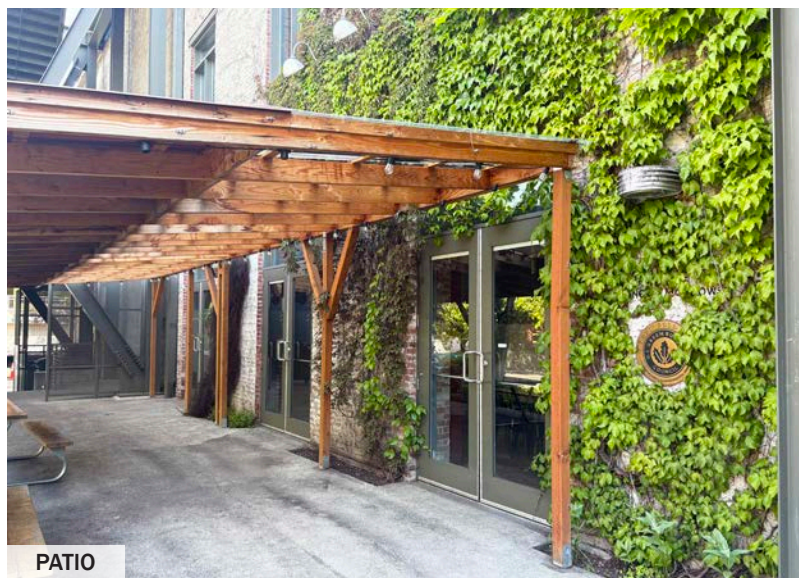
SHARED INTERIOR ENTRY & SEATING AREA



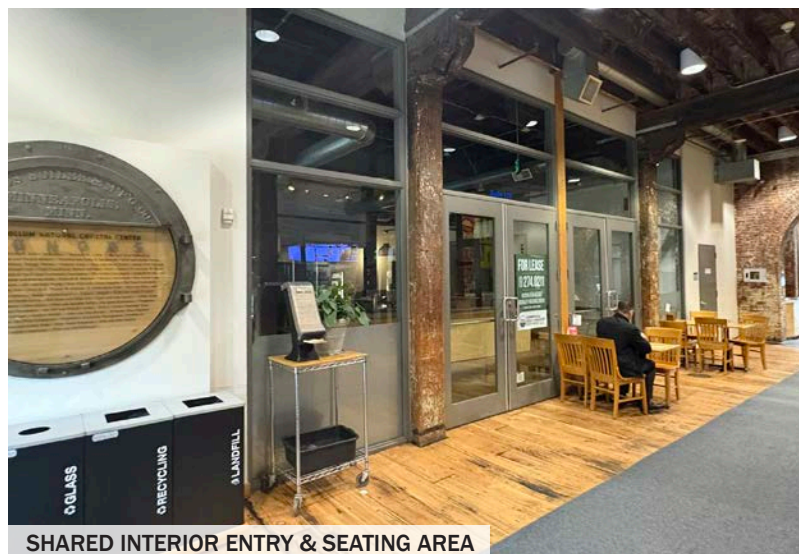
DEDICATED PREP AREA



DEDICATED PREP AREA



PATIO



SHARED INTERIOR ENTRY & SEATING AREA



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SUITE 195

Suite 195 is a light-filled character-rich former office space ideal for a creative office user or other service/creative use. Features include several private offices/conference area, one (1) ADA restroom and two exterior entries/egress options.



