

— FOR LEASE —

10TH & DAVIS

PRIME PEARL DISTRICT RETAIL LOCATION



POWELL'S
CITY OF BOOKS

Madewell
SINCE 1937



west elm

 lululemon



ADDRESS

935 NW Davis St, Portland, OR 97209

AVAILABLE SPACE

5,000 SF ground floor plus mezzanine. Can be demised to 2,500 SF.

RENTAL RATE

\$32.00 SF/YR NNN. NNN's approx. \$10.00 SF/YR

TRAFFIC COUNTS

NW 10th Avenue – 3,810 ADT ('25)

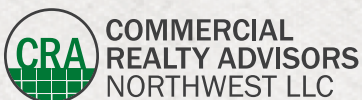
Walk Score
100

Bike Score
99

Transit Score
92

HIGHLIGHTS

- 5,000 SF available on the corner of NW 10th & Davis.
- Ideal space for retail, fitness, furniture showroom or event space.
- Located in the heart of the Pearl District, this opportunity is adjacent to the thriving mixed-use Brewery Blocks redevelopment with national and local boutique retailers and restaurants. The location is also ideally situated at the city's cultural hub of retail, food and entertainment- making this a 24/7 commercial destination for Portland residents and visitors alike.
- Directly adjacent to the Gerding Theater at the Armory and is nearby McMenamin's Crystal Ballroom and Powell's City of Books. These venues host hundreds of thousands of attendees annually.
- Plentiful off-street parking options nearby for hourly/daily/monthly parking needs.
- High household incomes and dense daytime population in the immediate area.
- Former event/catering space. Minimal kitchen infrastructure in place.



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10TH & DAVIS
935 NW DAVIS STREET
PORTLAND, OR

