

COMMERCIAL
RETAIL

FOR LEASE



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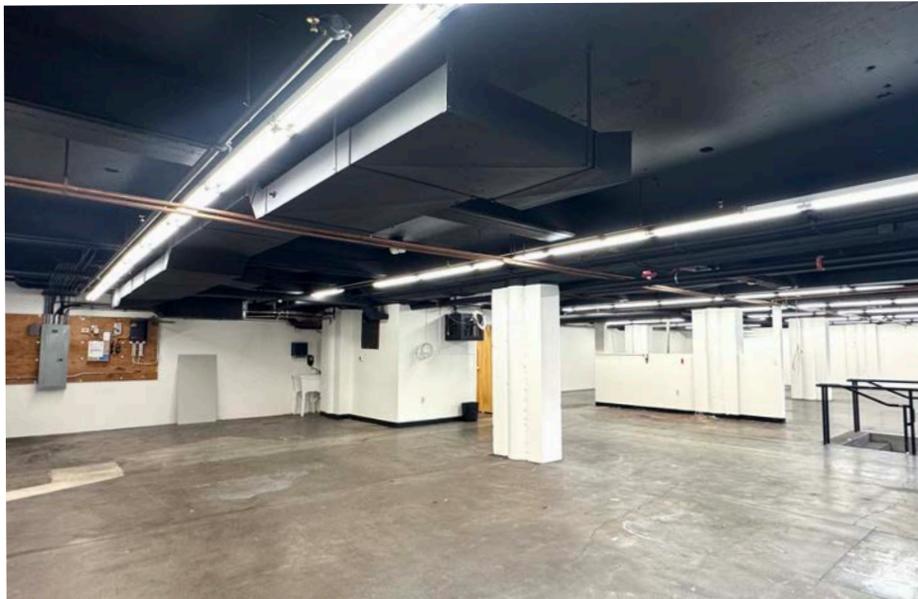
SECOND GENERATION RETAIL
1332 NW Flanders St., C-102 & C-103
3,546 TOTAL SF
\$4,750/mo Gross

THE BUILDING



Adjacent to Mediterranean Exploration Company and across from Wild Child Pizza/ QT's Bar, this 3,546 SF ground level retail space in the Block 90 Building is ready for a new business. Great open flex space for showroom, training facility or many other options.

Centrally located in Portland's thriving Pearl District and just a block from Ned Flanders Crossing pedestrian bridge, this space is highly trafficked by walkers and bikers and blocks from shops, restaurants and the First Thursday art walk!



Highlights:

- Ground Floor Retail in The Pearl
- High Foot & Commuter Traffic
- 2 Storefront Entrances, 1 ADA
- Utility Sink
- Small Office
- ADA Bathroom
- Concrete Floors
- Steps from Main Bus Lines and the Streetcar
- Easy Access to I-405, Broadway Bridge, Shopping, Dining, etc.



Walker's Paradise

Daily errands do not require a car.