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721 NW 9TH AVENUE
PORTLAND, OR

BROADWAY CORRIDOR
EXTENSION

UNION STATION

POST OFFICE REDEVELOPMENT
14 ACRES
PROPOSED

PNCA

SITE

NW 15th Ave

NW 14th Ave

NW 13th Ave

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

NW Park Ave

NW 8th Ave

NW Broadway

NW Raleigh St

NW Quimby St

NW Pettygrove St

NW Overton St

NW Northrup St

NW Marshall St

NW Lovejoy 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

NW Naito Pkwy

Broadway Bridge

REVEAL
314 UNITS

Ramona
apartments

THE WATERMARK
AT THE PEARL
110 UNITS
SENIOR LIVING

VISTA PEARL
21 STORY CONDO

SNOW BUNNY COFFEE

THE FIELDS
PARK

ovation

TAKARA SUSHI

9 NORTH
9-STORY OFFICE
& RETAIL

ERATH

enso

NW Lovejoy St

NW Johnson St

PEARL WEST
9-STORY OFFICE
AND RETAIL

NW Irving St

NW Hoyt St

akoya
291 UNITS

NW Glisan St

THE RODNEY
16-STORY, 230 UNITS

NW Flanders St

NW Everett St

ENCORE
AND VESTAS

ICON 3D

U-HAUL

CVS
pharmacy

THE GOOD MOD

EM
EVERYDAY MUSIC

Akamai

ecru

PIZZICATO

pearl

TEA BAR

CAN FONT

BARRY'S

TANNER
SPRINGS

VIA DELIZIA

Katana

GoHealth

Bank of America

Optima

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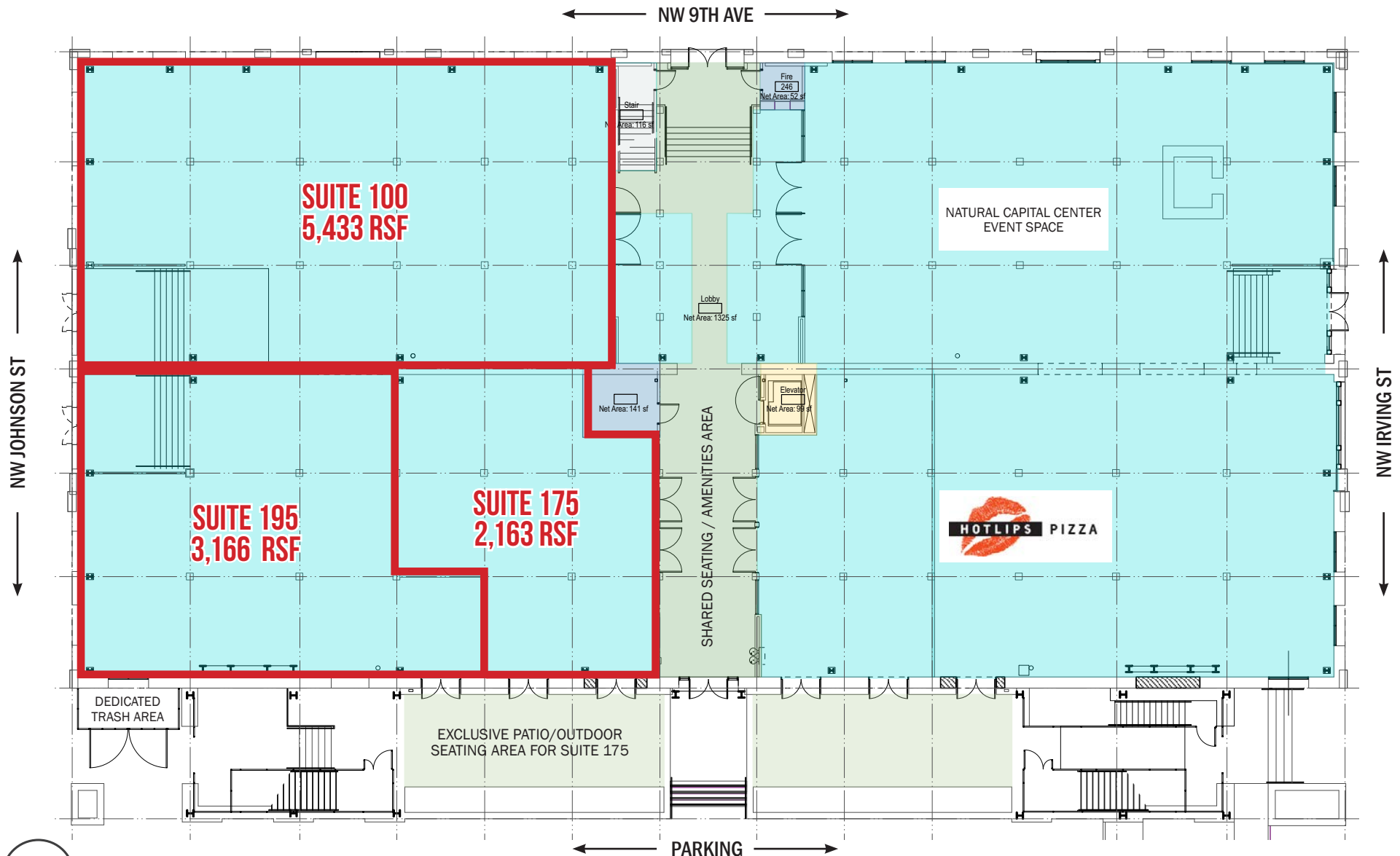
Optima

