

PEARL DISTRICT PRIME RETAIL/SERVICE SPACE

100% LEASED

OPERABLE
STOREFRONT
WINDOWS

AVAILABLE SPACE

Fully Leased!

RENTAL RATE

Please call for details.

TRAFFIC COUNTS

NW Everett Street – 8,163 ADT ('22)

Walk Score

100

Bike Score

99

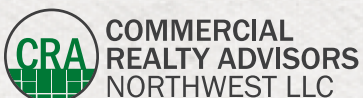
Transit Score

100

HIGHLIGHTS

2,863 RSF Retail/Service Opportunity

- Excellent opportunity for 2nd generation fitness space in the Pearl District – ideal for retail/service use.
- Neighboring tenants include World Foods, Visual Comfort, Tactics, The NOW Massage, Dogtopia, Rich's Cigar Store and Hive.



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503.274.0211
www.cra-nw.com

HAMPTON PEARL NW PARK AVE & EVERETT

PORTLAND, OR

INTERSTATE
405

INTERSTATE
405

INTERSTATE
405

CRA
INTERSTATE
405

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

**BROADWAY CORRIDOR
EXTENSION**

UNION STATION

POST OFFICE REDEVELOPMENT
14 ACRES
PROPOSED

PNCA

NW Park Ave
SITE

NW 8th Ave

NW Broadway

NORTH PARK BLOCKS

**The Brewery
Blocks**

REVEAL
314 UNITS

Ramona
apartments

THE WATERMARK
AT THE PEARL
110 UNITS
SENIOR LIVING

VISTA PEARL
21 STORY CONDO

THE FIELDS
PARK

9 NORTH
9-STORY OFFICE
& RETAIL

TAKARA SUSHI

TANNER
SPRINGS

Residence
INN

ERATH

JAMISON
SQUARE

PEARL COURT

UNITED STATES
POSTAL SERVICE

PEARL WEST
9-STORY OFFICE
AND RETAIL

LASH LOVE

THRIVE STRAY HAIR
CLUB

akoya
291 UNITS

LOW BROW
LOUNGE

HONEYMAN
BARBERSHOP

THE RODNEY
16-STORY, 230 UNITS

THE COSS
12-STORY
204 UNITS

Hampton
Pearl
SUSHI

IO BARREL
BREWING CO

Pearl Parking
Garage

GINZA

ENCORE
AUDIO VIDEO

POWELL'S
CITY OF BOOKS

AMARA
APARTMENTS
17-STORY
138 UNITS

movement

FREEDOM
CENTER

