

THE PINNACLE

LIVE/WORK SPACE IN PORTLAND, OREGON



FOR LEASE ► PORTLAND, OR

ADDRESS

1255 NW 9th Avenue, Unit #17/117 | Portland, OR

AVAILABLE SPACE

+/- 1,620 SF (1st floor: 775 SF | 2nd floor: 845 SF)

RENTAL RATE

\$3,250/month plus electricity and cable/internet
Optional secure off-street parking space in building: \$150/month
(includes charging station for electric vehicle)

HIGHLIGHTS

- Located in the North Pearl District
- Tasteful build-out for live/work use with upper-level live and lower-level work (or live) space. Open lower-level space, 2 restrooms (one on each level, upper w/shower), upper-level bedroom with W/D in closet, and full upper-level kitchen. Street-level entry door (and signage opportunity) and interior building entry (both levels).
- Close proximity to The Fields Park, Tanner Springs Park and other great amenities
- Across the street from Residence Inn Marriott Hotel with 223 guest suites
- Convenient access to Portland Streetcar with a stop just one block away

TRAFFIC COUNTS

NW Overton St @ 10th Ave | 3,145 ADT ('22)



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

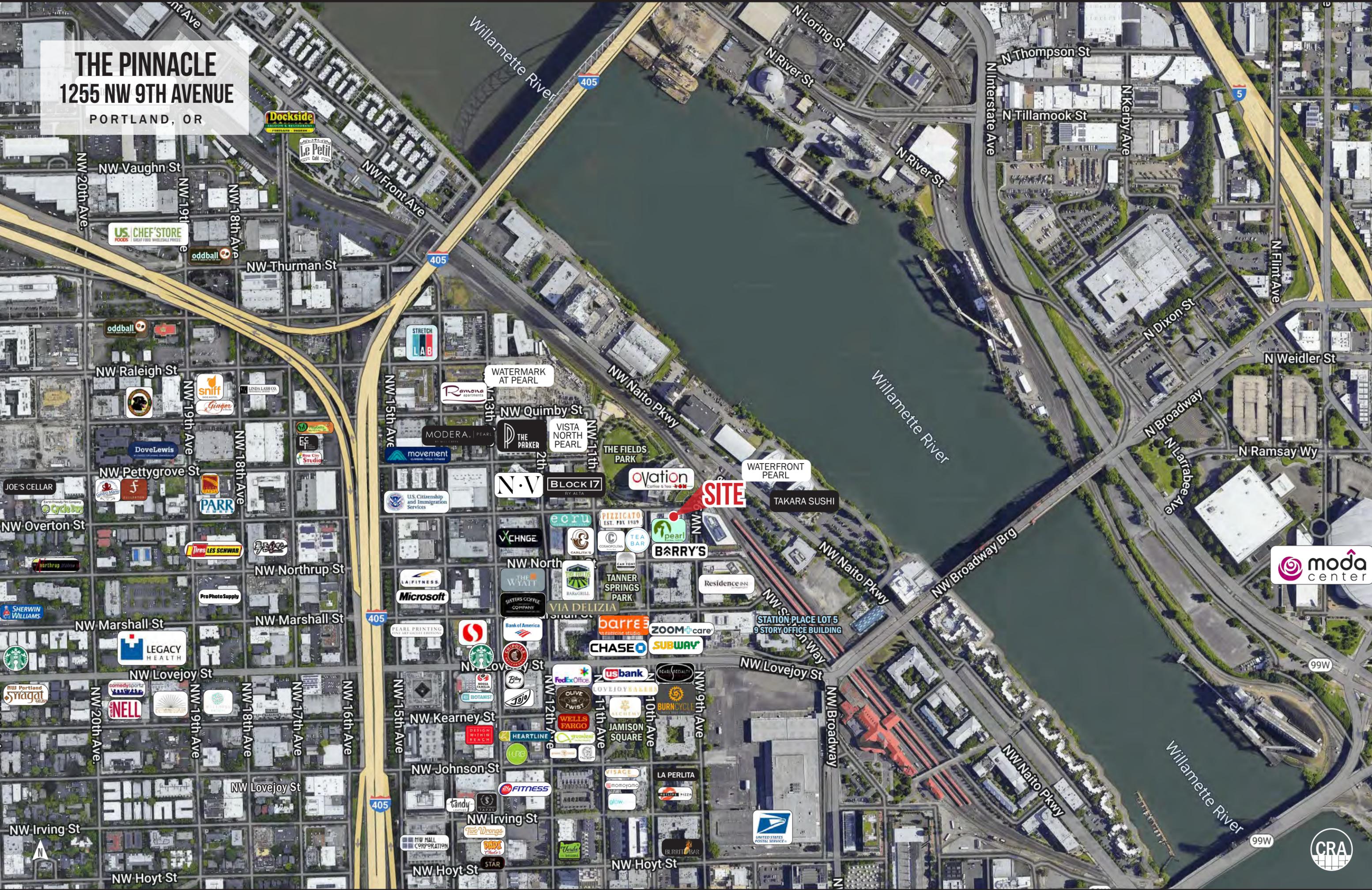
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1255 NW 9TH AVENUE

