



FOR LEASE



## PEARL CENTER STOREFRONT

**2nd-Generation Retail / Service Space on West Burnside St**

± 6,551 SF | \$18 psf + NNN

**1313 W Burnside St, Portland, OR 97209**

- Two Blocks from Powell's Books in the Heart of Downtown
- Located on Bustling W. Burnside St in the Pearl District
- Ideal for Retail, Service, Showroom, Creative Office, Apparel etc
- Excellent Visibility & Corner Exposure on W. Burnside | Traffic Counts: ±22.9k
- Available Now - Vanilla Shell Condition

**MICHELLE D. ROZAKIS**

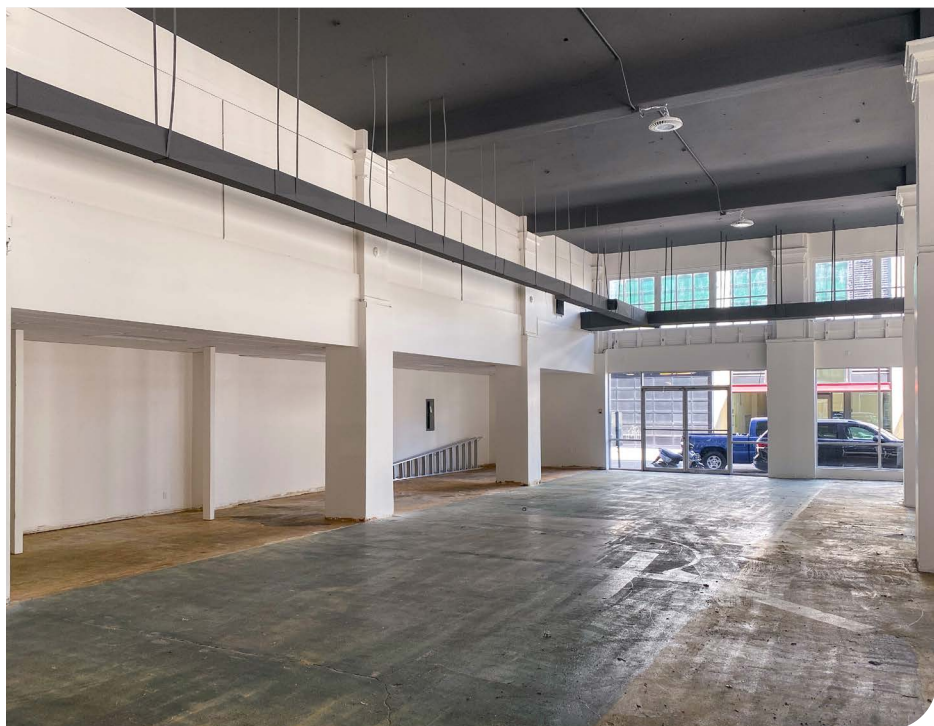
Principal Broker | Licensed in OR

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## PROPERTY SUMMARY



**FOR  
LEASE**

### PROPERTY DETAILS

Address	1313 W Burnside St, Portland, OR 972097
Available Space	± 6,551 SF
Lease Rate	\$18 psf + NNN
Use Type	Retail, Service, Showroom, Creative Office
Availability	Now
Space Condition	Vanilla Shell

### Location Features

- High Ceilings
- Large Windows
- Roll-up Garage Door
- Attached Public Parking Lot for Clients and Patrons
- High-Exposure Downtown Portland Location on W. Burnside Street | Traffic Counts - ±22.9k
- Steps to Powell's Books, Whole Foods, Pearl District Retail & Dining Destinations, and the West End Neighborhood across I-405

