

10 NW 16th Ave | 1539 W Burnside | 1541 W Burnside | Portland, OR

The Empress Retail Condominiums Offering Memorandum



10 NW 16th Ave

1541 W Burnside

1539 W Burnside

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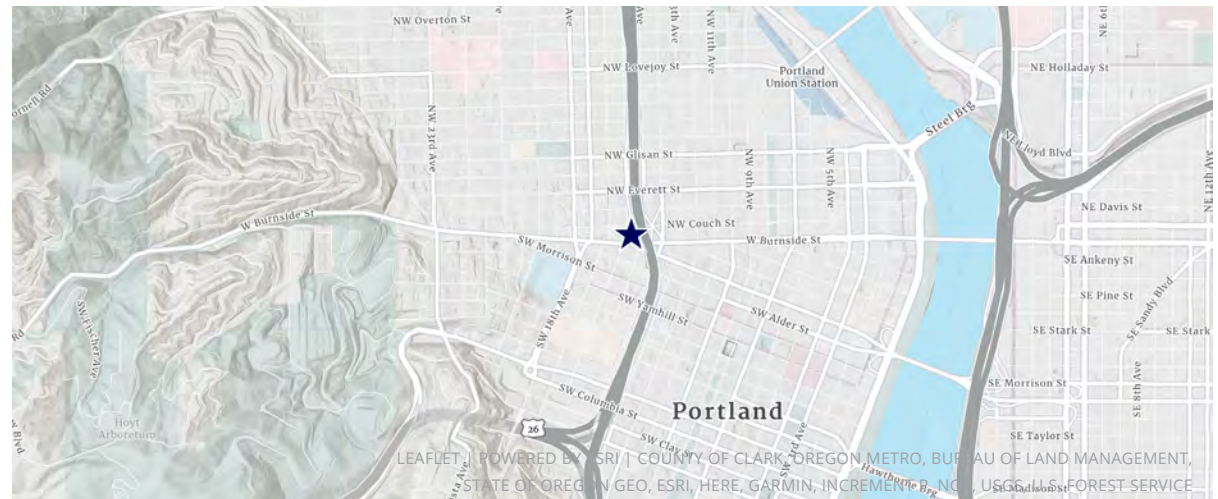
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Property Overview

Address	The Empress Building 10 NW 16th Ave, Portland 1539 W Burnside, Portland 1541 W Burnside, Portland
Neighborhood	Uptown Portland
County	Multnomah
Zoning	CX
Lot Size	0.23 acres (10,000 SF)
Building Size	34,460 SF
Year Built	1927
Construction	Masonry
Stories	5
Building Notes	Ground floor includes retail condominiums with 72 multifamily residences above.



Location Overview

Located at the prominent intersection of NW 16th Avenue and W Burnside Street, the Empress Building offers exceptional visibility and access in one of Portland's most active urban corridors. With immediate connectivity to I-405 and MAX light rail, the property provides seamless access throughout the city and surrounding metro area.

The offering consists of three ground-floor retail condominiums within a five-story mixed-use building featuring 72 multifamily residences above, creating a built-in customer base and consistent daily foot traffic. Positioned just two blocks from Providence Park, the property benefits from event-driven activity, strong pedestrian presence, and year-round neighborhood energy.

Surrounded by established retail, dining, and dense residential development and serving nearly 55,000 residents within a one-mile radius, the Empress presents a rare opportunity to secure highly visible street-level retail space in Portland's thriving West End/Nob Hill trade area.

