

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 175:** Former Restaurant Space | 2,163 RSF

**Suite 195:** Former Office Space | 3,166 RSF

## RENTAL RATE

Call for details.

Walk Score  
**99**

Bike Score  
**99**

Transit Score  
**91**

## BUILDING FEATURES:

- 2nd generation opportunities include:
  - Restaurant with exclusive outdoor patio
  - Creative office space
- Restaurant/café tenants (Suite 175) have the opportunity to become one of Ecotrust's catering partners at the Ecotrust Natural Capital Center and The Redd.
- Cafe Tenants have the opportunity to utilize a lobby coffee/ beverage built in kiosk as a supplemental opportunity!
- 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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# NATURAL CAPITAL CENTER

## 721 NW 9TH AVENUE

PORTLAND, OR

### PHOTOS



VIEW FROM NE CORNER



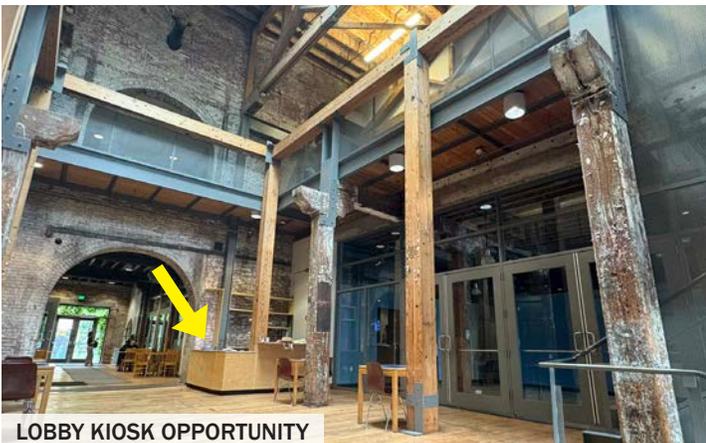
MAIN ENTRANCE



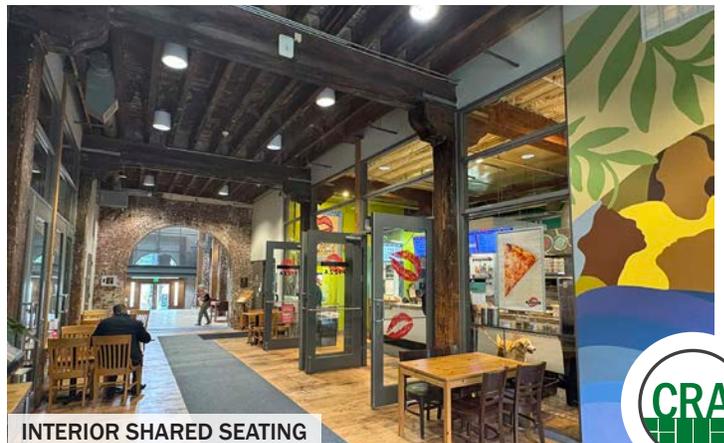
PARKING AREA



PARKING AREA



LOBBY KIOSK OPPORTUNITY



INTERIOR SHARED SEATING



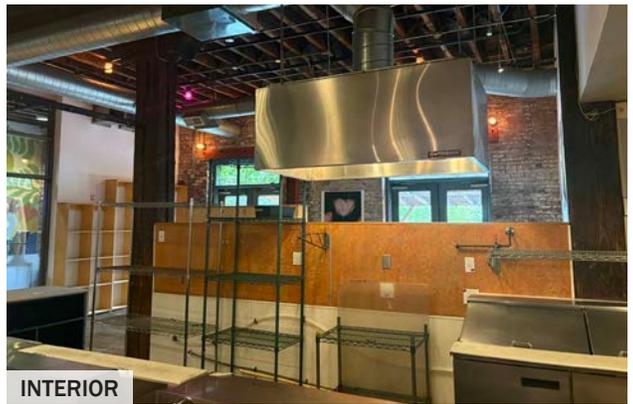
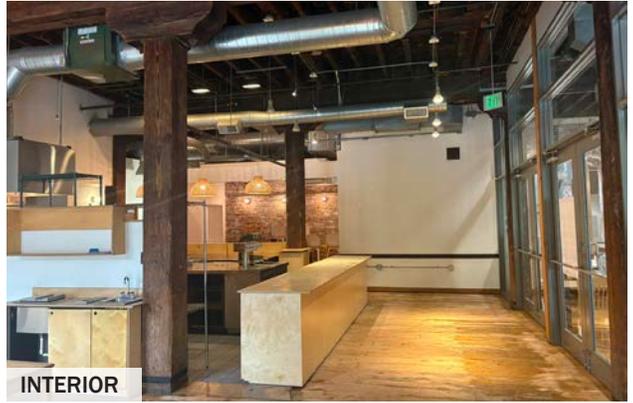
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### SUITE 175

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.