SITE PLAN

NATURAL CAPITAL CENTER

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The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

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DEMOGRAPHIC SUMMARY

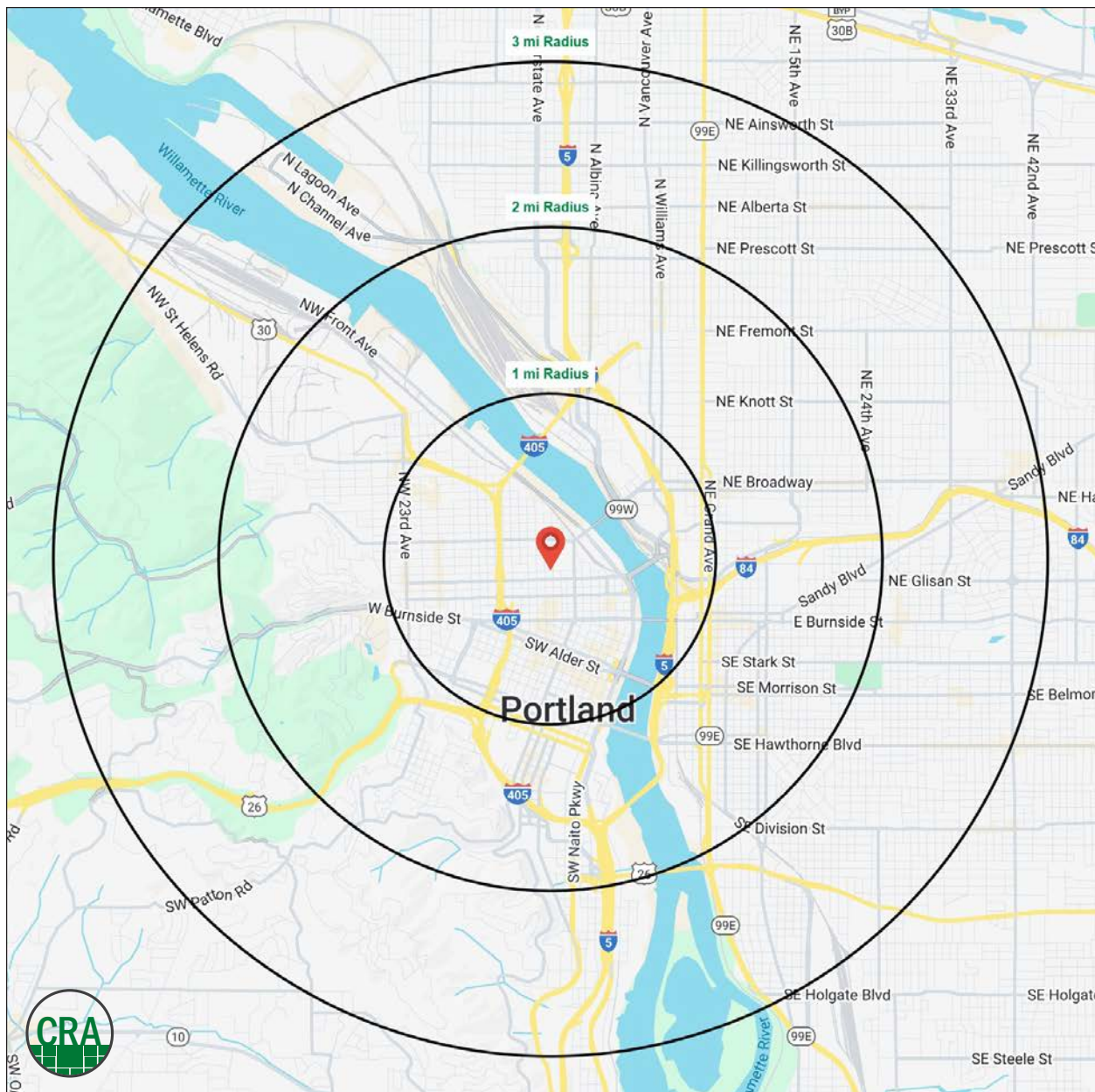
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	59,375	120,692	204,228
Projected Population 2030	59,779	121,467	205,112
Average HH Income	\$113,253	\$125,837	\$140,757
Median Home Value	\$623,229	\$725,125	\$736,408
Daytime Demographics 16+	100,086	194,077	269,674
Some College or Higher	82.1%	84.5%	86.1%

