

PRIME
**PEARL
DISTRICT**
RETAIL OPPORTUNITY

**1010
FLANDERS**



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC



GOODMAN
REALTY GROUP

1010 NW FLANDERS STREET
PORTLAND, OR 97209



BUILDING HIGHLIGHTS

- ☑ Historic Ballou & Wright Building with original brick exterior, expansive ceilings and historic interior elements; the entire building has undergone major renovations and upgrades to both retail spaces and common area spaces.
- ☑ Rare corner end-cap micro-retail opportunity in the heart of the Pearl District!
- ☑ Corner end-cap ideal for flagship retail or showroom.
- ☑ Nearby retailers include Saatva, The Shade Store, Orange Theory Fitness, Free People, Anthropologie, Athleta, The Baker's Mark, Deschutes Brewery, The Whole Bowl, Nuvrei Coffee Shop, World Foods, and more.
- ☑ Located on the Portland Streetcar Line, and close to I-5/405 Interstates.
- ☑ Onsite management and security service.
- ☑ Available Now!

RENOVATED HISTORIC CHARM IN THE PEARL!

Nestled in the heart of Portland's vibrant Pearl District, 1010 NW Flanders is a beautifully renovated mixed use building blending historic charm with modern amenities. Featuring abundant natural light and complemented by exposed beams the space inspires creativity and productivity. Includes seamless access to public transit via the Portland Streetcar Loop, MAX lines, and nearby bus routes.



AVAILABLE SPACE

- **4,446 RSF** - End-cap corner space, fronting NW Flanders and 10th Avenue (ideal for retail/restaurant/wellness/spa)
- **594 RSF** - Inline micro-retail space fronting NW 10th (retail/service). \$2,000/month all-in (including utilities).
- **Corner End-Cap Potential Demising Scenario:**
Suite B: 1,000 RSF (ALTERNATE 1,231 RSF)
Suite C: 3,226 RSF (ALTERNATE 2,988 RSF)

INQUIRIES:

