

— FOR LEASE —

HONEYMAN HARDWARE LOFTS

CREATIVE COMMERCIAL IN PORTLAND'S PEARL DISTRICT



MOVE-IN READY CHARACTER-RICH COMMERCIAL SPACES!

ADDRESS

805 NW Glisan Street, Portland, Oregon 97209

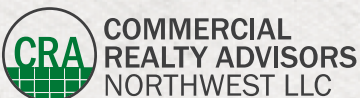
HIGHLIGHTS

- Affordable retail/salon/service/creative office spaces in Honeyman Hardware Lofts
- Character rich: high ceilings, exposed brick and natural light
- On-street customer parking, and limited off-street parking available in building garage (at current monthly rate)
- Adjacent tenants include Caffè Allora, Flor Wines, hive, Ann Sacks Tile, Elizabeth Leach Gallery, Hilton Canopy Hotel and more!
- Located next door to the new **North Park Blocks/Broadway Corridor Extension** and Post Office redevelopment.
- Available now!



AVAILABLE (All 2nd Generation, Move-in Ready):

- **Suite 103 - 828 NW Hoyt Street (Corner of NW 9th & Hoyt)**
 - 1,974 SF | Rent: \$3,000/Month plus utilities
 - Creative office/service retail/gallery
- **Suite 106 - 824 NW Hoyt Street**
 - 1,112 SF | Rent: \$1,500/Month plus utilities
 - Former hair salon w/reusable plumbing & salon infrastructure
- **Suite 108 - 820 NW Hoyt Street**
 - 1,090 SF | Rent: \$1,500/Month plus utilities
 - Former art gallery
- **Suite 120 - 805 NW Glisan Street (corner of NW Park & Glisan)**
 - 2,274 SF | Rent: \$3,500/Month plus utilities
 - Creative office/service retail
- **Suite 125 - 500 NW 9th Avenue (corner of NW 9th & Glisan)**
 - 2,688 SF | Rent: \$4,000/Month plus utilities
 - Retail/gallery/creative office



Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

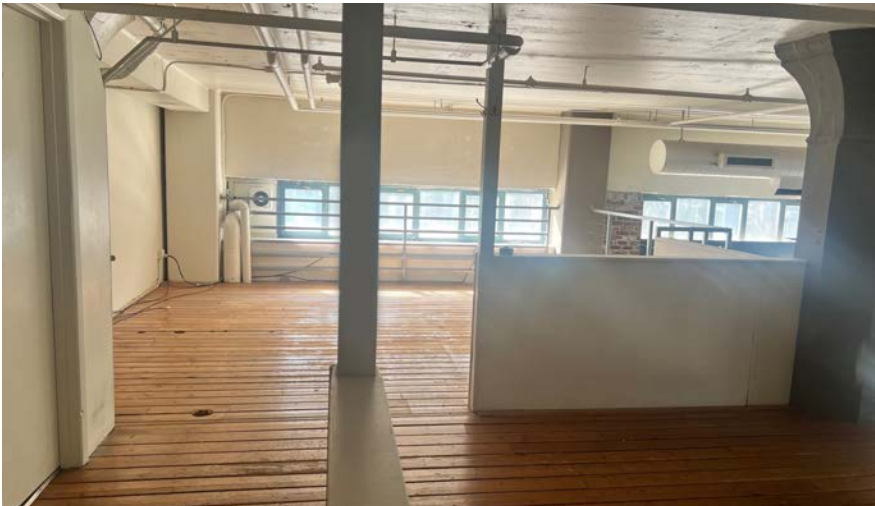
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www.cra-nw.com

