

Retail Space for Lease

MODERA DAVIS

Portland OR



Please Call for Lease Rate
Rentable Area: 513- 3,223 SF

REAL ESTATE INVESTMENT GROUP

2839 SW 2nd Avenue
Portland OR, 97201
503.222.1655 (ph)
503.274.6510 (fax)
www.reig.com

Michelle D. Rozakis

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Nicholas G. Diamond

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ndiamond@reig.com

Licensed in the
State of Oregon

Property Features:

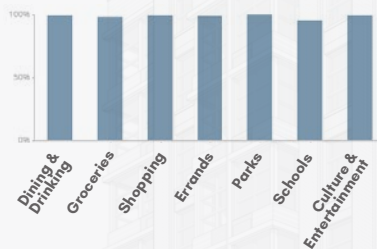
- Brand New Mixed-Use Building with 204 Apartment Units
- Estimated Delivery in Q2 2019
- Seeking Restaurant, Retail and Fitness Uses
- Large Windows - Great Frontage & Signage Opportunities
- Total Retail: 8,922 SF

Location Features:

- Heart of the Pearl District with Great Visibility on NW Everett St. & NW 10th Ave. with Adjacent Restaurants and Retail & 4,800+ Housing Units in the Pearl
- Close to I-405, TriMet Bus Lines, and Portland Streetcar
- Located North of the Brewery Blocks with Boutique Retailers and Restaurants such as 10 Barrel, Rogue Brewery, Powell's Books, Whole Foods Market, REI, North Face, Lizard Lounge, Keen, Ace Hardware, and Blick Art

- **Walk Score** 

Walk Score
100



Bike Score
97

Transit Score
91

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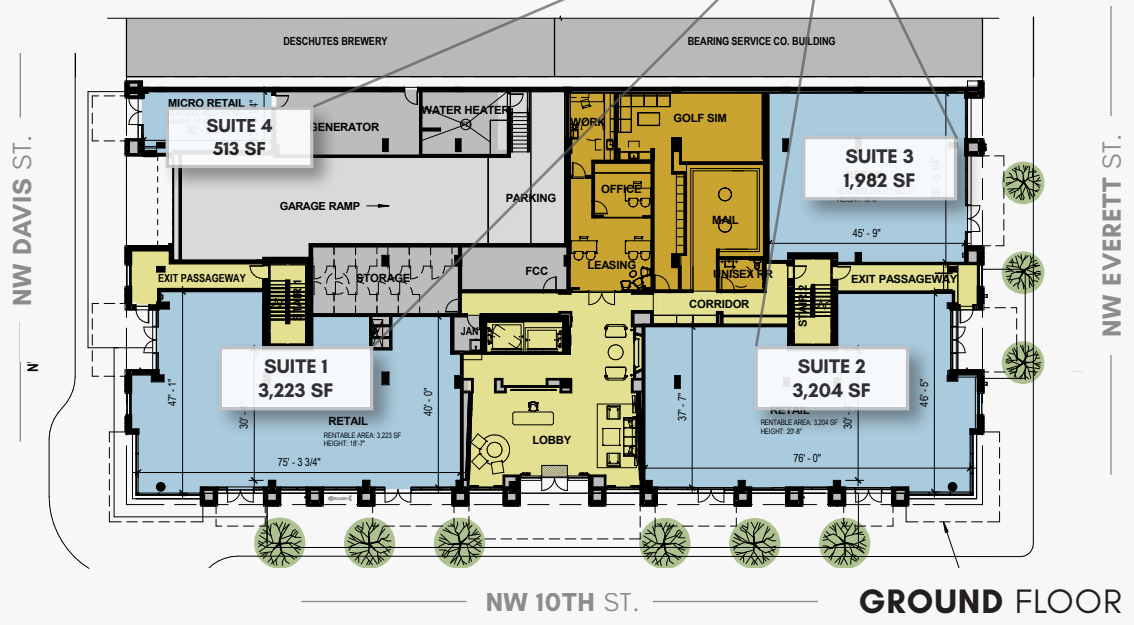
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PREMIERE RETAIL
 4 SUITES *for LEASE*



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138-198 NW 10th Ave Portland, OR 97209		1 mi radius	3 mi radius	5 mi radius
2016 Estimated Population		39,452	167,427	403,794
2021 Projected Population		42,160	179,081	430,329
2010 Census Population		34,440	151,359	377,115
2000 Census Population		25,156	134,595	349,484
Projected Annual Growth 2016 to 2021		1.4%	1.4%	1.3%
Historical Annual Growth 2000 to 2016		3.6%	1.5%	1.0%
2016 Est. HH Income Under \$15,000		25.2%	15.8%	12.9%
2016 Est. Average Household Income		\$70,675	\$89,433	\$88,391
2016 Est. Median Household Income		\$46,556	\$65,612	\$68,187
2016 Est. Per Capita Income		\$46,274	\$46,815	\$41,425
2016 Est. Total Businesses		8,662	20,616	31,408
2016 Est. Total Employees		112,876	240,087	338,518

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com *