PREMIER BREWERY BLOCK

CORNER RETAIL OPPORTUNITIES

— AVAILABLE NOW! —

WILLIAMS SONOMA CALIFORNIA · 7th Avenue · ANTHROPOLOGIE · lululemon · ATHLETA · Reformation · WHOLE FOODS MARKET · free people · west elm · CB2 · Crate&Barrel · Madewell SINCE 1937 · bluemercury makeup · skincare · spa

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, Alai House (Coming Soon!) 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.

Walk Score **100** · Bike Score **96** · Transit Score **92**

CRA COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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PREMIER BREWERY BLOCK RETAIL

123 NW 12TH AVENUE

PORTLAND, OR

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123 NW 12TH AVENUE
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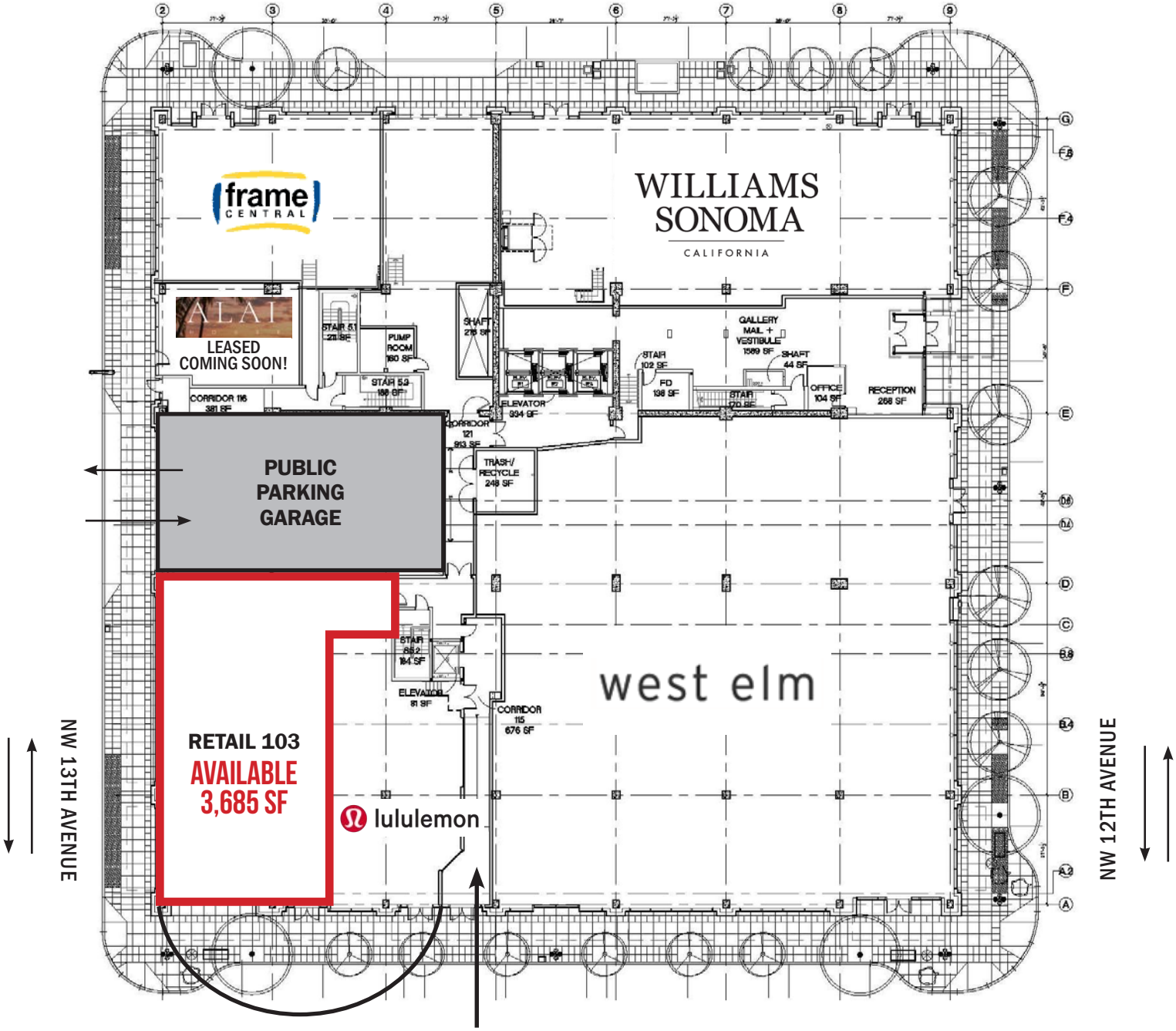
SITE PLAN

PREMIER BREWERY BLOCK RETAIL

123 NW 12TH AVENUE

FLOOR PLAN

PORTLAND, OR



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 AVENUE

DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis – SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2026	59,709	110,869	194,353
Projected Population 2031	59,898	112,501	196,392
Average HH Income	$111,933	$121,223	$139,078
Median Home Value	$685,420	$764,236	$770,198
Daytime Demographics 16+	124,196	211,448	278,462
Some College or Higher	82.2%	84.7%	86.2%

$764,236

Median Home Value

2 MILE RADIUS

38.7

Median Age

1 MILE RADIUS

Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.524/-122.6837

123 NW 12th Ave Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
2026 Estimated Population	59,709	110,869	194,353
2031 Projected Population	59,898	112,501	196,392
2020 Census Population	45,099	94,839	179,581
2010 Census Population	36,292	72,706	145,774
Projected Annual Growth 2026 to 2031	-	0.3%	0.2%
Historical Annual Growth 2010 to 2026	4.0%	3.3%	2.1%
2026 Median Age	38.7	38.1	38.6
Households			
2026 Estimated Households	33,506	62,333	103,162
2031 Projected Households	34,202	63,785	104,798
2020 Census Households	29,638	55,967	94,567
2010 Census Households	22,571	41,688	74,701
Projected Annual Growth 2026 to 2031	0.4%	0.5%	0.3%
Historical Annual Growth 2010 to 2026	3.0%	3.1%	2.4%
Race and Ethnicity			
2026 Estimated White	71.7%	72.4%	74.0%
2026 Estimated Black or African American	6.2%	6.1%	6.0%
2026 Estimated Asian or Pacific Islander	8.9%	8.1%	7.1%
2026 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.8%
2026 Estimated Other Races	12.2%	12.4%	12.0%
2026 Estimated Hispanic	11.6%	11.6%	10.8%
Income			
2026 Estimated Average Household Income	$111,933	$121,223	$139,078
2026 Estimated Median Household Income	$78,552	$86,507	$101,688
2026 Estimated Per Capita Income	$63,525	$68,815	$74,267
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.5%	1.2%
2026 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.2%	2.1%
2026 Estimated High School Graduate	13.0%	11.7%	10.5%
2026 Estimated Some College	17.1%	16.2%	15.4%
2026 Estimated Associates Degree Only	6.2%	5.6%	5.4%
2026 Estimated Bachelors Degree Only	32.5%	34.4%	36.1%
2026 Estimated Graduate Degree	26.4%	28.4%	29.4%
Business			
2026 Estimated Total Businesses	9,014	15,790	22,619
2026 Estimated Total Employees	104,722	178,134	224,540
2026 Estimated Employee Population per Business	11.6	11.3	9.9
2026 Estimated Residential Population per Business	6.6	7.0	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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