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PORTLAND, OR

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NW Marshall St

NW Lovejoy St

NW Kearney St

NW Johnson St

NW Irving St

NW Hoyt St

NW Glisan St

NW Flanders St

NW Everett St

NW Davis St

NW Couch St

W Burnside St

Jamison Square

PEARL COURT

CONDOS

LOW BROW LOUNGE

PEARL WEST
9-STORY OFFICE

MODERA AKOYA
391 UNITS

THE RODNEY

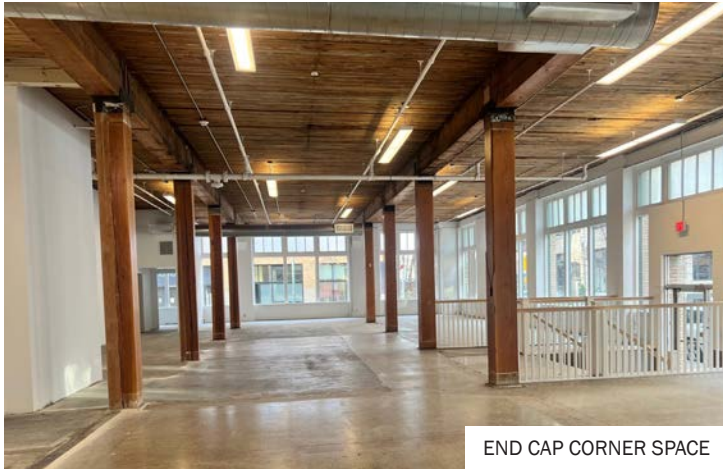
6-STORY, 230 UNITS

SITE

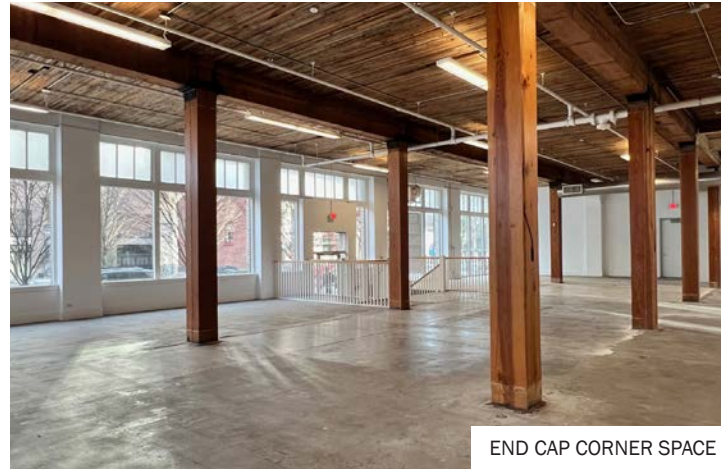
The Brewery Blocks

PHOTOS

1010 NW FLANDERS ST
PORTLAND OR



END CAP CORNER SPACE



END CAP CORNER SPACE



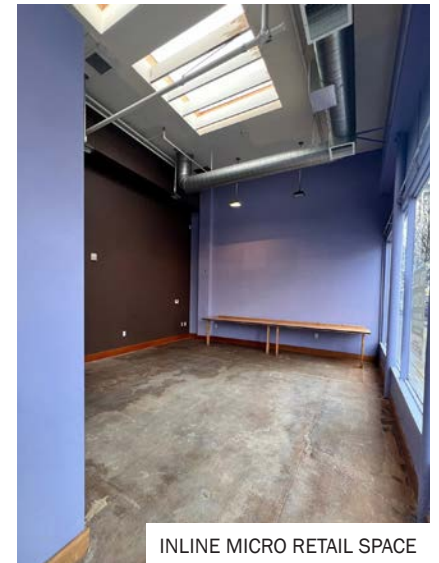
EXTERIOR



END CAP CORNER SPACE



INLINE MICRO RETAIL SPACE



INLINE MICRO RETAIL SPACE

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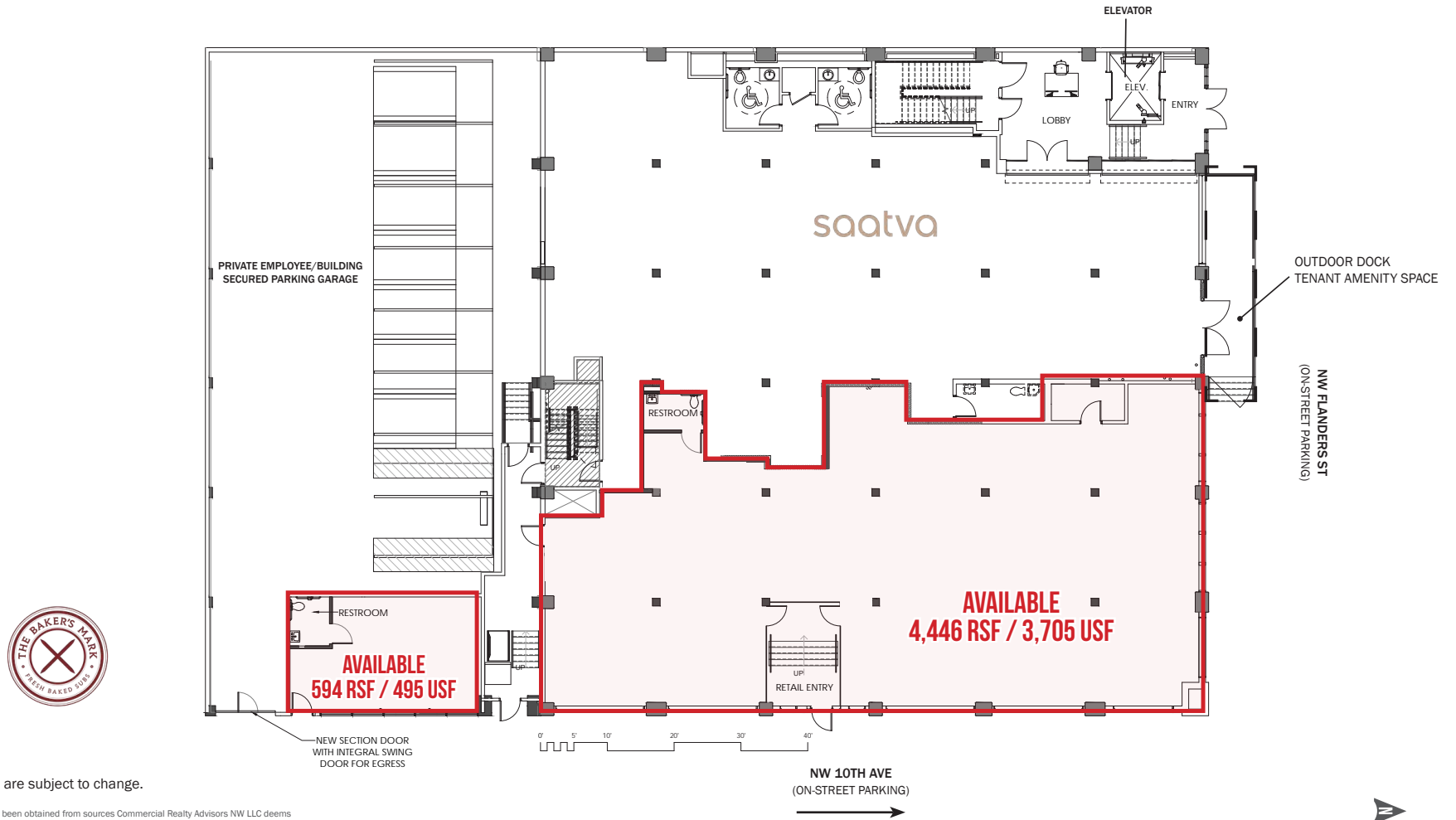
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* Plans are not final and are subject to change.

