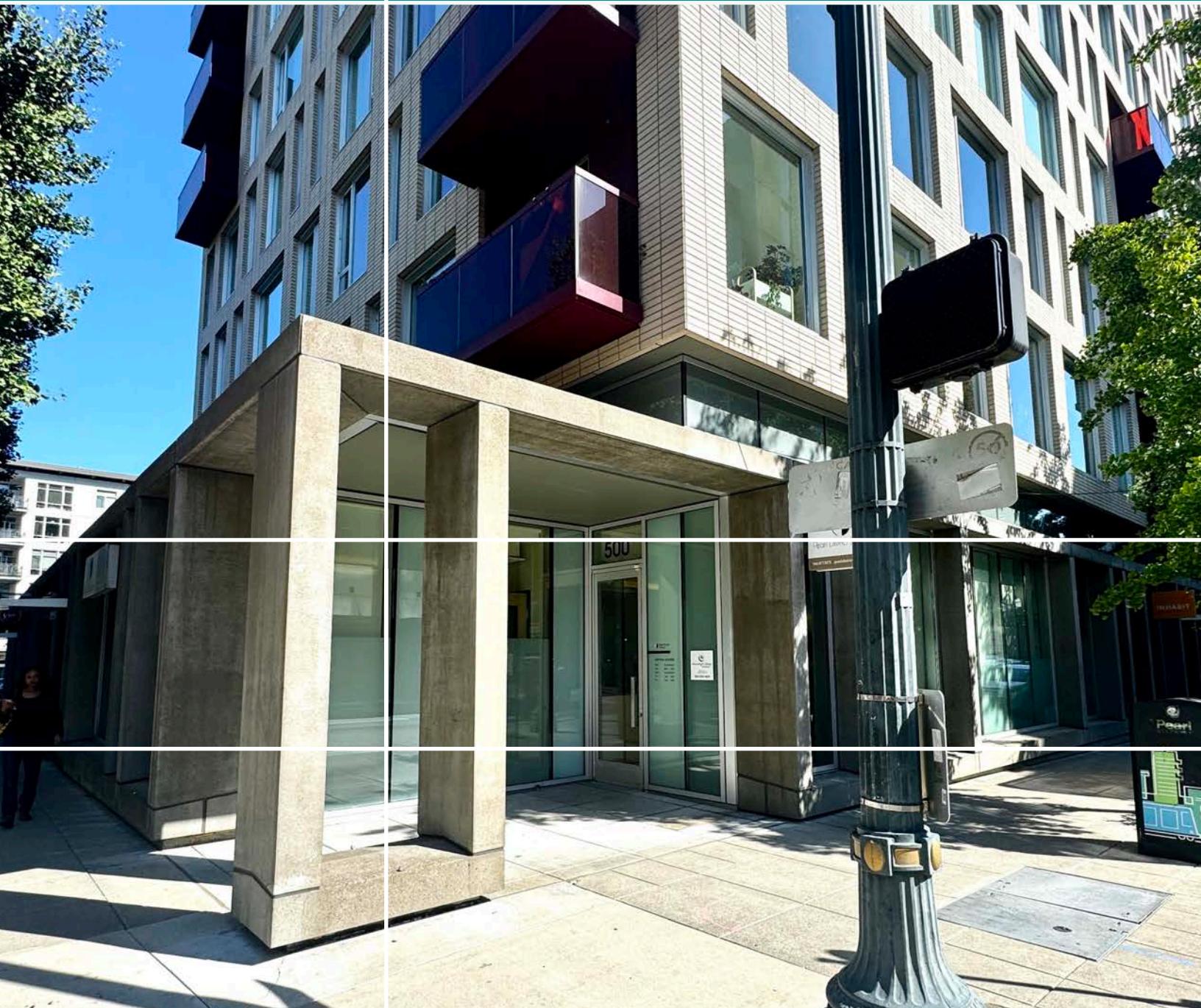


MEDICAL  
DENTAL

FOR LEASE



GROUND FLOOR DENTAL  
CLINIC IN THE 937  
500 NW 10th Ave. Unit 116B  
2,098 TOTAL SF  
Please call for pricing