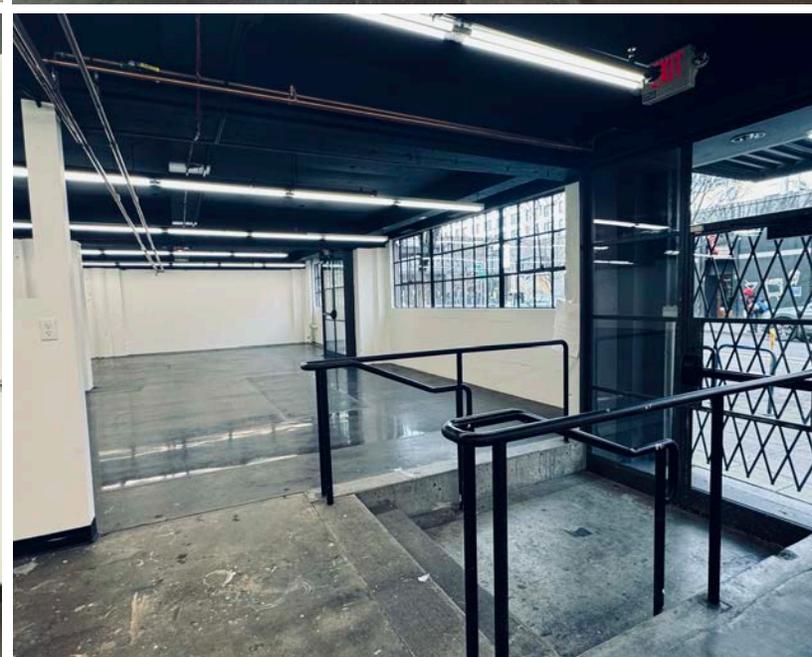
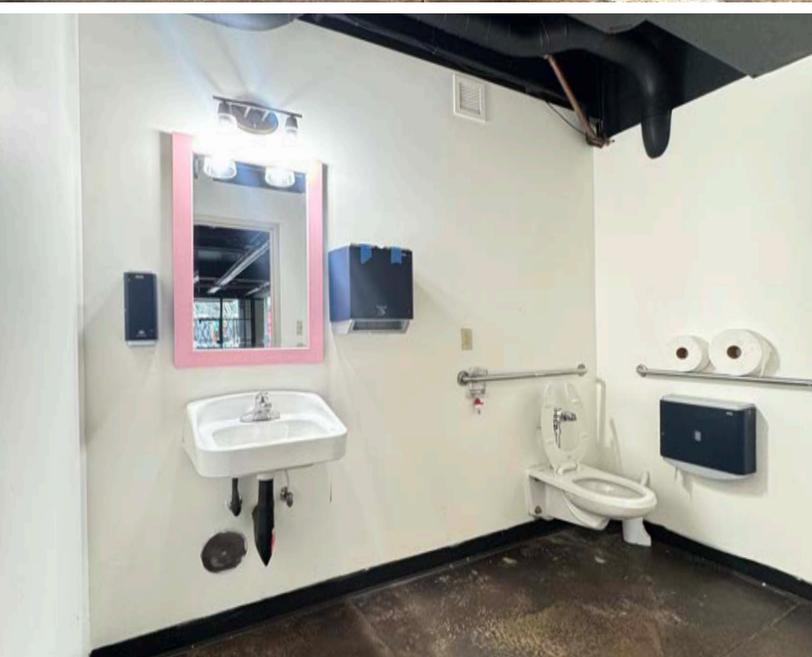
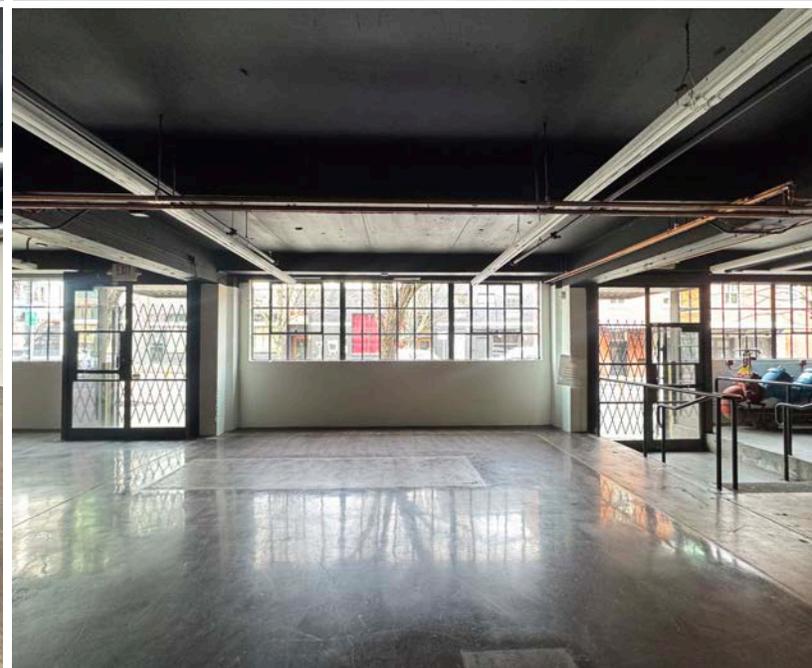
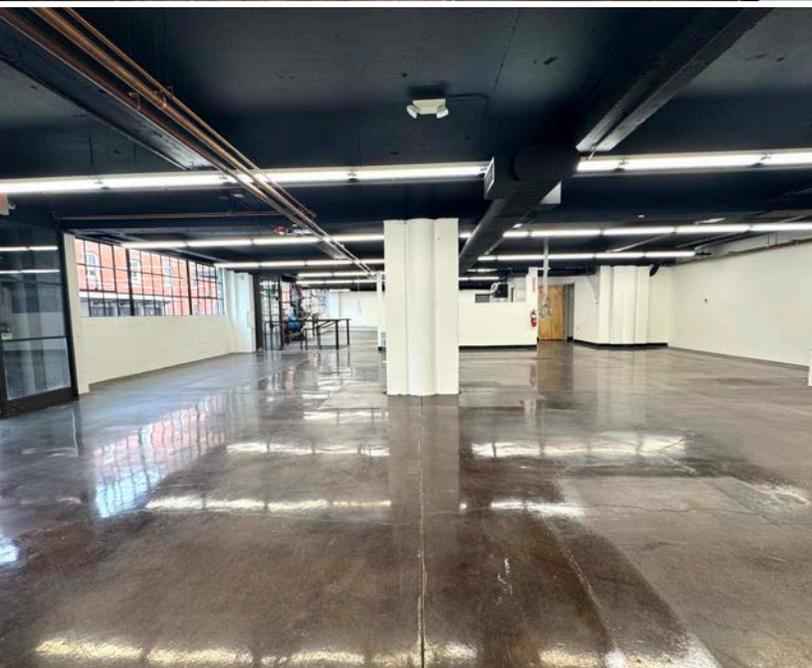
Rider's Paradise

