

GROUND FLOOR RETAIL FOR LEASE

# Cambria PDX Retail



## CONTACT

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# Property snapshot

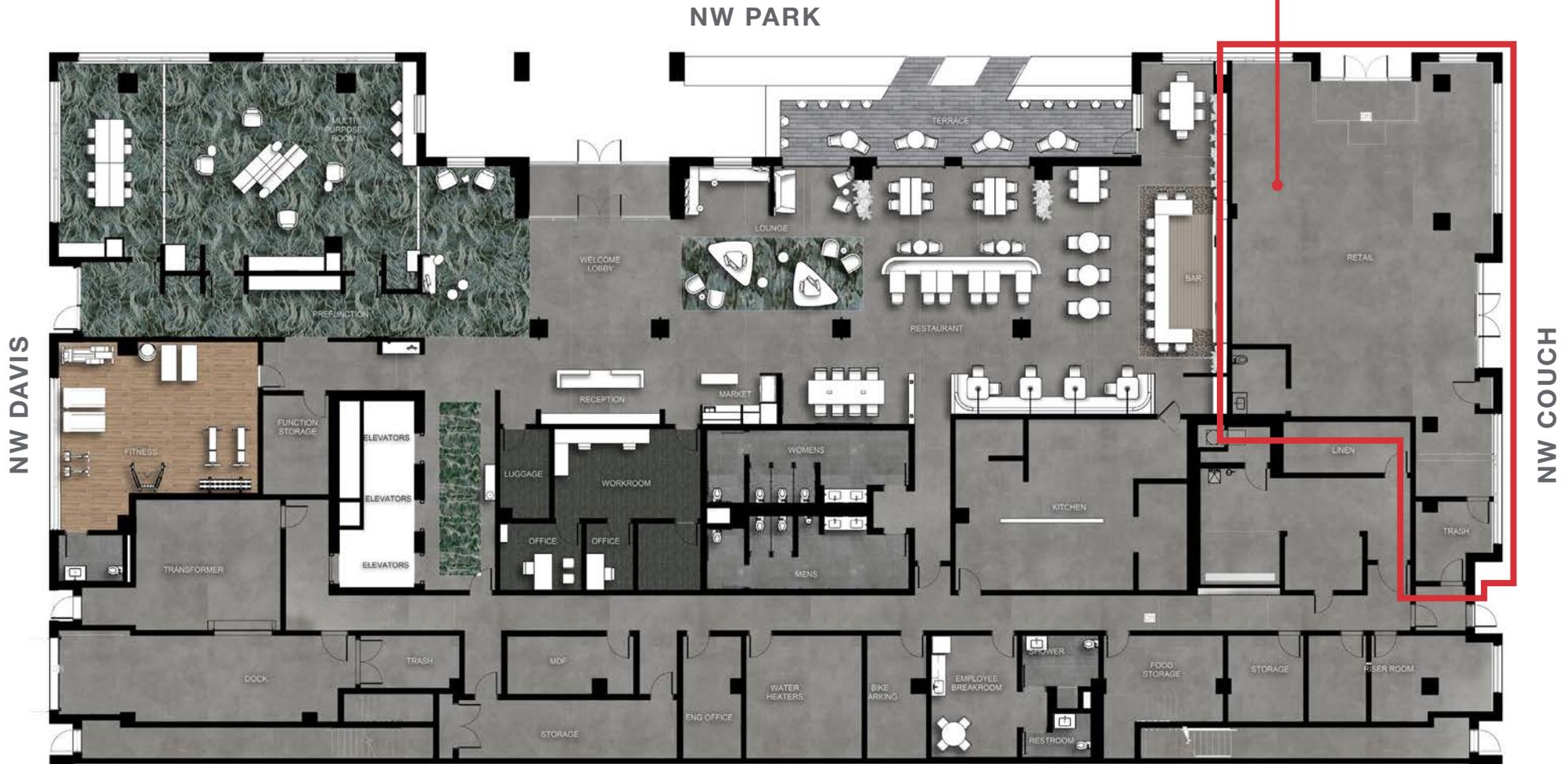
Located at 105 NW Park Ave, the six-story, 178-room Cambria Hotel Pearl District sits in the heart of Portland, across from the historic North Park Blocks. Just a short walk from downtown, Old Town Chinatown and Northwest Portland, the hotel provides guests with convenient access to all our urban westside neighborhoods. Developed in collaboration with HighSide Development, architect and interior designer Baskervill, and general contractor Deacon, the hotel's design reflects the relationship between nature and industry that coexists in Portland.