HONEYMAN HARDWARE LOFTS

PORTLAND, OR

PHOTOS

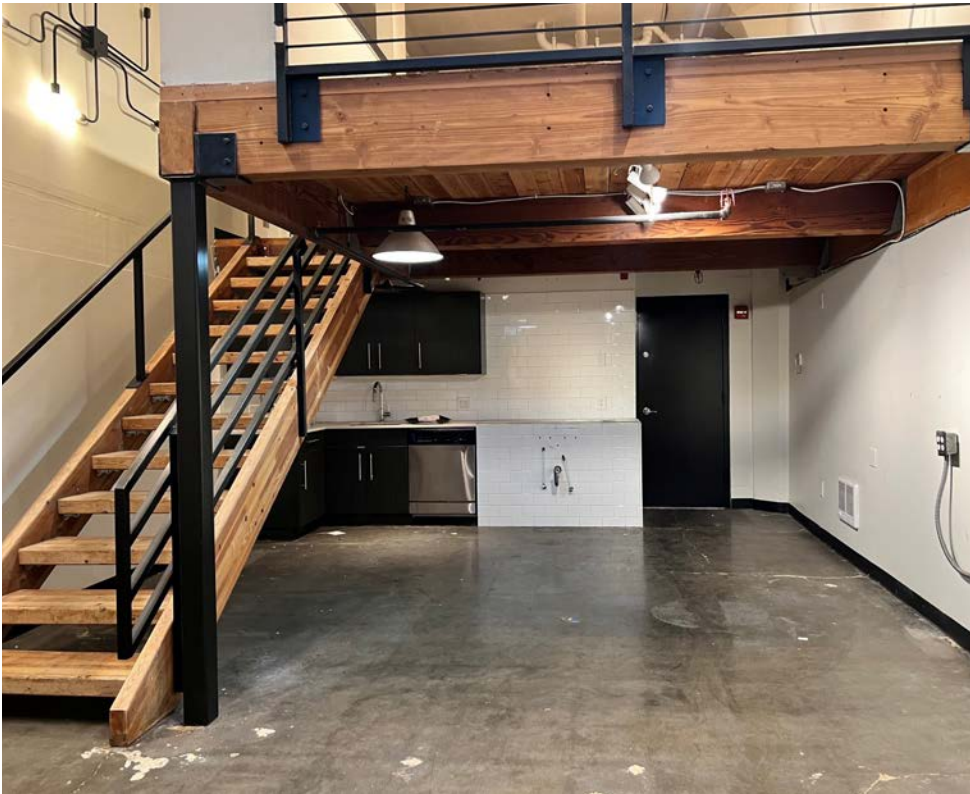
SUITE 103 | 828 NW HOYT STREET



PHOTOS
SUITE 106 - 824 NW HOYT STREET

HONEYMAN HARDWARE LOFTS

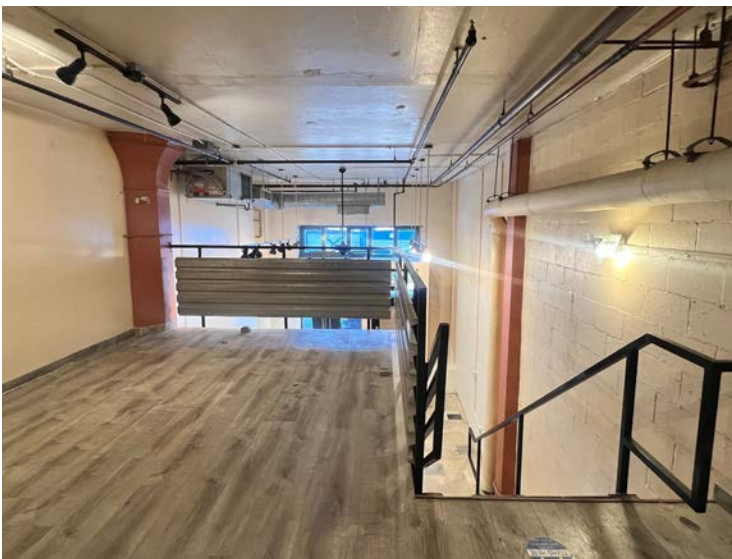
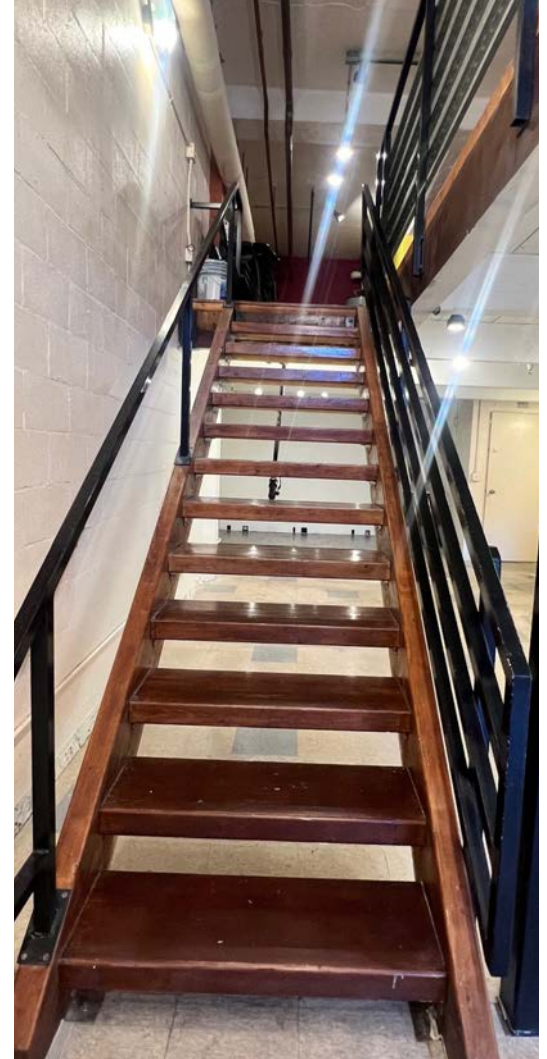
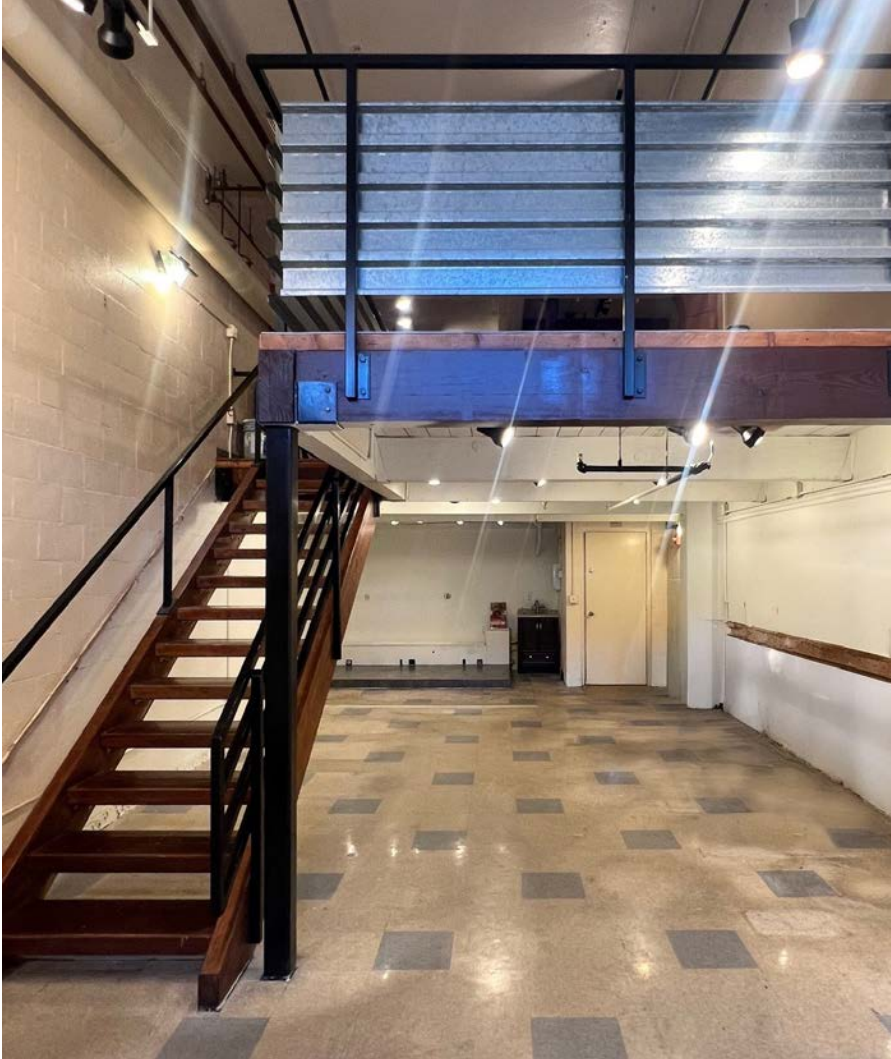
PORTLAND, OR