USA Citizenship
and Immigration
Services

LA FITNESS

Enso

NOSSA
FAMILIA
COFFEE

DESIGN WITHIN
REACH

Therapeutic Associates
PHYSICAL THERAPY

MW HALL
CORPORATION

Rev'd Fitness

andina

Vestas

ENCORE
AUDIO VIDEO

frame

CVS
pharmacy

EM
EVERYDAY MUSIC

TOMO BOULDERING CLUB

Akamai

LA FITNESS

Enso

NOSSA
FAMILIA
COFFEE

DESIGN WITHIN
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ovation

PEARL

Residence
INN

ZOOM+care

yama

PEARL COURT

POST OFFICE REDEVELOPMENT

THRIVE STRAY HAIR CLUB

HONEYMAN BARBERSHOP

Hampton Pearl SUSHI

GINZA

THE COSS

AMARA APARTMENTS

AMARA APARTMENTS

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AMARA APARTMENTS

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Broadway Bridge

UNION STATION

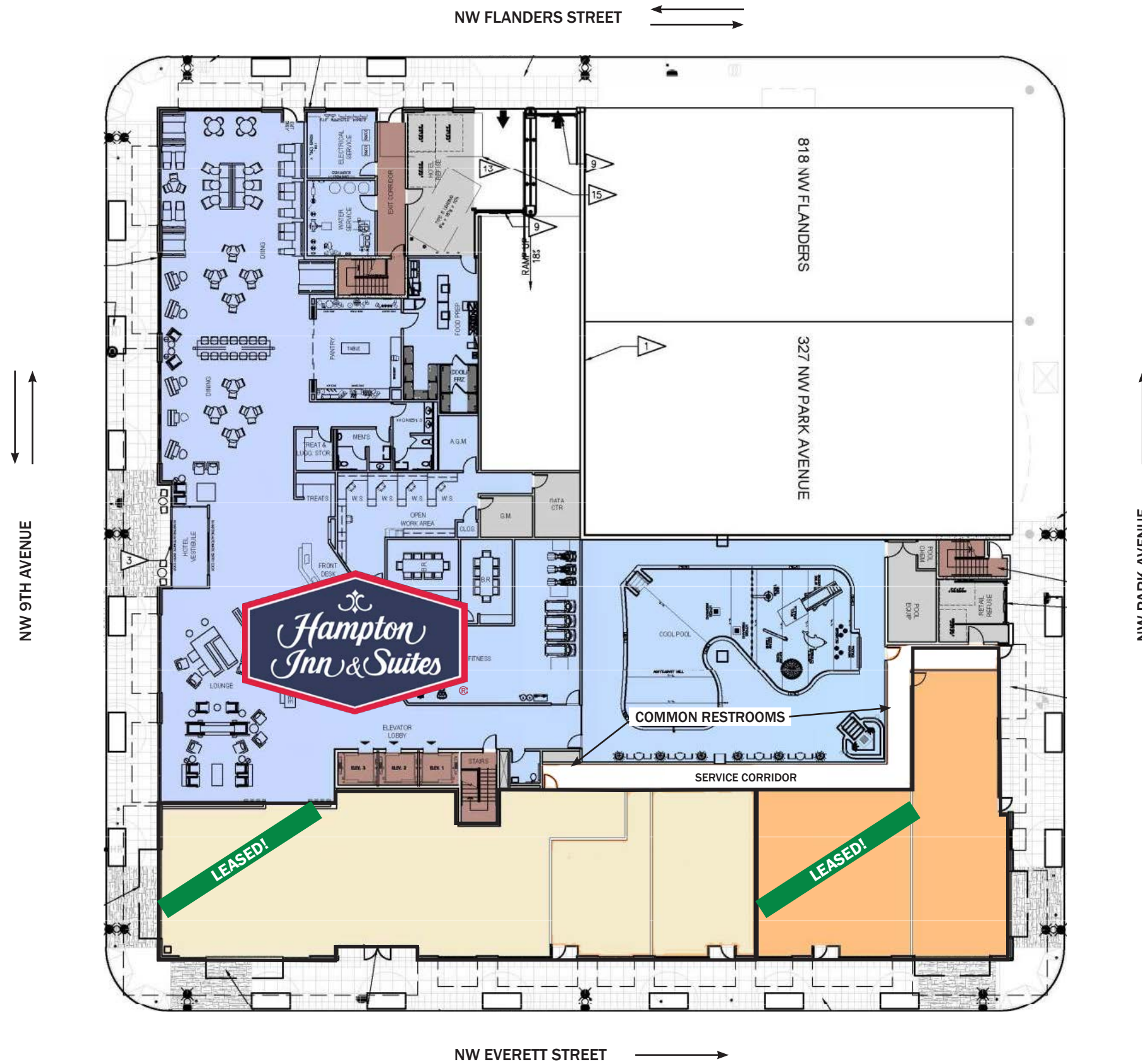
NW Broadway

NORTH PARK BLOCKS

The Brewery Blocks

FIRST FLOOR SITE PLAN

HAMPTON PEARL
NW PARK AVE & EVERETT
PORTLAND, OR



HAMPTON PEARL NW PARK AVE & EVERETT

PORTLAND, OR

DEMOGRAPHIC SUMMARY

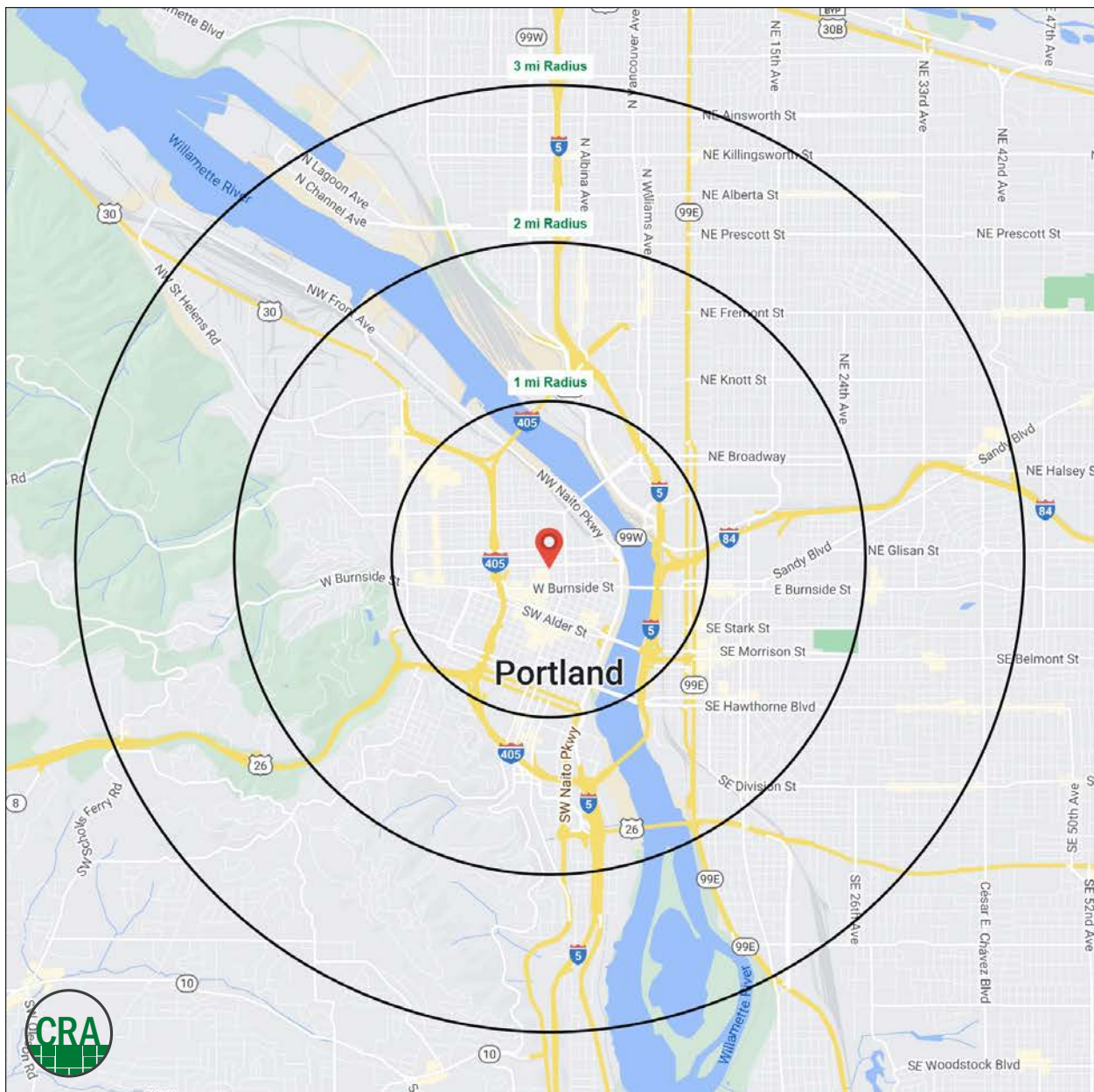
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	57,485	118,296	202,283
Estimated Households	31,787	65,326	105,131
Average HH Income	\$114,917	\$129,501	\$144,123
Median Home Value	\$630,607	\$715,961	\$717,308
Daytime Demographics 16+	123,483	209,629	272,092
Some College or Higher	80.3%	83.7%	85.5%

\$715,961

Median Home Value
2 MILE RADIUS

38.1

Median Age
2 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5256/-122.6794

Hampton Pearl Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	57,485	118,296	202,283
2029 Projected Population	57,268	118,386	201,471
2020 Census Population	43,057	103,896	191,105
2010 Census Population	32,805	80,086	155,855