PHOTOS



10TH & DAVIS 935 NW DAVIS STREET PORTLAND, OR

 The Brewery Blocks


POST OFFICE
REDEVELOPMENT
14 ACRES
PROPOSED

SITE

PEARL WEST
9-STORY OFFICE AND RETAIL

MODERA AKOYA
291 UNITS

THE RODNEY
16-STORY, 230 UNITS

PEARL COURT

JAMISON SQUARE

PEARL PARKING GARAGE

THE BREWERY BLOCKS

PEARL WEST
9-STORY OFFICE AND RETAIL

PEARL COURT

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PEARL PARKING GARAGE

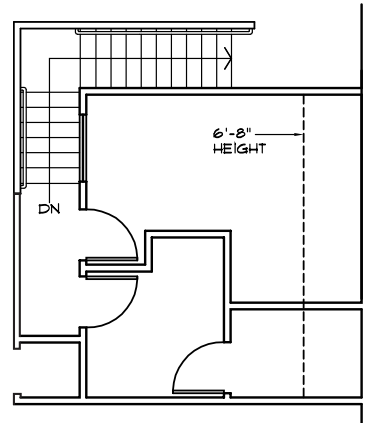
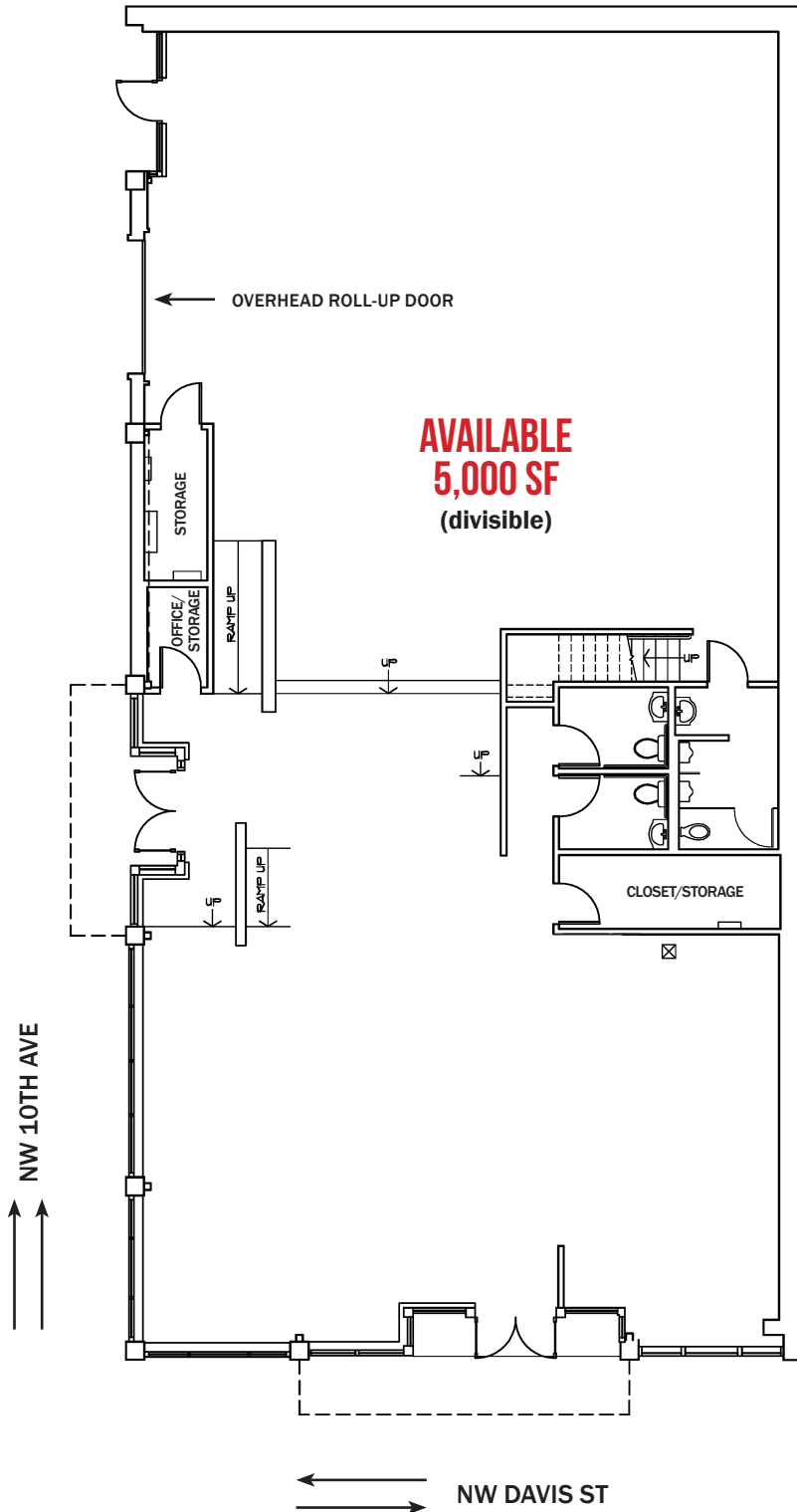
THE BREWERY BLOCKS