PHOTOS
SUITE 108 - 820 NW HOYT STREET

HONEYMAN HARDWARE LOFTS

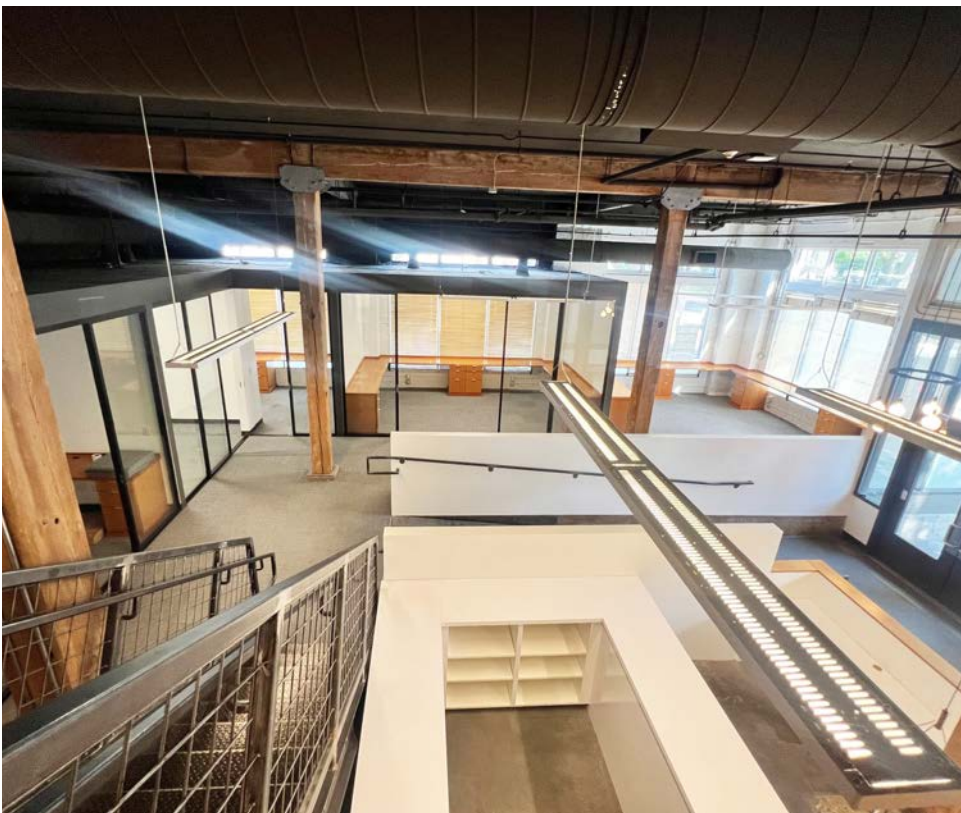
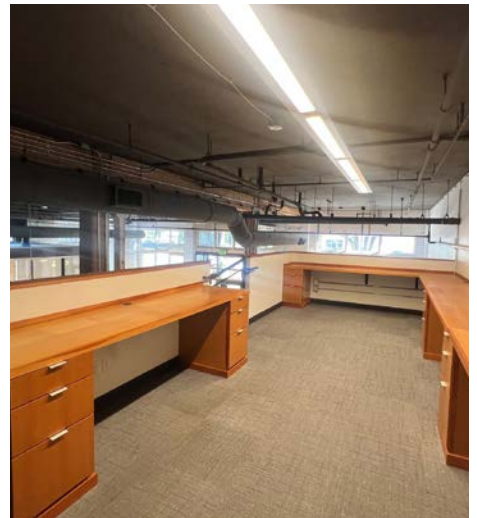
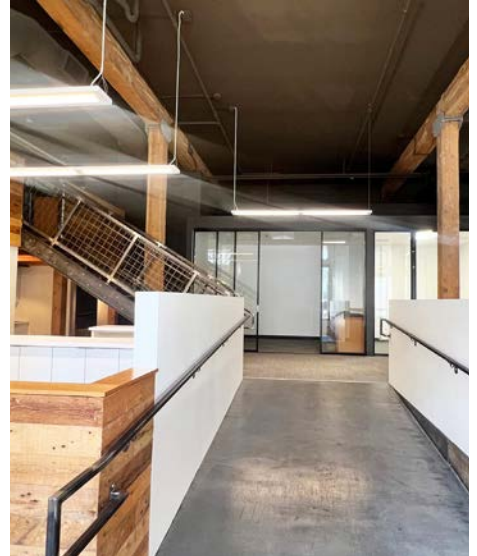
PORTLAND, OR