19,434



Traffic Count

86



Bike Score

100

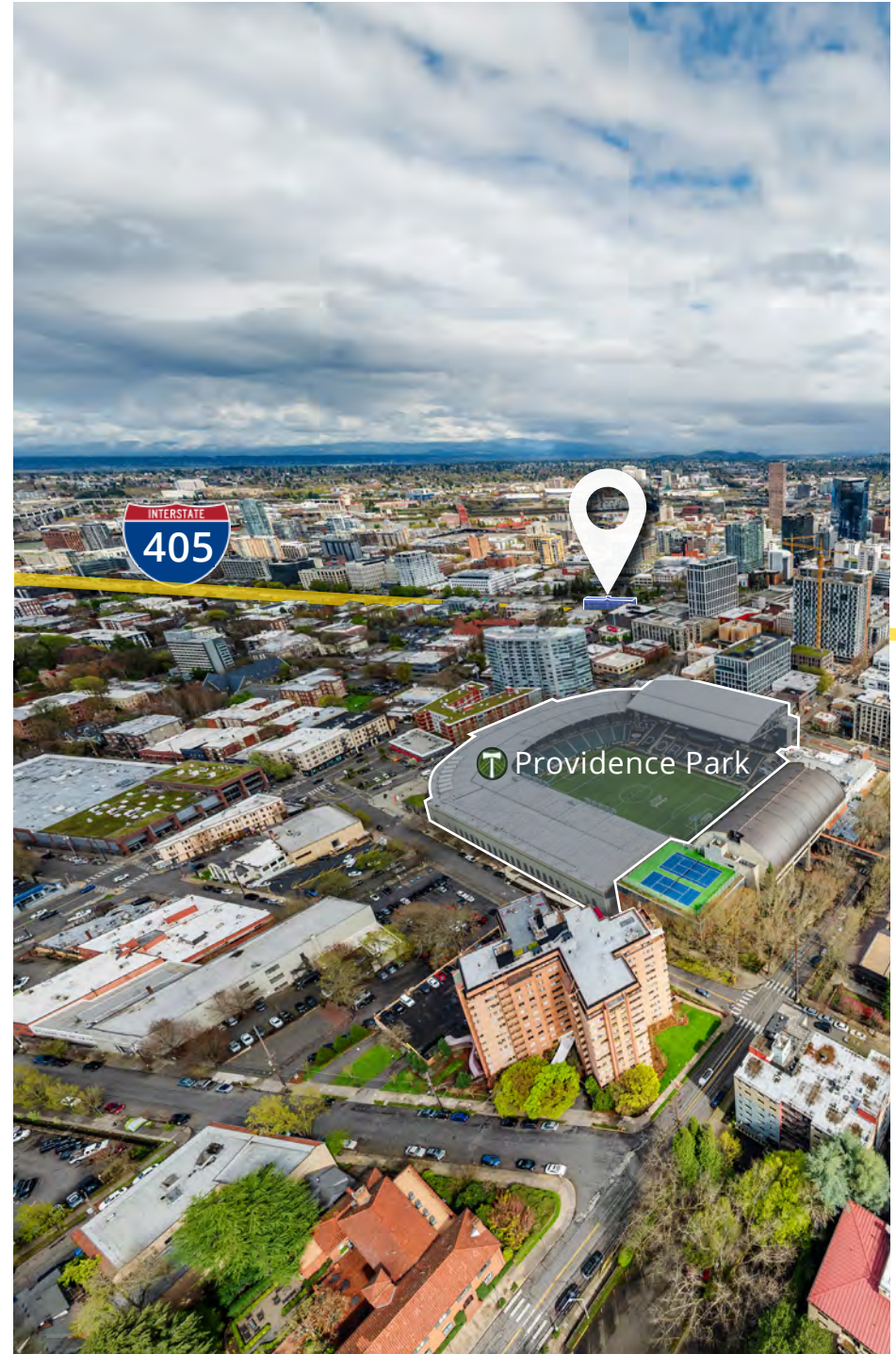


Walk Score

91



Transit Score



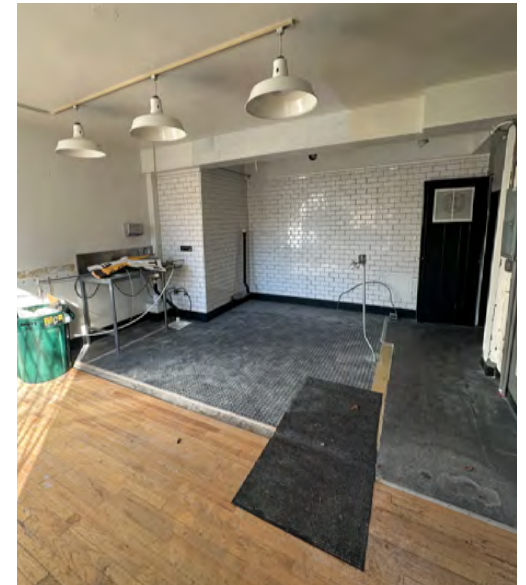
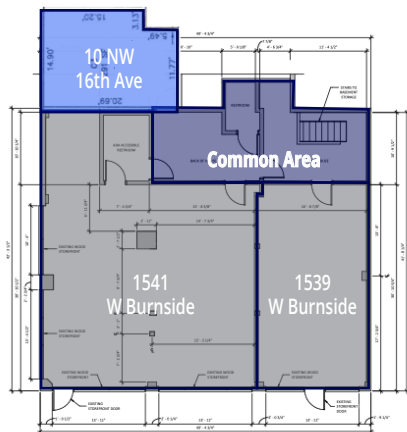
10 NW 16th Ave

Retail | Service | Office

290 RSF Total

Highlights:

- Storefront: 290 SF
- Ideal for micro-retail, salon, coffee shop, grab-and-go café, commissary, creative office, etc
- Two common space restrooms
- Former flower shop

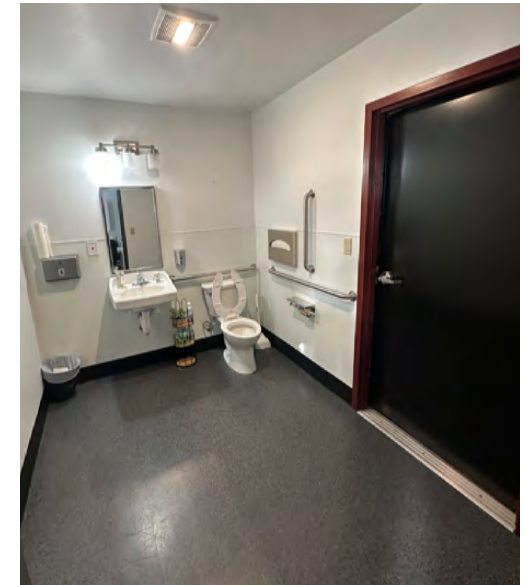
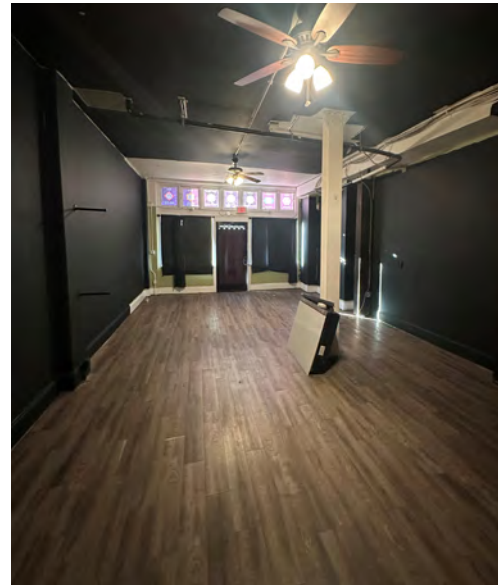
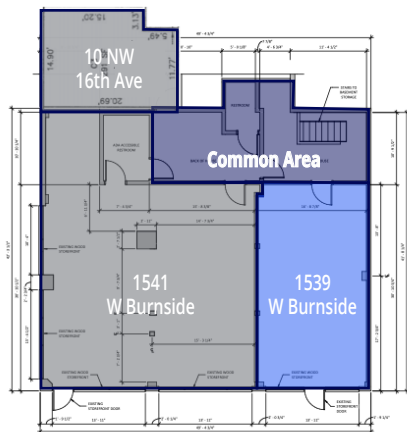


1539 W Burnside

Retail | Studio | Creative Office
480 RSF Total

Highlights:

- Storefront: 480 SF
- Prominent signage and visibility along W Burnside
- New commercial mini-split HVAC system
- Two common space restrooms
- Ideal for small office or studio space