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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.



# NATURAL CAPITAL CENTER

## 721 NW 9TH AVENUE

PORTLAND, OR

9 NORTH  
9-STORY OFFICE & RETAIL

TAKARA SUSHI

VISTA PEARL  
21 STORY CONDO

SNOW BUNNY COFFEE

THE FIELDS  
PARK

TANNER  
SPRINGS

JAMISON  
SQUARE

PEARL COURT

SITE

BROADWAY CORRIDOR  
EXTENSION

UNION STATION

POST OFFICE REDEVELOPMENT  
14 ACRES  
PROPOSED

PNCA

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

NW Park Ave

NW 8th Ave

NW Broadway

NORTH PARK BLOCKS



REVEAL  
314 UNITS

movement  
CLIMBING • YOGA • FITNESS

FREEDOM  
CENTER

LA FITNESS

enso

NOSSA FAMILIA

LOVEJOY DENTAL

PEARL WEST  
9-STORY OFFICE  
AND RETAIL

MW HALL  
CORPORATION

akōya  
291 UNITS

THE RODNEY  
16-STORY, 230 UNITS

Vestas

ENCORE  
APARTMENTS

ICON 3D

U-HAUL

EM  
EVERYDAY MUSIC

Ramona  
apartments

MODERA | PEARL

TOMO BOULDERING CLUB

Akamai

THE WYATT

GoHealth

NOSSA FAMILIA

LOVEJOY DENTAL

Therapeutic Associates  
PHYSICAL THERAPY

candu

BRIX

