

THE  
LOUISA

APARTMENTS

# PREMIER BREWERY BLOCK

## CORNER RETAIL OPPORTUNITIES

— AVAILABLE NOW! —



WILLIAMS  
SONOMA  
CALIFORNIA



ATHLETA  
Reformation



free people  
west elm

CB2  
Crate&Barrel

Madewell  
SINCE 1937

bluemercury  
MARKED. UNMARKED. FOR.

7th Avenue

lululemon

### ADDRESS

123 NW 12th Avenue, Portland, OR 97209

### AVAILABLE SPACE

- Retail 103 - 1239 NW Couch St.  
3,685 SF (Available Now)

### ASKING RENT

Please call for details

### TRAFFIC COUNTS

W Burnside @ 13th Ave - 21,375 ADT ('25)

### HIGHLIGHTS

- Fantastic high street retail opportunities on NW Couch street in the Brewery Blocks. Rare A+ location in the south Pearl with excellent co-tenancy, anchored by Whole Foods and adjacent to West Elm, Williams Sonoma, Starbucks, Screen Door, CB2, Good Coffee, Lululemon and more.
- Off-street secured parking (hourly/daily/monthly) available in the dedicated public parking garage.
- New building ownership actively investing in building improvements planned for the entire project.
- Please do not disturb existing tenant.

Walk Score  
**100**

Bike Score  
**96**

Transit Score  
**92**



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503.274.0211  
www.cra-nw.com

# PREMIER BREWERY BLOCK RETAIL

NW 123 NW 12TH AVENUE  
PORTLAND, OR



**SITE**

- WILLIAMS SONOMA
- frame CENTRAL
- LOUISA
- west elm
- lululemon

- free people
- Screen Door
- Deloitte
- bluemercury
- Reformation
- ATHLETA
- 7th Avenue

- WHOLE FOODS MARKET
- CALIFORNIA CLOSETS
- POWELL'S CITY OF BOOKS

- patagonia
- Shake Shack
- Self Edge
- Living Room
- Waltina
- IKIMONO RAMEN
- CLYDE HOTEL
- PORTLAND GEAR
- WILDFANG
- WOONWINKLE

- rochebobois
- 10W Redevelopment mixed use office/retail COMING SOON
- 11W New Mixed-Use Development Class A Office/Residential/Retail
- STUMPTOWN COFFEE ROASTERS
- MILKWORKS
- MAHLER
- MAHLER
- 2nd STREET

- FRANK'S NOODLE HOUSE
- Hello
- coucho
- FARMHOUSE KITCHEN
- AMARA APARTMENTS

- AT&T
- stream
- new avenues
- INDEPENDENT
- usbank
- COURTYARD BY MARRIOTT
- OnPoint COMMUNITY CREDIT UNION
- il Solito
- HOTEL VINTAGE
- THE RITZ-CARLTON RESIDENCES
- MAHLER
- 2nd STREET
- the shutterbug

- EVERETT VISUAL COMFORT & CO
- WORLD FOODS
- JEEVANI
- TACTICS
- dogtopia
- ENOW
- HANA SUSHI & IZAKAYA
- Real
- EST. 1947 FULLER'S COFFEE SHOP
- ELENIS
- SMG COLLECTIVE
- THE JOINERY

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- MACDONALD WEST APTS
- MACDONALD RESIDENCE
- SUSHI ICHIBAN
- HELEN'S MARKET

- PORTLAND CITYGRILL
- New Relic
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# PREMIER BREWERY BLOCK RETAIL