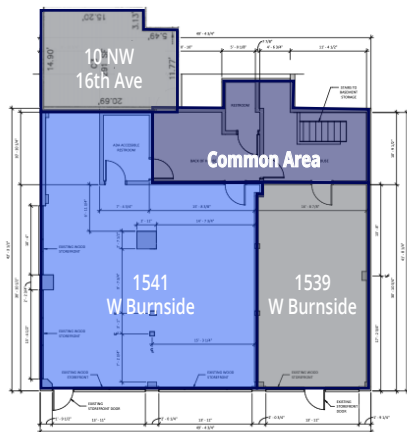


1541 W Burnside

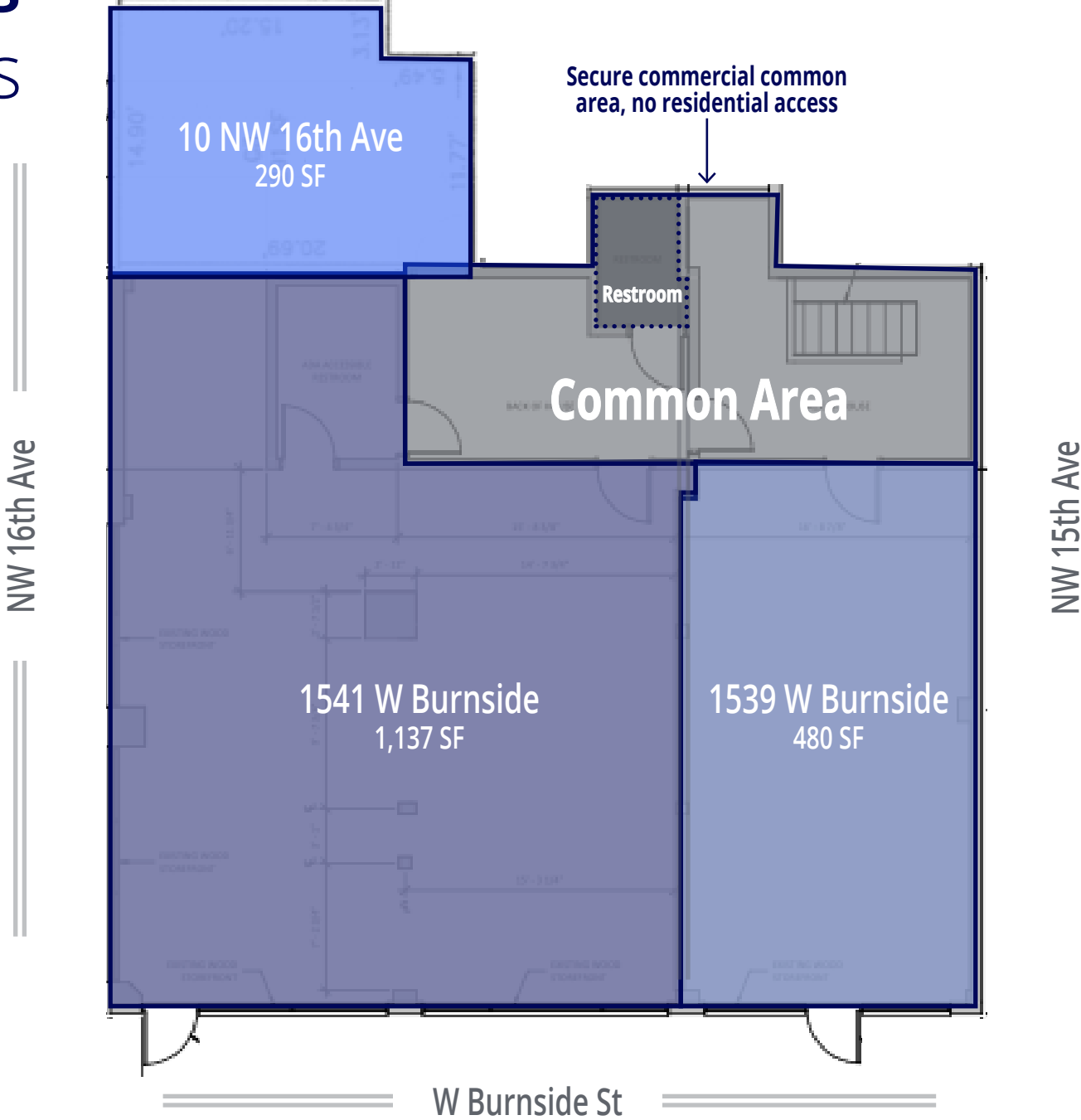
Retail | Service | Studio | Office
1,137 RSF Total

Highlights:

- Storefront: 1,137 SF
- Signage and visibility along W Burnside
- Commercial mini-split HVAC system
- Two common space restrooms
- Ideal use for retail, service, studio, or creative office



The Empress Retail Condos



Nearby Amenities



The Empress Retail Condominiums



6 min
to Gilda's Italian Restaurant



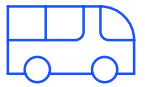
6 min
to Providence Park



6 min
to Superjoy Coffee



7 min
to Fred Meyer



1 min
to TriMet Bus Stop
Burnside & 15th

Dining

- 1 Marathon Tavern
- 2 McDonalds
- 3 Wildwood Saloon
- 4 Taco Bell
- 5 Dutch Bros
- 6 Kells Brewery
- 7 The Soup
- 8 Billy Burgers
- 9 The Commodore
- 10 Gilda's Italian
- 11 CoCo Donuts
- 12 Gracie's
- 13 Superjoy Coffee
- 14 The Cheerful Bullpen
- 15 Ken's Artisan Bakery
- 16 McMenamins
- 17 Jakes Famous Crawfish
- 18 Grassa
- 19 Hachi
- 20 Dolly Olive
- 21 Tanaka
- 22 Ramen Ryoma
- 23 Deschutes Brewery
- 24 10 Barrel Brewing
- 25 Andina
- 26 Silk Road
- 27 Screen Door

