



TWO PRIME PEARL DISTRICT 2ND GENERATION RESTAURANTS

PEARL DISTRICT SECOND GENERATION RESTAURANT SPACE



AVAILABLE SPACE

Retail Suite 4A-4B: 2,280 SF
1241 NW Johnson Street

Prime corner space with a type II hood, grease interceptor, 400 amp service, two restrooms, and existing infrastructure. Available now!

Retail Suite 2: 1,976 SF
840 NW 13th Avenue

Cafe/F&B related beautiful second-generation space including operable windows, ample outside seating, kitchen infrastructure includes walk-in coolers, sinks, front of house fixtures, restroom and more. (No kitchen hood system.) Ready for tenant finishes and equipment!

RENTAL RATE

Please call for details



HIGHLIGHTS

- Constructed in 2018, Heartline is a Class A LEED Gold mixed-use property featuring 367,000 SF of residential and commercial spaces in two separate buildings. A 15-story tower is home to 218 market-rate apartment homes and a 5-story mid-rise building includes prime ground floor retail fronting NW 13th Avenue with office spaces above. Vacasa, Swinerton, Timberlab and TrovaTrip occupy office space at Heartline. The property boasts a beautiful brick façade, exposed steel and timber interiors as well as outdoor retail seating on elevated Pearl District character-rich docks.
- Ground floor retail tenants include Kure Juice and Battle Creek Cellars, and nearby retailers include Design Within Reach, 24 Hour Fitness, Jojo, Safeway, Nossa Coffee, River Pig, Irving Street Tapas and more!
- Retail opportunity is in the heart of the bustling Pearl District with over 6,000 daily walking visits to Heartline and surrounding blocks.