PHOTOS
SUITE 120 - 805 NW HOYT STREET

HONEYMAN HARDWARE LOFTS

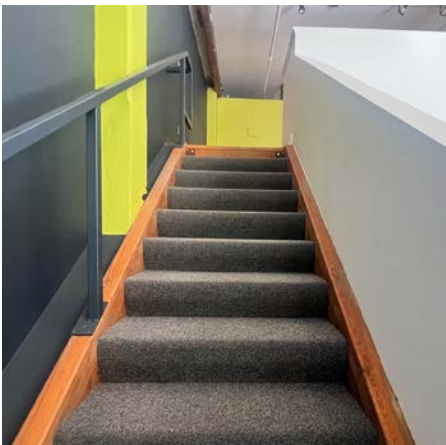
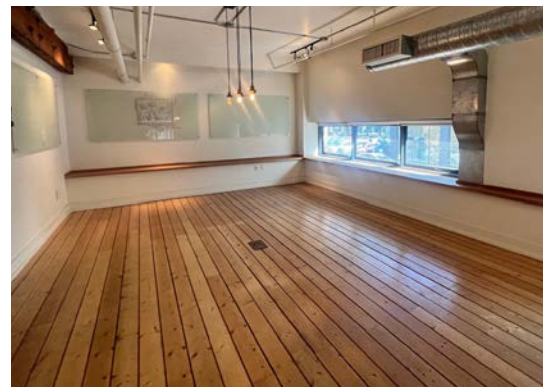
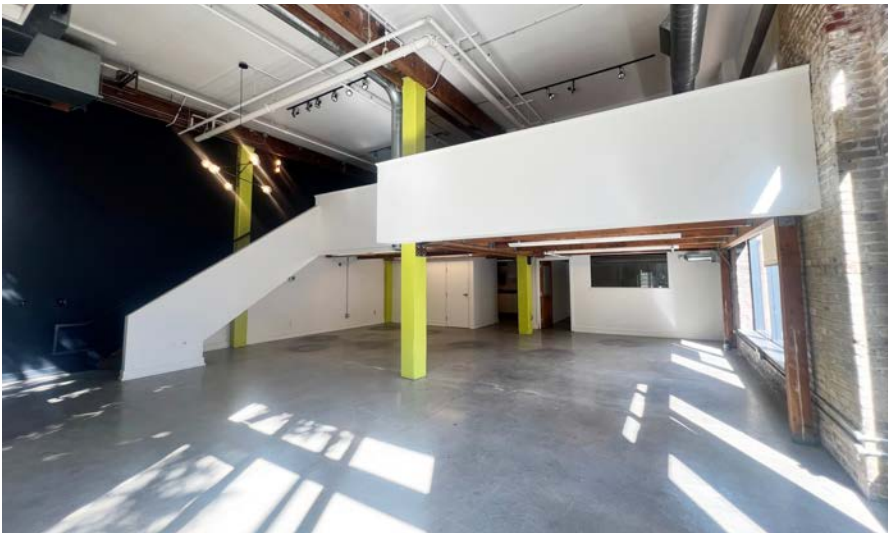
PORTLAND, OR



PHOTOS
SUITE 125 - 500 NW 9TH AVENUE

HONEYMAN HARDWARE LOFTS

PORTLAND, OR

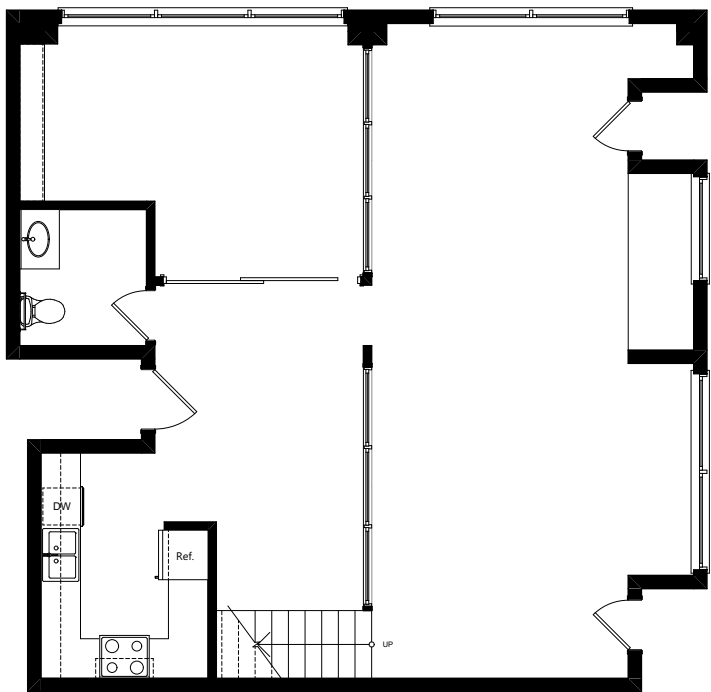


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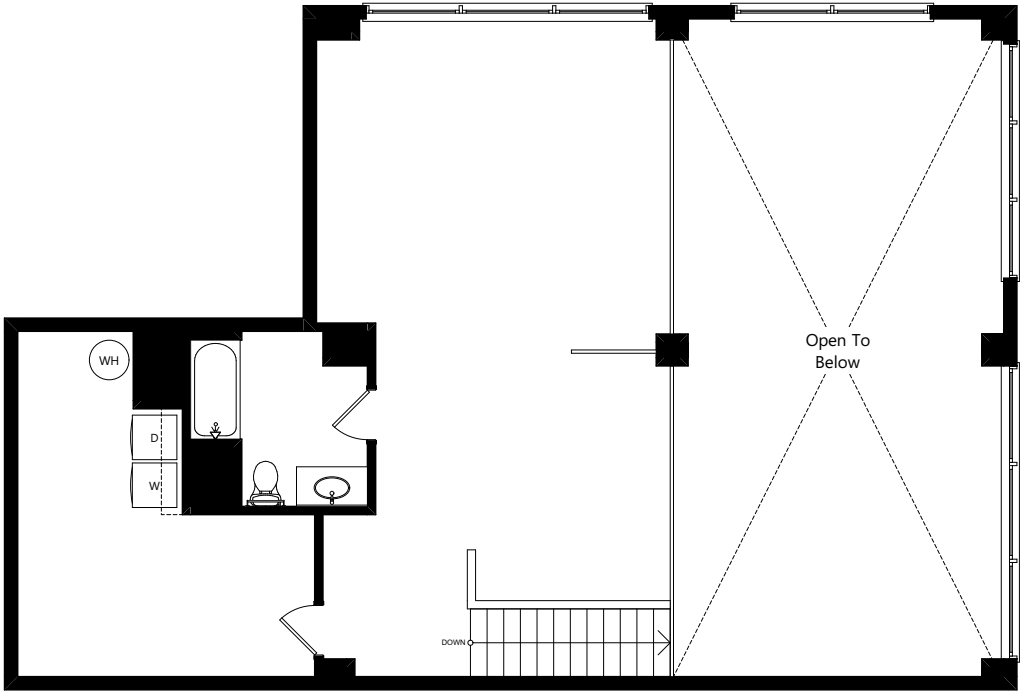
PORTLAND, OR