World-class public transportation.

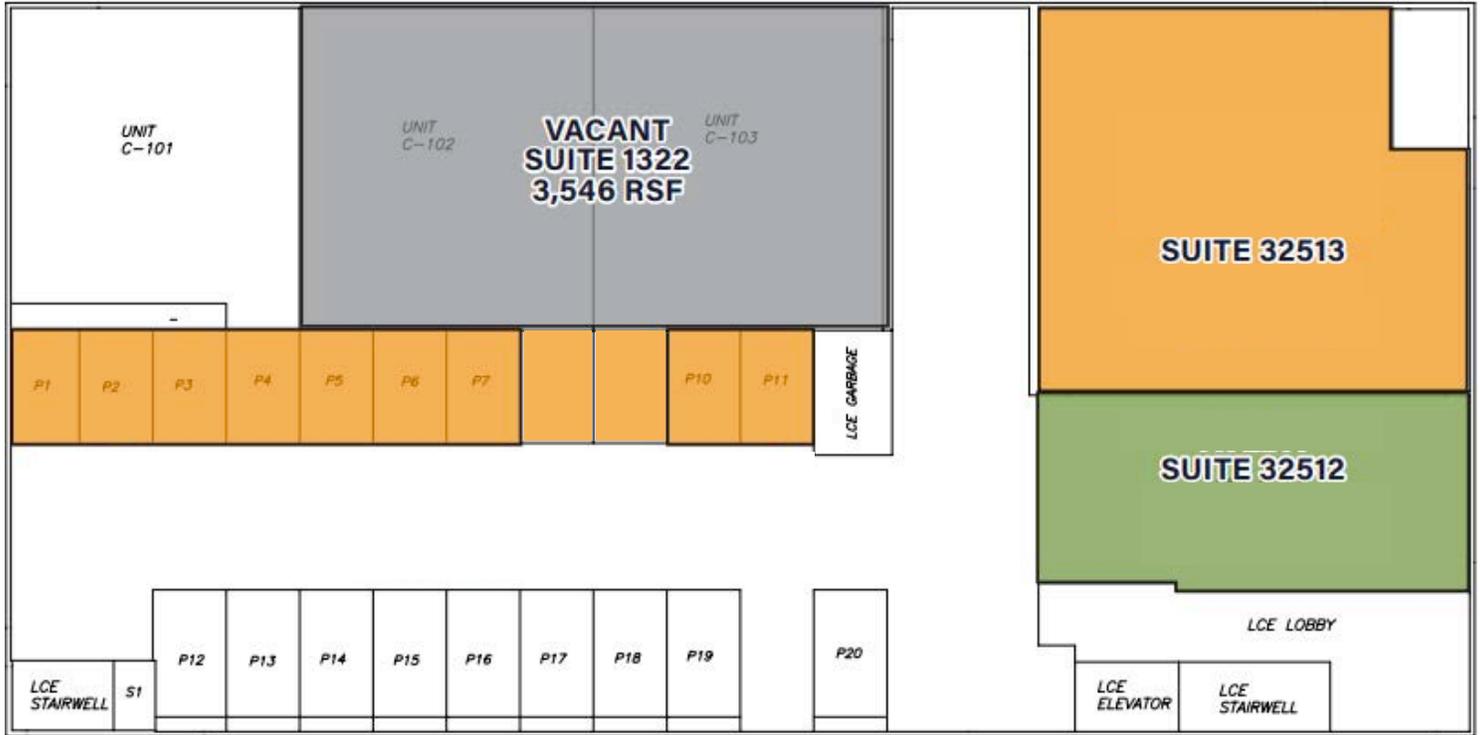


Biker's Paradise

Daily errands can be accomplished on a bike.