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.

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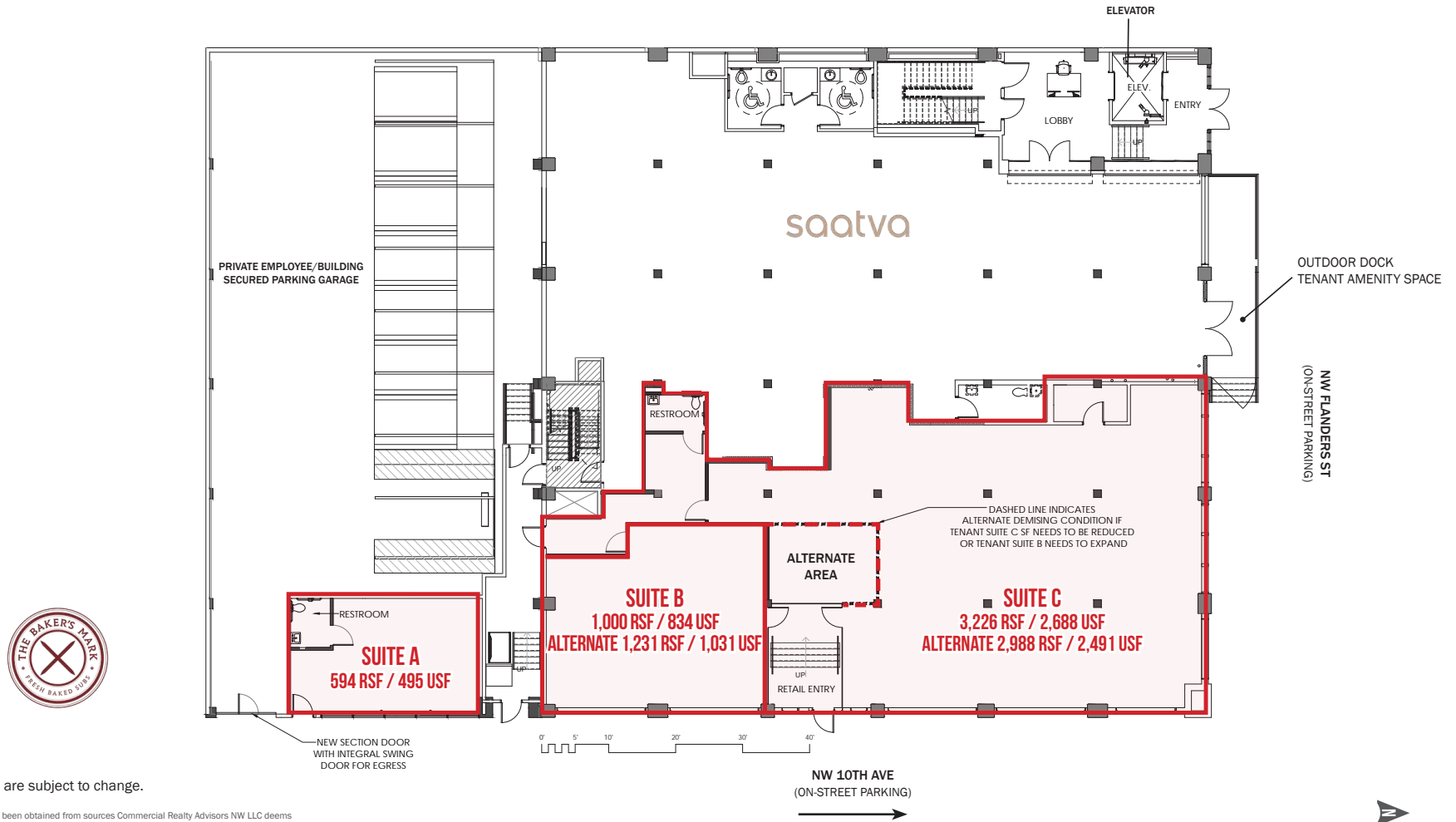
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HISTORIC PEARL DISTRICT GEM