## 123 NW 12TH AVENUE

PORTLAND, OR

### SITE PLAN

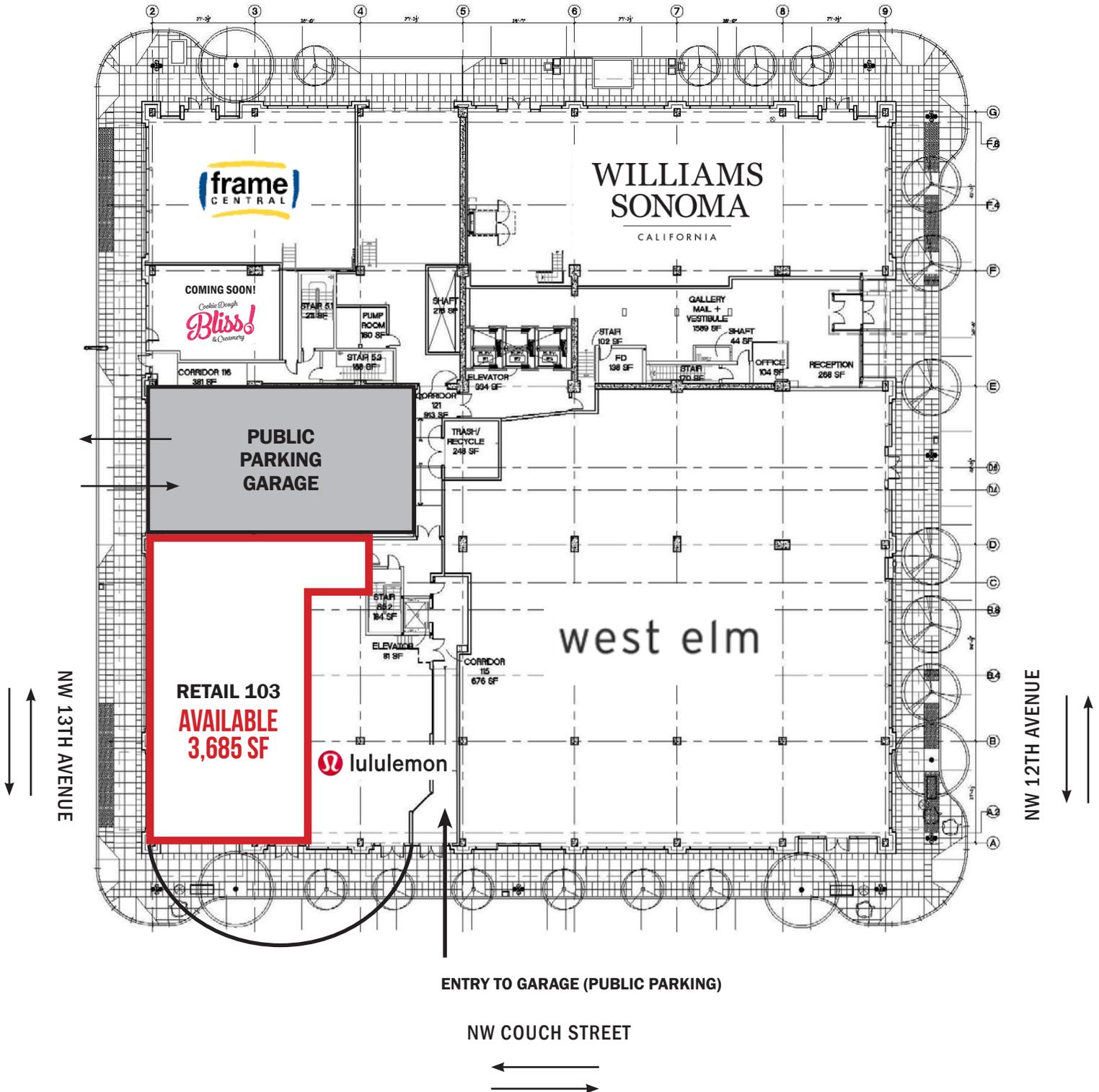


# PREMIER BREWERY BLOCK RETAIL

## 123 NW 12TH AVENUE

PORTLAND, OR

### FLOOR 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.



# PREMIER BREWERY BLOCK RETAIL

## 123 NW 12TH AVEUE

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

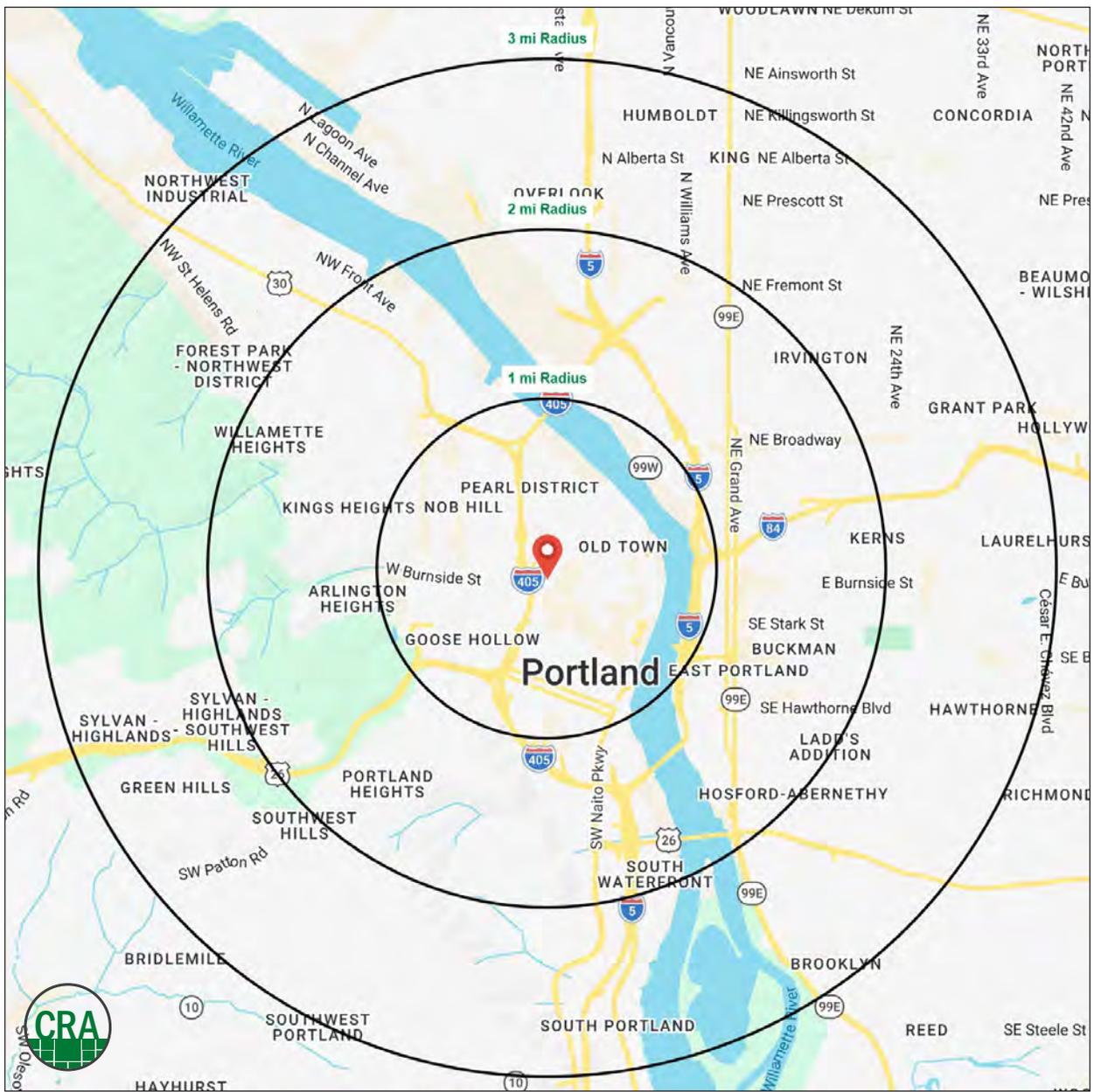
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	61,112	112,124	195,647
Estimated Households	33,389	61,804	102,066
Average HH Income	\$116,993	\$126,791	\$141,372
Median Home Value	\$658,353	\$736,593	\$742,301
Daytime Demographics 16+	120,444	204,118	268,836
Some College or Higher	82.3%	84.7%	86.2%

**\$736,593**

Median Home Value  
2 MILE RADIUS

**38.9**

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: 45.524/-122.6837

<b>The Louisa 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	61,112	112,124	195,647
2030 Projected Population	61,115	113,085	196,812
2020 Census Population	45,053	94,812	179,596
2010 Census Population	36,272	72,688	145,803
Projected Annual Growth 2025 to 2030	-	0.2%	0.1%
Historical Annual Growth 2010 to 2025	4.6%	3.6%	2.3%
2025 Median Age	38.9	38.2	38.6
<b>Households</b>			
2025 Estimated Households	33,389	61,804	102,066
2030 Projected Households	34,603	63,998	104,771
2020 Census Households	29,610	55,953	94,568