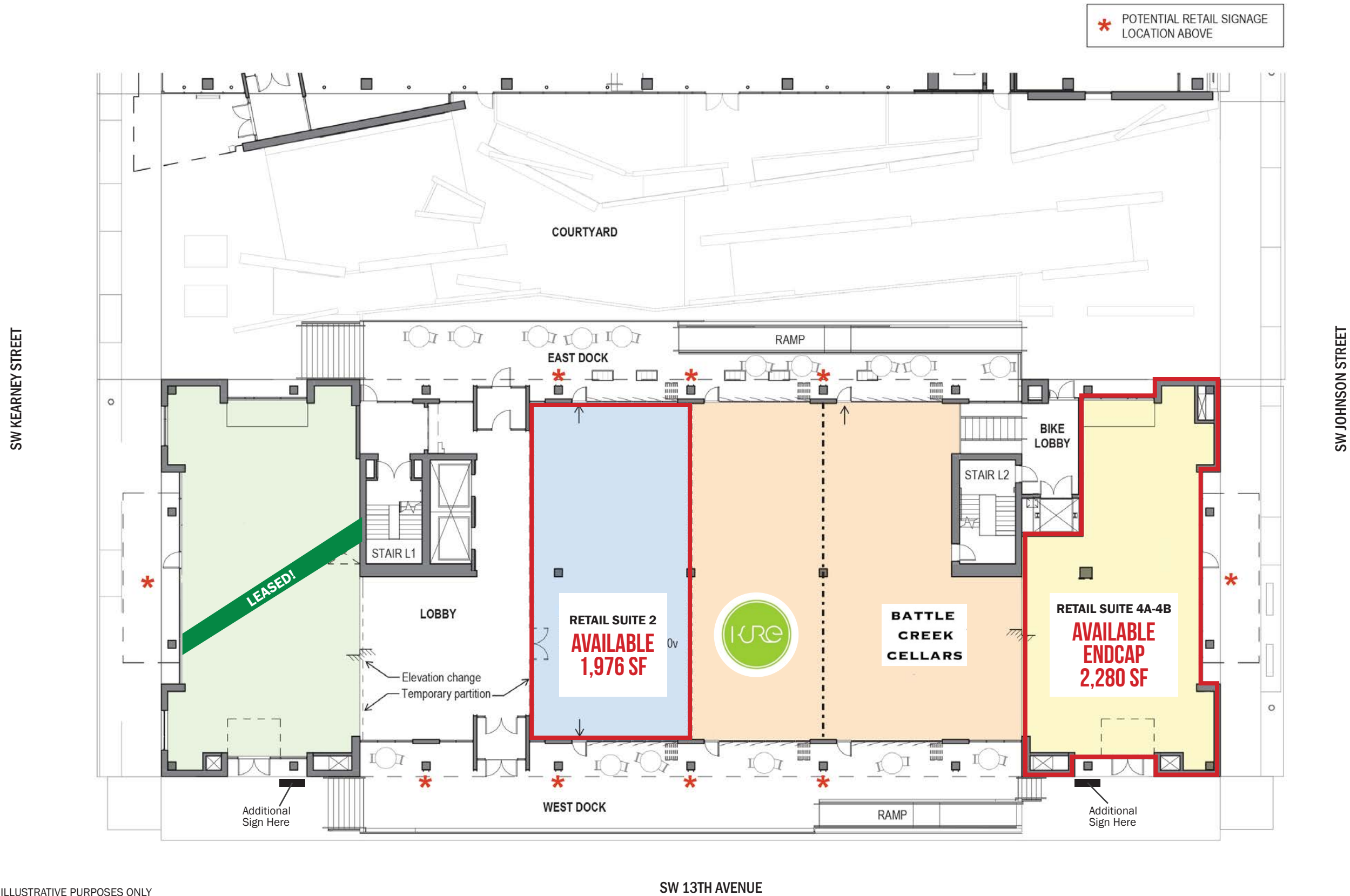


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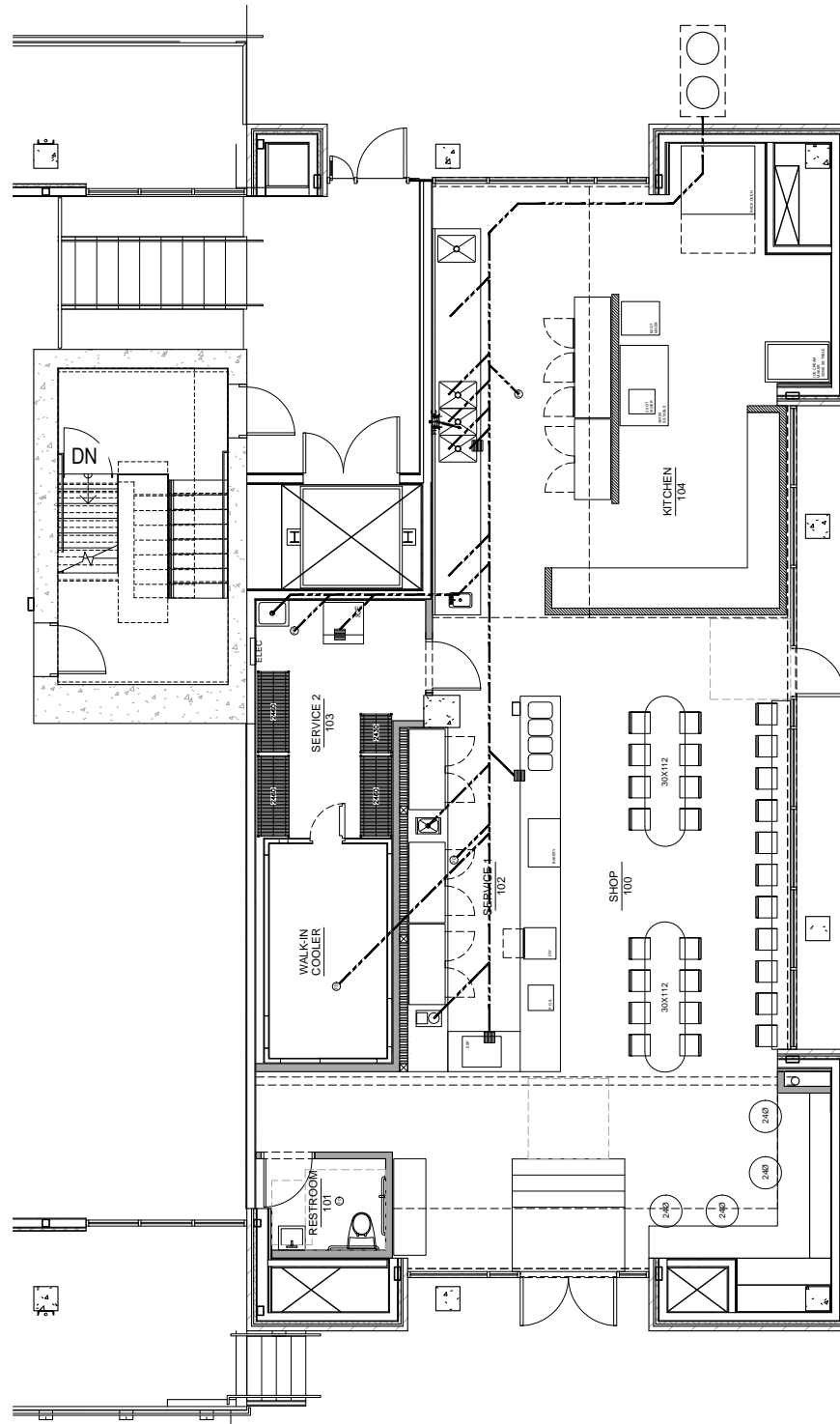
OVERALL SITE PLAN



SITE PLAN
RETAIL SUITE 4A-4B
1241 NW JOHNSON ST



Former cafe/food service space including 400 amp 3-phase service, grease interceptor, existing electrical, mechanical and plumbing infrastructure including a type II hood vent system.