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GROUND FLOOR SITE PLAN

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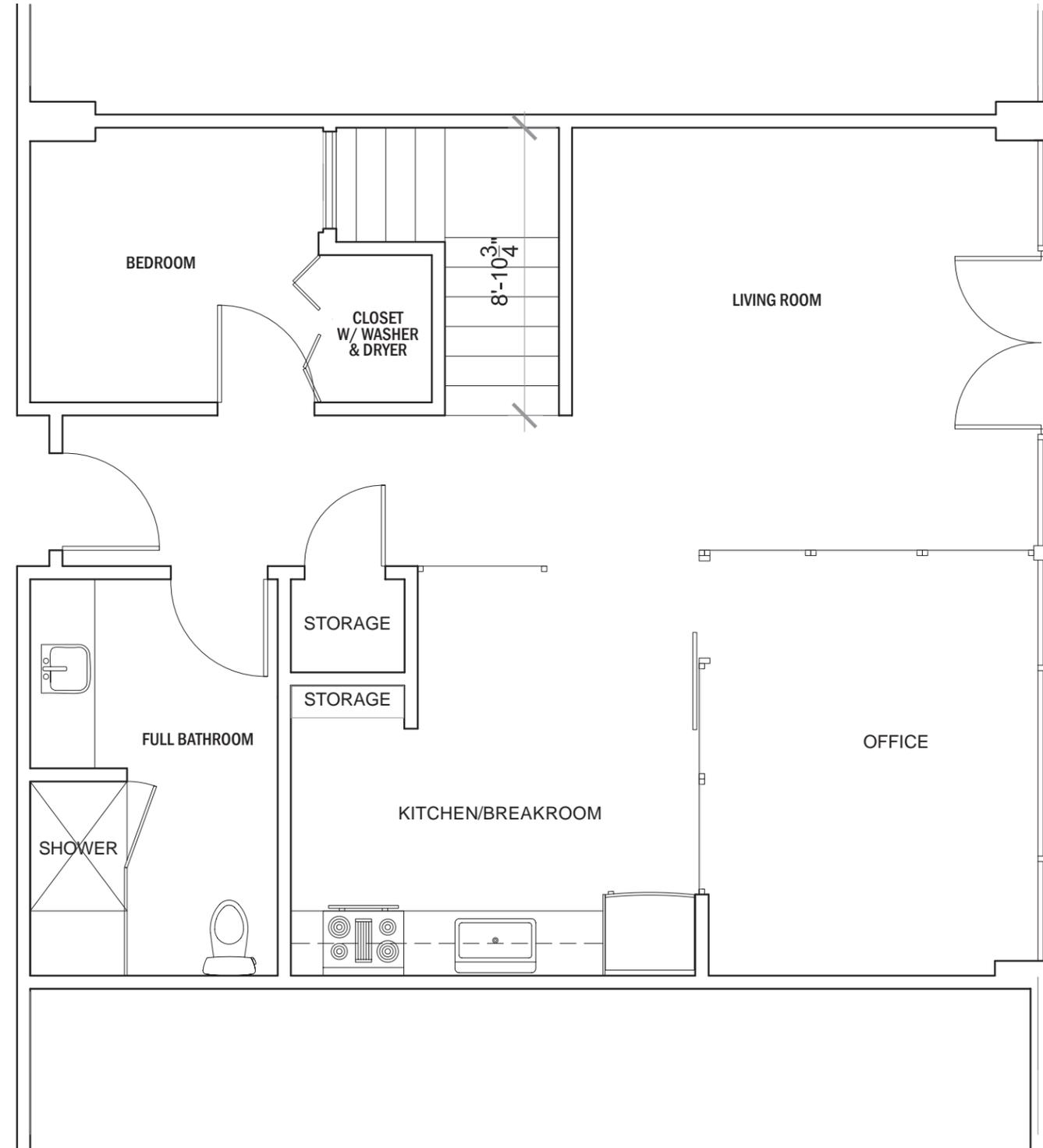


