

FOR SALE -or- LEASE

5,000 SF Stand-Alone Pearl District Retail Building

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PROPERTY DETAILS

416 NW 10th Avenue, Portland, OR 97209

Sub-Market: NW Portland / Pearl District

Sale Price: \$2,300,000

Lease Rate: \$28 / SF NNN

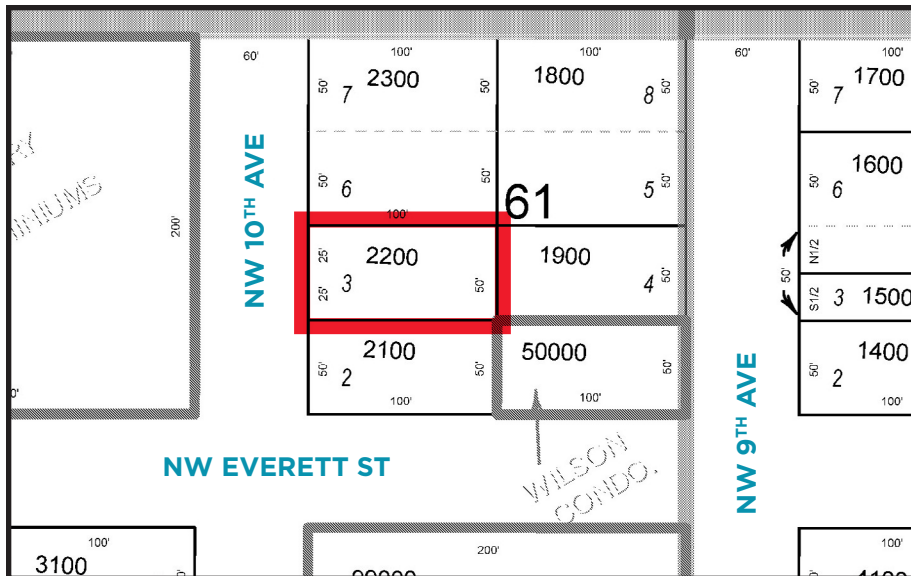
Space: 5,000 RSF

Built / Demo: 1941 / 2023

Zoning: EXd (Central Employment - Design)

Uses: Retail Sales & Service, Office, Wholesale

Access Scores: Walk: 99 | Bike: 96 | Transit: 90



HIGHLIGHTS

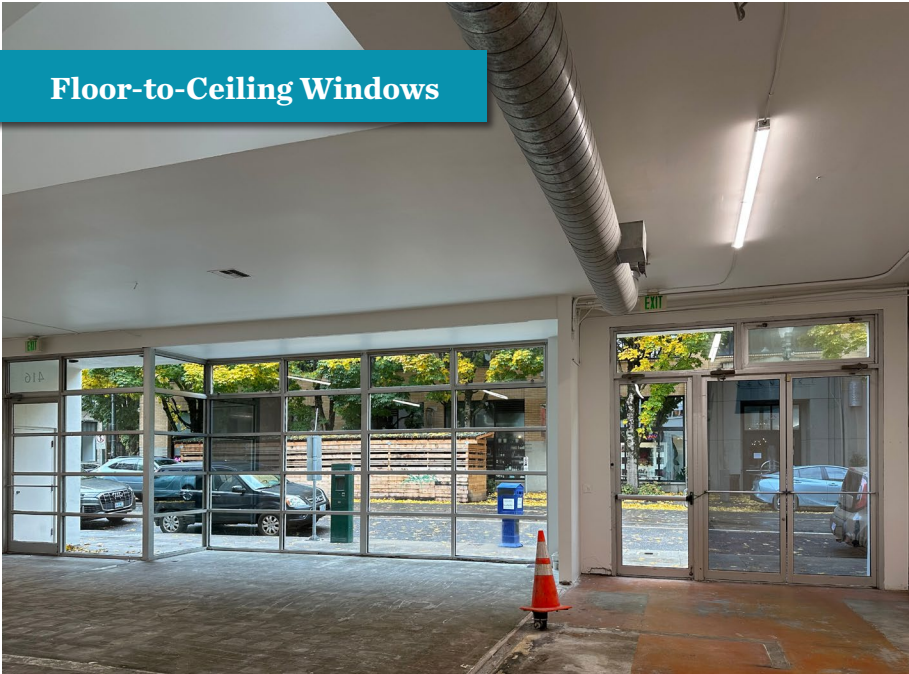
- Stand-Alone Retail Pearl District Location
- Spacious Open Floor Ready for Build-Out
- 50' of Frontage with Floor-to-Ceiling Windows
- Exposed Trusses in half of Building + Skylights
- One (1) ADA Accessible Restroom
- High Visibility Block @ NW 10th Ave & Glisan Street
- Dense Condo / Apt Population within 3 block radius
- Located on Tri-Met Street Car Line (NW 10th Ave)
- On-Block Street Car Stop & On-Street Parking Spaces
- High Foot Traffic & Daytime Population

