

THE
LOUISA

APARTMENTS

PREMIER BREWERY BLOCK CORNER AND INLINE RETAIL OPPORTUNITIES

— AVAILABLE NOW! —

WILLIAMS
SONOMA
CALIFORNIA

7th Avenue



ATHLETA
Reformation



free people
west elm

CB2
Crate&Barrel

Madewell
SINCE 1937

bluemercury
makeup • skincare • spa

ADDRESS

123 NW 12th Avenue, Portland, OR 97209

AVAILABLE SPACE

- Retail 103 - 1239 NW Couch St.
3,685 SF (Available Now)
- Retail 105 - 1231 NW Couch St.
1,987 SF (Available March 2026)
- Retail 125 - 120 NW 13th Ave.
893 SF (Available Now)

CAN COMBINE
FOR 5,672 SF

ASKING RENT

Please call for details

TRAFFIC COUNTS

W Burnside @ 13th Ave - 21,375 ADT ('25)

HIGHLIGHTS

- Fantastic high street retail opportunities on NW Couch street in the Brewery Blocks. Rare A+ location in the south Pearl with excellent co-tenancy, anchored by Whole Foods and adjacent to West Elm, Williams Sonoma, Starbucks, Screen Door, CB2, Good Coffee, and more.
- Off-street secured parking (hourly/daily/monthly) available in the dedicated public parking garage.
- New building ownership actively investing in building improvements planned for the entire project.
- Please do not disturb existing tenant.

Walk Score
100

Bike Score
96

Transit Score
92



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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PORTLAND, OR



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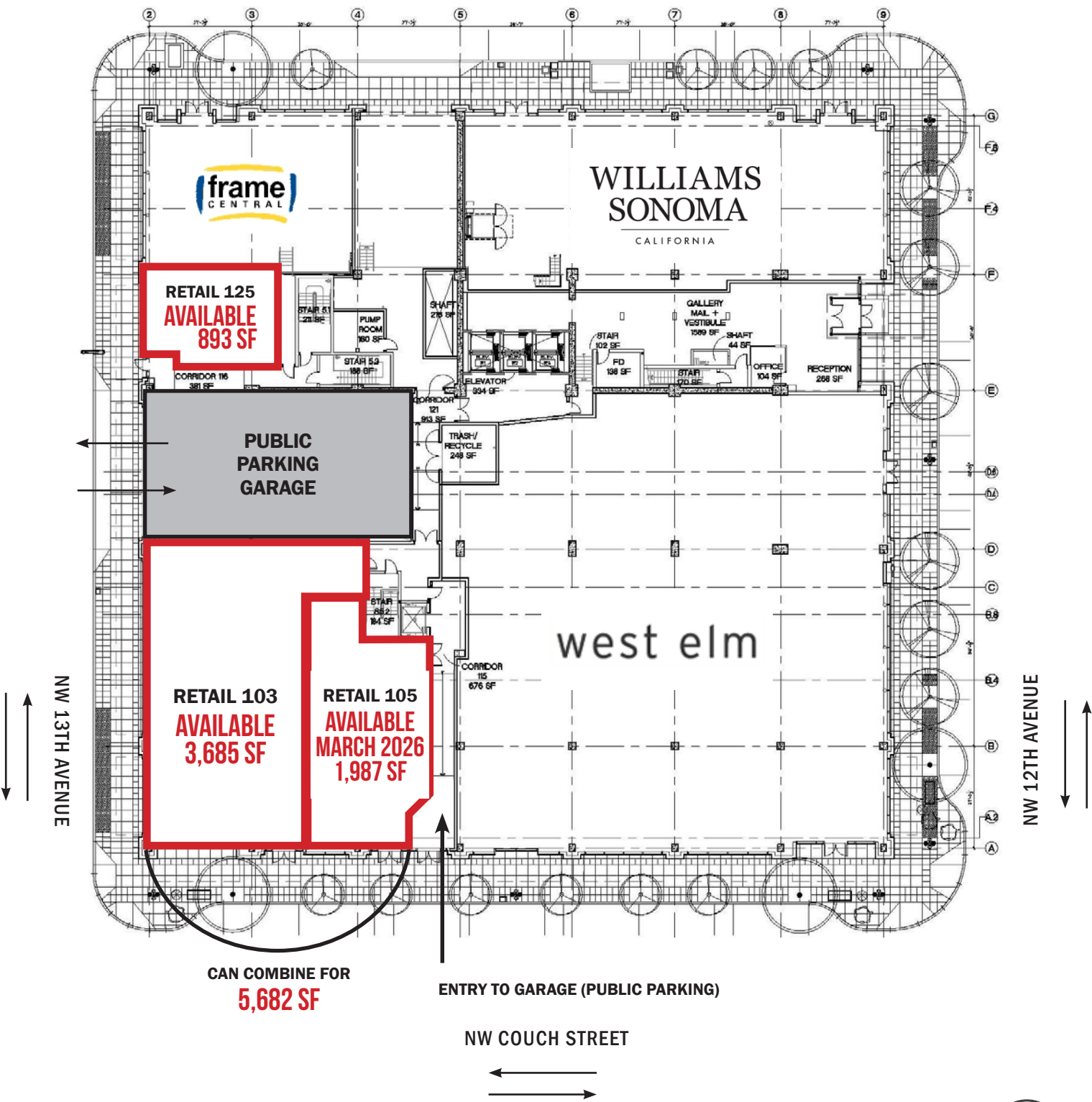