FLOOR PLAN: SUITE 103

AVAILABLE
1,974 SF



1 FL



2 FL

103 Floor Plan - 1,974 SQFT

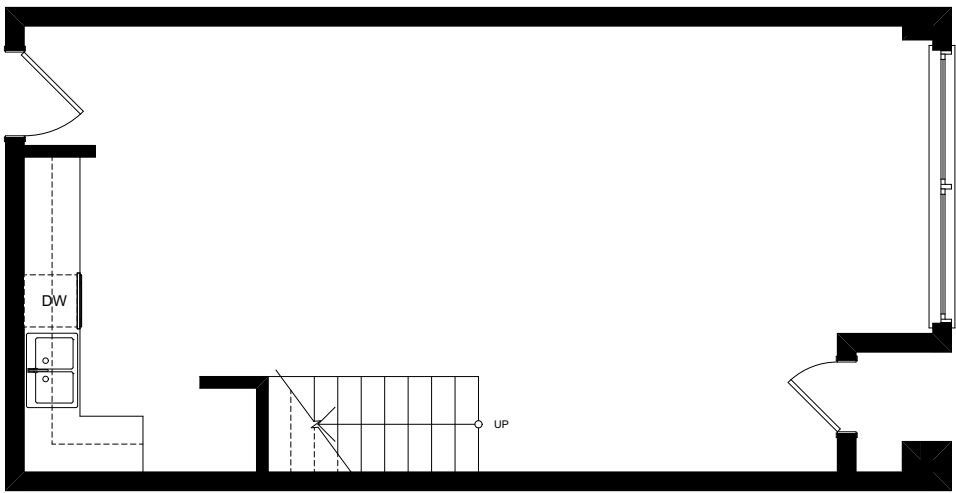


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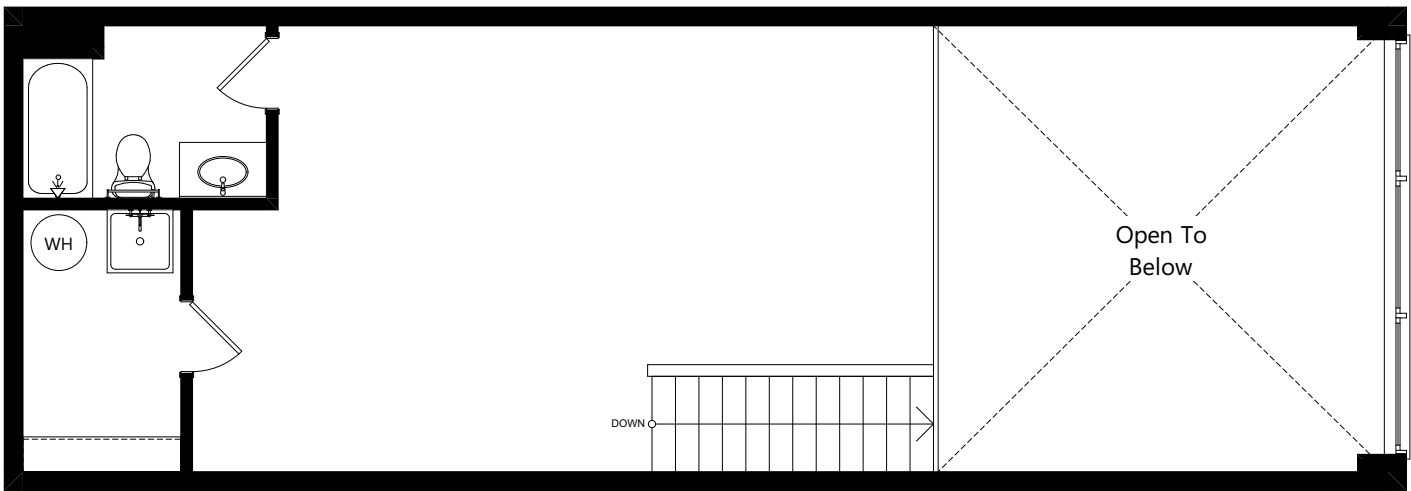
PORTLAND, OR

