



TWO PRIME PEARL DISTRICT 2ND GENERATION SPACES

PEARL DISTRICT SECOND GENERATION SPACE



AVAILABLE SPACE

Retail Suite 4A-4B: 2,280 SF

1241 NW Johnson Street

Prime corner space with a type II hood, grease interceptor, walk-in cooler/freezer combo, 400 amp service, restroom, and existing infrastructure. Available now!

Retail Suite 2: 1,976 SF

840 NW 13th Avenue

Cafe/F&B related beautiful second-generation space including operable windows, ample outside seating, kitchen infrastructure includes walk-in coolers, sinks, front of house fixtures, restroom and more. (No kitchen hood system.) Ready for tenant finishes and equipment!

RENTAL RATE

4A/4B: \$3,500.00/Mo all in (plus utilities) introductory first-year rate!

Suite 2: \$3,000.00/Mo all in (plus utilities) introductory first-year rate!



HIGHLIGHTS

- Constructed in 2018, Heartline is a Class A LEED Gold mixed-use property featuring 367,000 SF of residential and commercial spaces in two separate buildings. A 15-story tower is home to 218 market-rate apartment homes and a 5-story mid-rise building includes prime ground floor retail fronting NW 13th Avenue with office spaces above. Vacasa, Swinerton, Timberlab and TrovaTrip occupy office space at Heartline. The property boasts a beautiful brick façade, exposed steel and timber interiors as well as outdoor retail seating on elevated Pearl District character-rich docks.
- Ground floor retail tenants include Kure Juice, Battle Creek Cellars, and X Noodles & Dumplings and nearby retailers include Design Within Reach, 24 Hour Fitness, Jojo, Safeway, Nossa Coffee, River Pig, Irving Street Tapas and more!
- Retail opportunity is in the heart of the bustling Pearl District with over 6,000 daily walking visits to Heartline and surrounding blocks.