PREMIER BREWERY BLOCK RETAIL

123 NW 12TH AVENUE

PORTLAND, OR

FLOOR PLAN



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



PREMIER BREWERY BLOCK RETAIL

123 NW 12TH AVEUE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	58,684	113,042	193,540
Estimated Households	32,169	62,961	101,255
Average HH Income	\$116,003	\$128,032	\$143,971
Median Home Value	\$641,853	\$714,643	\$719,836
Daytime Demographics 16+	122,310	206,197	268,145
Some College or Higher	80.1%	83.9%	85.4%

\$714,643

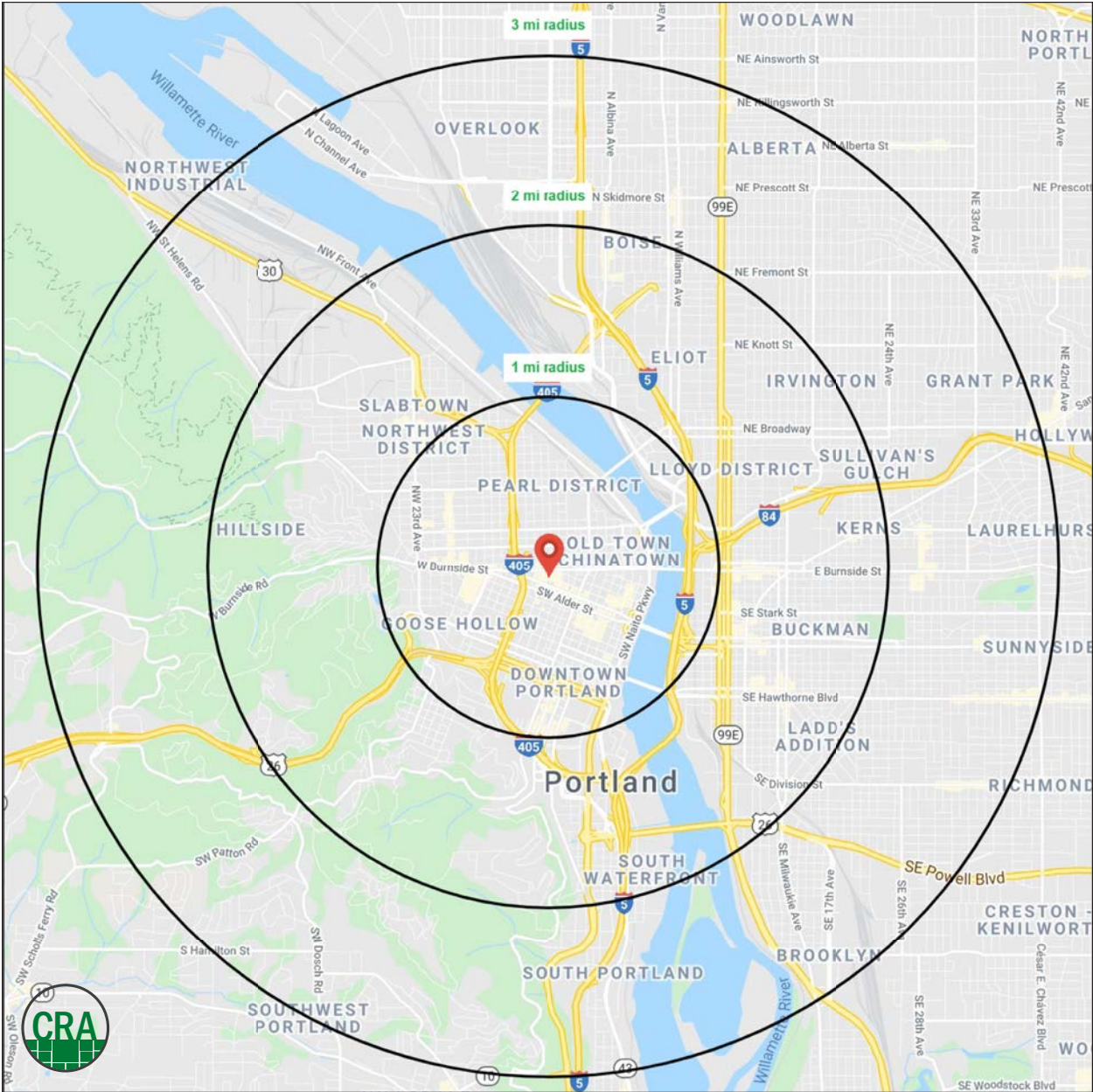
Median Home Value

2 MILE RADIUS

38.7

Median Age

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5233/-122.6825

Brewery Blocks Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	58,684	113,042	193,540
2029 Projected Population	58,624	113,253	192,659
2020 Census Population	44,060	97,950	181,937
2010 Census Population	35,910	75,000	147,915
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	4.5%	3.6%	2.2%
2024 Median Age	38.7	38.2	38.6
Households			
2024 Estimated Households	32,169	62,961	101,255
2029 Projected Households	32,886	64,140	101,909
2020 Census Households	29,099	57,790	95,646
2010 Census Households	22,261	43,005	75,675
Projected Annual Growth 2024 to 2029	0.4%	0.4%	0.1%
Historical Annual Growth 2010 to 2024	3.2%	3.3%	2.4%