THE LAYOUT



NEIGHBORHOOD STATISTICS

Households by Income

Average Household Income: \$100,870
 \$150,000 to \$200,000: 4,154
 \$200,000 or more: 8,114

Population

2029 Projection: 103,442
 2024 Population: 103,138

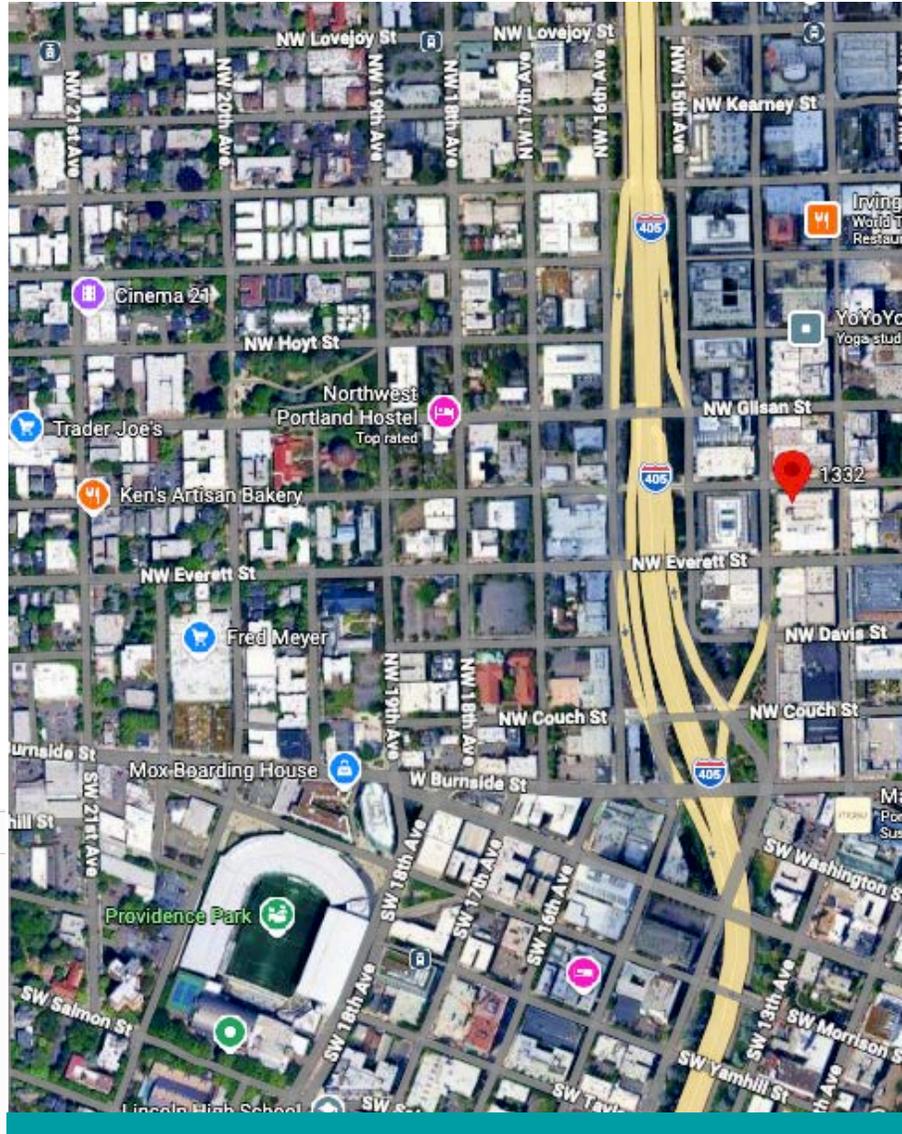
Households

Median Home Value : \$730,525
 Owner Occupied Households: 12,862
 Renter Occupied Households: 47,492