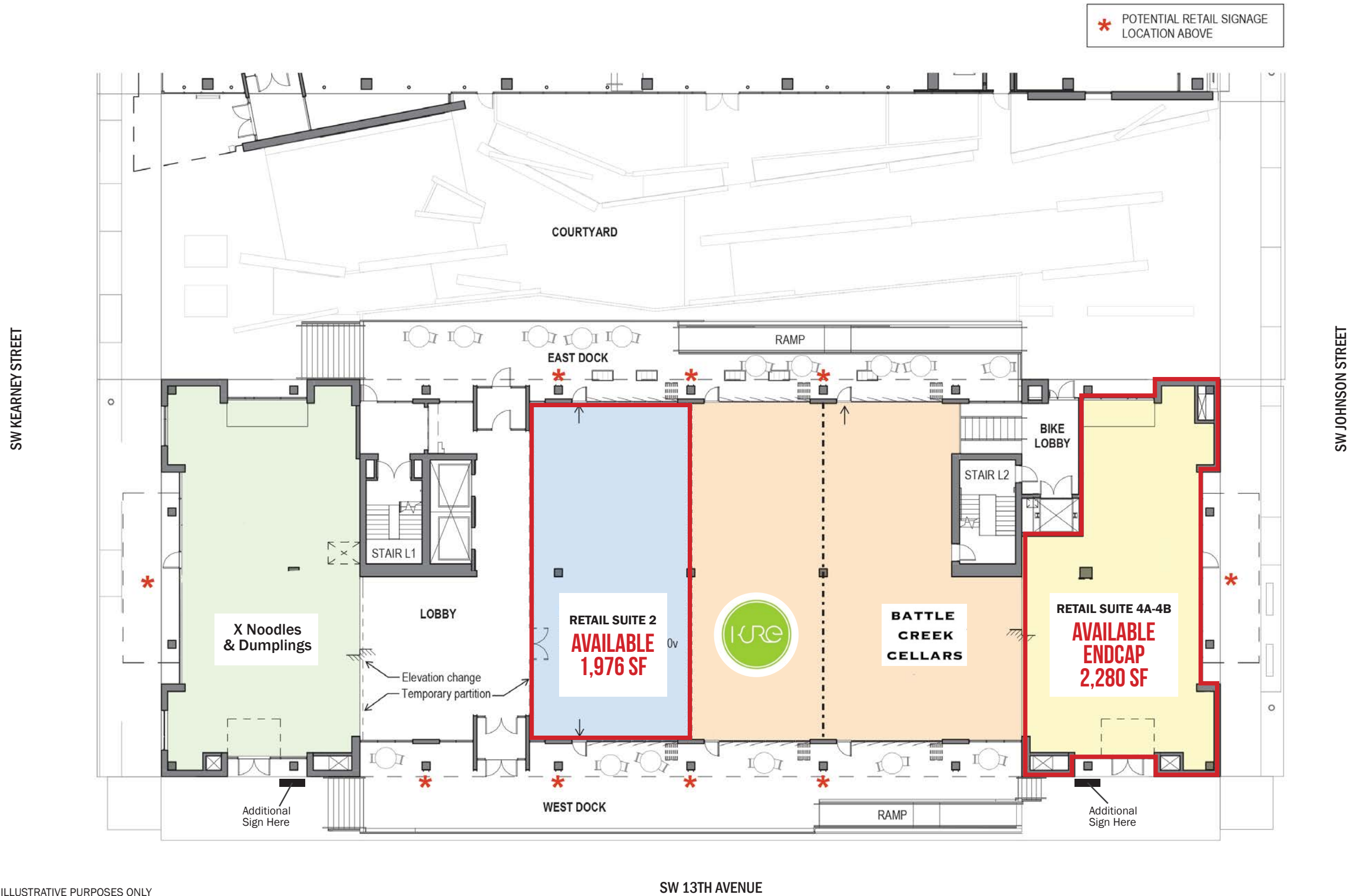


COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

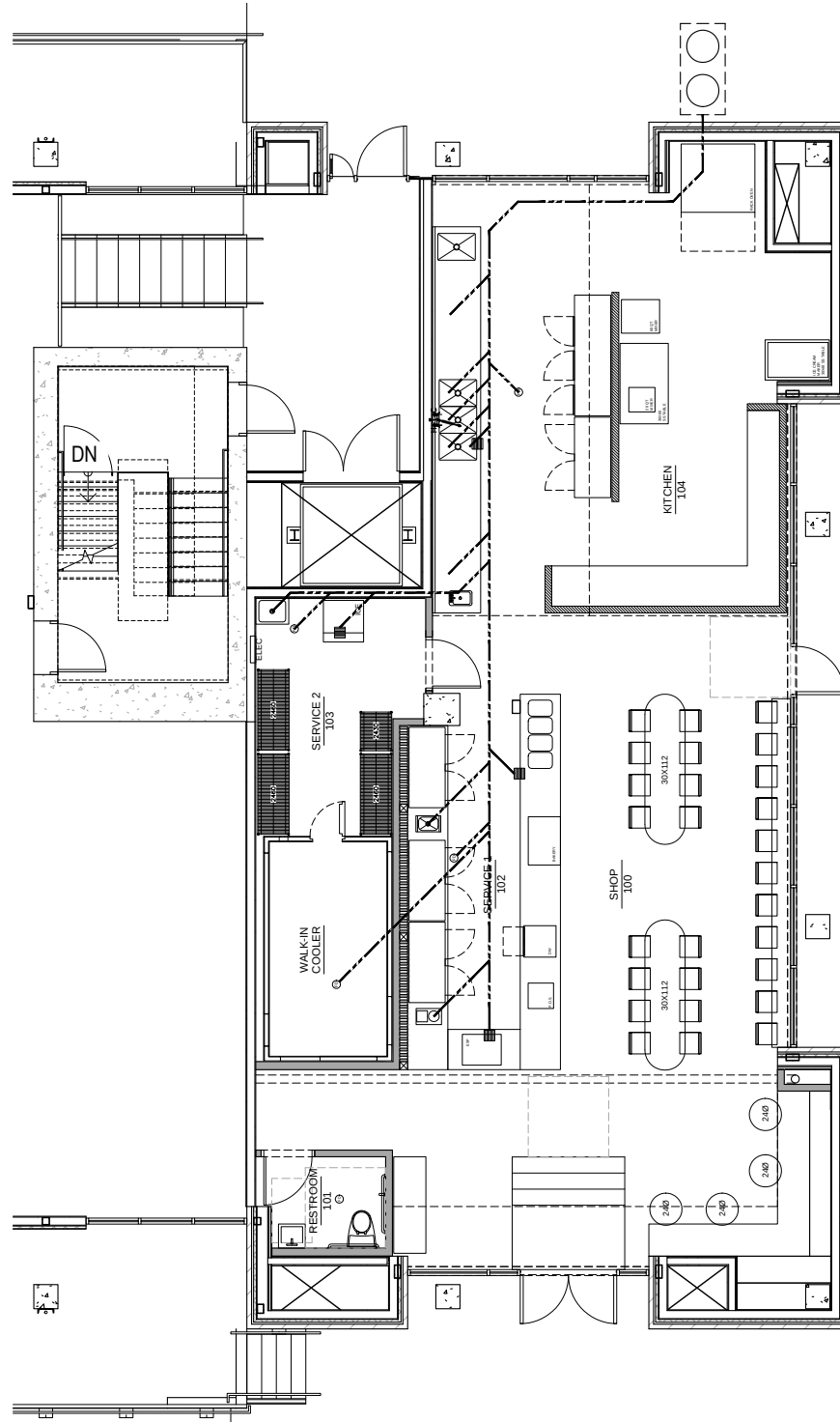
OVERALL SITE PLAN



SITE PLAN
RETAIL SUITE 4A-4B
1241 NW JOHNSON ST



Former cafe/food service space including 400 amp 3-phase service, grease interceptor, walk-in cooler/freezer combo, existing electrical, mechanical and plumbing infrastructure including a type II hood vent system.