LOCAL DEMOGRAPHICS

ATTRIBUTE	1 MILE	2 MILES	3 MILES
Population: 2023	48,988	108,604	196,140
Population: 2028 (Est)	50,393	111,824	199,668
Median Age	40.6	39.9	40.2
Daytime Employees	106,338	268,542	335,620
Median Home Value	\$562,713	\$646,231	\$651,250
Average Household Income	\$87,009	\$98,517	\$110,682

** 2023 Demographics derived from CoStar for 416 NW 10th Ave, Portland OR 97209*

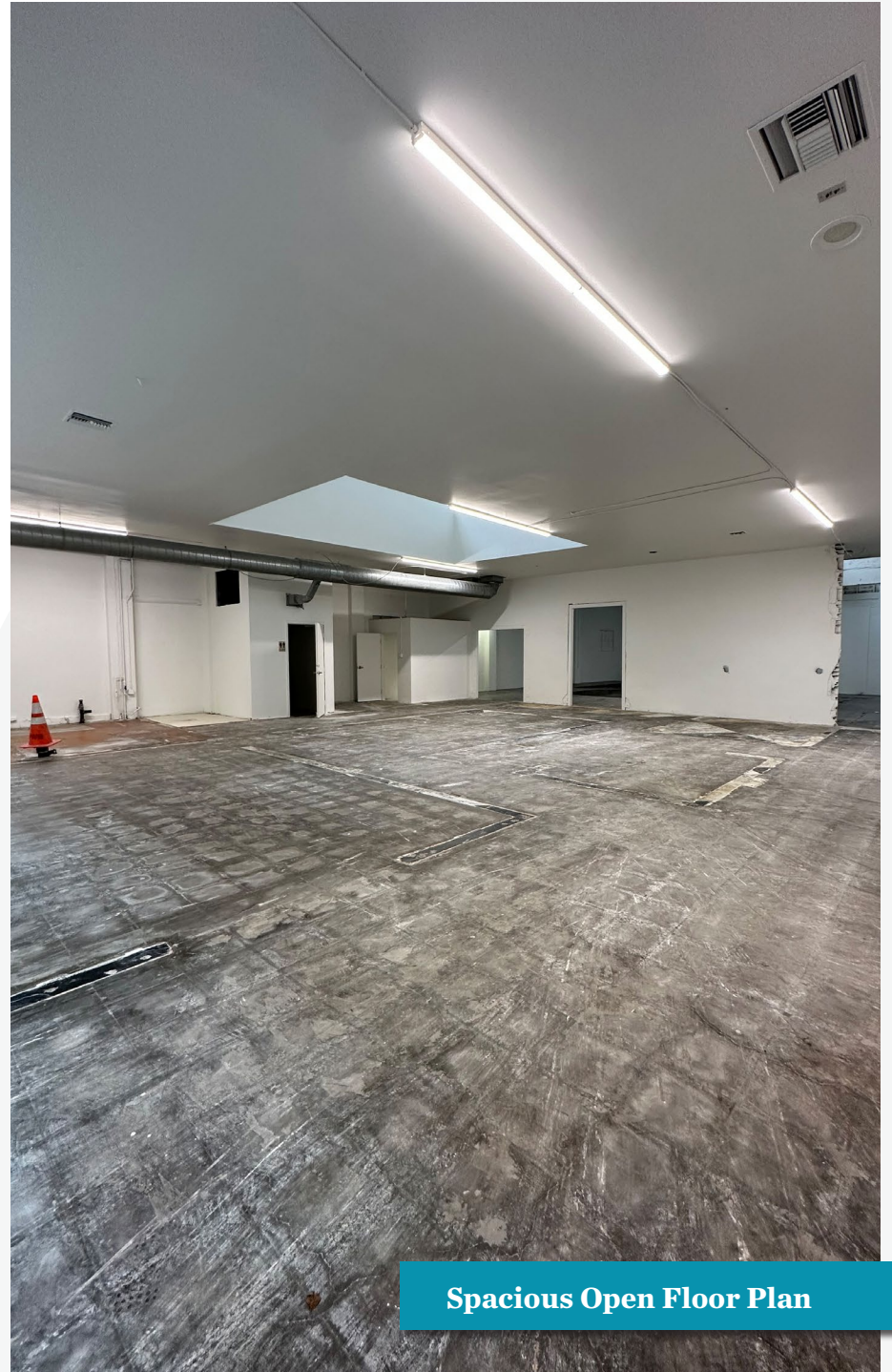
Floor-to-Ceiling Windows



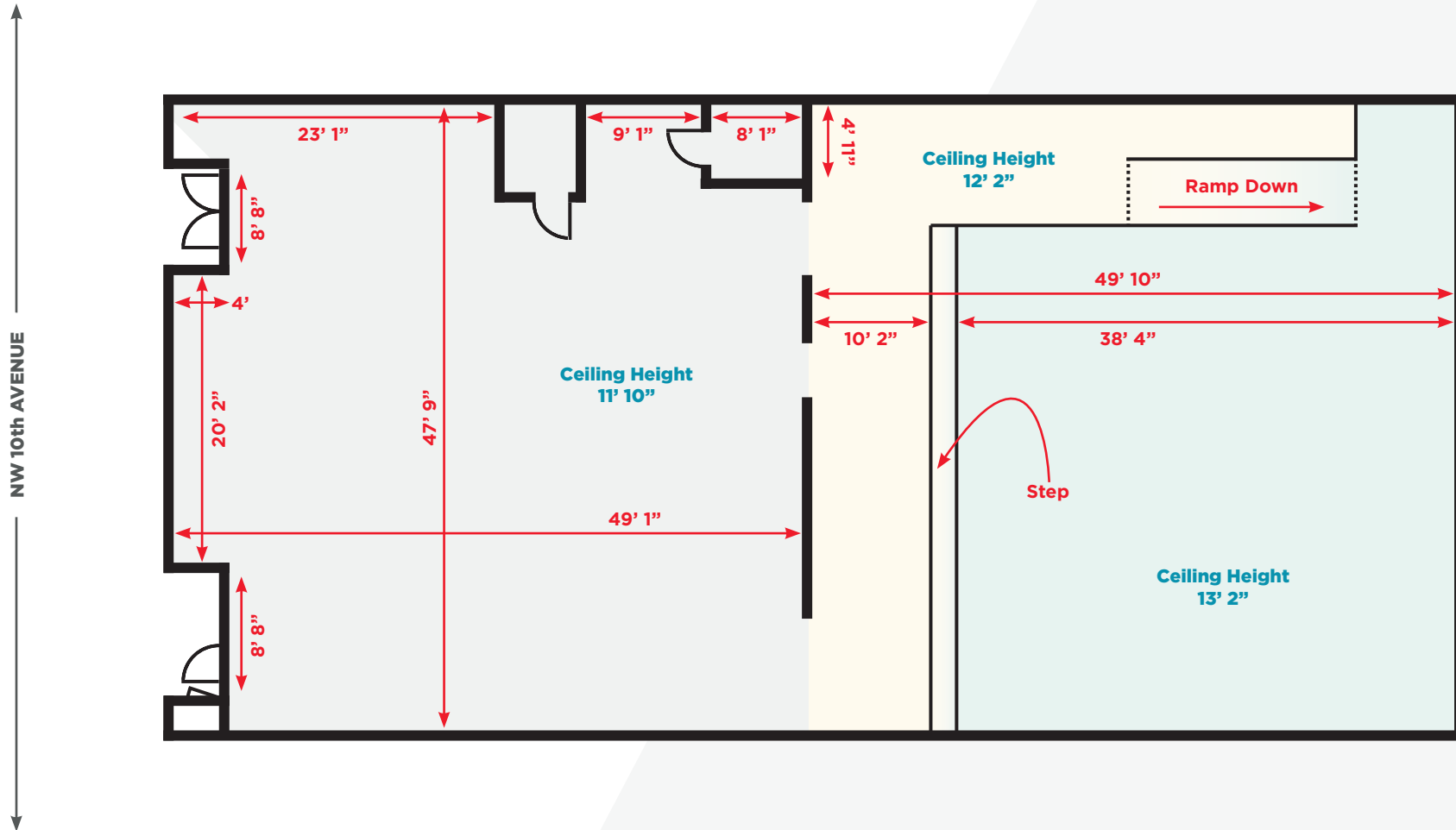