2010 Census Households	22,553	41,679	74,711
Projected Annual Growth 2025 to 2030	0.7%	0.7%	0.5%
Historical Annual Growth 2010 to 2025	3.2%	3.2%	2.4%
<b>Race and Ethnicity</b>			
2025 Estimated White	71.6%	72.3%	74.0%
2025 Estimated Black or African American	6.2%	6.1%	6.0%
2025 Estimated Asian or Pacific Islander	8.8%	8.1%	7.1%
2025 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.8%
2025 Estimated Other Races	12.3%	12.5%	12.0%
2025 Estimated Hispanic	11.7%	11.7%	10.9%
<b>Income</b>			
2025 Estimated Average Household Income	\$116,993	\$126,791	\$141,372
2025 Estimated Median Household Income	\$80,711	\$88,727	\$102,532
2025 Estimated Per Capita Income	\$64,535	\$70,459	\$74,136
<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)	3.2%	2.6%	2.3%
2025 Estimated High School Graduate	12.2%	11.1%	10.1%
2025 Estimated Some College	17.0%	16.3%	15.5%
2025 Estimated Associates Degree Only	5.3%	5.2%	5.1%
2025 Estimated Bachelors Degree Only	33.0%	35.5%	37.5%
2025 Estimated Graduate Degree	27.0%	27.7%	28.1%
<b>Business</b>			
2025 Estimated Total Businesses	8,997	15,818	22,659
2025 Estimated Total Employees	100,495	170,704	215,709
2025 Estimated Employee Population per Business	11.2	10.8	9.5
2025 Estimated Residential Population per Business	6.8	7.1	8.6

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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