



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

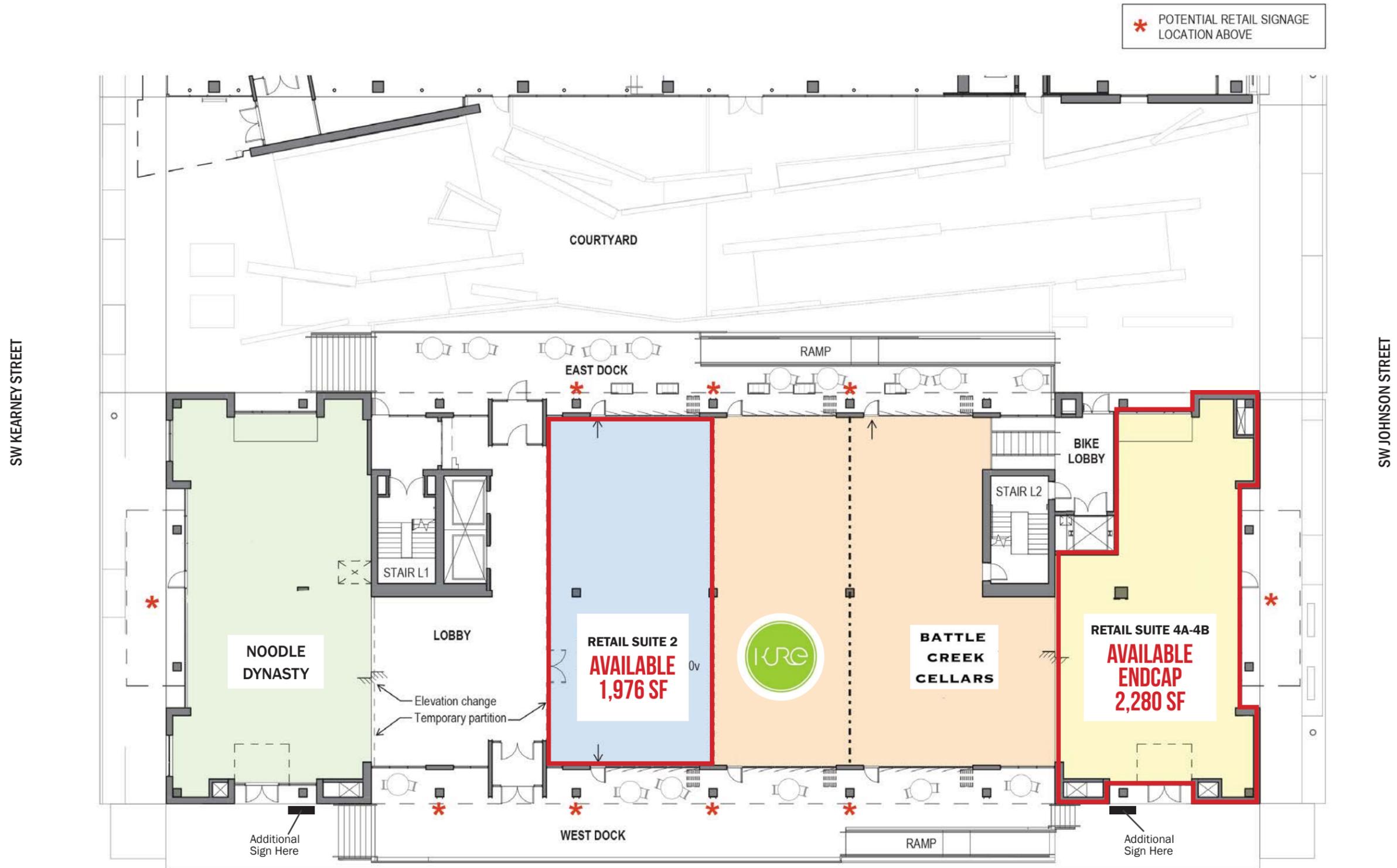
- Constructed in 2018, Heartline is a Class A LEED Gold mixed-use property featuring 367,000 SF of residential and commercial spaces in two separate buildings. A 15-story tower is home to 218 market-rate apartment homes and a 5-story mid-rise building includes prime ground floor retail fronting NW 13th 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 Noodle Dynasty 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.



