

COMMERCIAL  
RETAIL

FOR LEASE

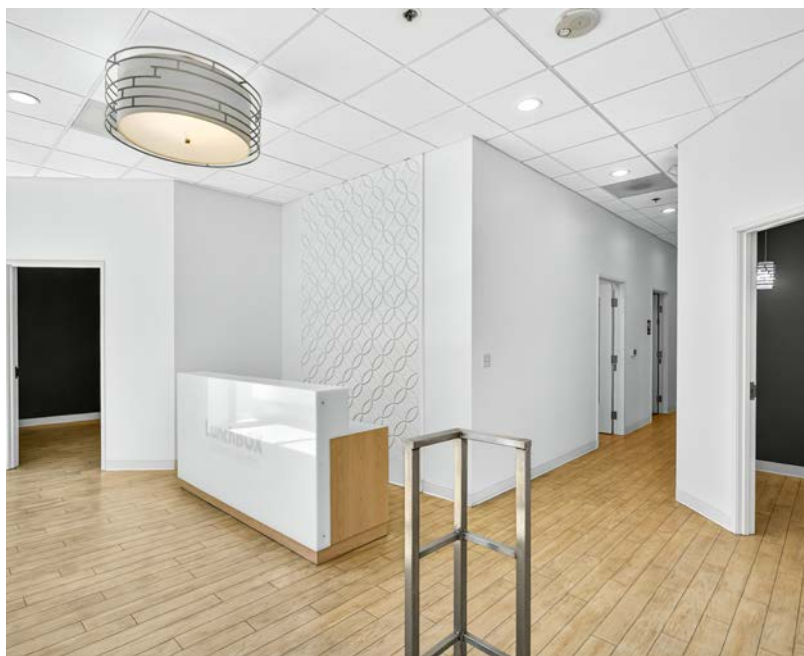


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GROUND FLOOR RETAIL  
923 NW GLISAN ST.  
1529 TOTAL SF  
\$32 SF + NNN



# THE BUILDING

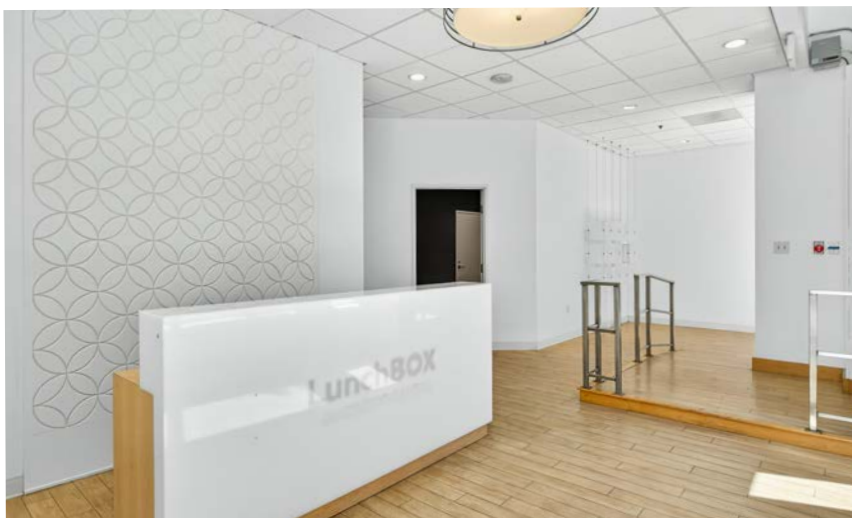


Stunning ground floor retail space features a light and bright reception area, 4 treatment rooms, office, break room and a spacious restroom. Large storefront windows and 10' ceilings provide excellent lighting and sight line for pedestrians and commuters alike in this highly travelled and desirable location.

Centrally located in Portland's thriving Pearl District, this space is just steps away from main bus lines, the Streetcar, and I-405 freeway access. Also conveniently close to some of Portland's most popular shops, restaurants, and entertainment, including Abba Coffee, Pho Van, Naturepedic Mattresses, Powell's Books, Verdun Chocolates, Arden Wine, Allora, Screen Door, Silk Road, Janken, Fields Park, and more.

## Highlights:

- Busy Retail Space in the Pearl
- Ground Floor Window Line
- Near Streetcar Line
- High Foot & Commuter Traffic
- Break Room & Office
- 2 Reception Areas
- 4 Treatment Rooms
- ADA Restroom, Fully Sprinkled
- Water Filtration System
- Easy Access to I-405, Broadway Bridge, Shopping, Dining, etc.