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SECOND FLOOR SITE PLAN

THE PINNACLE
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INTERIOR IMAGES: LOWER LEVEL



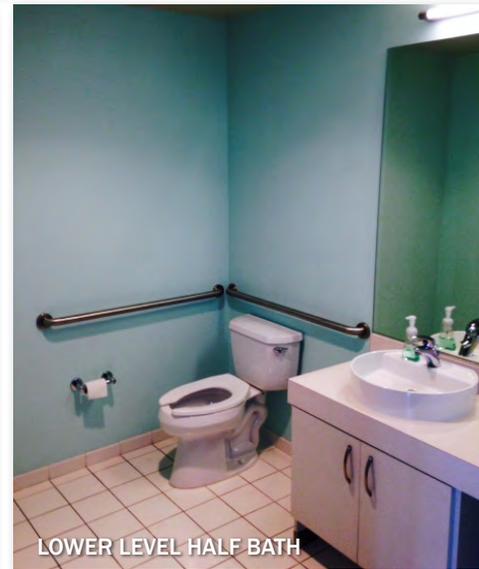
OPEN OFFICE



OPEN OFFICE



OPEN OFFICE



LOWER LEVEL HALF BATH



INTERIOR STAIRCASE
CONNECTING 1ST & 2ND LEVEL



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INTERIOR IMAGES: UPPER LEVEL



THE PINNACLE

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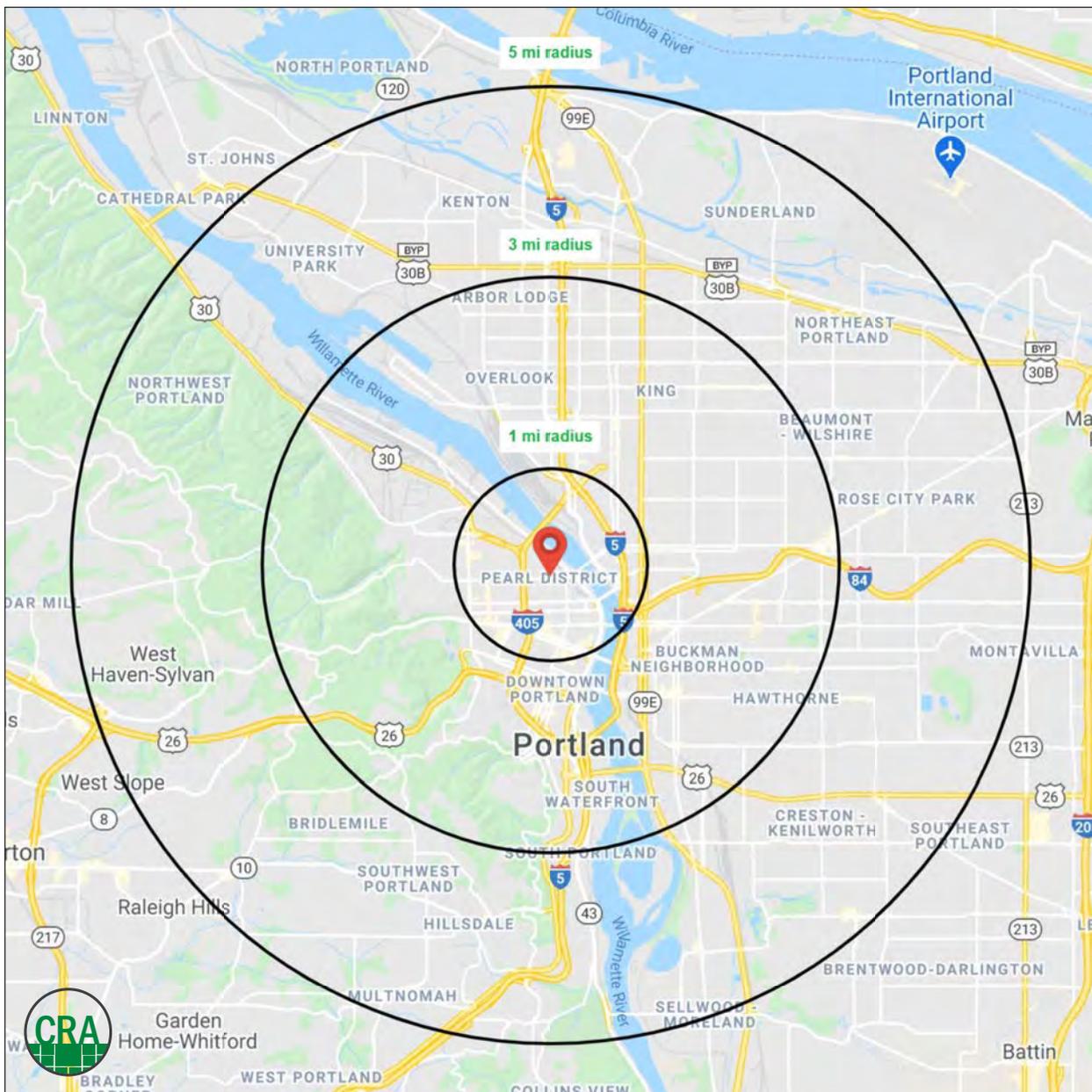
PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	46,340	202,746	419,944
Projected Population 2029	46,722	202,661	412,477
Average HH Income	\$120,817	\$142,250	\$145,675
Median Home Value	\$648,944	\$705,932	\$661,955
Daytime Demographics 16+	91,626	270,696	417,590
Some College or Higher	79.4%	85.2%	84.9%

