



FOR LEASE



## THE FLANDERS BUILDING RETAIL IN THE PEARL DISTRICT

### Vanilla Shell & 2nd-Generation Retail Storefront Space

±1,558 RSF - ±1,846 RSF (2 Suites) | \$15 - \$19.50 psf + NNN

#### 1411-1435 NW Flanders St, Portland, OR 97209

- Now leasing space in the Heart of the Pearl District
- Retail / Service Shell Space
- Diverse Co-tenant mix including 10 Barrel Brewing and Khao San
- Walkable to Retail and Dining Highlights

#### MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR  
503-222-1195 | mrozakis@capacitycommercial.com

#### NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA  
503-222-2655 | ndiamond@capacitycommercial.com

#### GEORGE N. DIAMOND

Principal Broker | Licensed in OR & WA  
503-222-2178 | gdiamond@capacitycommercial.com



# PROPERTY SUMMARY



1425 NW Flanders Suite B - Entry



1425 NW Flanders Suite B - 1,846 RSF

FOR  
LEASE

## Property Details

Address	1411-1435 NW Flanders St, Portland, OR 97209
Available Space	1,558 RSF - 1,846 RSF
Nº of Suites Available	2 Suites
Lease Rate	\$15 - \$19.50 psf + NNN
Use Type	Retail, Service
Availability	Now

Space	Size	Use Type	Rate
1435 NW Flanders Suite B	1,558 RSF	Retail / Service	\$15 psf + NNN
1425 NW Flanders Suite B	1,846 RSF	Retail / Service	\$19.50 psf + NNN

## Location Features

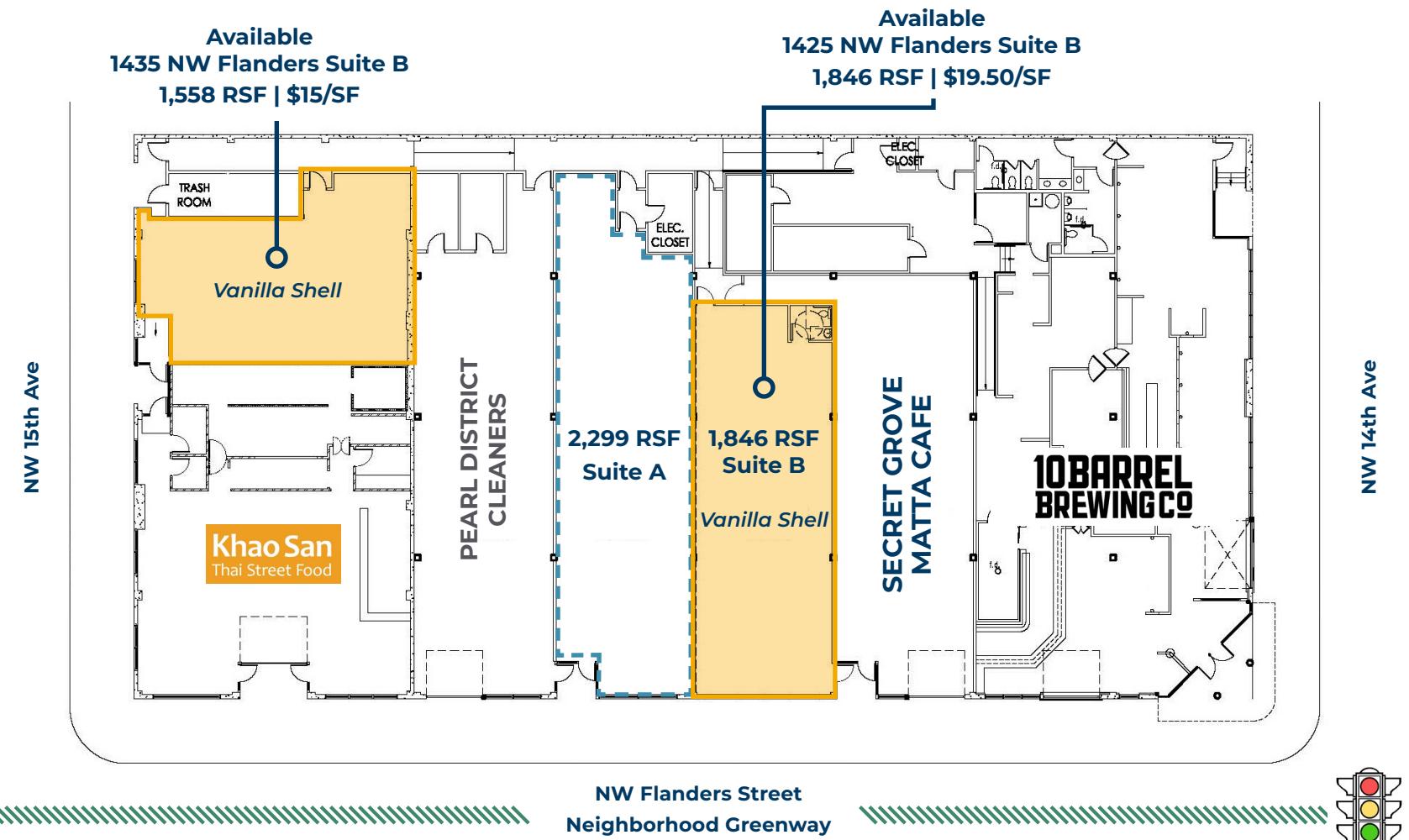
- Located in the Pearl District's Western Side - Directly on the 'NW Flanders Neighborhood Greenway'
- Less than 1 Block to TriMet Bus Stop
- 4 Blocks to Portland Streetcar
- Next to the new Ned Flanders Crossing bicycle and pedestrian bridge.