Built in 1921, the historic Ballou & Wright Company building was originally home to the Ballou & Wright company which was the leading wholesaler of bicycles, motorcycles, and auto parts in the region. In later years, the building became the U.S. headquarters for Hanna Andersson, a children's clothing company. The building was renovated in 2015, preserving its vaulted ceilings, exposed timber, and open floor plan, bringing new life to the beautiful historic building.

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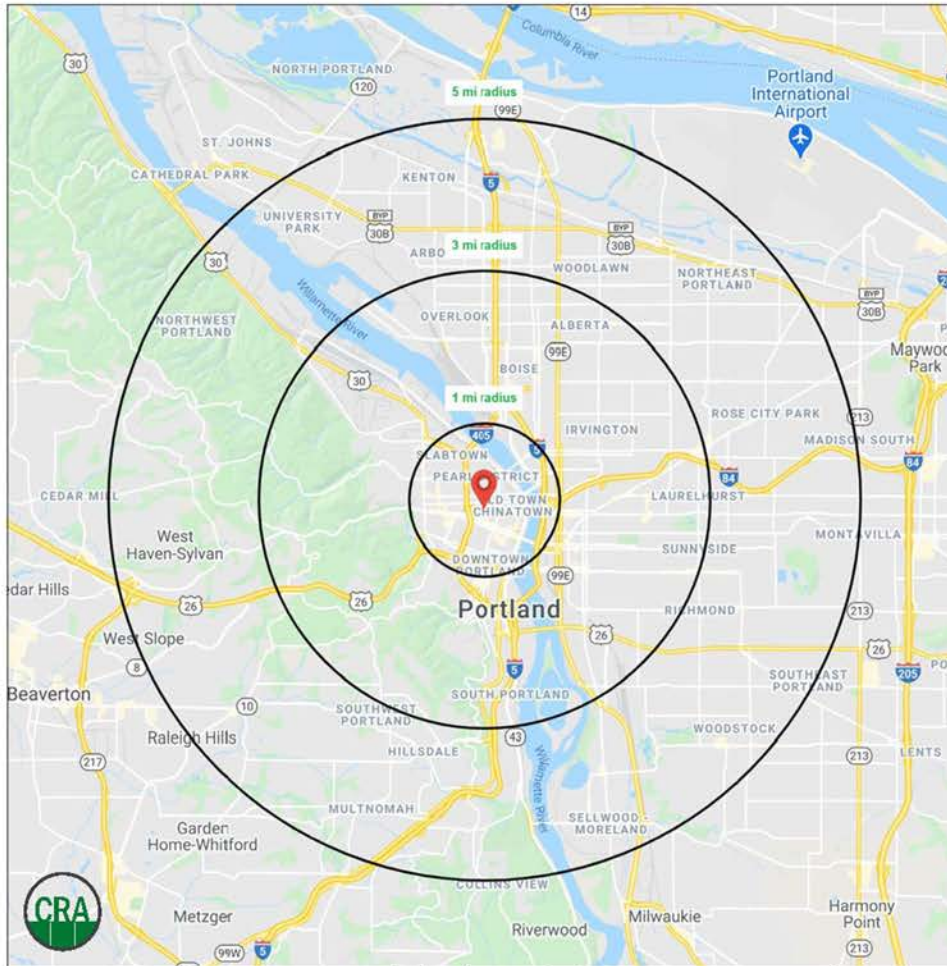
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DEMOGRAPHIC SUMMARY