10TH & DAVIS

935 NW DAVIS STREET

PORTLAND, OR

FLOOR PLAN



MEZZANINE



10TH & DAVIS

935 NW DAVIS STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

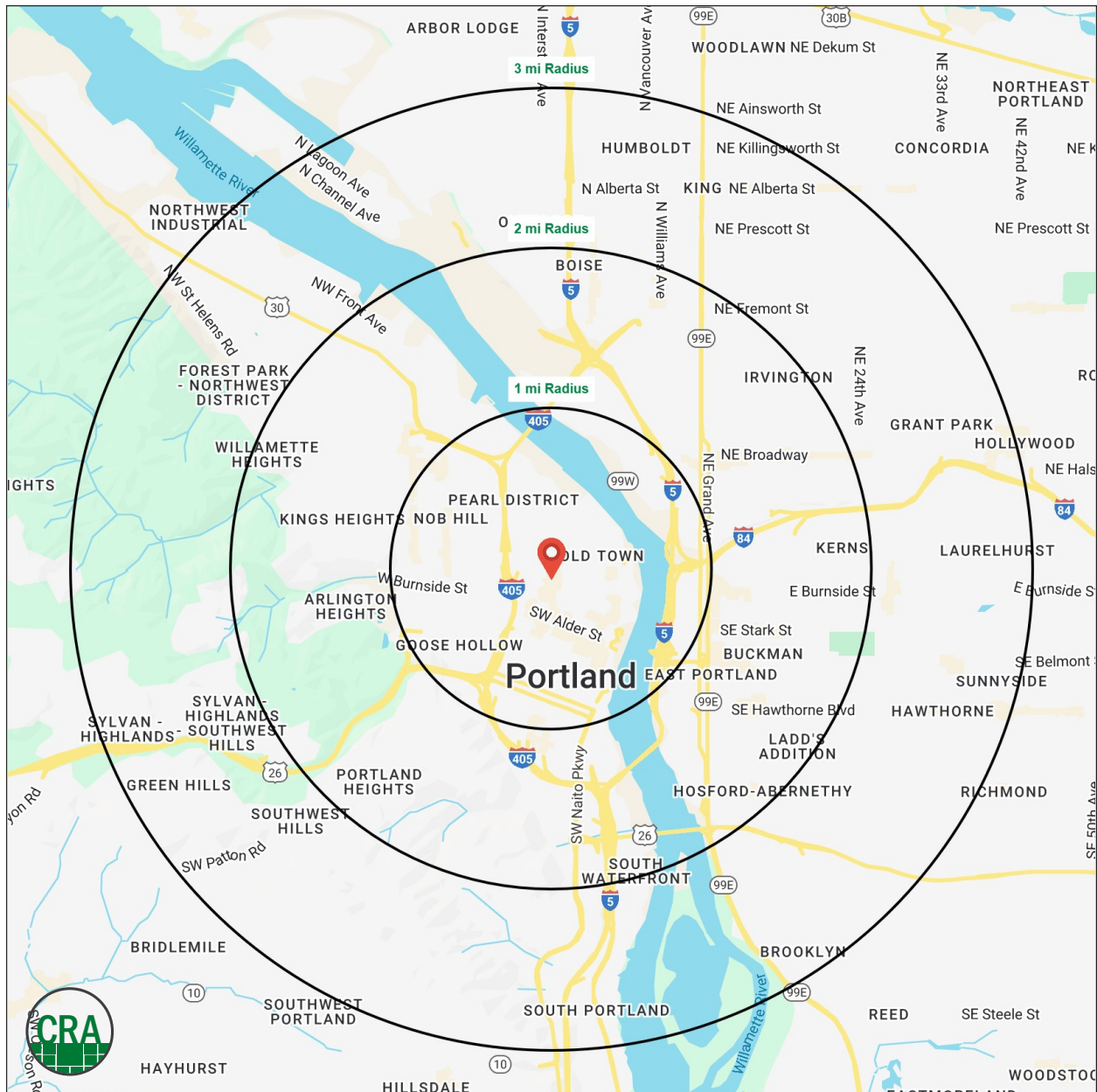
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	60,189	118,419	203,034
Projected Population 2030	60,411	119,273	203,997
Average HH Income	\$115,477	\$126,460	\$141,545
Median Home Value	\$632,601	\$734,580	\$740,051
Daytime Demographics 16+	121,434	207,907	272,014
Some College or Higher	82.1%	84.8%	86.3%

\$115,477

Average HH Income
1 MILE RADIUS

\$632,601

Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5247/-122.681

935 NW Davis St Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	60,189	118,419	203,034
2030 Projected Population	60,411	119,273	203,997
2020 Census Population	44,455	101,368	187,283
2010 Census Population	34,351	78,133	152,503
Projected Annual Growth 2025 to 2030	-	0.1%	-
Historical Annual Growth 2010 to 2025	5.0%	3.4%	2.2%
2025 Median Age	38.9	38.1	38.6
Households			
2025 Estimated Households	33,114	65,185	105,410
2030 Projected Households	34,457	67,379	108,046
2020 Census Households	29,419	59,314	97,834
2010 Census Households	21,657	44,446	77,546
Projected Annual Growth 2025 to 2030	0.8%	0.7%	0.5%
Historical Annual Growth 2010 to 2025	3.5%	3.1%	2.4%
Race and Ethnicity			
2025 Estimated White	71.5%	72.5%	74.1%
2025 Estimated Black or African American	6.4%	6.1%	6.0%
2025 Estimated Asian or Pacific Islander	8.8%	8.0%	7.1%
2025 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.8%
2025 Estimated Other Races	12.3%	12.4%	12.0%
2025 Estimated Hispanic	11.8%	11.6%	10.8%
Income			
2025 Estimated Average Household Income	\$115,477	\$126,460	\$141,545
2025 Estimated Median Household Income	\$79,862	\$88,976	\$103,193
2025 Estimated Per Capita Income	\$64,151	\$70,160	\$73,859
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.6%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.7%	2.3%
2025 Estimated High School Graduate	12.3%	10.9%	10.0%
2025 Estimated Some College	17.3%	16.4%	15.5%
2025 Estimated Associates Degree Only	5.3%	5.2%	5.1%
2025 Estimated Bachelors Degree Only	33.2%	35.7%	37.6%
2025 Estimated Graduate Degree	26.3%	27.5%	28.0%
Business			
2025 Estimated Total Businesses	9,077	16,318	23,076
2025 Estimated Total Employees	102,012	173,210	217,172
2025 Estimated Employee Population per Business	11.2	10.6	9.4
2025 Estimated Residential Population per Business	6.6	7.3	8.8

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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