Debbie Thomas | Broker  
Office: 503.226.2141  
Direct: 503.720.6335  
[deb@debbiethomas.com](mailto:deb@debbiethomas.com)

# THE BUILDING

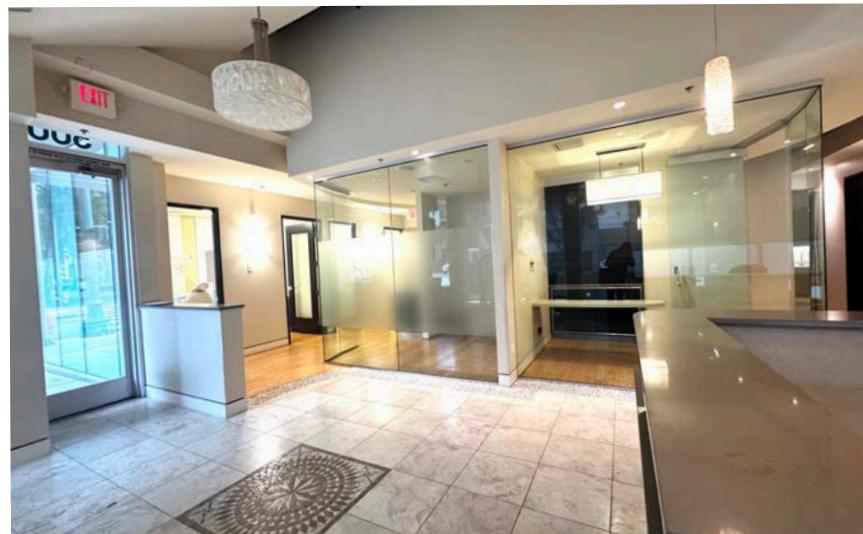


Stunning ground floor corner dental/medical space features a light and bright reception area, 4 treatment rooms, private office, break room and a spacious restroom. Large storefront windows and high ceilings provide excellent lighting and sight line for pedestrians and commuters alike in this highly travelled and desirable location.

Centrally located in Portland's thriving Pearl District, this space is just steps away from main bus lines, the Streetcar, and I-405 freeway access. Also conveniently close to some of Portland's most popular shops, restaurants, and entertainment, including Abba Coffee, Pho Van, Naturepedic Mattresses, Powell's Books, Verdun Chocolates, Arden Wine, Allora, Screen Door & Silk Road.

## Highlights:

- Busy Retail Space in the Pearl
- Ground Floor Window Line
- On Streetcar and Bus Line
- 4 Treatment Rooms
- Break Room, Storage Room
- X-Ray Area & Consultation Room
- Private Office with Bath
- Plentiful Custom Cabinetry
- ADA Restroom, Fully Sprinkled
- 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.