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	5.4%	3.4%	2.1%
2024 Median Age	38.9	38.1	38.6
Households			
2024 Estimated Households	31,787	65,326	105,131
2029 Projected Households	32,417	66,464	105,814
2020 Census Households	28,639	60,421	99,419
2010 Census Households	20,842	45,266	78,930
Projected Annual Growth 2024 to 2029	0.4%	0.3%	0.1%
Historical Annual Growth 2010 to 2024	3.8%	3.2%	2.4%
Race and Ethnicity			
2024 Estimated White	72.0%	73.5%	75.0%
2024 Estimated Black or African American	6.3%	6.1%	5.9%
2024 Estimated Asian or Pacific Islander	8.7%	7.7%	6.8%
2024 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.8%
2024 Estimated Other Races	11.9%	11.8%	11.5%
2024 Estimated Hispanic	11.2%	10.8%	10.2%
Income			
2024 Estimated Average Household Income	\$114,917	\$129,501	\$144,123
2024 Estimated Median Household Income	\$76,428	\$89,775	\$104,477
2024 Estimated Per Capita Income	\$64,261	\$72,093	\$75,303
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.8%	1.5%
2024 Estimated Some High School (Grade Level 9 to 11)	3.5%	2.7%	2.3%
2024 Estimated High School Graduate	13.7%	11.7%	10.6%
2024 Estimated Some College	18.0%	16.1%	15.2%
2024 Estimated Associates Degree Only	5.2%	5.2%	5.3%
2024 Estimated Bachelors Degree Only	31.7%	35.3%	37.1%
2024 Estimated Graduate Degree	25.3%	27.1%	27.8%
Business			
2024 Estimated Total Businesses	9,014	16,382	23,071
2024 Estimated Total Employees	103,670	174,207	217,298
2024 Estimated Employee Population per Business	11.5	10.6	9.4
2024 Estimated Residential Population per Business	6.4	7.2	8.8

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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