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

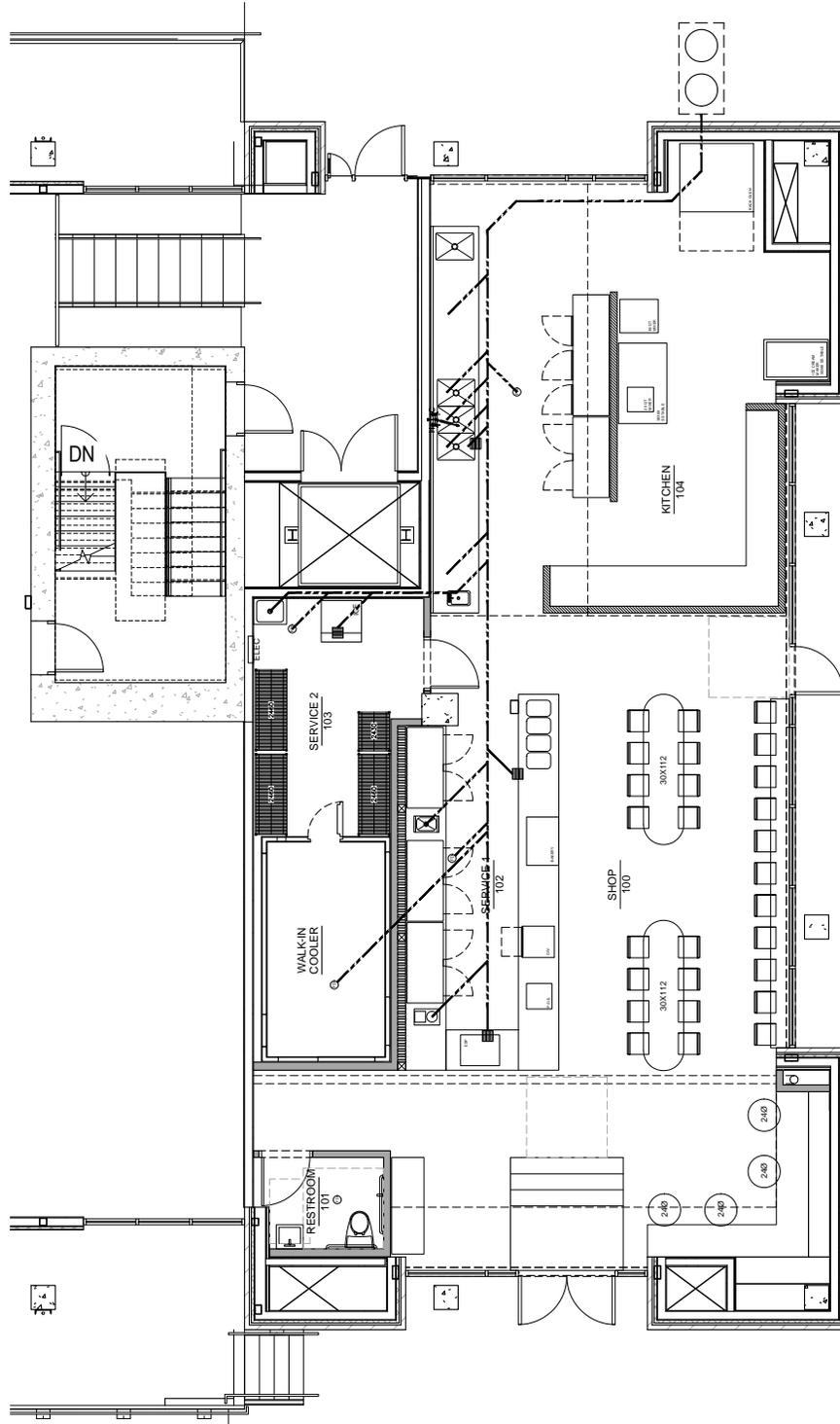
OVERALL SITE PLAN



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



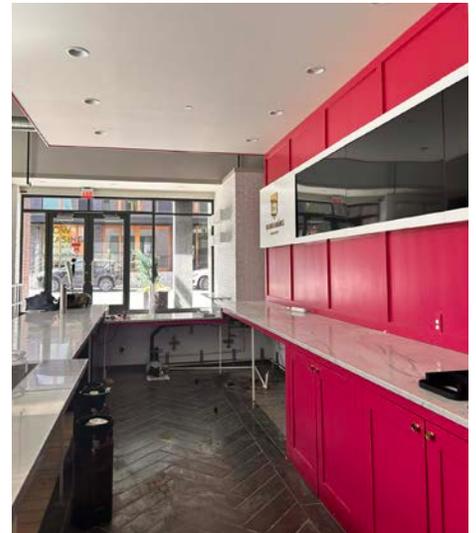
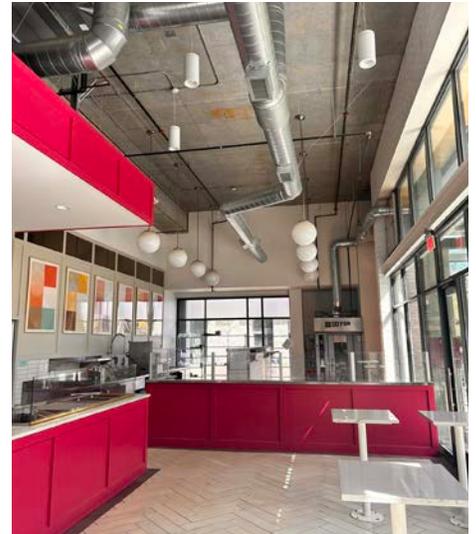
Former cafe/food service space including 400 amp 3-phase service, grease interceptor, walk-in cooler/freezer combo, existing electrical, mechanical and plumbing infrastructure including a type II hood vent system.