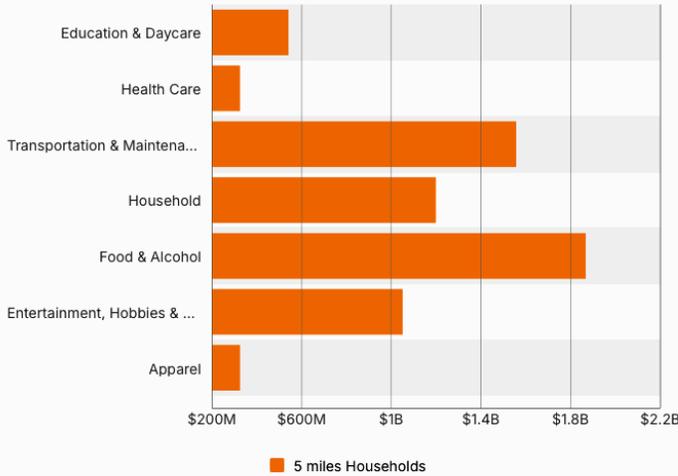
Traffic Volume

NW Flanders St & NW 13th Ave E: 5,774
 NW 14th Ave & NW Everett St S: 12,840
 NW Everett St & NW 13th Ave E : 13,333
 NW 14t Ave & NW Flanders St S: 12,590

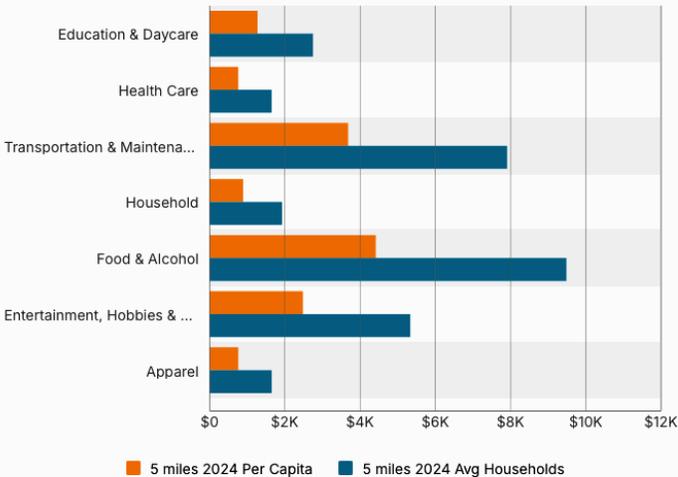
DEMOGRAPHICS 0-5 MILES (2022-2024)