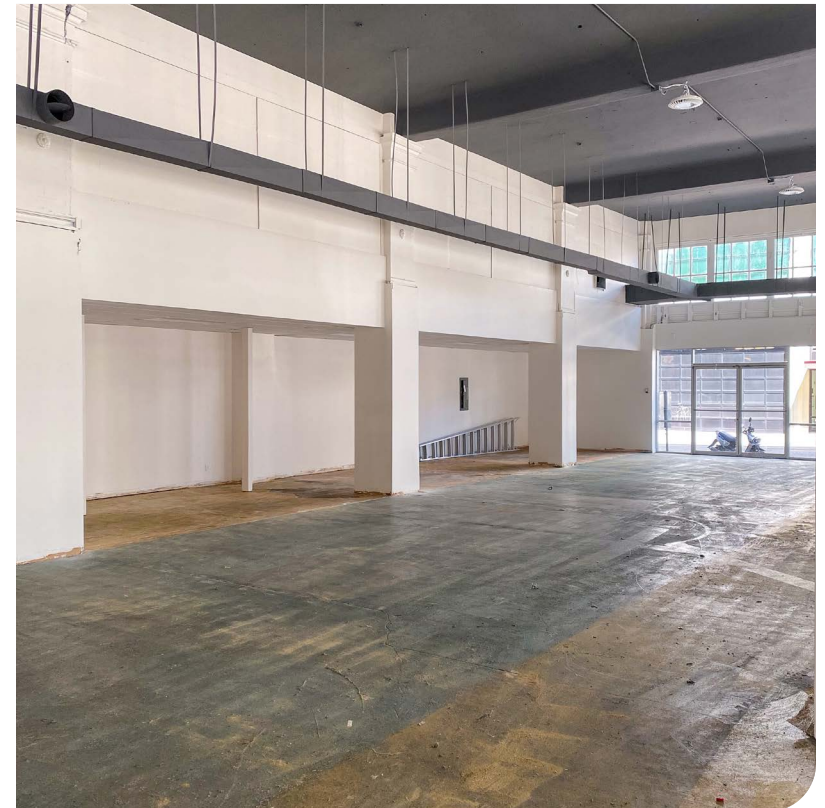
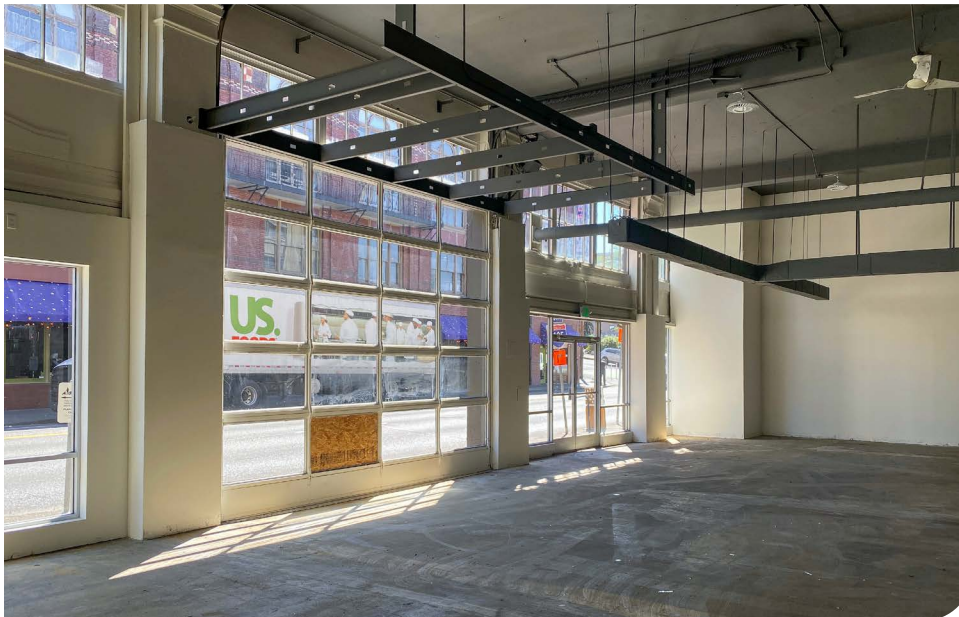
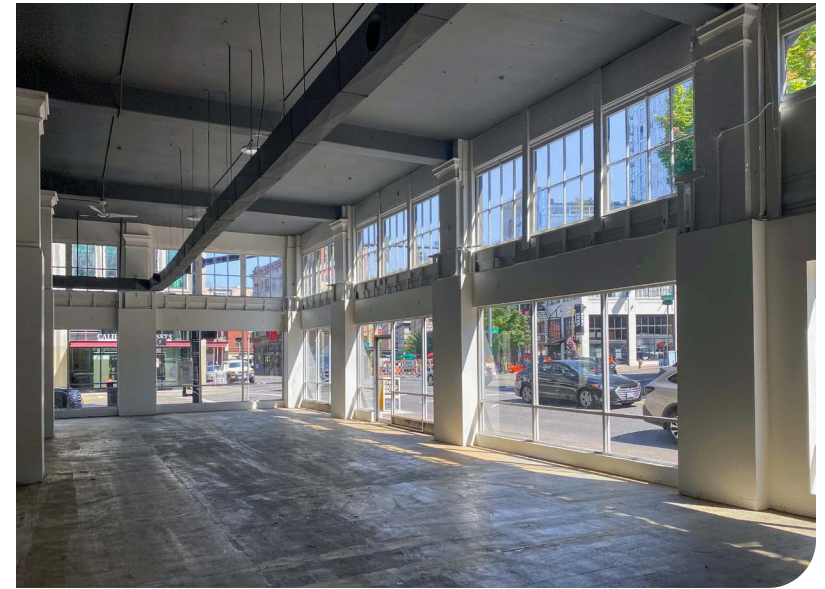
### Nearby Highlights

