



FOR LEASE



## KEARNEY PLAZA RETAIL

### Pearl District Corner and Inline Retail Opportunities

868 SF - 1,860 SF (3 Suites) | \$30 - \$35 psf + NNN

1102 NW Lovejoy St, Portland, OR 97209

- 131-Unit Mixed Use Building with Ground Floor Retail
- 2nd-Gen Restaurant Opportunity with Patio Space
- Seeking Café, Taproom, Bagel or Sandwich shop, Boutique Retail, Barber Shop
- Excellent Street Frontage with Outdoor Seating
- Great Visibility on NW Lovejoy St in the Heart of The Pearl District

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PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

Address	1102 NW Lovejoy St, Portland, OR 97209
Available Space	868 SF - 1,860 SF
N° of Suites Available	3 Suites
Lease Rate	\$30 - \$35 psf + NNN
Use Type	Café, Taproom, Bagel or Sandwich shop, Boutique, Barber shop
Space Condition	Vanilla Shell

SPACE	SIZE	USE TYPE	RATE	AVAILABLE
Retail 1	868 SF	Retail / Restaurant	\$30 psf + NNN	Now
Retail 2	1,656 SF	Retail / Restaurant	\$30 psf + NNN	Now
Retail 3	1,860 SF	Restaurant	\$35 psf + NNN	Now*

\*Do Not Disturb Tenant

Location Features

Situated on the corner of 11th and Lovejoy in Portland's bustling Pearl District, Kearney Plaza is a premier mixed-use building featuring 131 modern apartment units and five versatile retail spaces.

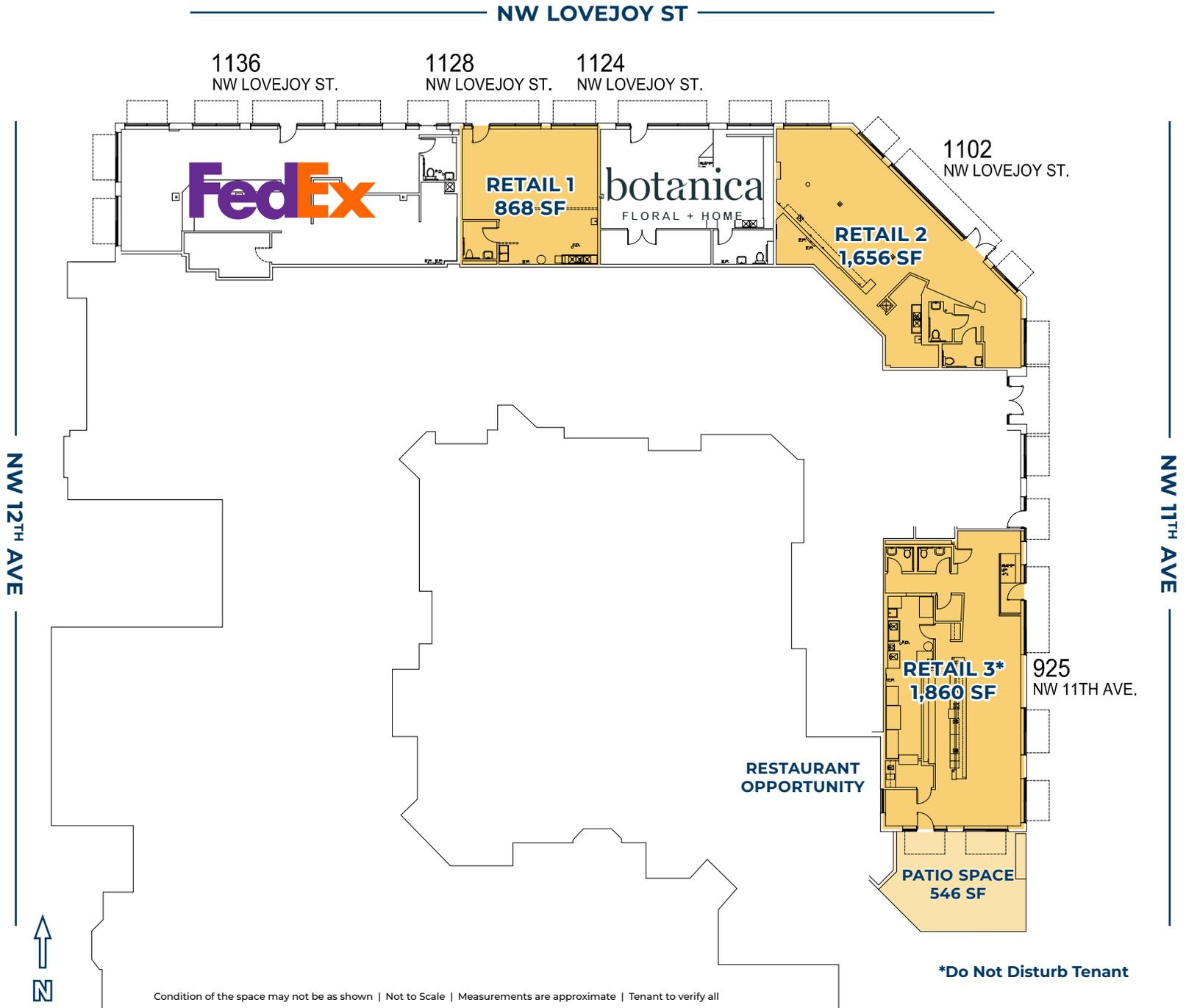
This high-traffic, walkable, and transit-friendly location offers excellent visibility and accessibility, and is just steps from boutique shops, dining, and entertainment in one of Portland's most iconic neighborhoods.