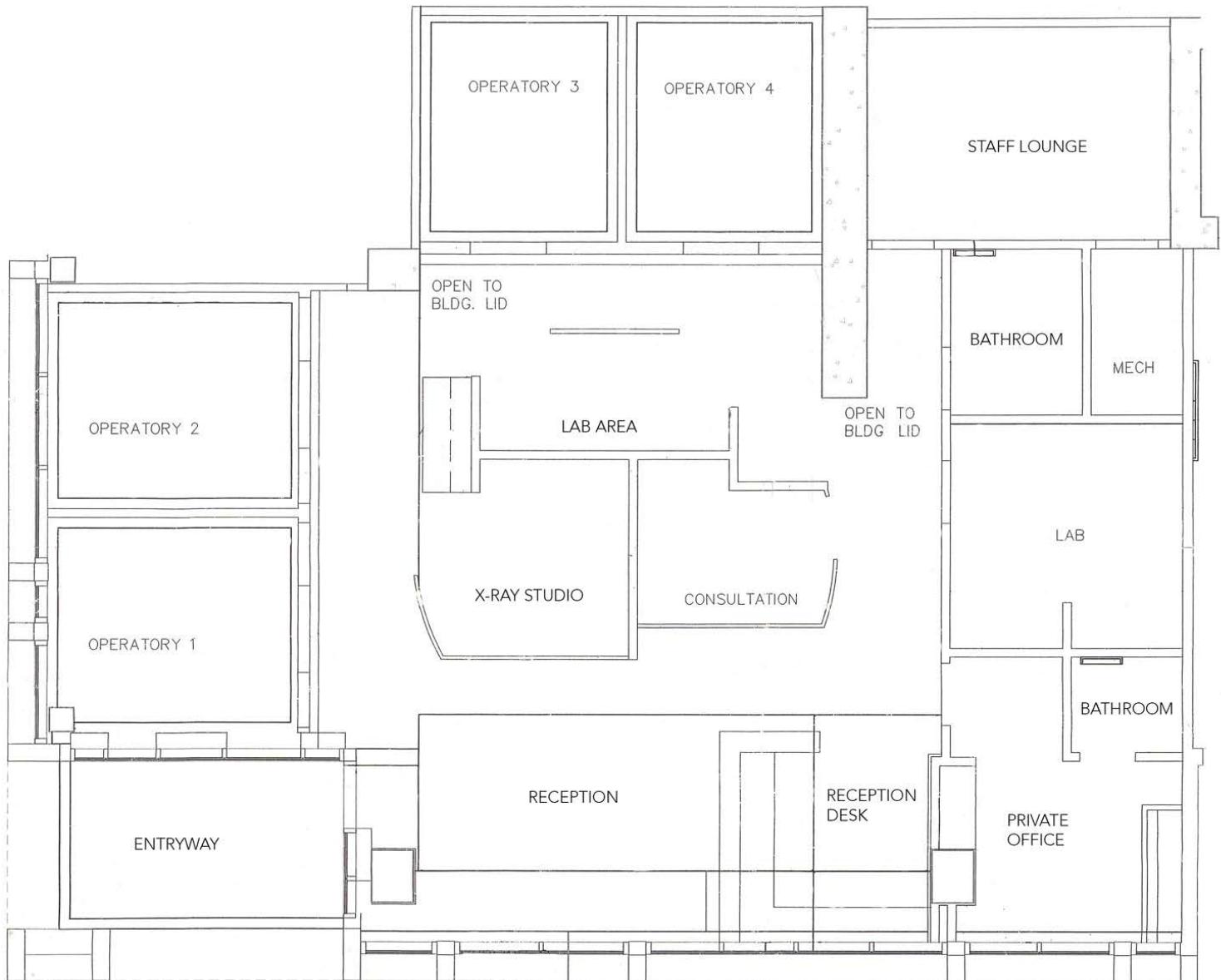


### Biker's Paradise

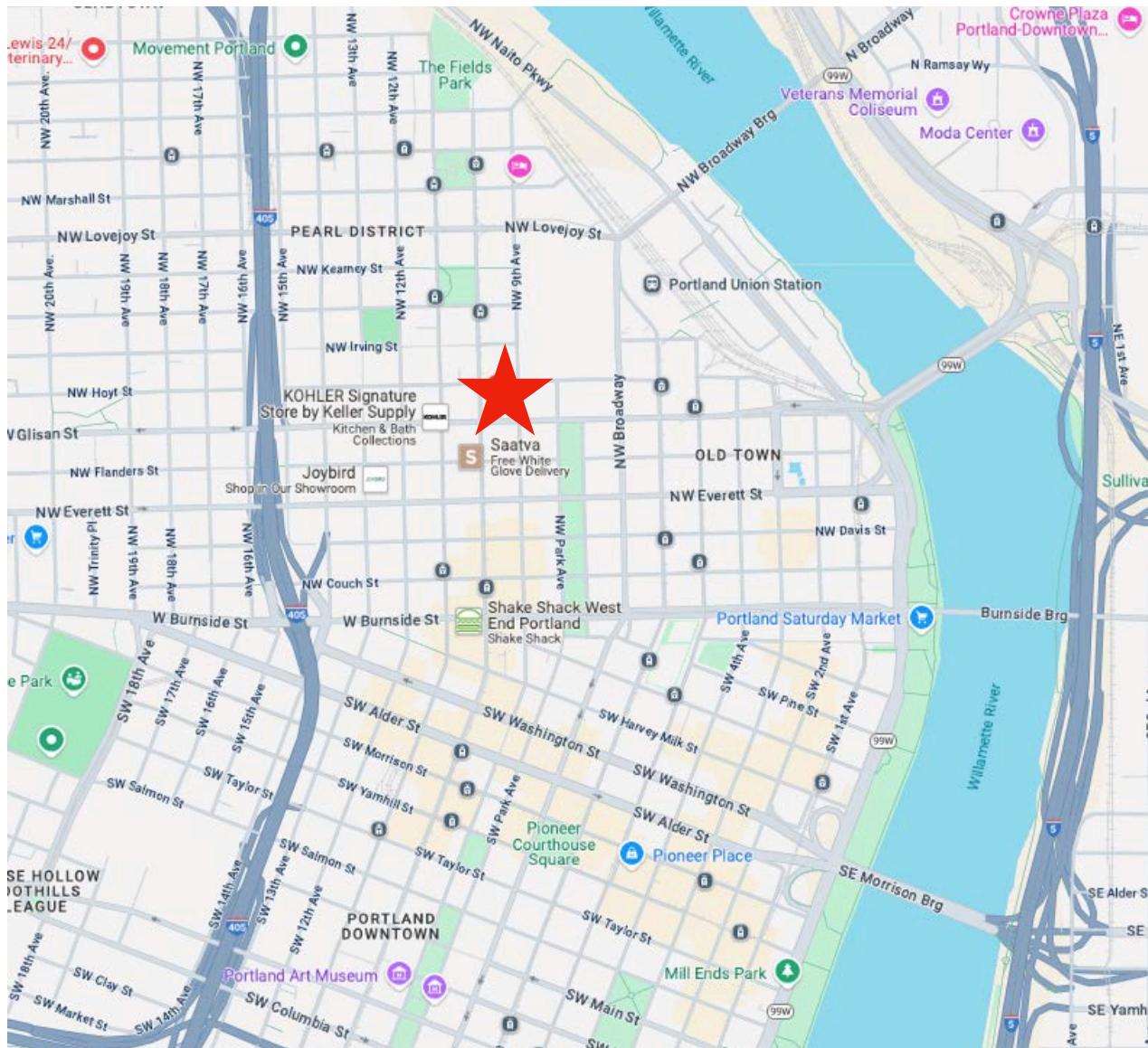
Daily errands can be accomplished on a bike.



# THE LAYOUT



# THE NEIGHBORHOOD



## SHOP

Naturepedic  
Joybird  
Powell's Books  
Anthropologie  
Lululemon  
West Elm  
EWF Modern  
Whole Foods  
Blick Art Supply  
Hive Furniture

## EAT

ABBA Coffee  
Hunt and Gather Deli  
Brix Tavern  
10 Barrel Brewing  
Screen Door  
Janken  
Deschutes Brewery  
Andina  
Umbria Caffe  
Allora

## PLAY

Mission Theatre  
North Park Blocks  
Jamison Square  
Crystal Ballroom  
Providence Park  
Classic Chinese Garden  
Portland Art Museum  
Ground Kontrol  
Fields Park  
Elizabeth Leach Gallery

## STAY

Canopy by Hilton  
Hampton Inn  
The Hoxton  
Residence Hotel  
Ace Hotel  
The Benson  
Crystal Hotel  
Ritz Carlton  
Kimpton Hotel Vintag  
The Benson

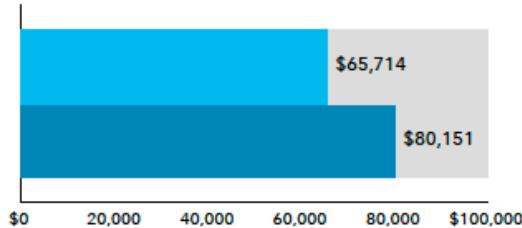
The information contained herein has been obtained from sources we deem reliable. All information should be verified prior to lease.