FLOOR PLAN: SUITE 106

AVAILABLE
1,112 SF



1 FL



2 FL

106 Floor Plan - 1,112 SQFT

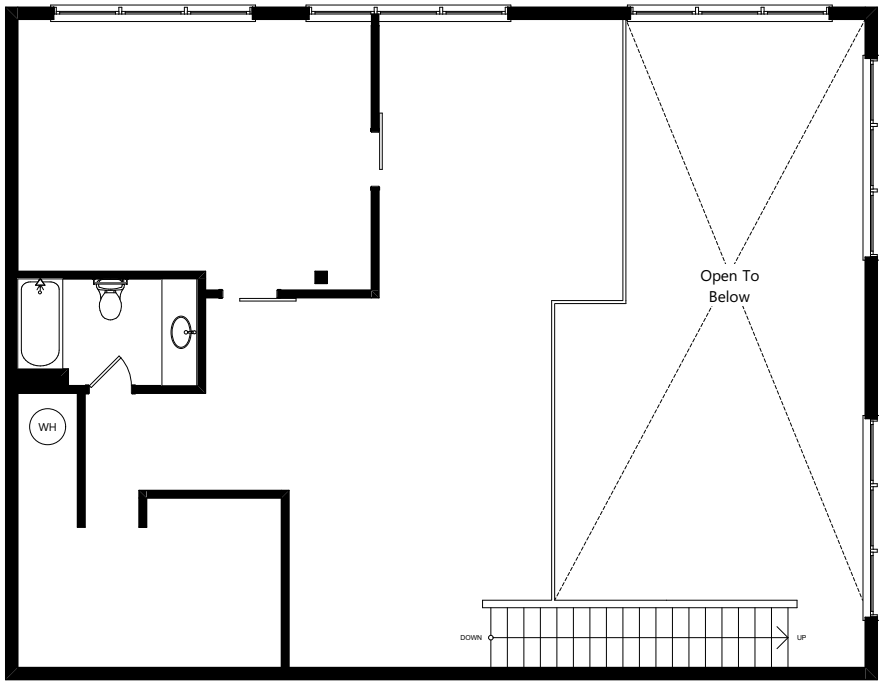


HONEYMAN HARDWARE LOFTS

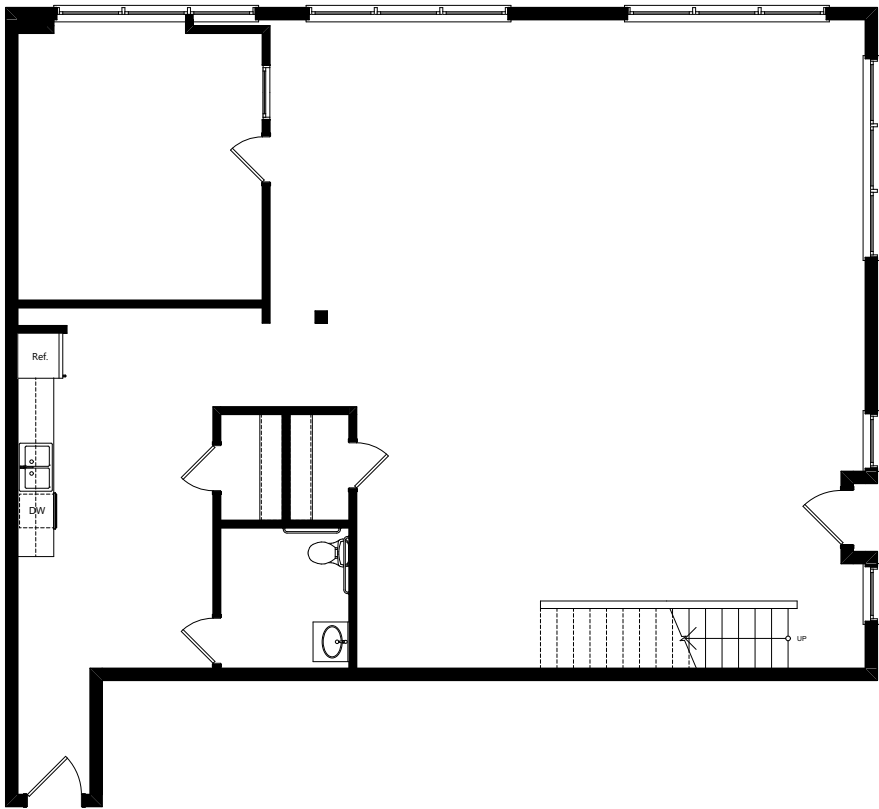
PORTLAND, OR

FLOOR PLAN: SUITE 125

**AVAILABLE
2,688 SF**



2 FL



1 FL

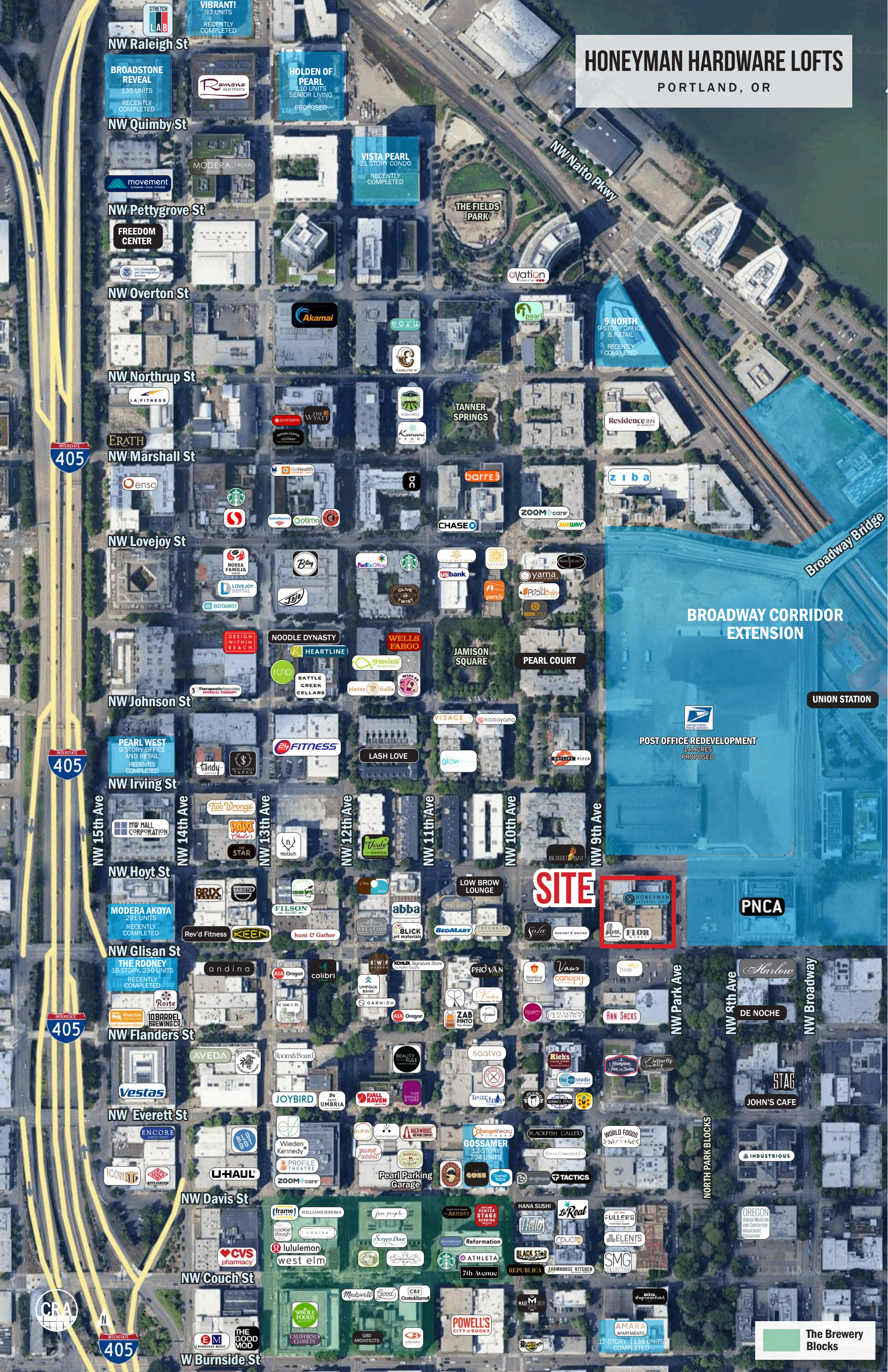
125 Floor Plan - 2,688 SQFT

SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



HONEYMAN HARDWARE LOFTS

PORTLAND, OR



BROADWAY CORRIDOR
EXTENSION

UNION STATION



POST OFFICE REDEVELOPMENT
11 ACRES
PROPOSED

PNCA

SITE



NW Park Ave

NW 8th Ave

NW Broadway

Harlow

DE NOCHE

STAG

JOHN'S CAFE

INDUSTRIOUS

OREGON
JEWISH MUSEUM
AND CENTER FOR
HOLocaust EDUCATION

The Brewery
Blocks

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

THE FIELDS
PARK

TANNER
SPRINGS

JAMISON
SQUARE

PEARL COURT

LOW BROW
LOUNGE

Pearl Parking
Garage

GOSSAMER
12-STORY
204 UNITS

POWELL'S
CITY OF BOOKS

BROADSTONE
REVEAL
135 UNITS
RECENTLY
COMPLETED

HOLDEN OF
PEARL
110 UNITS
SENIOR LIVING
PROPOSED

VISTA PEARL
21 STORY CONDO
RECENTLY
COMPLETED

9 NORTH
9-STORY OFFICE
& RETAIL
RECENTLY
COMPLETED

PEARL WEST
9-STORY OFFICE
AND RETAIL
RECENTLY
COMPLETED

MODERA AKOYA
291 UNITS
RECENTLY
COMPLETED

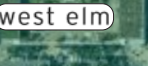
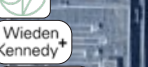
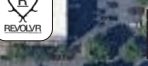
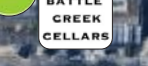
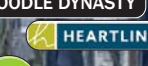
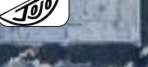
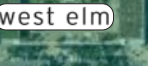
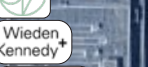
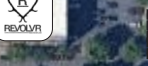