Retail

- 1 Enterprise
- 2 Kaady Car Wash
- 3 Walgreens
- 4 Volvo
- 5 U.S. Bank
- 6 Mox Boarding House
- 7 Sammy's Flowers
- 8 Tursi Soccer
- 9 Chown Hardware
- 10 Ace Hardware
- 11 CVS
- 12 Powell's
- 13 Everyday Music
- 14 Williams-Sonoma
- 15 lululemon
- 16 Madewell
- 17 Patagonia

Multi-Family & Unit Count

- | | | | |
|----|-----|--|-----------------|
| 1 | 138 | | Hollis |
| 2 | 25 | | Casa Del Ray |
| 3 | 28 | | Chelsea Court |
| 4 | 36 | | Trinity Place |
| 5 | 32 | | Barcelona |
| 6 | 19 | | Everett Street |
| 7 | 101 | | Williams Plaza |
| 8 | 75 | | Alexandra Court |
| 9 | 19 | | Teasdale Apts |
| 10 | 52 | | Edington Court |
| 11 | 140 | | The Morrison |
| 12 | 261 | | Civic Condos |
| 13 | 214 | | Tiller Terrace |
| 14 | 62 | | Winston Apts |
| 15 | 38 | | Chapman Court |
| 16 | 25 | | Lownsdale Apts |
| 17 | 67 | | Brown Apts |
| 18 | 51 | | Bronaugh Apts |
| 19 | 50 | | Everett Apts |
| 20 | 26 | | Villa Dorrothea |
| 21 | 242 | | The Louisa |
| 22 | 273 | | Indigo Apts |
| 23 | 131 | | Alder House |

Venues

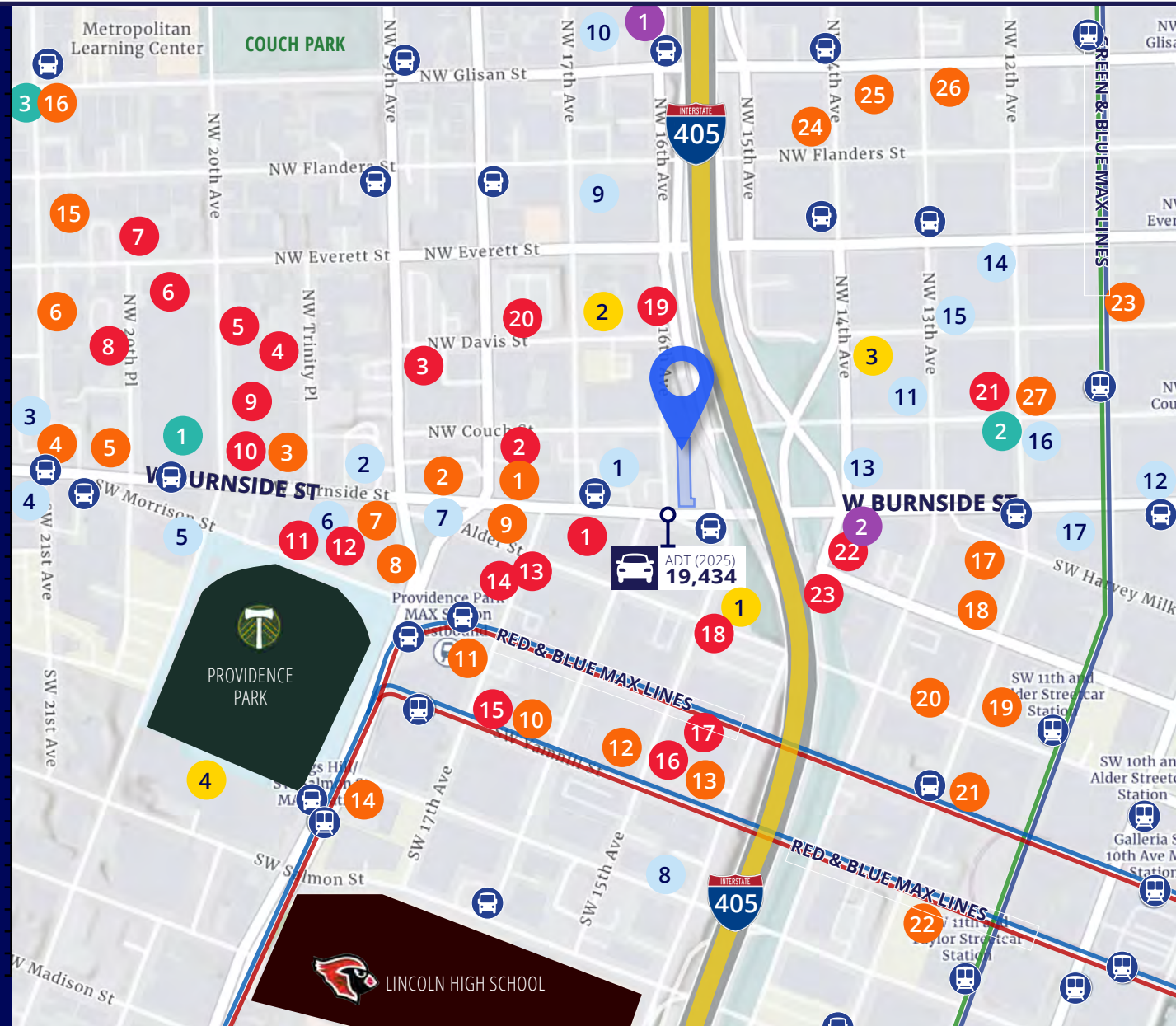
- 1 Portland Comedy Club
- 2 Crystal Ballroom