SUITE 4A-4B
AVAILABLE
ENDCAP
2,280 SF



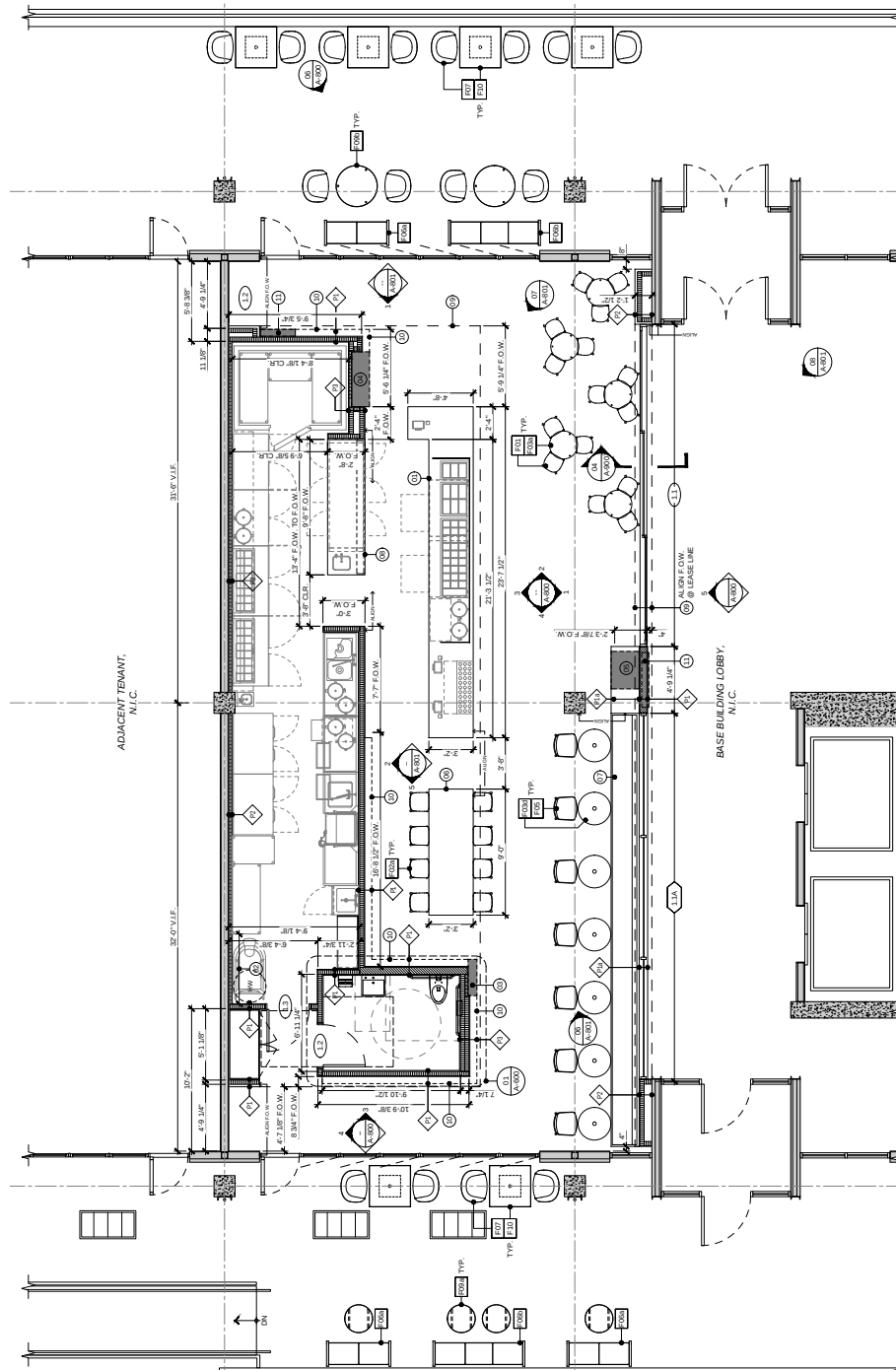
IMAGES
RETAIL SUITE 4A-4B
1241 NW JOHNSON ST



**SITE PLAN
RETAIL SUITE 2
840 NW 13TH AVE**



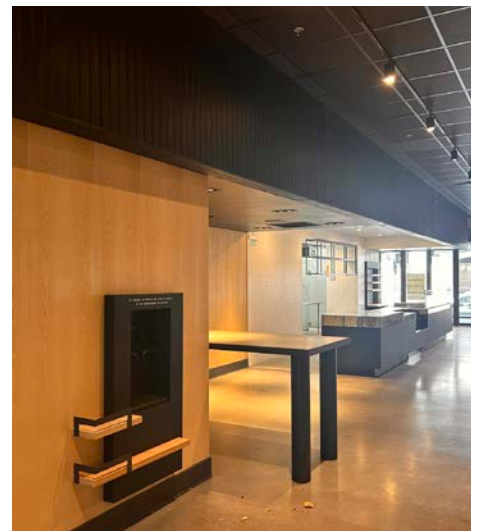
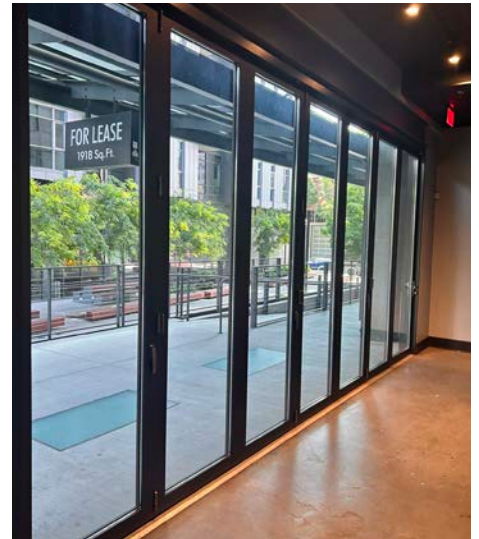
Cafe/F&B related beautiful second-generation space including operable windows, ample outside seating, kitchen infrastructure includes walk-in coolers, sinks, front of house fixtures, restroom and more. (No kitchen hood system.) Ready for tenant finishes and equipment!