Nearby Highlights

- 24 Hour Fitness
- Barry's Portland
- Can Font Tapas
- Carlita's Tacos
- Chipotle
- Erath Winery Tasting Room
- Irving Street Tapas
- Jojo
- Kure Superfood Cafe
- LA Fitness
- Lovejoy Bakers
- Nossa Familia Coffee
- Ovation Coffee
- Paymaster Lounge
- Piazza Italia
- Safeway
- Sisters Coffee Company
- Tea Bar NW
- The Fields Bar and Grill
- The Tripple Lindy

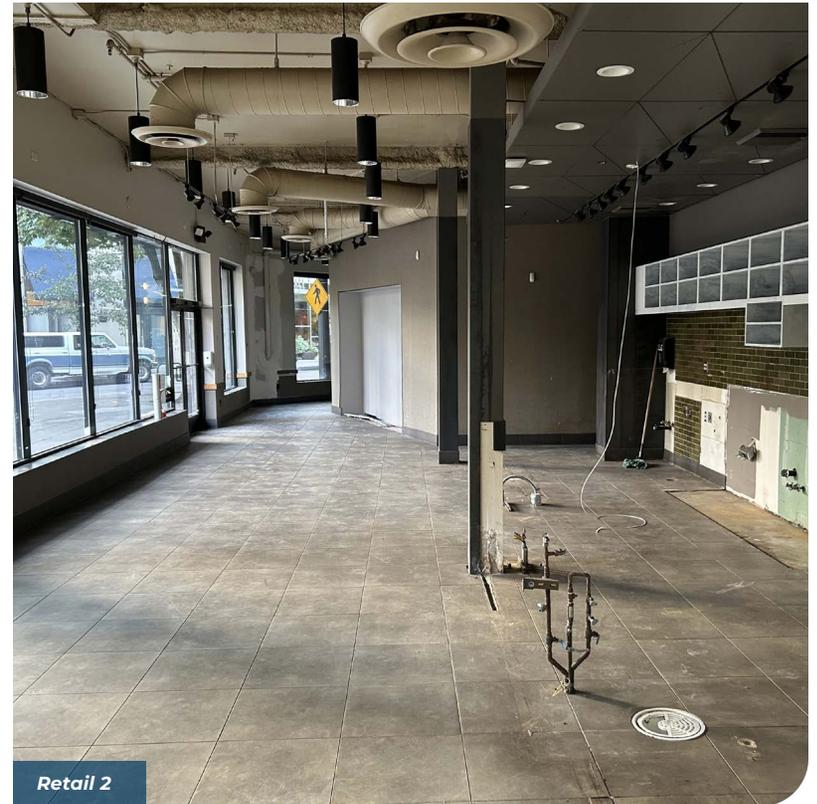
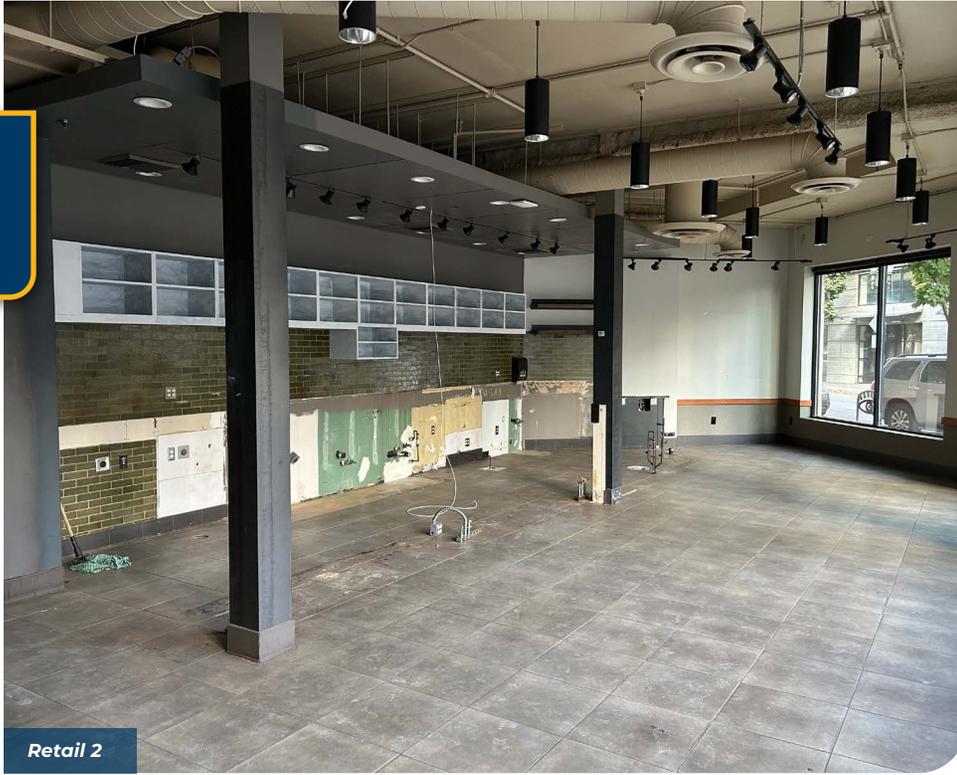