1010 NW FLANDERS ST
PORTLAND OR



Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	58,794	198,010	431,828
Average HH Income	\$117,529	\$144,166	\$146,932
Median Home Value	\$645,893	\$717,987	\$664,535
Daytime Demographics 16+	121,512	270,159	424,109
Some College or Higher	80.7%	85.4%	85.2%
Total Businesses	8,885	22,780	36,981

38.6

Median Age
3 MILE RADIUS

\$717,987

Median Home Value
3 MILE RADIUS

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Summary Profile

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



Lat/Lon: 45.5257/-122.6815

1010 NW Flanders St Portland, OR 97209	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	58,794	198,010	431,828
2029 Projected Population	58,587	197,336	423,622
2020 Census Population	44,068	186,618	430,036
2010 Census Population	33,661	151,920	374,850
Projected Annual Growth 2024 to 2029	-	-	-0.4%
Historical Annual Growth 2010 to 2024	5.3%	2.2%	1.1%
2024 Median Age	38.9	38.6	39.1
Households			
2024 Estimated Households	32,620	103,173	205,589
2029 Projected Households	33,264	103,926	203,106
2020 Census Households	29,229	97,448	200,812
2010 Census Households	21,372	77,210	172,222
Projected Annual Growth 2024 to 2029	0.4%	0.1%	-0.2%
Historical Annual Growth 2010 to 2024	3.8%	2.4%	1.4%
Race and Ethnicity			
2024 Estimated White	72.3%	74.9%	75.3%
2024 Estimated Black or African American	6.1%	6.0%	5.5%
2024 Estimated Asian or Pacific Islander	8.7%	6.8%	6.9%
2024 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.7%
2024 Estimated Other Races	11.9%	11.5%	11.6%
2024 Estimated Hispanic	11.2%	10.2%	10.3%
Income			
2024 Estimated Average Household Income	\$117,529	\$144,166	\$146,932
2024 Estimated Median Household Income	\$78,479	\$104,341	\$109,628
2024 Estimated Per Capita Income	\$65,877	\$75,525	\$70,286
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.4%	1.6%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	3.4%	2.3%	2.4%
2024 Estimated High School Graduate	13.4%	10.7%	10.7%
2024 Estimated Some College	17.7%	15.3%	16.1%
2024 Estimated Associates Degree Only	5.2%	5.3%	5.8%
2024 Estimated Bachelors Degree Only	32.1%	37.0%	37.1%
2024 Estimated Graduate Degree	25.7%	27.8%	26.1%
Business			
2024 Estimated Total Businesses	8,885	22,780	36,981
2024 Estimated Total Employees	101,552	216,385	308,588
2024 Estimated Employee Population per Business	11.4	9.5	8.3
2024 Estimated Residential Population per Business	6.6	8.7	11.7

FOR MORE INFORMATION, PLEASE CONTACT:

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