SUITE 4A-4B
AVAILABLE
ENDCAP
2,280 SF



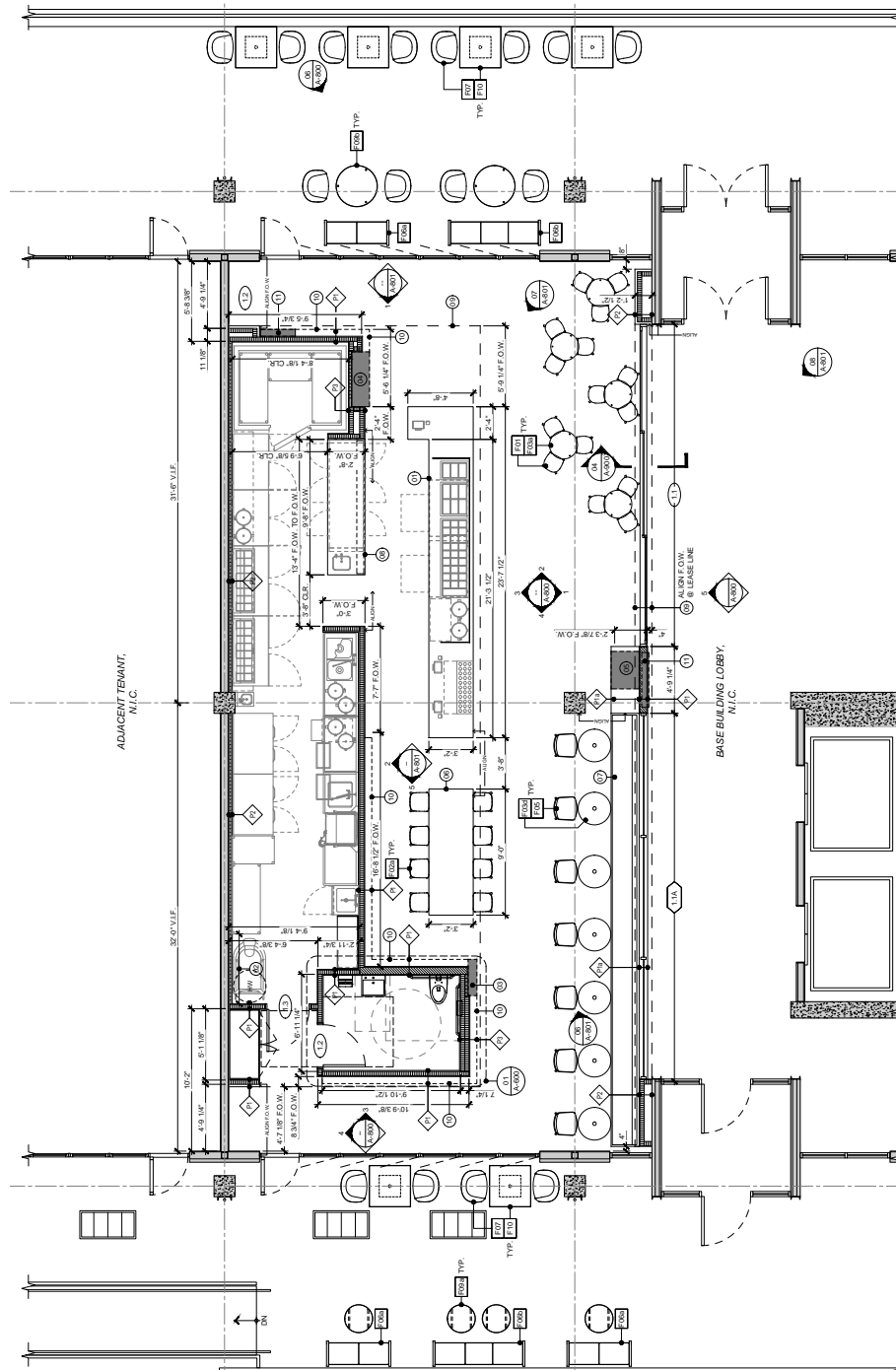
IMAGES
RETAIL SUITE 4A-4B
1241 NW JOHNSON ST