\$120,817
Average Household Income
1 MILE RADIUS

38.6
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: 45.5321/-122.681

The Pinnacle Portland, OR 97209	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	46,340	202,746	419,944
2029 Projected Population	46,722	202,661	412,477
2020 Census Population	35,355	191,317	417,841
2010 Census Population	25,331	156,548	363,249
Projected Annual Growth 2024 to 2029	0.2%	-	-0.4%
Historical Annual Growth 2010 to 2024	5.9%	2.1%	1.1%
2024 Median Age	38.6	38.5	39.0
Households			
2024 Estimated Households	25,867	104,908	200,314
2029 Projected Households	26,590	105,954	198,127
2020 Census Households	22,959	98,938	195,115
2010 Census Households	16,107	78,807	166,714
Projected Annual Growth 2024 to 2029	0.6%	0.2%	-0.2%
Historical Annual Growth 2010 to 2024	4.3%	2.4%	1.4%
Race and Ethnicity			
2024 Estimated White	72.5%	74.5%	74.8%
2024 Estimated Black or African American	6.6%	6.4%	5.7%
2024 Estimated Asian or Pacific Islander	7.8%	6.7%	7.0%
2024 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.7%
2024 Estimated Other Races	11.9%	11.6%	11.8%
2024 Estimated Hispanic	11.4%	10.2%	10.5%
Income			
2024 Estimated Average Household Income	\$120,817	\$142,250	\$145,675
2024 Estimated Median Household Income	\$79,697	\$103,479	\$108,867
2024 Estimated Per Capita Income	\$68,260	\$74,003	\$69,822
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.6%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	3.8%	2.4%	2.5%
2024 Estimated High School Graduate	15.0%	10.9%	10.8%
2024 Estimated Some College	17.5%	15.5%	16.2%
2024 Estimated Associates Degree Only	4.8%	5.5%	5.8%
2024 Estimated Bachelors Degree Only	32.1%	37.0%	36.9%
2024 Estimated Graduate Degree	25.0%	27.2%	26.0%
Business			
2024 Estimated Total Businesses	6,848	22,729	36,159
2024 Estimated Total Employees	76,508	216,269	305,538
2024 Estimated Employee Population per Business	11.2	9.5	8.4
2024 Estimated Residential Population per Business	6.8	8.9	11.6

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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NORTHWEST LLC**

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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.