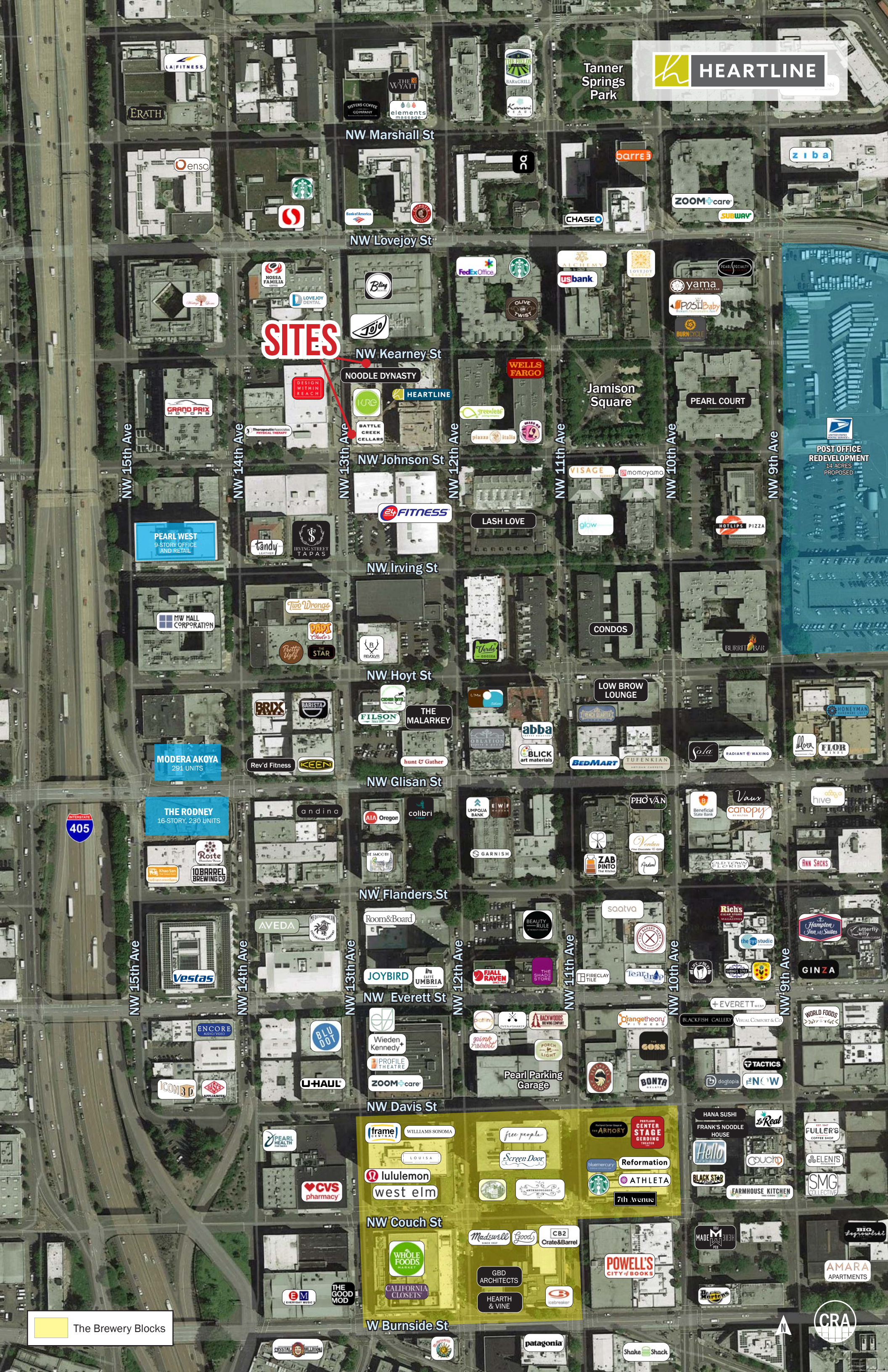


**SUITE 2
AVAILABLE
1,976 SF**



IMAGES
RETAIL SUITE 2
840 NW 13TH AVE




HEARTLINE

Tanner Springs Park

SITES

PEARL WEST
9-STORY OFFICE
AND RETAIL

MODERA AKOYA
281 UNITS

THE RODNEY
6-STORY, 230 UNITS



NW Couch St

W Burnside St

The Brewery Blocks



AMARA
APARTMENTS

DEMOGRAPHIC SUMMARY