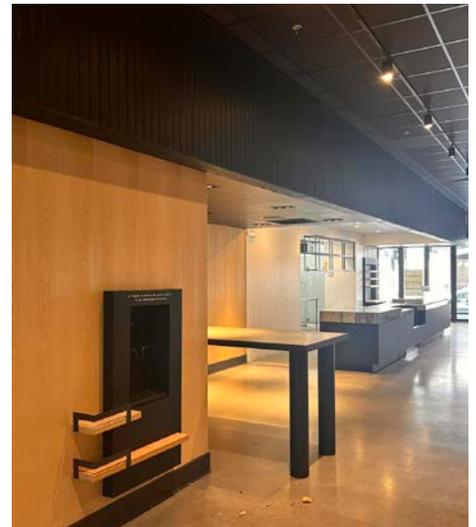
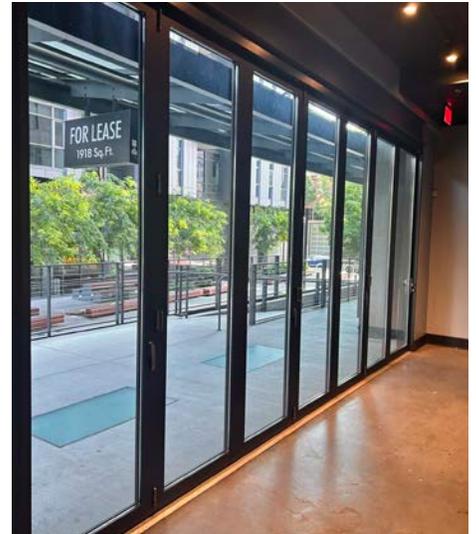
**SUITE 4A-4B
AVAILABLE
ENDCAP
2,280 SF**