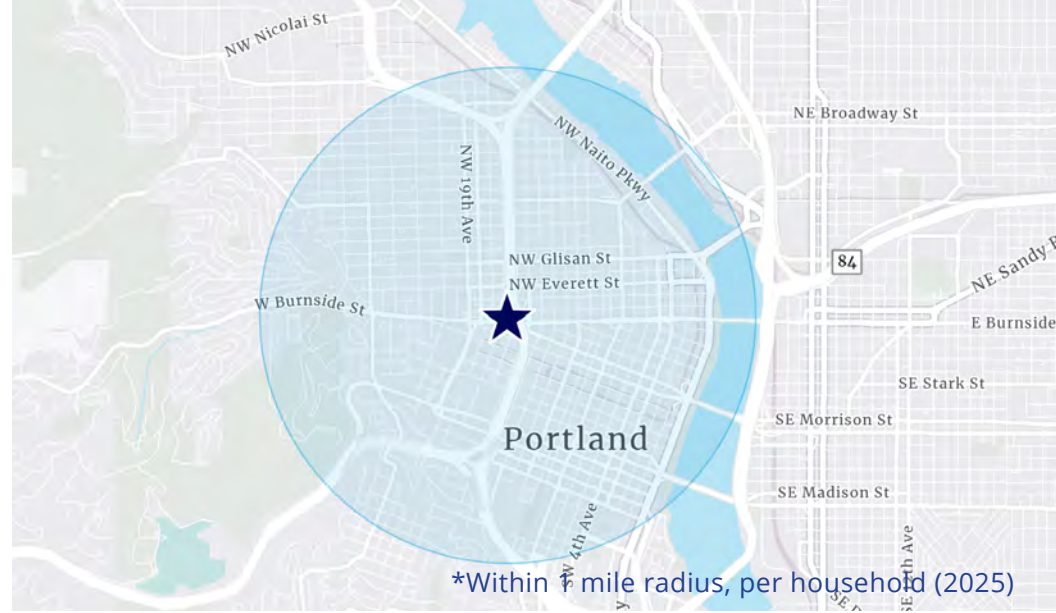
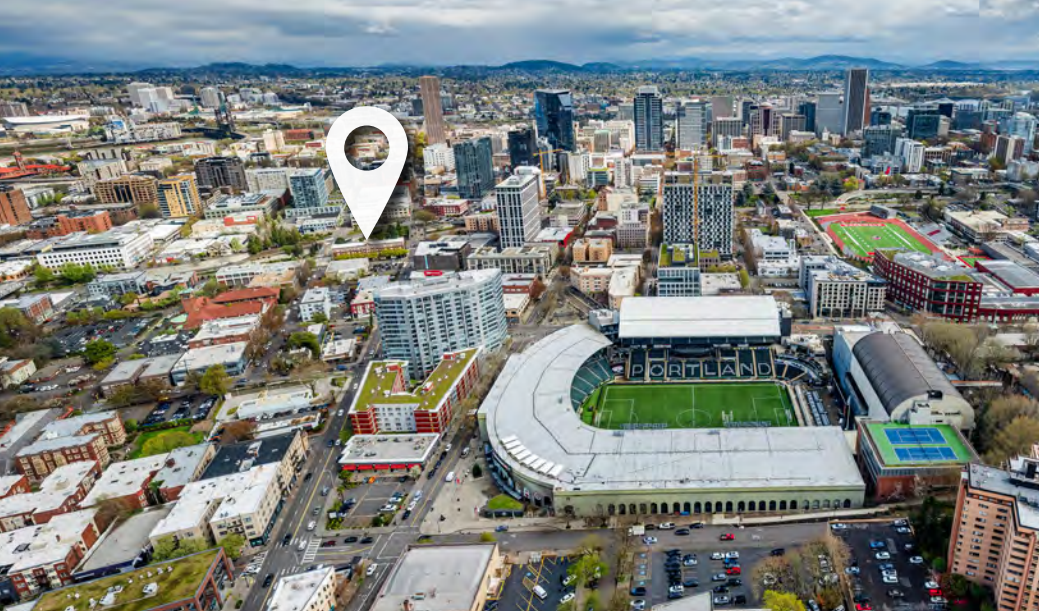
Grocery