### Walker's Paradise

Daily errands do not require a car.



### Rider's Paradise

World-class public transportation.



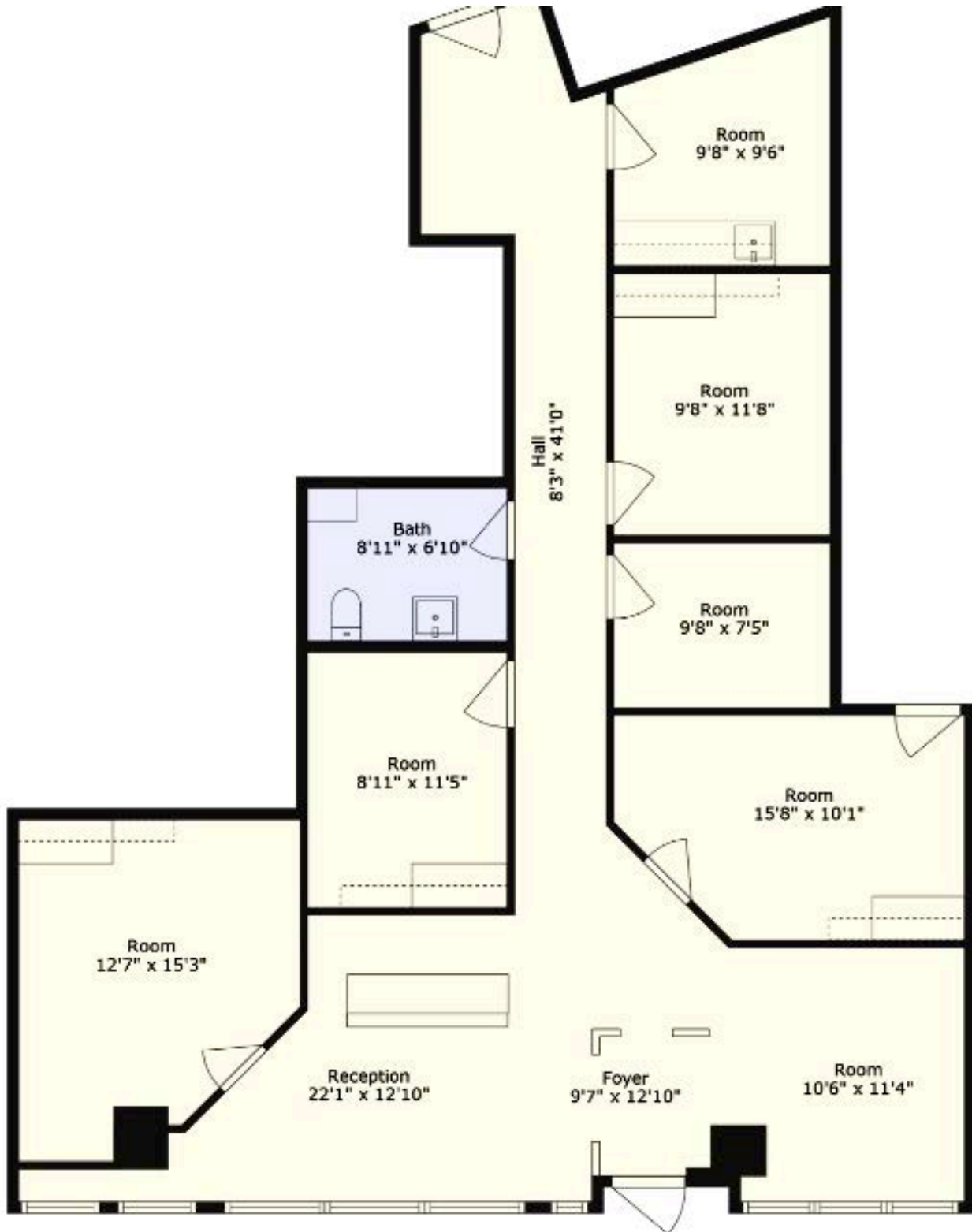
### Biker's Paradise

Daily errands can be accomplished on a bike.