# FLOOR PLAN



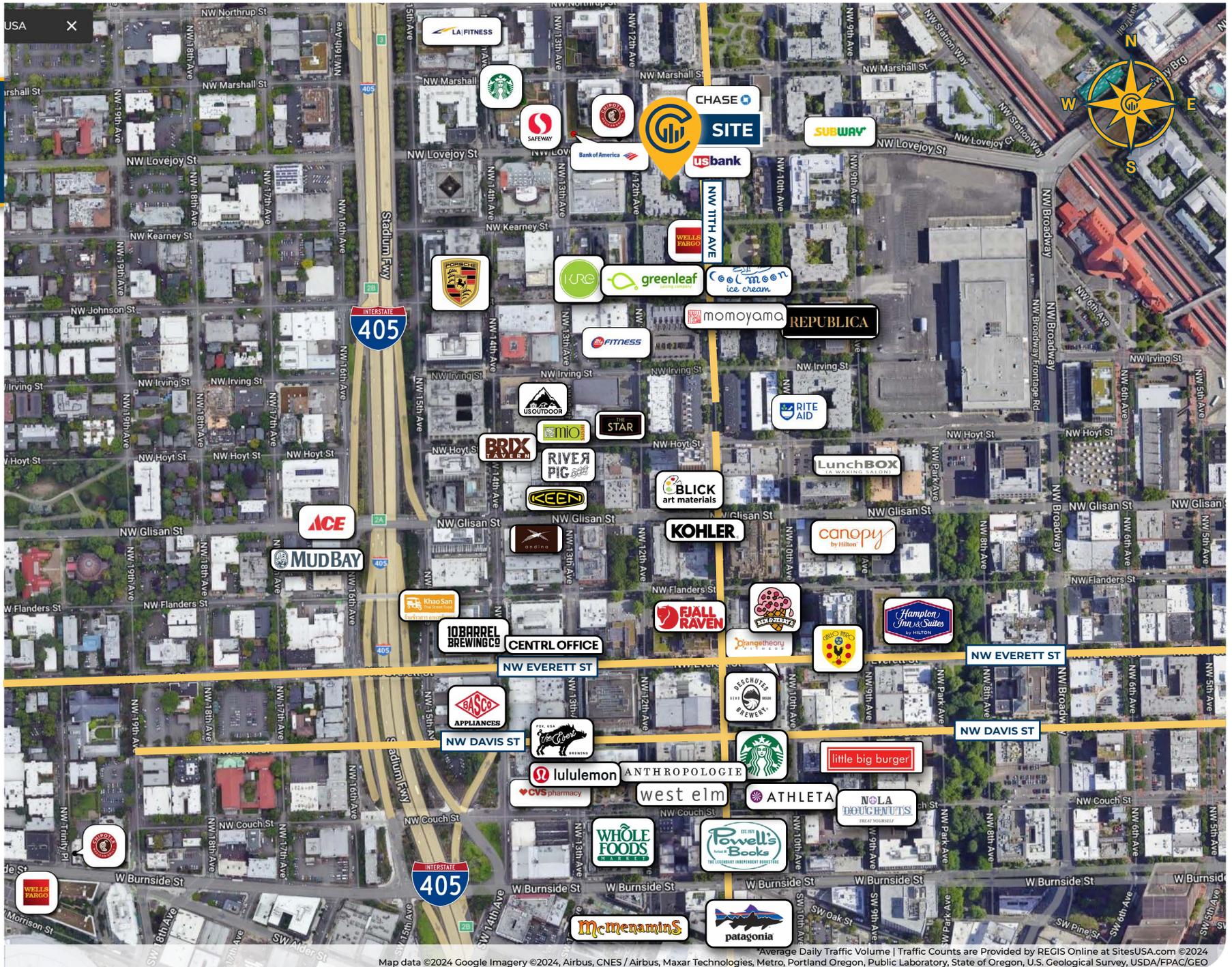


INTERIOR PHOTOS





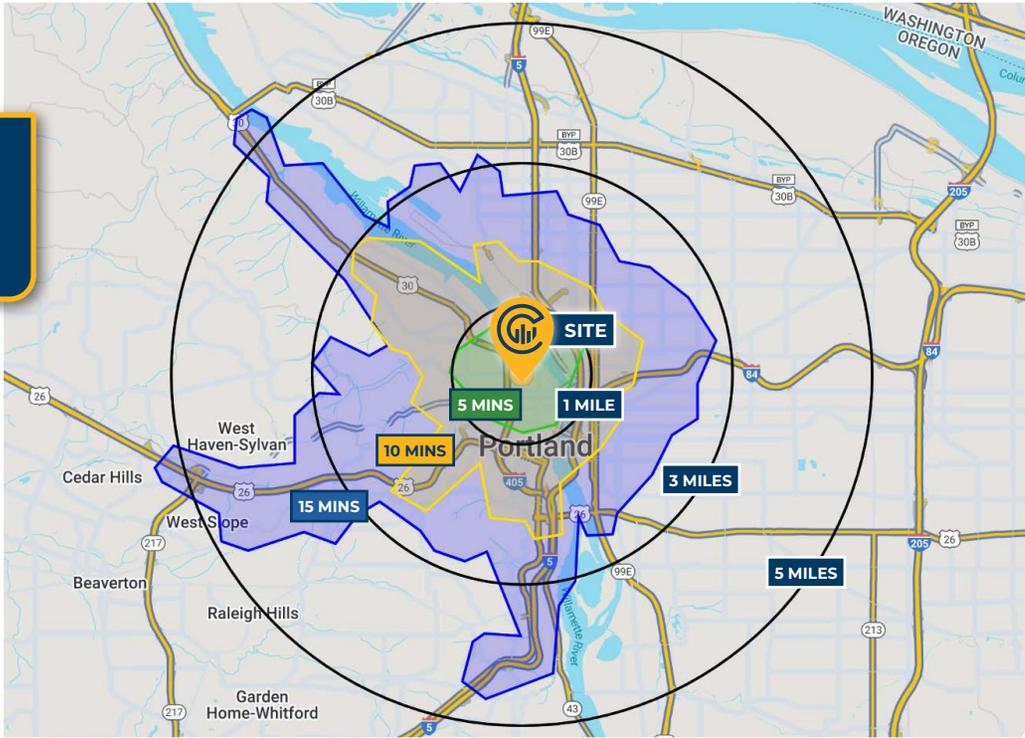
# LOCAL AERIAL MAP



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Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



# DRIVE TIMES & DEMOGRAPHICS



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**99**  
Walk Score®  
"Walker's Paradise"



**99**  
Bike Score®  
"Biker's Paradise"



**86**  
Transit Score®  
"Excellent Transit"  
Ratings provided by  
www.walkscore.com/

## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	43,768	188,850	417,153
2029 Projected Population	44,899	189,539	410,760
2020 Census Population	39,870	186,557	421,428
2010 Census Population	29,733	152,123	366,953
Projected Annual Growth 2024 to 2029	0.5%	-	-0.3%
Historical Annual Growth 2010 to 2024	3.4%	1.7%	1.0%
<b>Households &amp; Income</b>			
2024 Estimated Households	29,030	102,178	201,154
2024 Est. Average HH Income	\$118,584	\$140,751	\$143,806
2024 Est. Median HH Income	\$77,505	\$101,331	\$106,615
2024 Est. Per Capita Income	\$79,502	\$76,578	\$69,684
<b>Businesses</b>			
2024 Est. Total Businesses	8,026	22,482	36,471
2024 Est. Total Employees	85,323	215,666	306,945

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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