Rev'd Fitness

andino

AVEDA

ENCORE  
APARTMENTS

U-HAUL

CVS  
pharmacy

VIBRANT  
93 UNITS

THE WATERMARK  
AT THE PEARL  
110 UNITS  
SENIOR LIVING

VISTA PEARL  
21 STORY CONDO

SNOW BUNNY COFFEE

Akamai

THE WYATT

GoHealth

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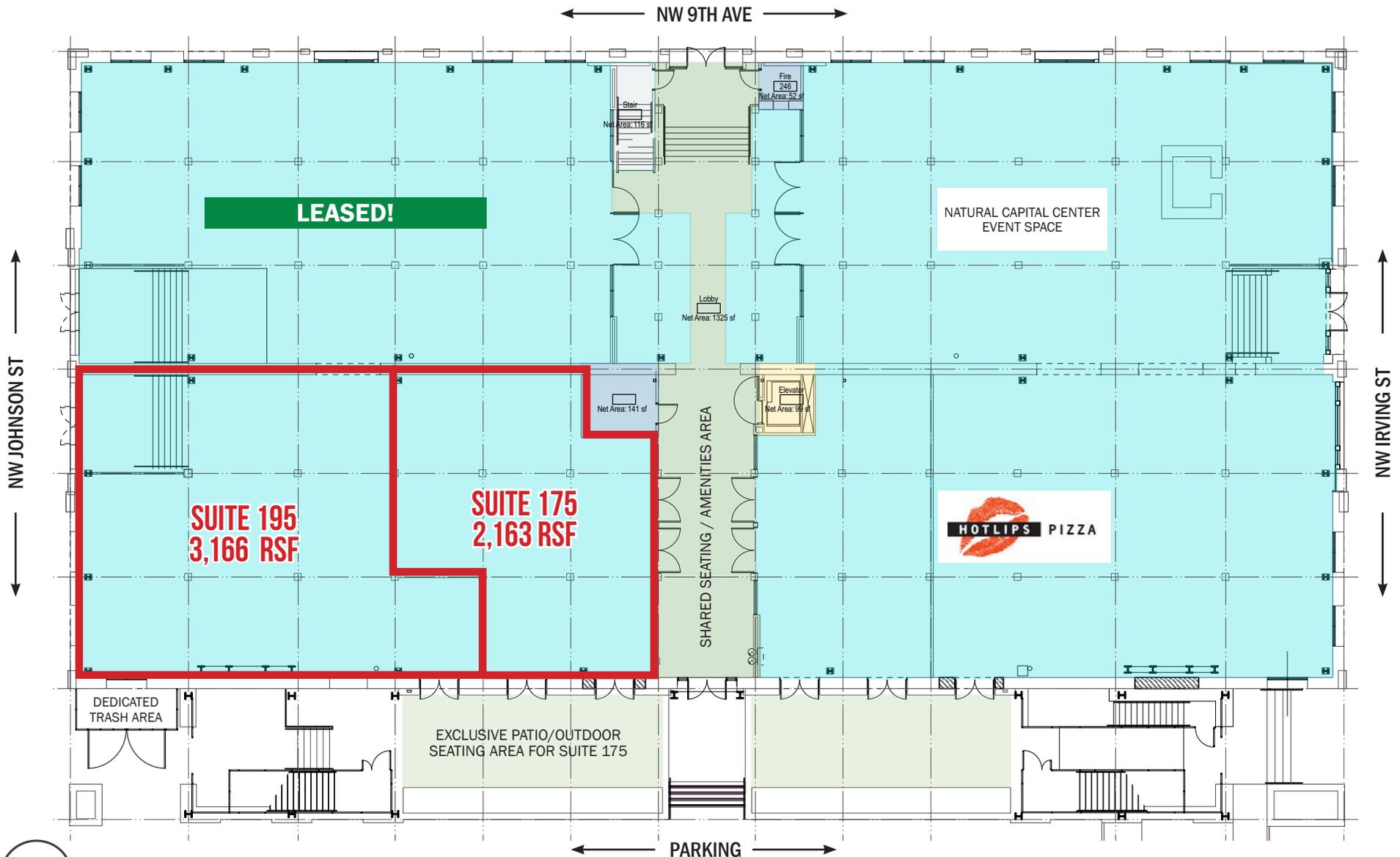
The Brewery  
Blocks

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## 721 NW 9TH AVENUE

PORTLAND, OR

### SITE PLAN



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.

# NATURAL CAPITAL CENTER

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### DEMOGRAPHIC SUMMARY

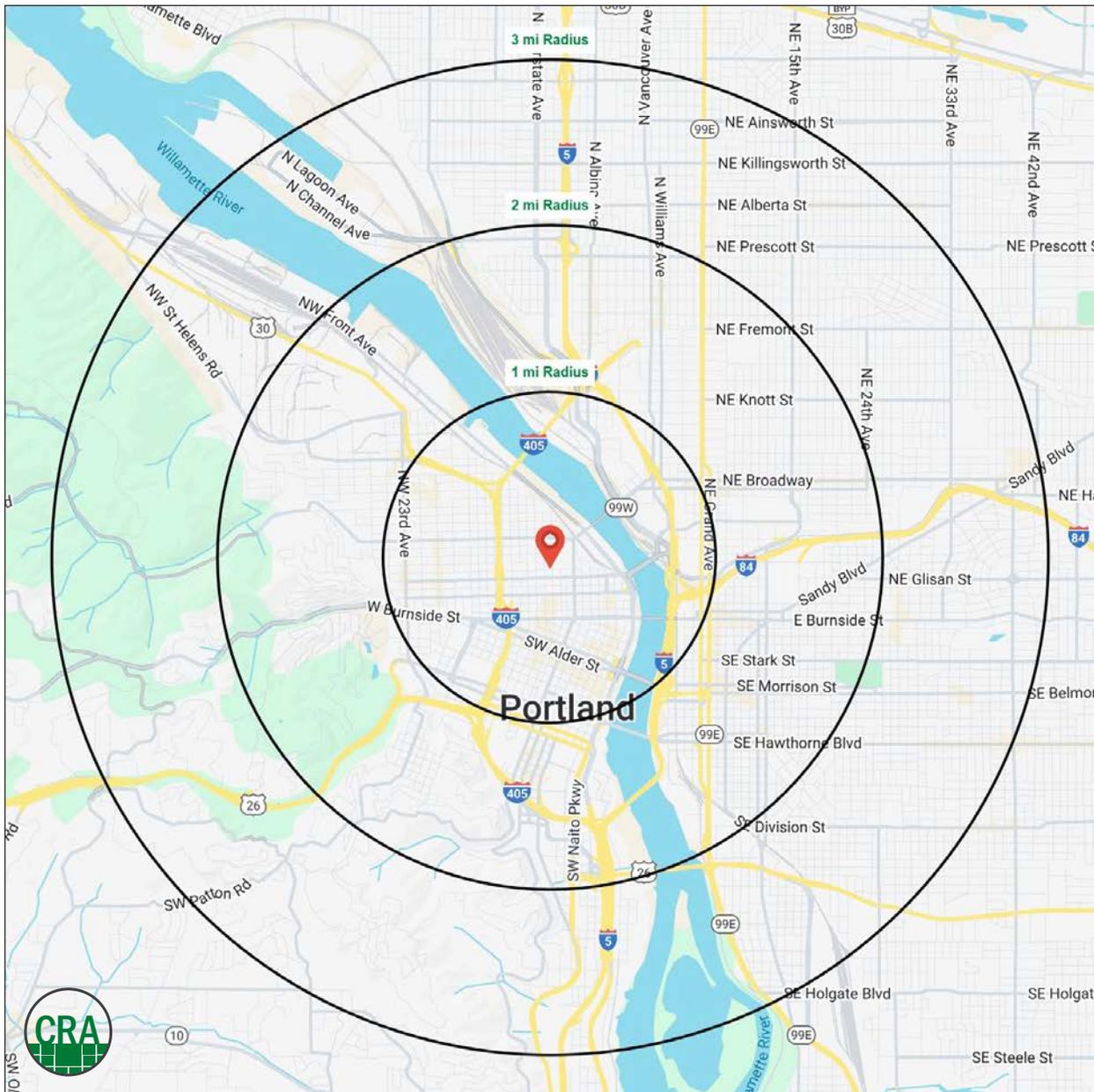
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	59,375	120,692	204,228
Projected Population 2030	59,779	121,467	205,112
Average HH Income	\$113,253	\$125,837	\$140,757
Median Home Value	\$623,229	\$725,125	\$736,408
Daytime Demographics 16+	100,086	194,077	269,674
Some 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, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5282/-122.6806