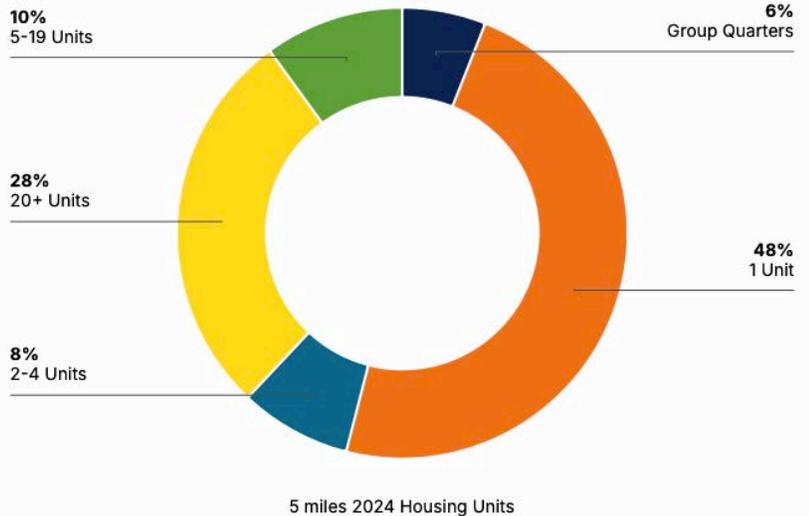
Consumer Spending



Per Capita & Avg Household Spending

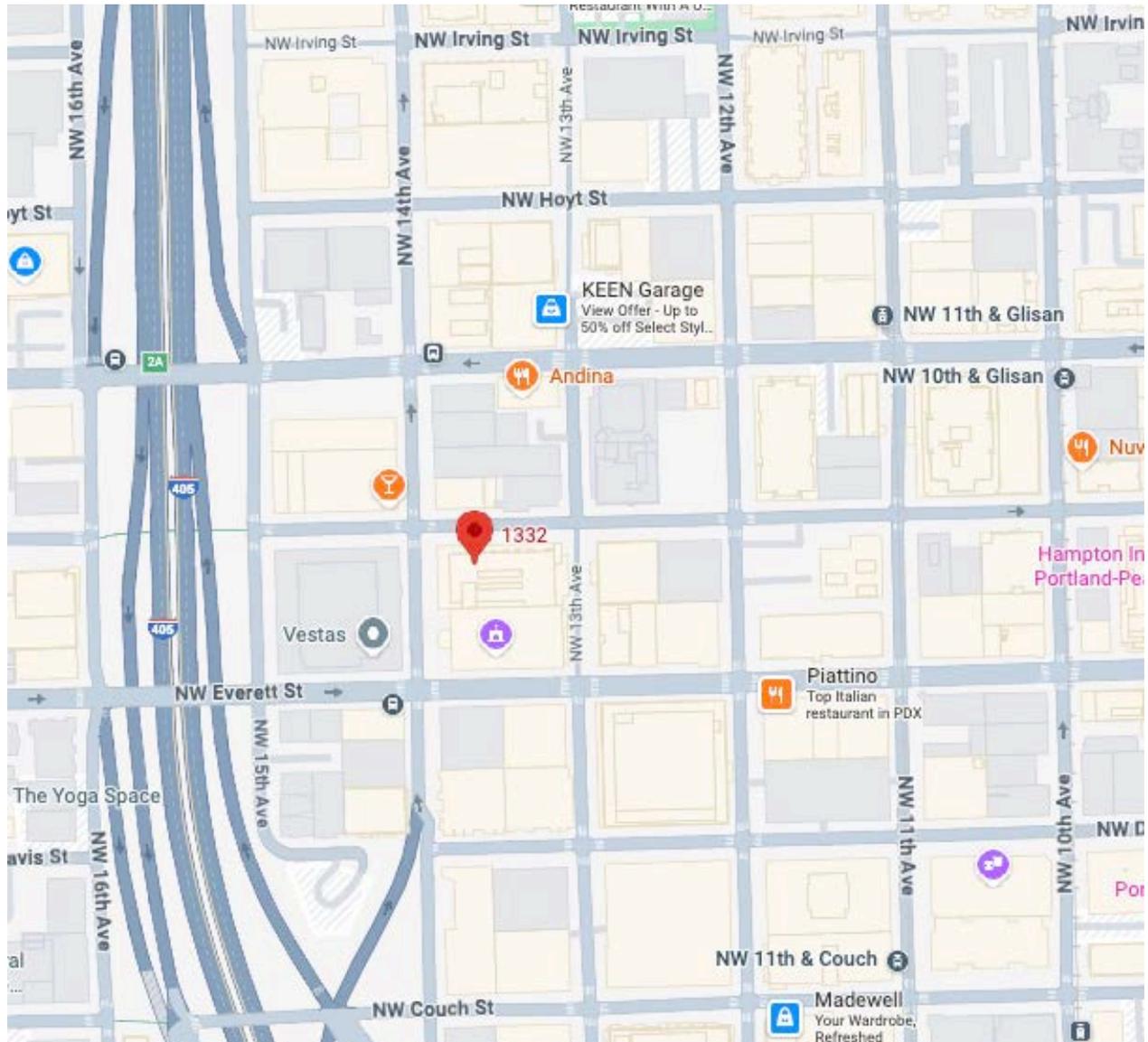


Housing Type



5 miles 2024 Housing Units

THE NEIGHBORHOOD



SHOP

Room and Board
Powell's City Of Books
Whole Foods Market
Lululemon
Patagonia
Dr. Marten's
Madewell
Williams Sonoma
Anthropologie
Canoe
West End Bikes

EAT

Nong's Khoa Man Gai
Jake's Famous Crawfish
10 Barrel Brewing
Masu Sushi
Khao San Pearl
Mediterranean Exploration
Janken
Colibri by Tamale Boy
Screen Door Pearl
Andina
Petunia's Pies and Pastries

PLAY

Crystal Ballroom
Portland Visitor Center
Living Room Theatre
Ground Control
Roseland Theatre
Pioneer Courthouse Square
Lan Su Chinese Garden
Portland Art Museum
Cycle Portland Bike Tours
Skeleton Key Odditorium
Union Station

STAY

McMenamin's Crystal Hotel
Mark Spencer Hotel
Hilton Canopy
Hampton Inn
The Benson Portland
Hotel deLuxe
Dossier Hotel
Ritz Carlton
Sentinel
Hyatt Centric
Moxy Portland

The information contained herein has been obtained from sources we deem reliable. All information should be verified prior to lease.