**SITE PLAN
RETAIL SUITE 2
840 NW 13TH AVE**



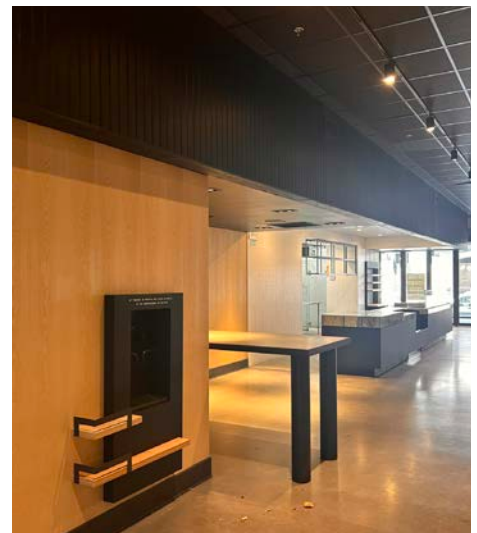
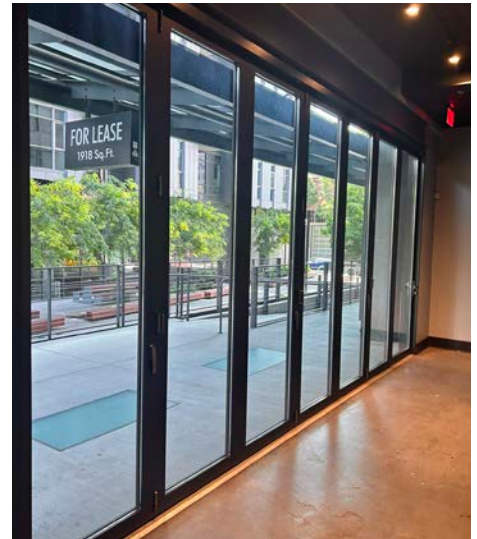
Cafe/F&B related beautiful second-generation space including operable windows, ample outside seating, kitchen infrastructure includes walk-in coolers, sinks, front of house fixtures, restroom and more. (No kitchen hood system.) Ready for tenant finishes and equipment!