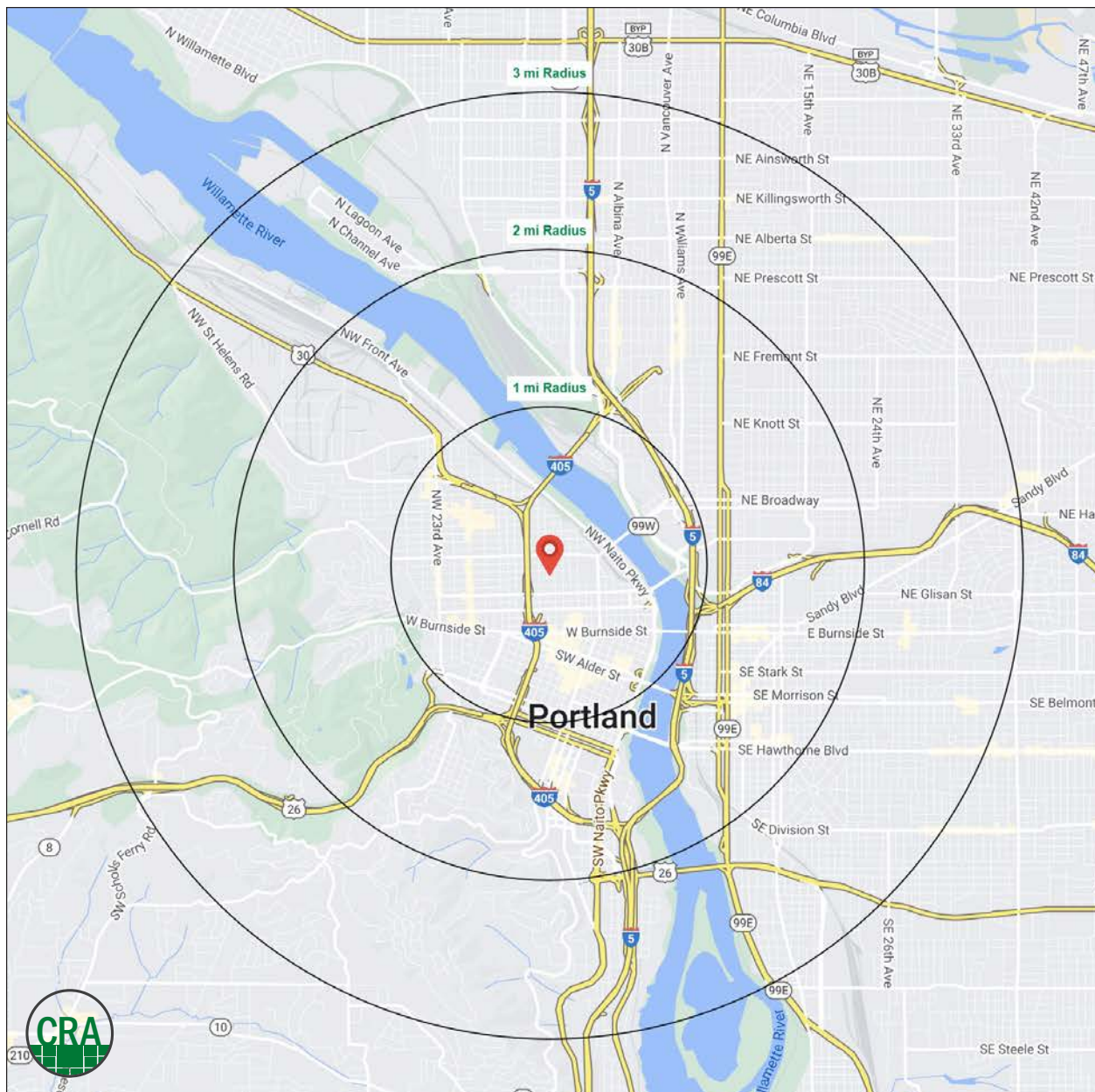
Source: Regis - SitesUSA (2026)	1 MILE	2 MILE	3 MILE
Estimated Population 2026	56,934	113,163	196,807
Projected Population 2031	57,128	114,773	199,202
Average HH Income	\$114,595	\$121,247	\$138,880
Median Home Value	\$697,364	\$756,842	\$763,397
Daytime Demographics 16+	110,144	213,685	278,073
Some College or Higher	82.0%	84.1%	86.0%