- Everyday Music
- Whole Foods Market
- McMenamins Crystal Ballroom
- Jake's Famous Crawfish
- Powell's Books
- Sur La Table
- Lululemon
- West Elm
- Buffalo Exchange
- Sizzle Pie
- Patagonia
- Athleta
- Free People
- Grassa
- Bamboo Sushi
- Stumptown Coffee Roasters
- Starbucks
- Portland Center Stage at the Armory
- CENTRL Office Pearl
- BASCO Appliances
- Cheryl's





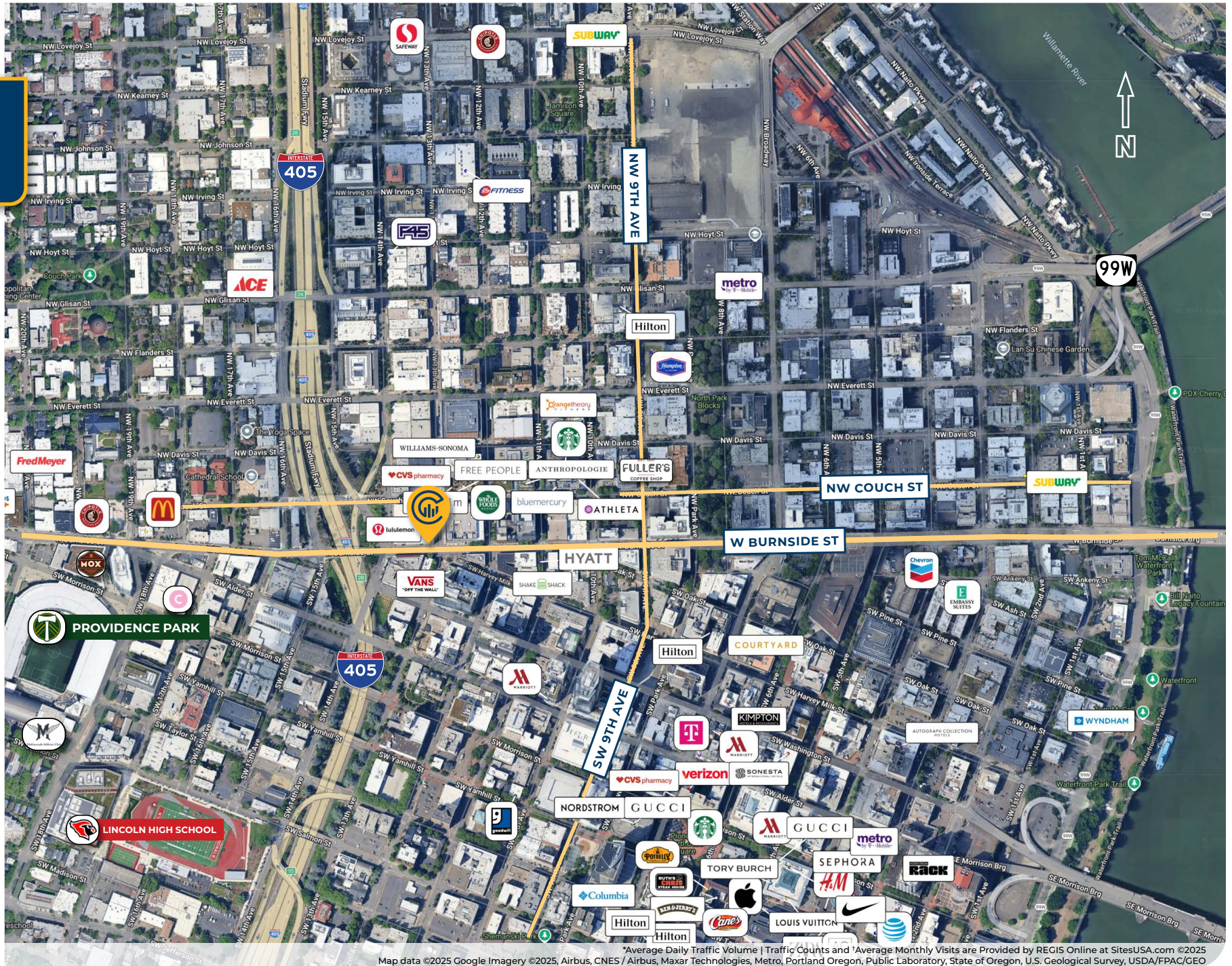
## INTERIOR PHOTOS







# LOCAL AERIAL MAP

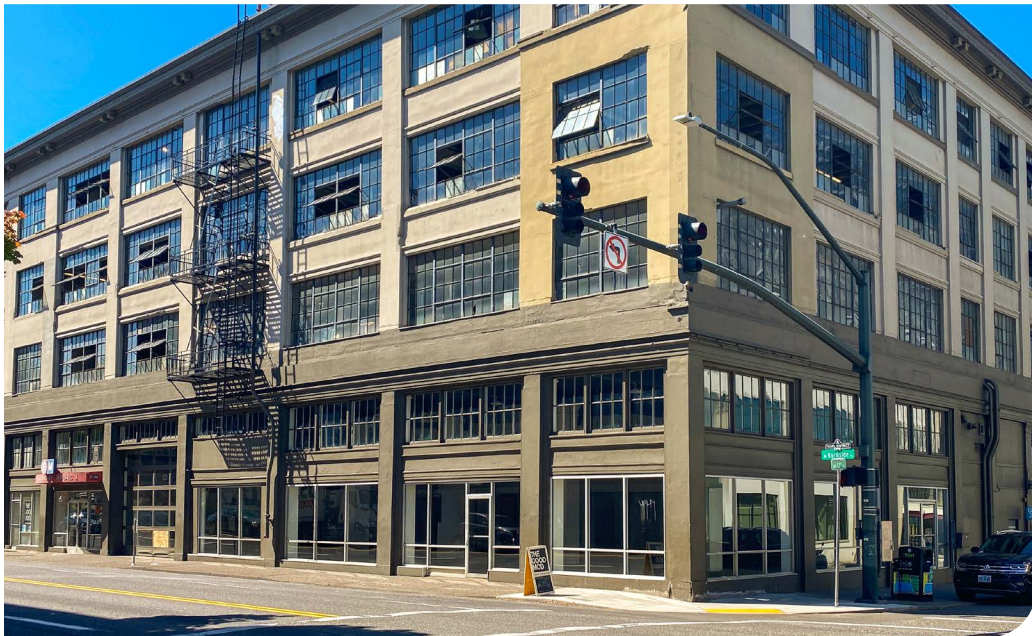
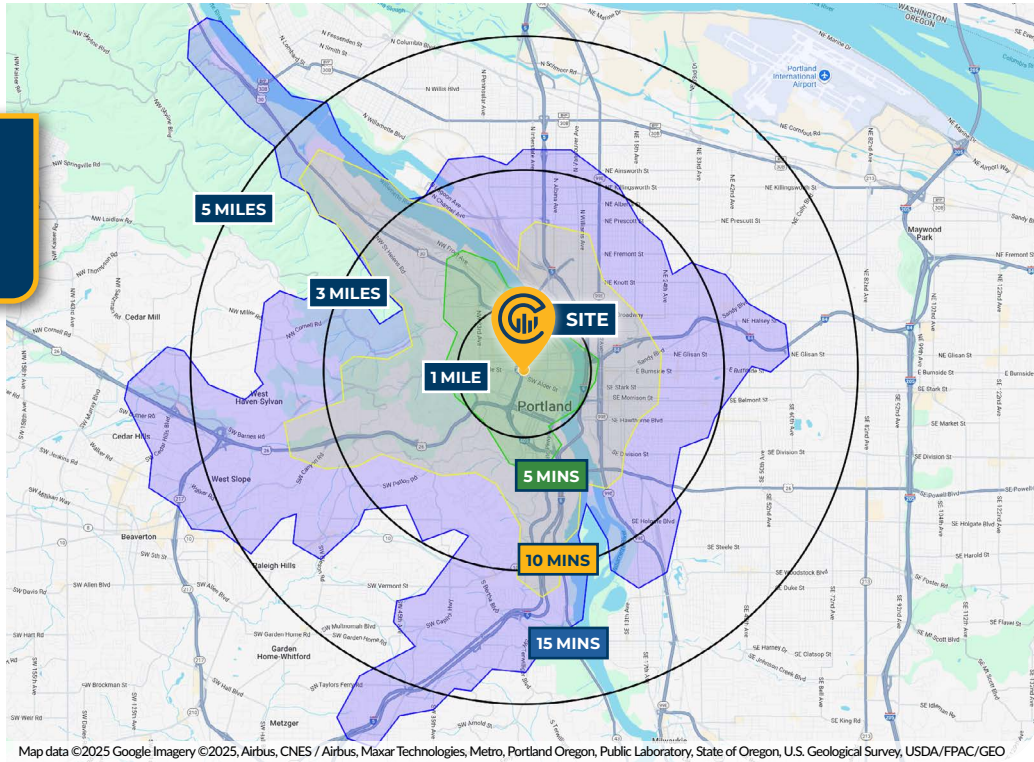


\*Average Daily Traffic Volume | Traffic Counts and Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025  
Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO





# DRIVE TIMES & DEMOGRAPHICS



## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	62,328	193,160	435,150
2030 Projected Population	62,643	193,874	429,754
2020 Census Population	45,356	177,529	428,634
2010 Census Population	37,053	143,918	373,604
Projected Annual Growth 2025 to 2030	0.1%	-	-0.2%
Historical Annual Growth 2010 to 2025	4.5%	2.3%	1.1%
Households & Income			
2025 Estimated Households	33,210	100,072	205,768
2025 Est. Average HH Income	\$116,303	\$140,619	\$148,471
2025 Est. Median HH Income	\$79,866	\$101,528	\$110,272
2025 Est. Per Capita Income	\$62,565	\$73,241	\$70,519
Businesses			
2025 Est. Total Businesses	8,857	22,548	37,500
2025 Est. Total Employees	99,989	215,021	308,158

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography-RS1

## Neighborhood Scores

**100**

Walk Score®  
"Walker's Paradise"

**94**

Bike Score®  
"Biker's Paradise"

**100**

Transit Score®  
"Rider's Paradise"

Ratings provided by <https://www.walkscore.com>

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