- 1 Fred Meyer
- 2 Whole Foods
- 3 Trader Joe's

Health & Wellness

- 1 Core Pilates PDX
- 2 The Yoga Space
- 3 Pearl Medical Center
- 4 Multnomah Athletic





*Within 1 mile radius, per household (2025)

Consumer Expenditures - Annual Food & Alcohol Spending



\$12,470

Food



\$7,864

Food at Home



\$4,606

Food Away from Home



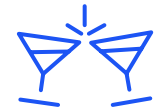
\$740

Alcoholic Beverages



\$591

Alcoholic Beverages at Home



\$385

Alcoholic Beverages Away from Home

Demographics - Wealth & Income



\$70,144

Median Household Income



\$73.8K

Per Capita Income



\$53,315

Median Disposable Income



\$802,790

Median Home Value



\$17,549

Median Net Worth



33,584

Number of Households



Why Portland?

Nestled at the confluence of the Willamette and Columbia Rivers in northwestern Oregon lies the city of Portland, nicknamed the Rose City, The City of Roses, and “Beervana” because it has more micro-breweries inside the city limits than any other city in the world.

Once reliant on timber, fishing and agriculture, Portland’s diversified economy now includes technology, healthcare and education with a special emphasis on clean technology, advanced manufacturing, software and active wear. Fortune 1,000 companies Nike, Precision Castparts, Stancorp Financial Group, and Schnitzer Steel call Portland home. Providence, Legacy, and Kaiser support a combined 45,036 jobs, underscoring the importance of the healthcare industry to the Portland-Vancouver-Hillsboro MSA. And straddling the healthcare and education sectors is the Oregon Health & Science University (OHSU). With 19,136 employees and approximately 3,000 students, this nationally-renowned public university is one of the nation’s top biomedical research facilities.

Office-using professional, technical, and business service jobs took the lead from high-tech manufacturing, as illustrated by software and systems design employment growing by 50% since 2011. This is quadruple the growth rate in tech manufacturing jobs.

The cost of doing business in Portland, as relative to the rest of the country, is 91% of the U.S. 100% baseline.

Home sales and values, population, job growth, and retail sales are all enjoying an upward trajectory.

A growing inventory of creative Class A office space, mature and expanding home-grown tech companies, and an impressive in-migration of tech-centric firms, all herald an exciting future for Portland. Nearly one million square feet of creative office has been developed in Portland over the past few years.

Enjoy the flexibility and choice of retail, dining and entertainment



Live a life of balance, a comfortable blend of work and play



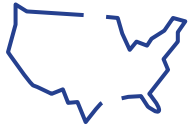
Community-driven, motivated and inspired by collaborative space



Appreciate the accessibility and ease of public transit



Area Overview



ONE OF THE BEST PLACES TO LIVE IN THE US

U.S. NEWS & WORLD REPORT, 2022-2023

Portland ranked highest in its desirability, quality of life, and job market.



TECH INDUSTRY

108,700+ tech employees in the Portland MSA



EDUCATION

51.9% of residents have a Bachelor's degree or greater



IN-MIGRATION

Portland is the #2 moving destination in the USA



UNEMPLOYMENT

Unemployment rate is 4.2% in the Portland MSA



BIKE-FRIENDLY

315+ miles of bike lanes throughout the city make it easy to get around by bicycle



PUBLIC TRANSIT

530+ square miles are served by various modes of public transportation



BEST AIRPORT

#2 Airport in the nation, ranked by Travel + Leisure 2022



COMMUTE

The average commute time is 23.9 minutes, below the national average of 26.8 minutes.