39.1

Median Age
1 MILE RADIUS

\$697,364

Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5289/-122.684

Heartline Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
2026 Estimated Population	56,934	113,163	196,807
2031 Projected Population	57,128	114,773	199,202
2020 Census Population	42,664	97,504	182,394
2010 Census Population	32,802	74,030	148,411
Projected Annual Growth 2026 to 2031	-	0.3%	0.2%
Historical Annual Growth 2010 to 2026	4.6%	3.3%	2.0%
2026 Median Age	39.1	37.9	38.5
Households			
2026 Estimated Households	31,907	63,069	103,917
2031 Projected Households	32,597	64,512	105,727
2020 Census Households	28,069	56,726	95,240
2010 Census Households	21,096	41,804	75,416
Projected Annual Growth 2026 to 2031	0.4%	0.5%	0.3%
Historical Annual Growth 2010 to 2026	3.2%	3.2%	2.4%
Race and Ethnicity			
2026 Estimated White	72.2%	72.0%	73.8%
2026 Estimated Black or African American	6.2%	6.6%	6.3%
2026 Estimated Asian or Pacific Islander	8.5%	7.9%	7.0%
2026 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.8%
2026 Estimated Other Races	12.0%	12.5%	12.1%
2026 Estimated Hispanic	11.5%	11.7%	10.8%
Income			
2026 Estimated Average Household Income	\$114,595	\$121,247	\$138,880
2026 Estimated Median Household Income	\$79,675	\$85,672	\$102,175
2026 Estimated Per Capita Income	\$64,942	\$68,199	\$73,767
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.4%	1.2%
2026 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.6%	2.1%
2026 Estimated High School Graduate	13.3%	11.9%	10.7%
2026 Estimated Some College	16.9%	16.2%	15.3%
2026 Estimated Associates Degree Only	6.3%	5.5%	5.4%
2026 Estimated Bachelors Degree Only	32.7%	34.6%	36.3%
2026 Estimated Graduate Degree	26.1%	27.8%	29.0%
Business			
2026 Estimated Total Businesses	8,380	15,915	22,455
2026 Estimated Total Employees	91,780	180,570	223,970
2026 Estimated Employee Population per Business	11.0	11.3	10.0
2026 Estimated Residential Population per Business	6.8	7.1	8.8

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2026, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.