## Nearby Highlights

- 10 Barrel Brewing
- Khao San
- Andina
- Sherwin Williams
- KEEN Garage
- Barista
- Brix Tavern
- CENTRL Office Pearl
- Mud Bay
- Chown Hardware
- Pearl ACE
- West Elm
- KOHLER
- Verde Cocina
- Fjallraven
- The North Face
- Whole Foods Market



## SITE PLAN





## INTERIOR PHOTOS

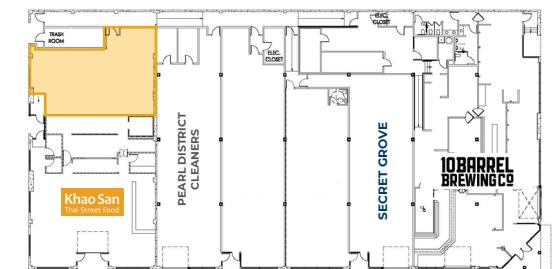
### FLOOR PLAN: 1435 NW FLANDERS SUITE B



1435 NW Flanders Suite B - 1,558 RSF



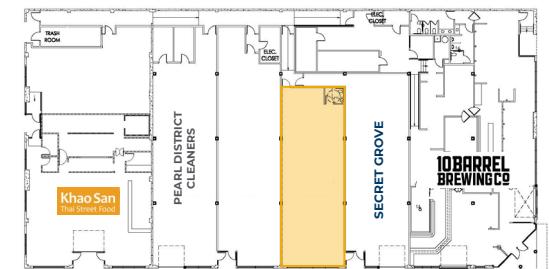
1435 NW Flanders Suite B - 1,558 RSF





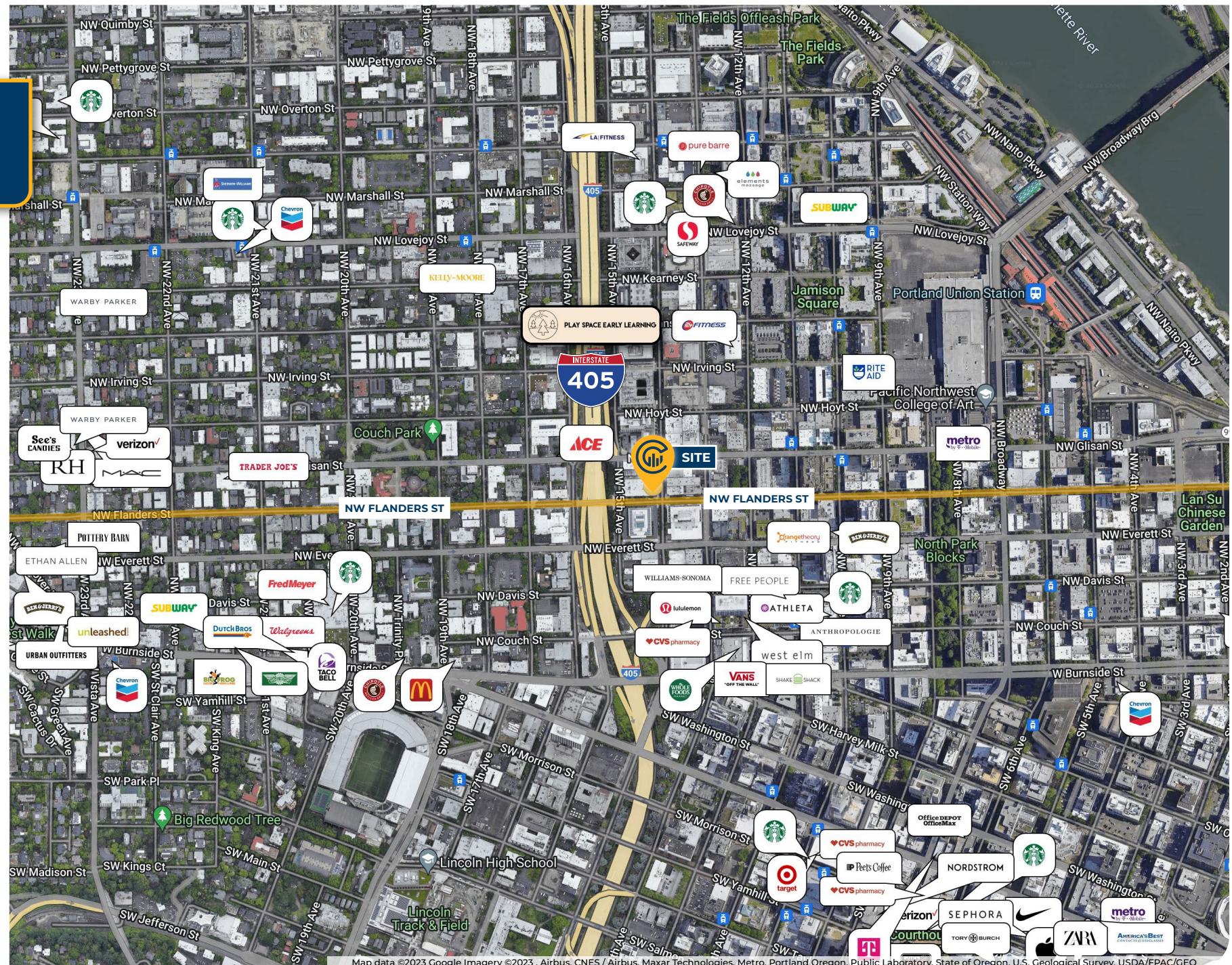