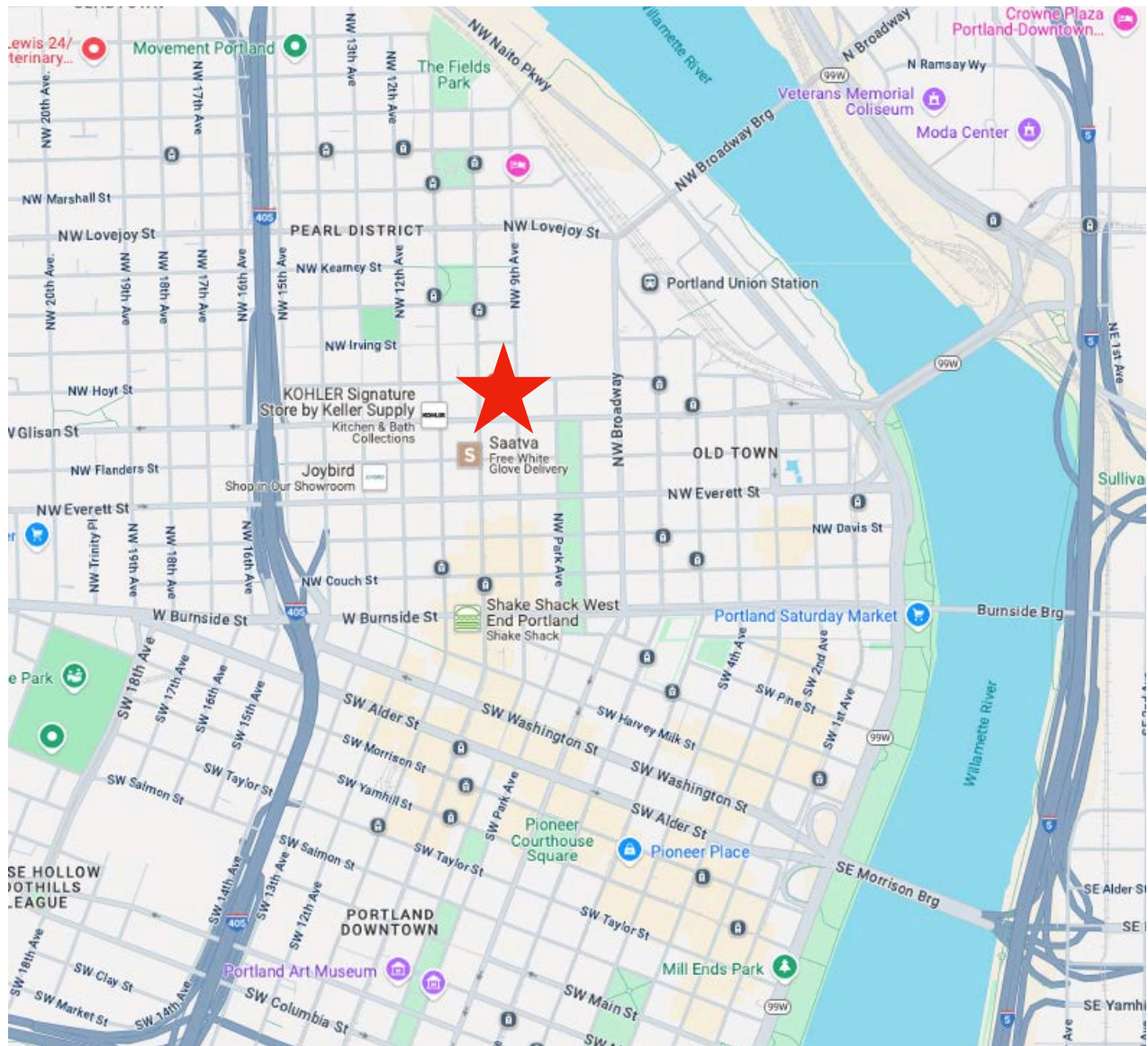




# THE LAYOUT



# THE NEIGHBORHOOD



## SHOP

Naturepedic  
Joybird  
Powell's Books  
Anthropologie  
Lululemon  
West Elm  
EWF Modern  
Whole Foods  
Blick Art Supply  
Hive Furniture

## EAT

ABBA Coffee  
Hunt and Gather Deli  
Brix Tavern  
10 Barrel Brewing  
Screen Door  
Janken  
Deschutes Brewery  
Andina  
Umbria Caffè  
Allora

## PLAY

Mission Theatre  
North Park Blocks  
Jamison Square  
Crystal Ballroom  
Providence Park  
Classic Chinese Garden  
Portland Art Museum  
Ground Kontrol  
Fields Park  
Elizabeth Leach Gallery