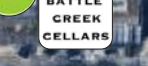
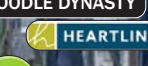
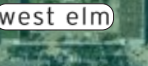
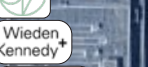
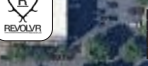
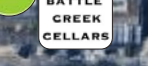
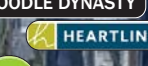
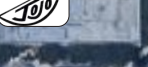
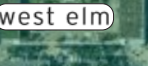
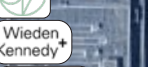
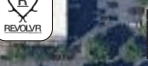
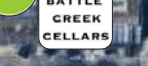
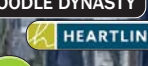
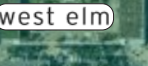
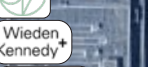
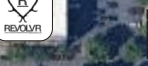
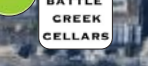
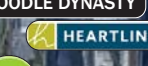
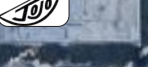
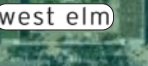
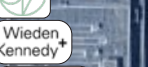
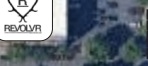
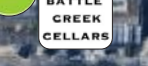
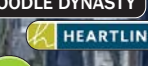
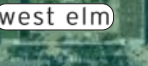
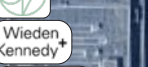
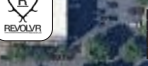
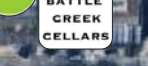
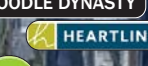
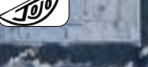
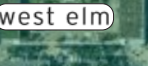
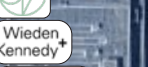
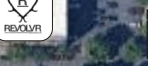
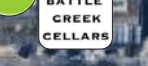
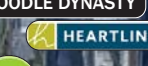
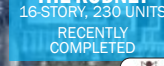
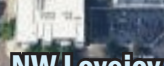
THE RODNEY
16-STORY, 230 UNITS
RECENTLY
COMPLETED