The retail space at Cambria Pearl is located on the corner of Park and Couch, offering an optimal blend of exposure to high traffic flow on Burnside, and a natural setting with stunning views of the North Park Blocks. Steps from the Brewery Blocks, this is a perfect location to be part of this thriving shopping district without the high occupancy costs.

ADDRESS	105 NW Park Ave, Portland OR
AVAILABLE SF	1,922 SF
YEAR BUILT	Slated for completion in June 2025
RENT	\$28/SF/YR, NNN
PARKING	Valet parking for customers, offsite tenant parking available nearby
TRAFFIC COUNT	W Burnside & NW 10th Ave - 53,800 ADT (2017)

# Site plan

AVAILABLE RETAIL  
1,922 SF



Baskervill

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Nestled between downtown energy & parkside tranquility



99

BIKE SCORE



93

TRANSIT SCORE



100

WALK SCORE

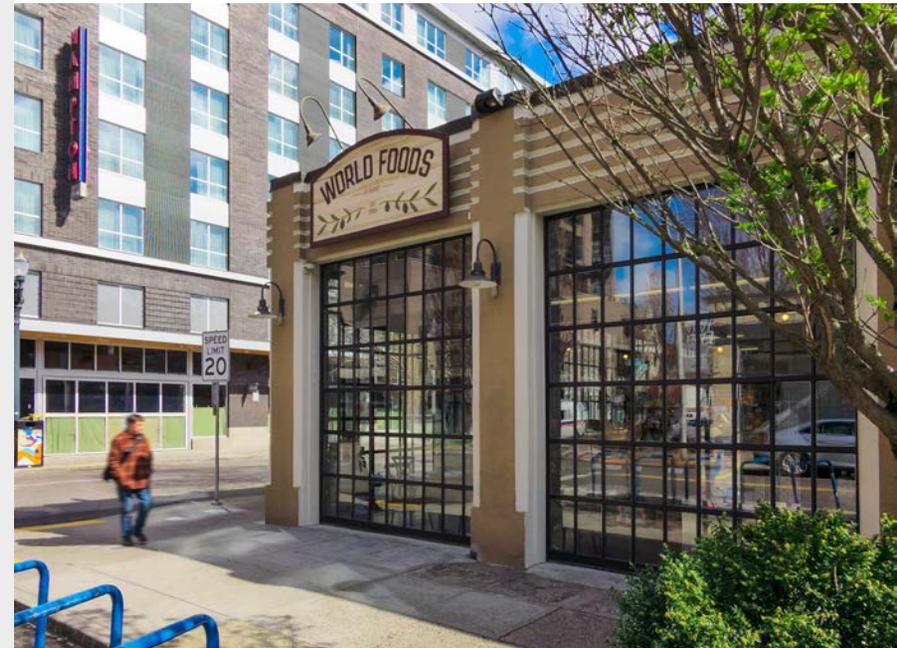
# Neighborhood highlights

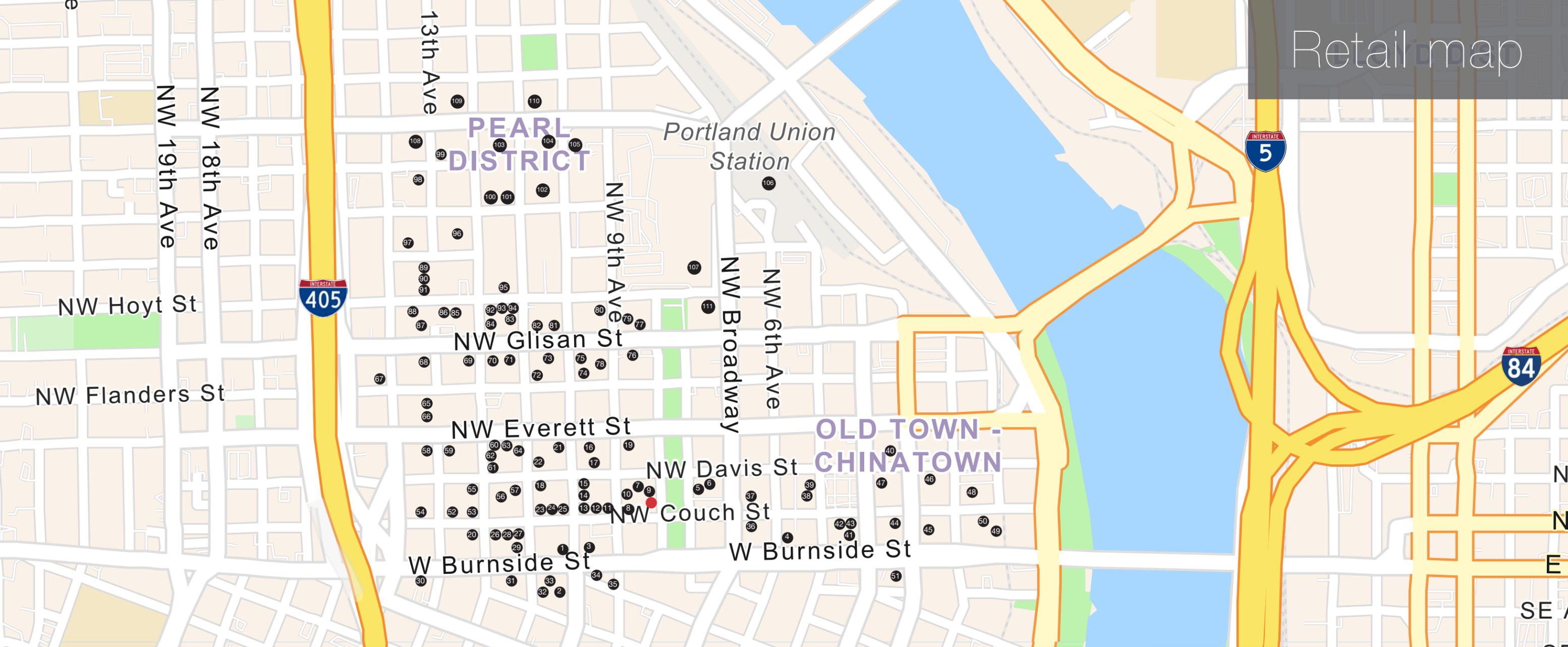
## LOCATION OVERVIEW

Situated in the heart of downtown Portland, the North Park Blocks offer a rich blend of history, culture, and green space, making them a prime destination for visitors and locals alike. Established in 1869, this 3.11-acre urban oasis features tree-lined pathways, historic sculptures, and a recently renovated playground, all contributing to its vibrant atmosphere. The surrounding neighborhood is a dynamic mix of modern development and historic charm, with boutique shops, art galleries, and renowned dining just steps away. Just a short stroll from the park, Powell's City of Books—an iconic literary landmark—anchors the nearby Pearl District, offering an unparalleled collection of over a million books. Right behind the building is the Brewery Blocks district, Portland's most highly trafficked and well-heeled shopping district, teeming with hotel patrons, tourists and locals alike. With a blend of urban energy and park-side tranquility, the North Park Blocks provide an ideal setting for retailers looking to connect with Portland's thriving community.