## STAY

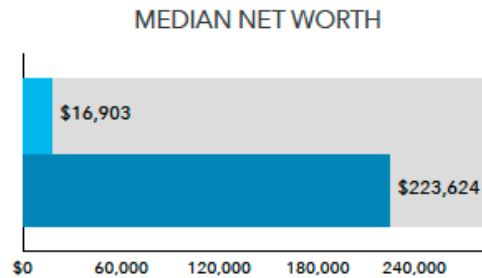
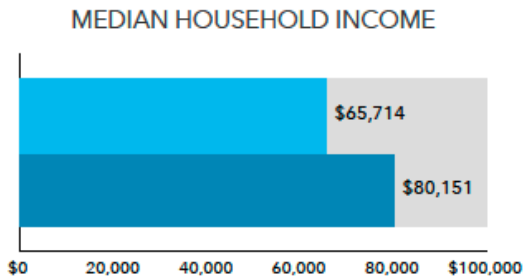
Canopy by Hilton  
Hampton Inn  
The Hoxton  
Residence Hotel  
Ace Hotel  
The Benson  
Crystal Hotel  
Ritz Carlton  
Kimpton Hotel Vintag  
The Benson

The information contained herein has been obtained from sources we deem reliable. All information should be verified prior to lease.

# DEMOGRAPHICS

## INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g, mortgages) or unsecured (credit cards) for this area.





Bars show comparison to

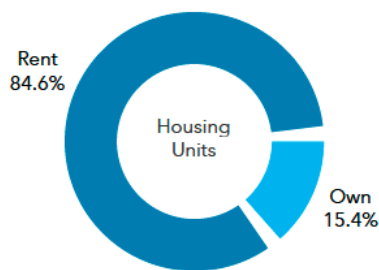
Bars show comparison to

## HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).

  
\$752  
Avg Mortgage

  
\$1,363  
g Monthly Rent



al Household Type: Multi-Unit Rentals

Median Home Value: \$746,501

## KEY FACTS FOR THE AREA

POPULATION: 50,104

HOUSEHOLDS: 32,099

AVERAGE SIZE HOUSEHOLD: 1.46

WEALTH INDEX: 65

HOUSING AFFORDABILITY: 34

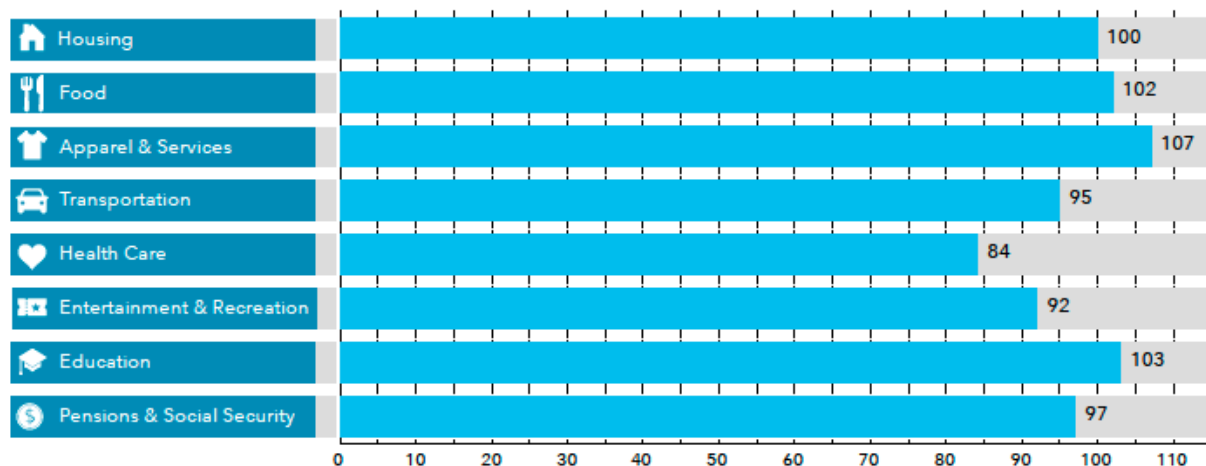
DIVERSITY INDEX: 58

MEDIAN HOME VALUE: \$746,501

FORECASTED ANNUAL GROWTH: 1.44%

## AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



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