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



IMAGES
RETAIL SUITE 2
840 NW 13TH AVE



Tanner Springs Park

SITES

NW 15th Ave

NW 14th Ave

NW 13th Ave

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

PEARL WEST
9-STORY OFFICE
AND RETAIL

MODERA AKOYA
291 UNITS

THE RODNEY
16-STORY, 230 UNITS

Vestas

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

LOW BROW LOUNGE

sootva

Pearl Parking Garage

Reformation

ATHLETA

POWELL'S CITY OF BOOKS



POST OFFICE REDEVELOPMENT
14 ACRES PROPOSED

The Brewery Blocks



DEMOGRAPHIC SUMMARY



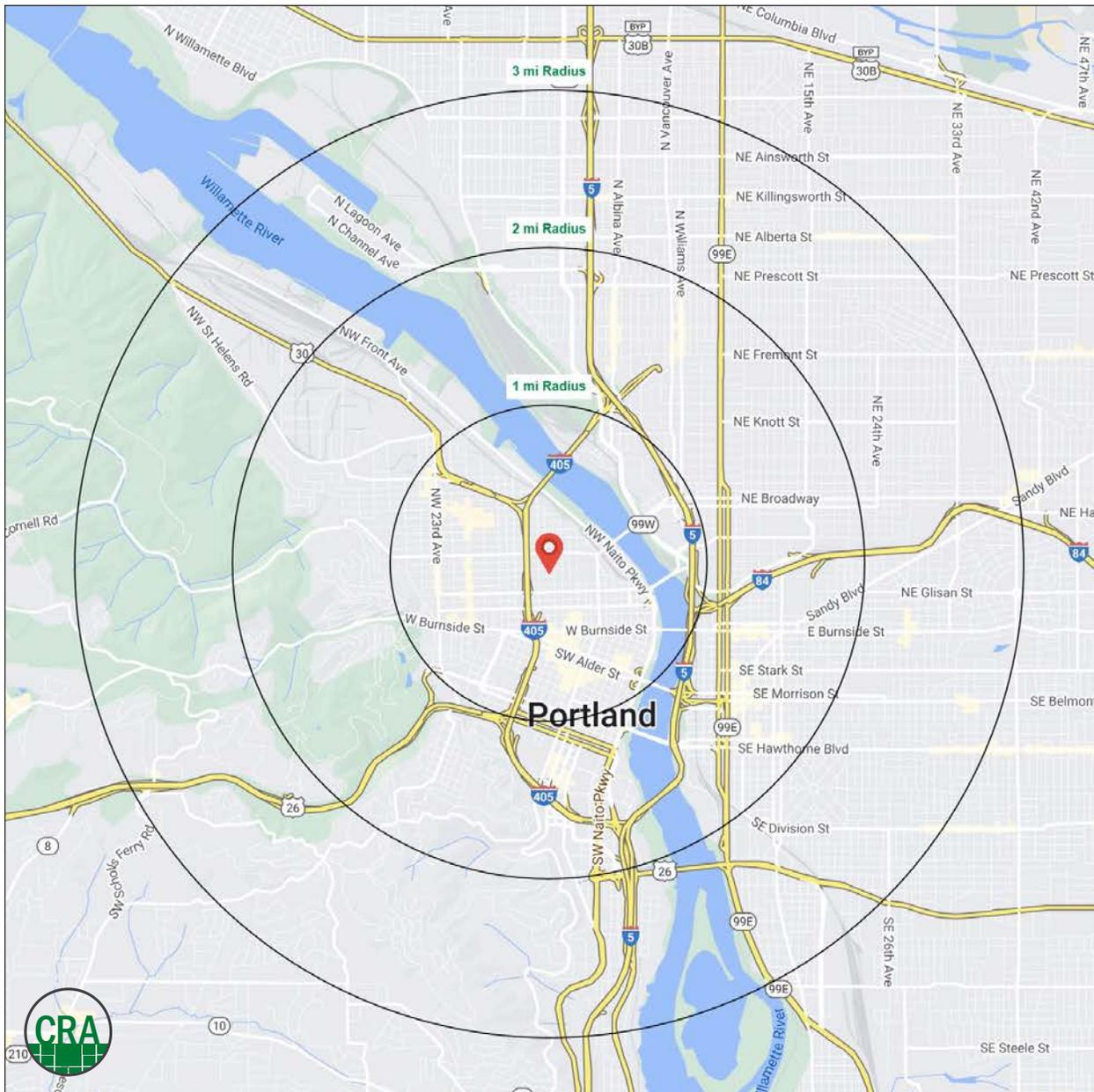
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	56,661	112,004	193,938
Projected Population 2029	56,147	112,422	193,821
Average HH Income	\$121,556	\$130,038	\$143,725
Median Home Value	\$668,796	\$710,232	\$714,832
Daytime Demographics 16+	107,193	207,269	267,367
Some College or Higher	80.6%	83.1%	85.2%

39.3

Median Age
1 MILE RADIUS

\$668,796

Median Home Value
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5292/-122.6837

Heartline Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	57,868	115,181	198,660
2030 Projected Population	57,833	116,110	200,113
2020 Census Population	42,020	98,305	183,029
2010 Census Population	32,193	74,671	148,971
Projected Annual Growth 2025 to 2030	-	0.2%	0.1%
Historical Annual Growth 2010 to 2025	5.3%	3.6%	2.2%
2025 Median Age	39.3	37.9	38.6
Households			
2025 Estimated Households	31,485	62,901	103,011
2030 Projected Households	32,690	65,087	105,866
2020 Census Households	27,601	57,067	95,504
2010 Census Households	20,676	42,075	75,651
Projected Annual Growth 2025 to 2030	0.8%	0.7%	0.6%
Historical Annual Growth 2010 to 2025	3.5%	3.3%	2.4%
Race and Ethnicity			
2025 Estimated White	72.1%	71.9%	73.7%
2025 Estimated Black or African American	6.3%	6.7%	6.3%
2025 Estimated Asian or Pacific Islander	8.4%	7.9%	7.0%
2025 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.8%
2025 Estimated Other Races	12.1%	12.6%	12.1%
2025 Estimated Hispanic	11.6%	11.7%	10.9%
Income			
2025 Estimated Average Household Income	\$119,487	\$126,728	\$140,824
2025 Estimated Median Household Income	\$81,199	\$88,396	\$102,837
2025 Estimated Per Capita Income	\$65,629	\$69,746	\$73,398
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.6%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.9%	2.4%
2025 Estimated High School Graduate	12.2%	11.2%	10.2%
2025 Estimated Some College	17.1%	16.4%	15.6%
2025 Estimated Associates Degree Only	5.4%	5.0%	5.2%
2025 Estimated Bachelors Degree Only	33.3%	35.8%	37.7%
2025 Estimated Graduate Degree	26.6%	27.1%	27.6%
Business			
2025 Estimated Total Businesses	8,351	15,981	22,480
2025 Estimated Total Employees	87,657	173,894	215,296
2025 Estimated Employee Population per Business	10.5	10.9	9.6
2025 Estimated Residential Population per Business	6.9	7.2	8.8

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.