## NEARBY BUSINESSES

- Powell's City of Books
- Shake Shack
- The Armory
- Whole Foods
- Orangetheory Fitness
- Madewell
- Barista Coffee
- Anthropologie
- McMenamin's Crystal Ballroom
- 24 Hour Fitness
- Patagonia





- |                             |                           |                                 |                       |                       |                                       |                             |                         |                      |
|-----------------------------|---------------------------|---------------------------------|-----------------------|-----------------------|---------------------------------------|-----------------------------|-------------------------|----------------------|
| 1. Powell's                 | 14. Hello from Portland   | 27. CB2                         | 39. Elevate           | 52. lululemon         | 65. Hajamate Clothing                 | 77. Flor Wines              | 90. Papi Chulos         | 103.Olive or Twist   |
| 2. Shake Shack              | 15. Hana Sushi            | 28. Good Coffee                 | 40. Society Hotel     | 53. west elm          | 66. Mediterranean Exploration Company | 78. Elizabeth Leach Gallery | 91. The Star Pizza      | 104.Lovejoy Bakers   |
| 3. Doc Martens              | 16. Blackfish Gallery     | 29. Icebreaker                  | 41. Hoxton Hotel      | 54. CVS               | 67. 10 Barrel Brewing                 | 79. Allora Italian          | 92. J. Pepin Gallery    | 105.Yama Sushi       |
| 4. Roseland Theater         | 17. Dogtopia              | 30. McMenamins Crystal Ballroom | 42. Charlies Deli     | 55. Williams Sonoma   | 68. Andina peruvian                   | 80. The Bar Method          | 93. L'Mu Salon          | 106.Union Station    |
| 5. Blue Sky Photography Ctr | 18. The Armory            | 31. Patagonia                   | 43. Deadstock Coffee  | 56. Anthropologie     | 69. Colibri                           | 81. Tufenkian Carpets       | 94. All Blue Poke       | 107.Hoyt Post Office |
| 6. Oregon Jewish Museum     | 19. World Foods           | 32. Buffalo Exchange            | 44. Bizu              | 57. Free People       | 70. Umpqua                            | 82. BedMart                 | 95. Verde Cocina        | 108.Nossa Familia    |
| 7. Fuller's Coffee Shop     | 20. Whole Foods           | 33. Union Way                   | 45. Tube              | 58. Blu Dot           | 71. Kohler                            | 83. Abba Coffee             | 96. 24 Hr Fitness       | 109.Chipotle         |
| 8. Eleni's Philoxenia       | 21. Orangetheory Fitness  | 34. Sizzle Pie                  | 46. Old Town Pizza    | 59. Janken            | 72. Zabpinto Thai                     | 84. Oblation                | 97. Tandy Leather       | 110.Chase Bank       |
| 9. Urbaca Salon             | 22. Deschutes Brewery     | 35. Thai Peacock                | 47. Unspoken Clothing | 60. Plattino          | 73. Pho Van                           | 85. Silk Road               | 98. Design Within Reach | 111.PNCA             |
| 10. Waterstone Gallery      | 23. Bluemercury Cosmetics | 36. Sushi Ichiban               | 48. Oregon Leather    | 61. Fools and Horses  | 74. Nuvrei                            | 86. Filson                  | 99. Jojo                |                      |
| 11. Farmhouse Kitchen Thai  | 24. Reformation Clothing  | 37. Badlands Portland           | 49. Barrel Room       | 62. Pink Rabbit       | 75. Beneficial Bank                   | 87. Barista                 | 100.Piazza Italia       |                      |
| 12. República               | 25. Athleta               | 38. Ground Kontrol              | 50. Cafe UNITED       | 63. Oven and Shaker   | 76. hive                              | 88. Brix Tavern             | 101.Miss Oz Ice Cream   |                      |
| 13. Black Star Grill        | 26. Madewell              |                                 | 51. Dante's           | 64. Backwoods Brewing |                                       | 89. Two Wrongs              | 102.Jamison Park        |                      |

# Demographics



2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	48,431	196,933	442,970
TOTAL DAYTIME POPULATION	133,659	367,286	587,304
HOUSING UNITS	35,886	116,179	225,649
MEDIAN HOME VALUE	\$733,773	\$752,061	\$684,440
MEDIAN AGE	36.1	37.1	38.4
EDUCATION (SOME COLLEGE)	82%	88%	87%
FOOD AWAY FROM HOME EXPENSES	\$124,561,559	\$534,902,595	\$1,073,763,234
ENTERTAINMENT EXPENSES	\$113,623,632	\$503,193,232	\$1,042,440,911

Source: ©2024 Esri

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