**SUITE 2
AVAILABLE
1,976 SF**



IMAGES
RETAIL SUITE 2
840 NW 13TH AVE



DEMOGRAPHIC SUMMARY



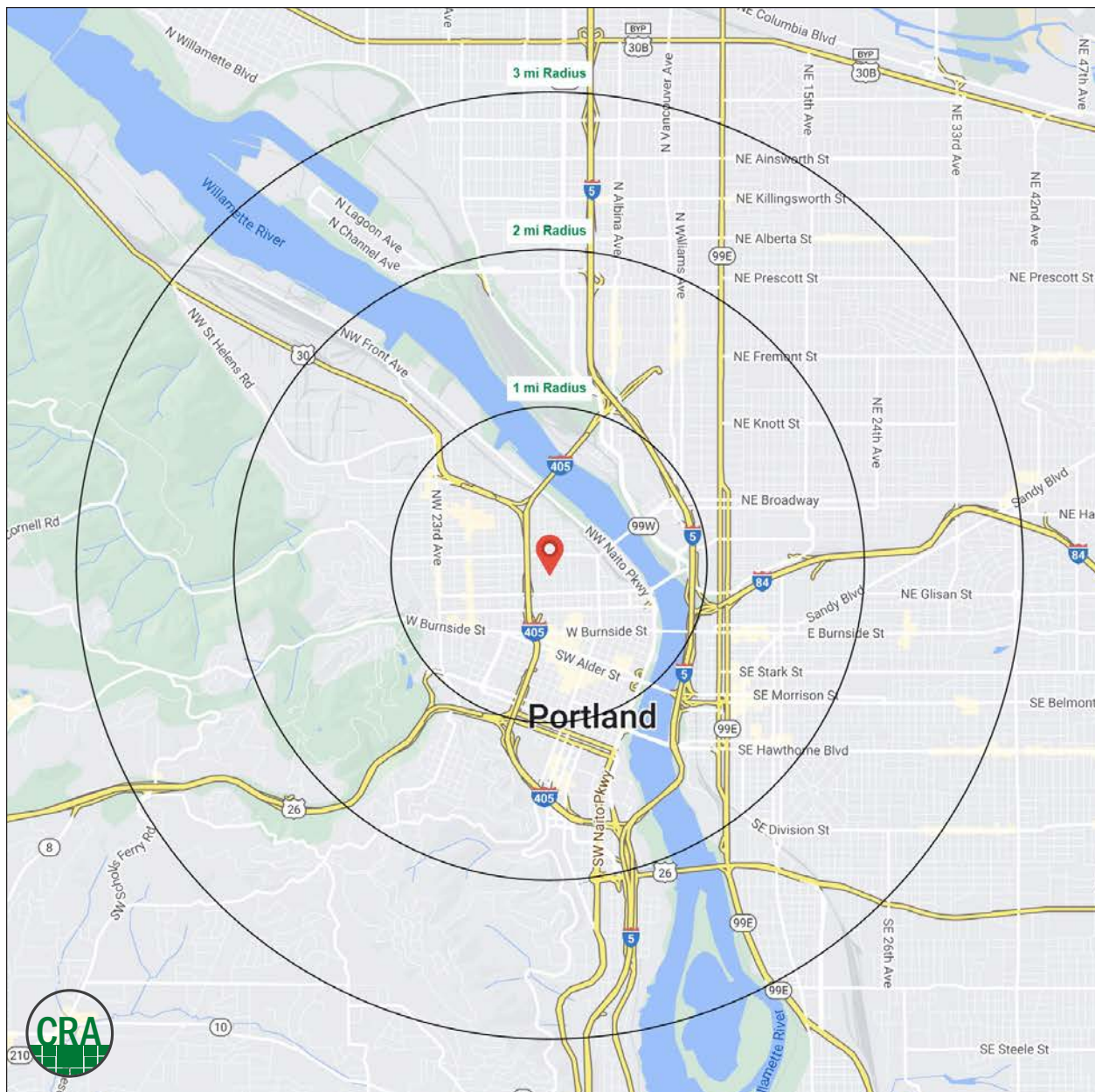
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	56,661	112,004	193,938
Projected Population 2029	56,147	112,422	193,821
Average HH Income	\$121,556	\$130,038	\$143,725
Median Home Value	\$668,796	\$710,232	\$714,832
Daytime Demographics 16+	107,193	207,269	267,367
Some College or Higher	80.6%	83.1%	85.2%

39.3

Median Age
1 MILE RADIUS

\$668,796

Median Home Value
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5289/-122.684

Heartline Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	56,661	112,004	193,938
2029 Projected Population	56,147	112,422	193,821
2020 Census Population	42,536	97,580	182,352
2010 Census Population	32,688	74,075	148,381
Projected Annual Growth 2024 to 2029	-0.2%	-	-
Historical Annual Growth 2010 to 2024	5.2%	3.7%	2.2%
2024 Median Age	39.3	38.0	38.5
Households			
2024 Estimated Households	31,051	61,611	101,040
2029 Projected Households	31,549	62,884	102,064
2020 Census Households	28,002	56,757	95,216
2010 Census Households	21,038	41,823	75,399
Projected Annual Growth 2024 to 2029	0.3%	0.4%	0.2%
Historical Annual Growth 2010 to 2024	3.4%	3.4%	2.4%
Race and Ethnicity			
2024 Estimated White	72.7%	72.9%	74.6%
2024 Estimated Black or African American	6.1%	6.5%	6.2%
2024 Estimated Asian or Pacific Islander	8.4%	7.7%	6.8%
2024 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.8%
2024 Estimated Other Races	11.8%	12.0%	11.6%
2024 Estimated Hispanic	11.1%	11.0%	10.2%
Income			
2024 Estimated Average Household Income	\$121,556	\$130,038	\$143,725
2024 Estimated Median Household Income	\$79,712	\$88,849	\$104,038
2024 Estimated Per Capita Income	\$67,288	\$72,120	\$75,291
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.8%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	3.4%	2.9%	2.4%
2024 Estimated High School Graduate	13.5%	12.1%	10.9%
2024 Estimated Some College	17.7%	16.2%	15.4%
2024 Estimated Associates Degree Only	5.2%	5.1%	5.3%
2024 Estimated Bachelors Degree Only	31.7%	35.1%	36.9%
2024 Estimated Graduate Degree	26.0%	26.9%	27.6%
Business			
2024 Estimated Total Businesses	8,282	15,805	22,277
2024 Estimated Total Employees	87,732	173,796	214,818
2024 Estimated Employee Population per Business	10.6	11.0	9.6
2024 Estimated Residential Population per Business	6.8	7.1	8.7

For more information, please contact:

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KNOWLEDGE

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EXPERIENCE



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