## INTERIOR PHOTOS

### FLOOR PLAN: 1425 NW FLANDERS SUITE B



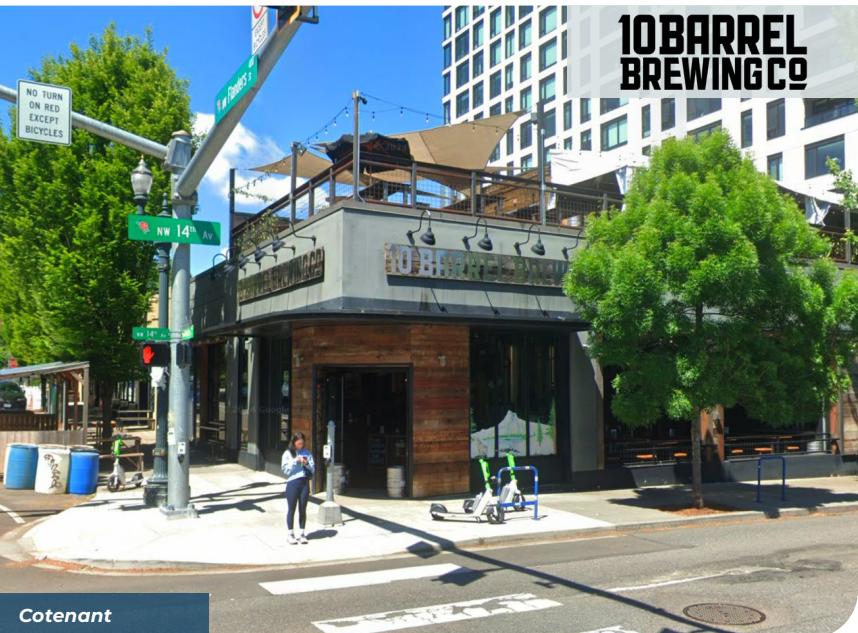
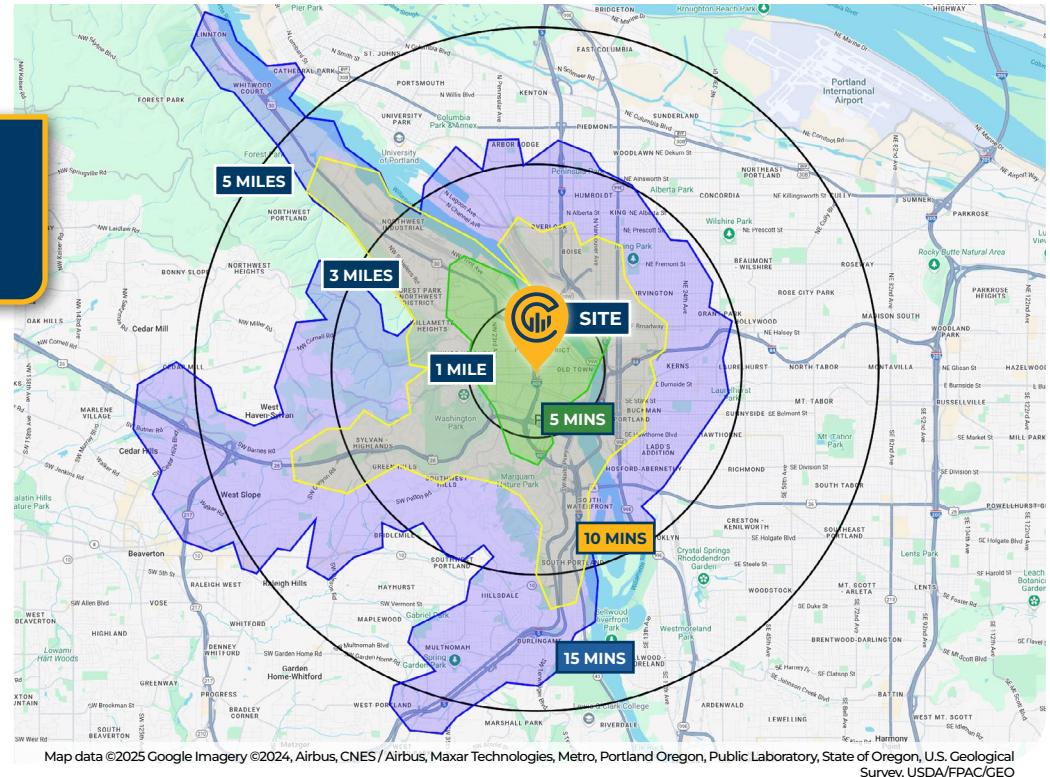


# LOCAL AERIAL MAP





# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	59,149	189,211	426,424
2029 Projected Population	58,744	189,012	418,384
2020 Census Population	44,975	176,832	424,140
2010 Census Population	35,738	143,132	369,295
Projected Annual Growth 2024 to 2029	-0.1%	-	-0.4%
Historical Annual Growth 2010 to 2024	4.7%	2.3%	1.1%
Households & Income			
2024 Estimated Households	32,384	99,228	203,187
2024 Est. Average HH Income	\$121,841	\$144,100	\$147,855
2024 Est. Median HH Income	\$80,465	\$103,769	\$110,237
2024 Est. Per Capita Income	\$67,363	\$75,992	\$70,785
Businesses			
2024 Est. Total Businesses	8,705	22,055	36,550
2024 Est. Total Employees	95,461	212,442	305,654

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SiteUSA.com©2025, Sites USA, Chandler, Arizona, 480-491-1112. Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RSI

99  
Walk Score®  
"Walker's Paradise"

92  
Bike Score®  
"Biker's Paradise"

86  
Transit Score®  
"Excellent Transit"

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