# DEMOGRAPHICS

## INCOME AND NET WORTH

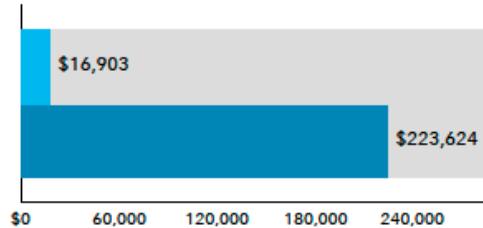
Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g, mortgages) or unsecured (credit cards) for this area.

MEDIAN HOUSEHOLD INCOME



Bars show comparison to Oregon ■

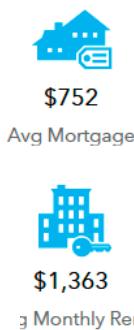
MEDIAN NET WORTH



Bars show comparison to Oregon ■

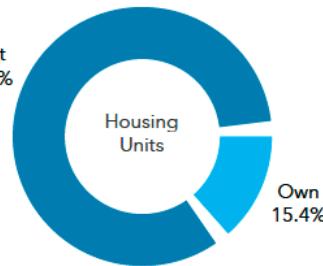
## HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).



**Actual Household Type:** Multi-Unit Rentals

**Median Home Value:** \$746,501



## KEY FACTS FOR THE AREA

**POPULATION:** 50,104

**HOUSEHOLDS:** 32,099

**AVERAGE SIZE HOUSEHOLD:** 1.46

**WEALTH INDEX:** 65

**HOUSING AFFORDABILITY:** 34

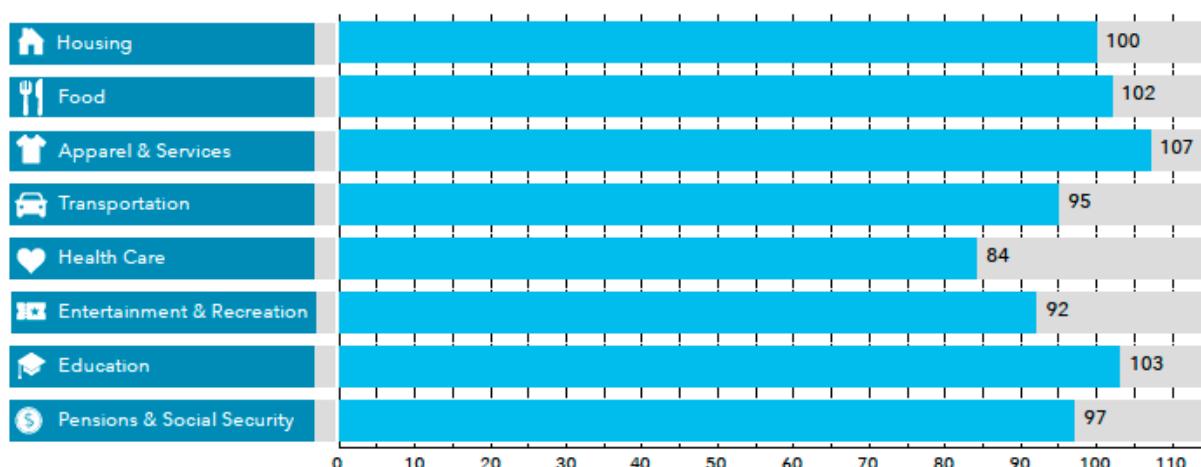
**DIVERSITY INDEX:** 58

**MEDIAN HOME VALUE:** \$746,501

**FORECASTED ANNUAL GROWTH:** 1.44%

## AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



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