<b>Natural Capital Center Portland, OR 97209</b>	<b>1 mi radius</b>	<b>2 mi radius</b>	<b>3 mi radius</b>
<b>Population</b>			
2025 Estimated Population	59,375	120,692	204,228
2030 Projected Population	59,779	121,467	205,112
2020 Census Population	42,797	103,916	189,720
2010 Census Population	31,946	79,407	154,962
Projected Annual Growth 2025 to 2030	0.1%	0.1%	-
Historical Annual Growth 2010 to 2025	5.7%	3.5%	2.1%
2025 Median Age	38.7	37.7	38.5
<b>Households</b>			
2025 Estimated Households	31,881	65,068	104,659
2030 Projected Households	33,063	66,932	106,864
2020 Census Households	28,386	60,029	98,459
2010 Census Households	20,692	44,548	78,278
Projected Annual Growth 2025 to 2030	0.7%	0.6%	0.4%
Historical Annual Growth 2010 to 2025	3.6%	3.1%	2.2%
<b>Race and Ethnicity</b>			
2025 Estimated White	72.4%	73.2%	74.8%
2025 Estimated Black or African American	6.3%	6.4%	6.1%
2025 Estimated Asian or Pacific Islander	8.4%	7.6%	6.8%
2025 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.8%
2025 Estimated Other Races	11.8%	11.9%	11.5%
2025 Estimated Hispanic	11.2%	10.9%	10.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$113,253	\$125,837	\$140,757
2025 Estimated Median Household Income	\$76,968	\$87,898	\$102,558
2025 Estimated Per Capita Income	\$61,442	\$68,360	\$72,500
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	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%	11.0%	10.1%
2025 Estimated Some College	17.4%	16.4%	15.5%
2025 Estimated Associates Degree Only	5.5%	5.1%	5.2%
2025 Estimated Bachelors Degree Only	33.7%	36.0%	37.8%
2025 Estimated Graduate Degree	25.5%	27.0%	27.6%
<b>Business</b>			
2025 Estimated Total Businesses	8,756	16,264	23,058
2025 Estimated Total Employees	95,288	174,070	215,859
2025 Estimated Employee Population per Business	10.9	10.7	9.4
2025 Estimated Residential Population per Business	6.8	7.4	8.9

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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