\$113,253

Average Household Income
1 MILE RADIUS

38.7

Median Age
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5113/-122.6803

Cyan/PDX Portland, OR 97201	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	36,407	109,684	193,275
2029 Projected Population	36,759	110,023	191,237
2020 Census Population	26,865	94,079	181,291
2010 Census Population	24,243	73,758	148,900
Projected Annual Growth 2024 to 2029	0.2%	-	-0.2%
Historical Annual Growth 2010 to 2024	3.6%	3.5%	2.1%
2024 Median Age	39.5	38.5	38.6
Households			
2024 Estimated Households	18,794	60,995	101,651
2029 Projected Households	19,449	62,158	101,753
2020 Census Households	16,870	55,767	96,684
2010 Census Households	13,923	42,037	77,341
Projected Annual Growth 2024 to 2029	0.7%	0.4%	-
Historical Annual Growth 2010 to 2024	2.5%	3.2%	2.2%
Race and Ethnicity			
2024 Estimated White	71.2%	74.1%	75.7%
2024 Estimated Black or African American	6.1%	5.1%	4.9%
2024 Estimated Asian or Pacific Islander	9.6%	8.2%	7.2%
2024 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.8%
2024 Estimated Other Races	12.1%	11.7%	11.5%
2024 Estimated Hispanic	11.1%	10.8%	10.2%
Income			
2024 Estimated Average Household Income	\$107,527	\$128,932	\$140,110
2024 Estimated Median Household Income	\$76,580	\$91,648	\$100,223
2024 Estimated Per Capita Income	\$56,155	\$72,266	\$74,120
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.2%	1.9%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.5%	2.3%
2024 Estimated High School Graduate	13.1%	11.2%	10.5%
2024 Estimated Some College	19.2%	16.8%	15.4%
2024 Estimated Associates Degree Only	6.5%	5.4%	5.5%
2024 Estimated Bachelors Degree Only	29.3%	34.3%	36.9%
2024 Estimated Graduate Degree	25.8%	28.0%	27.8%
Business			
2024 Estimated Total Businesses	7,051	15,322	22,729
2024 Estimated Total Employees	85,416	159,538	215,595
2024 Estimated Employee Population per Business	12.1	10.4	9.5
2024 Estimated Residential Population per Business	5.2	7.2	8.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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