Race and Ethnicity			
2024 Estimated White	72.0%	73.4%	74.9%
2024 Estimated Black or African American	6.1%	5.8%	5.9%
2024 Estimated Asian or Pacific Islander	8.9%	8.0%	6.9%
2024 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.8%
2024 Estimated Other Races	12.0%	11.8%	11.5%
2024 Estimated Hispanic	11.2%	10.9%	10.2%
Income			
2024 Estimated Average Household Income	\$116,003	\$128,032	\$143,971
2024 Estimated Median Household Income	\$76,693	\$89,288	\$103,914
2024 Estimated Per Capita Income	\$64,277	\$71,926	\$75,736
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.6%	1.8%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	3.5%	2.6%	2.3%
2024 Estimated High School Graduate	13.8%	11.7%	10.7%
2024 Estimated Some College	17.5%	16.2%	15.2%
2024 Estimated Associates Degree Only	5.2%	5.2%	5.2%
2024 Estimated Bachelors Degree Only	31.2%	34.8%	37.0%
2024 Estimated Graduate Degree	26.2%	27.6%	27.9%
Business			
2024 Estimated Total Businesses	8,895	15,803	22,523
2024 Estimated Total Employees	101,777	171,234	215,292
2024 Estimated Employee Population per Business	11.4	10.8	9.6
2024 Estimated Residential Population per Business	6.6	7.2	8.6

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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