Employment

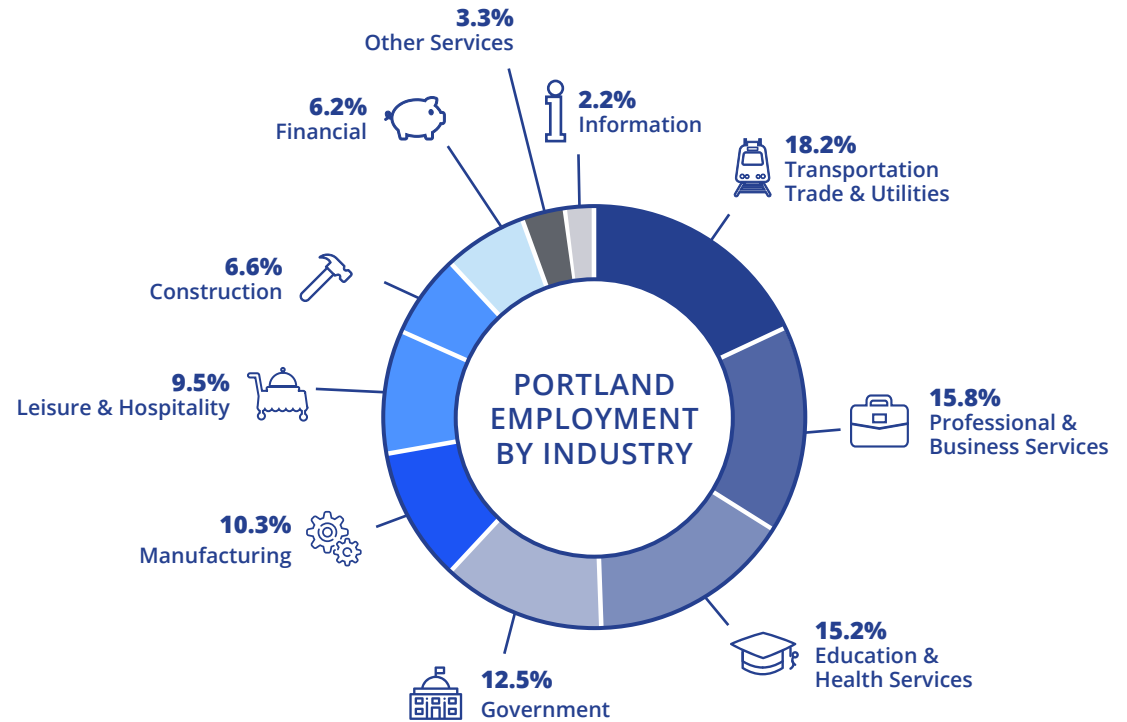
EMPLOYMENT

- Portland ranked 12th for overall growth and compares favorably to other top metropolitan areas in The Brookings Institution's 2021 Metro Monitor composite index, which ranks the 100 largest MSAs across job growth, unemployment, gross product range and home prices.
- Oregon was ranked 3rd in employment growth (647,600 jobs) in the USA in 2022 (Seidman Institute)
- Portland had a median household income of \$78,476 in 2021

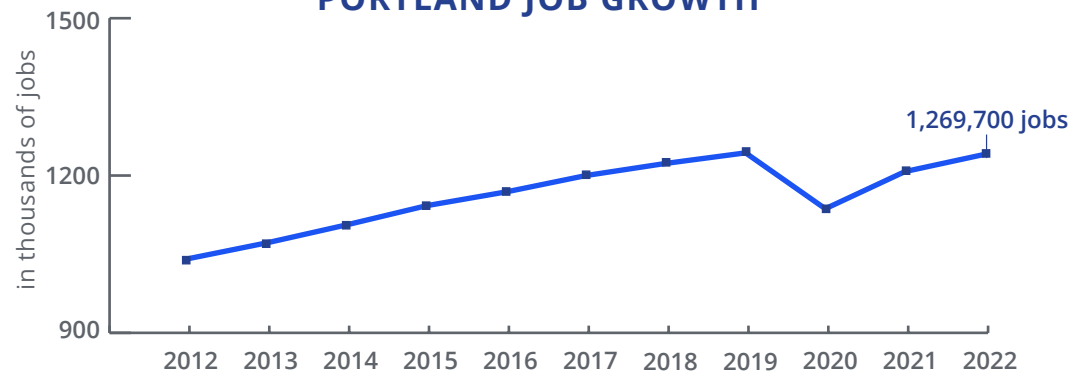
PORTLAND'S TOP EMPLOYERS 2022

Company	# Employees
Intel	22,328
Providence Health	19,687
Oregon Health & Science University	19,136
Nike	15,125
Legacy Health	13,087
Kaiser Permanente	12,262
Fred Meyer	9,374
Portland Public Schools	6,814
City of Portland	6,483
Multnomah County	5,307
Beaverton School District	4,879
PeaceHealth	4,482
Portland State University	4,029
US Dept. of Veterans Affairs	3,851
US Bank	3,794

Source: Portland Business Journal, Book of Lists 2022



PORTLAND JOB GROWTH



Source: BLS, Economy at a Glance, Portland-Vancouver-Hillsboro, OR-WA



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