Exposed Trusses



Spacious Open Floor Plan

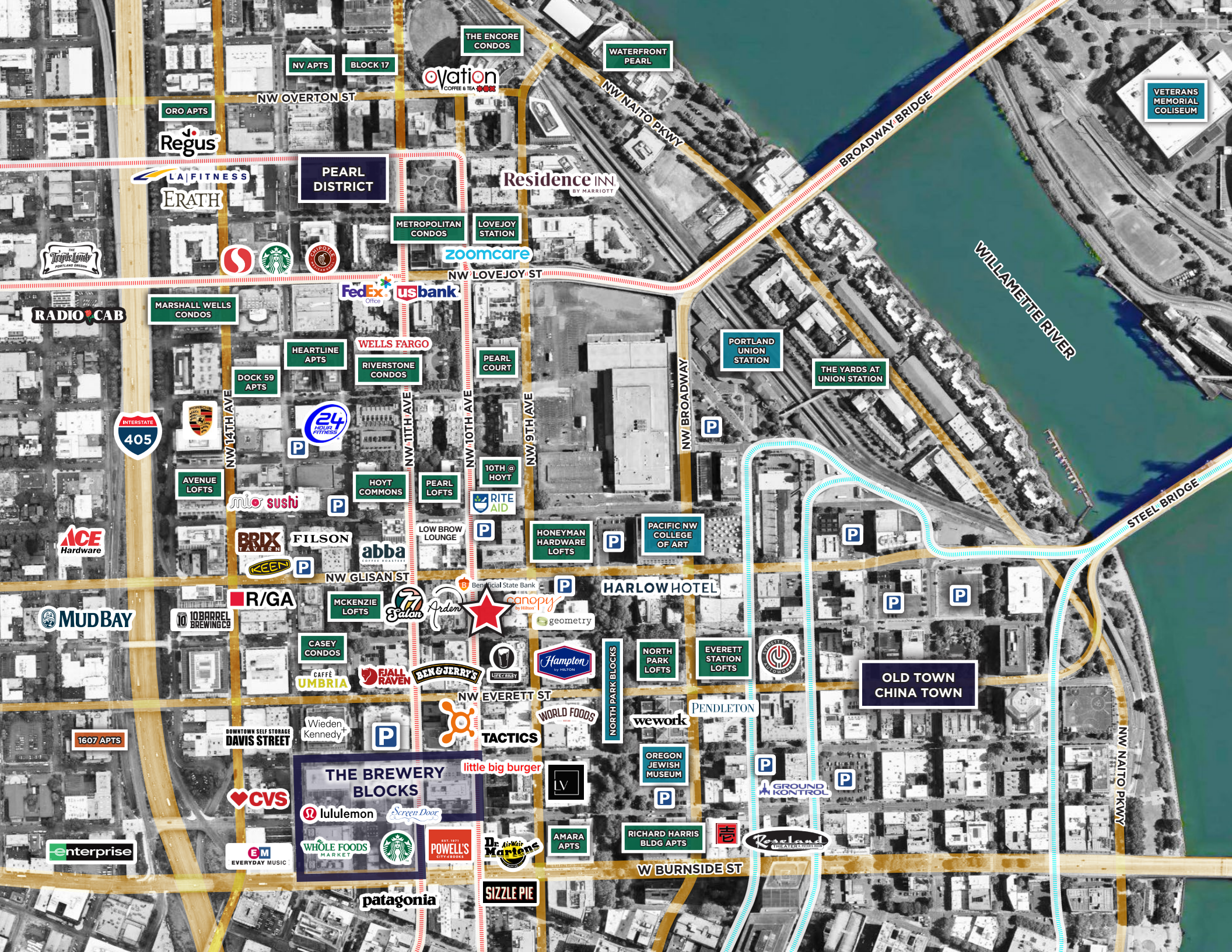


FLOOR PLAN



* ESTIMATED DIMENSIONS & LAYOUT
NOTE DRAWN OR MEASURED TO EXACT SCALE







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