ENCORE
MID-LEVEL

AMARA
APARTMENTS
17-STORY | 138 UNITS
COMPLETED



VIBRANT!
93 UNITS
RECENTLY
COMPLETED

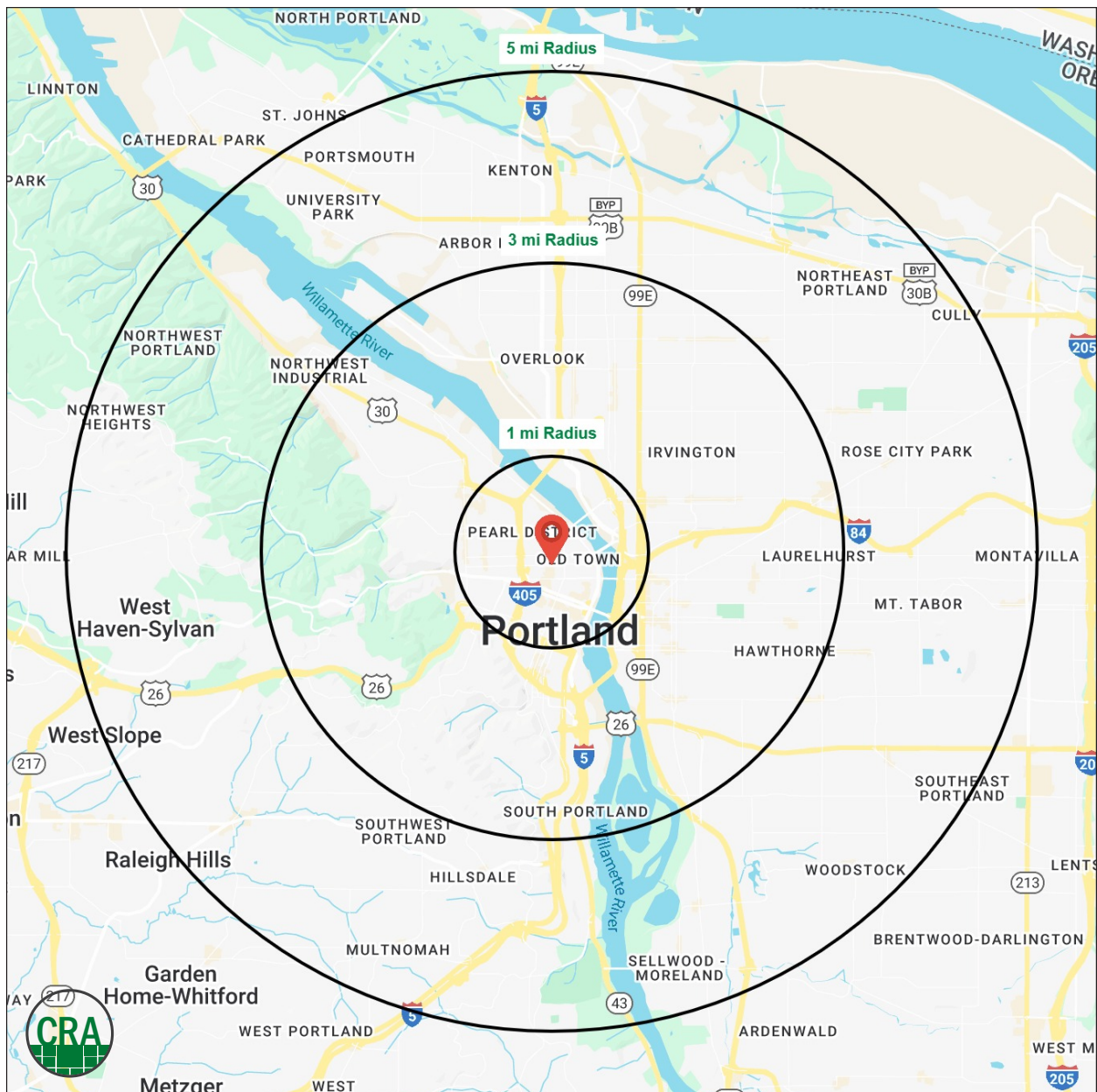


PORTLAND, OR

Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	56,880	203,059	433,032
Estimated Households	31,550	105,418	206,036
Average HH Income	\$115,474	\$144,005	\$146,223
Median Home Value	\$627,842	\$716,127	\$662,258
Daytime Demographics 16+	120,892	272,870	424,135
Some College or Higher	80.4%	85.4%	85%

Average Household Income
1 MILE RADIUS

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: 45.5269/-122.6795

805 NW Glisan St Portland, OR 97209	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	57,020	202,071	433,144
2029 Projected Population	56,703	201,479	425,032
2020 Census Population	42,638	190,888	431,478
2010 Census Population	31,890	155,746	376,252
Projected Annual Growth 2024 to 2029	-0.1%	-	-0.4%
Historical Annual Growth 2010 to 2024	5.6%	2.1%	1.1%
2024 Median Age	39.0	38.6	39.0
Households			
2024 Estimated Households	31,622	104,898	206,102
2029 Projected Households	32,199	105,687	203,658
2020 Census Households	28,388	99,139	201,212
2010 Census Households	20,585	78,716	172,608
Projected Annual Growth 2024 to 2029	0.4%	0.2%	-0.2%
Historical Annual Growth 2010 to 2024	3.8%	2.4%	1.4%
Race and Ethnicity			
2024 Estimated White	72.1%	74.9%	75.2%
2024 Estimated Black or African American	6.4%	6.0%	5.5%
2024 Estimated Asian or Pacific Islander	8.6%	6.8%	7.0%
2024 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.7%
2024 Estimated Other Races	11.9%	11.5%	11.6%
2024 Estimated Hispanic	11.2%	10.1%	10.3%
Income			
2024 Estimated Average Household Income	\$115,534	\$144,109	\$146,258
2024 Estimated Median Household Income	\$76,479	\$104,460	\$109,225
2024 Estimated Per Capita Income	\$64,779	\$75,208	\$69,927
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.6%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	3.4%	2.4%	2.5%
2024 Estimated High School Graduate	13.7%	10.7%	10.7%
2024 Estimated Some College	18.0%	15.3%	16.2%
2024 Estimated Associates Degree Only	5.2%	5.3%	5.8%
2024 Estimated Bachelors Degree Only	31.9%	37.1%	37.1%
2024 Estimated Graduate Degree	25.4%	27.8%	26.0%
Business			
2024 Estimated Total Businesses	8,910	23,104	36,928
2024 Estimated Total Employees	100,162	217,552	308,407
2024 Estimated Employee Population per Business	11.2	9.4	8.4
2024 Estimated Residential Population per Business	6.4	8.7	11.7

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



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