FOR LEASE

10TH @ HOYT

PEARL DISTRICT CORNER END-CAPS!

AVAILABLE SPACE

- 600 NW 10th Avenue – **5,584 SF** (2nd generation retail)
- 630 NW 10th Avenue – **4,838 SF** (2nd generation office)
- 906 NW Irving Street – **1,659 SF** (2nd generation salon)

HIGHLIGHTS

- Mixed use project with 178 residential units above ground floor retail located in Central Pearl District.
- Three 2nd generation corner end-cap spaces available.
- Dedicated retail garage with off-street parking!
- Available now!

RENTAL RATE

Please call for details

TRAFFIC COUNTS

NW 9th Ave – 5,241 ADT ('22)

Walk Score 99 | Bike Score 99 | Transit Score 89

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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

10TH @ HOYT

PORTLAND, OR

NW Raleigh St

NW Quimby St

NW Pettygrove St

NW Overton St

NW Northrup St

NW Marshall St

NW Lovejoy 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

NW 15th Ave

NW 14th Ave

NW 13th Ave

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

NW Park Ave

NW 8th Ave

NW Broadway

NW Naito Pkwy

Broadway Bridge

VIBRANT!
93 UNITS
RECENTLY COMPLETED

BROADSTONE REVEAL
135 UNITS
RECENTLY COMPLETED

HOLDEN OF PEARL
110 UNITS
SENIOR LIVING
PROPOSED

VISTA PEARL
21 STORY CONDO
RECENTLY COMPLETED

THE FIELDS PARK

9 NORTH
9-STORY OFFICE & RETAIL
RECENTLY COMPLETED

FREEDOM CENTER

TANNER SPRINGS

PEARL WEST
9-STORY OFFICE AND RETAIL
RECENTLY COMPLETED

MODERA AKOYA
291 UNITS
RECENTLY COMPLETED

THE RODNEY
16-STORY, 230 UNITS
RECENTLY COMPLETED

JAMISON SQUARE

PEARL COURT

POST OFFICE REDEVELOPMENT
14 ACRES
PROPOSED

UNION STATION

LA PERLITA

LOW BROW LOUNGE

PNCA

DE NOCHE

NORTH PARK BLOCKS

GOSSAMER
12-STORY
204 UNITS

Pearl Parking Garage

AMARA APARTMENTS
17-STORY | 138 UNITS
COMPLETED

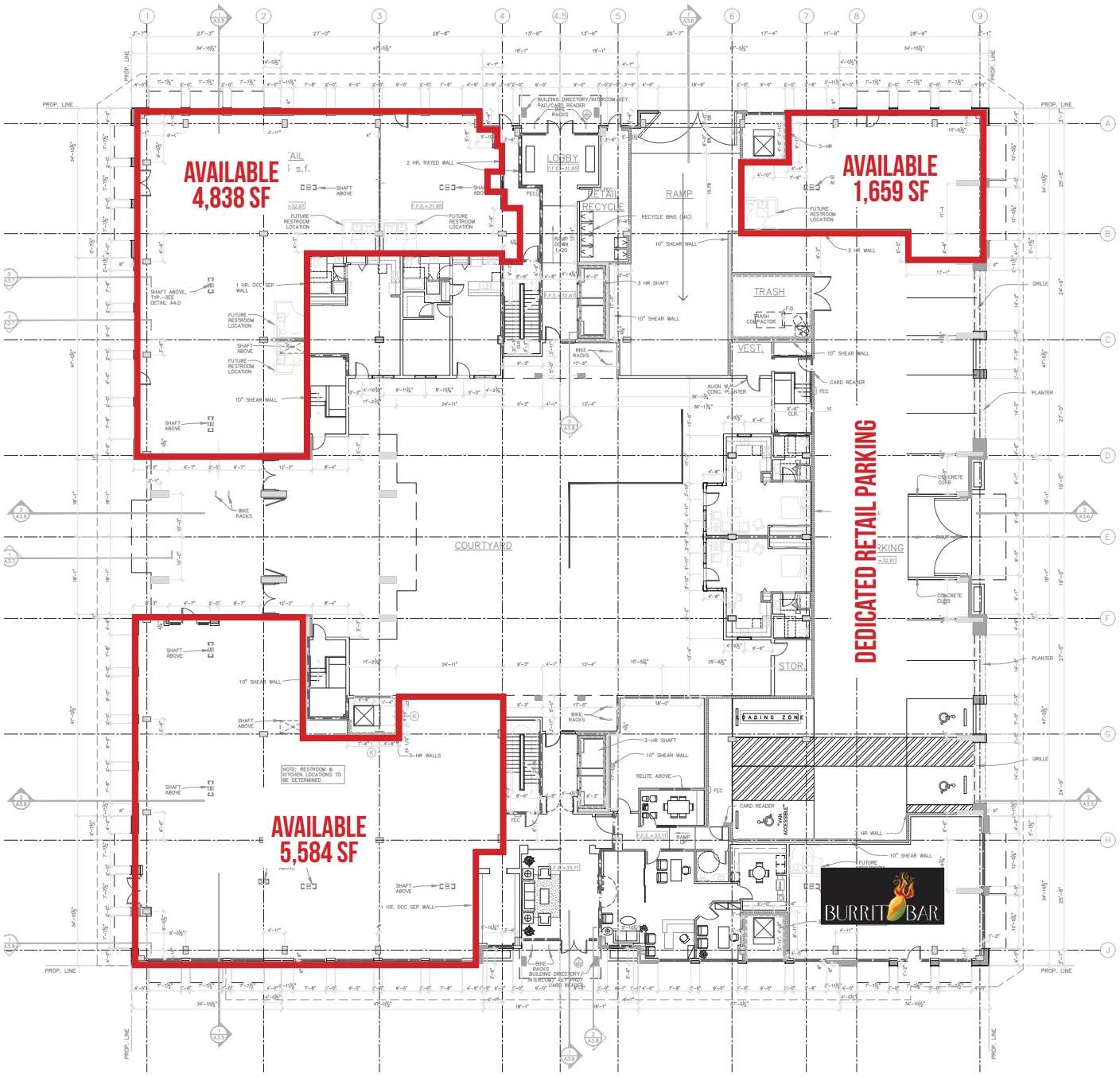
The Brewery Blocks

SITE PLAN – GROUND LEVEL

10TH @ HOYT

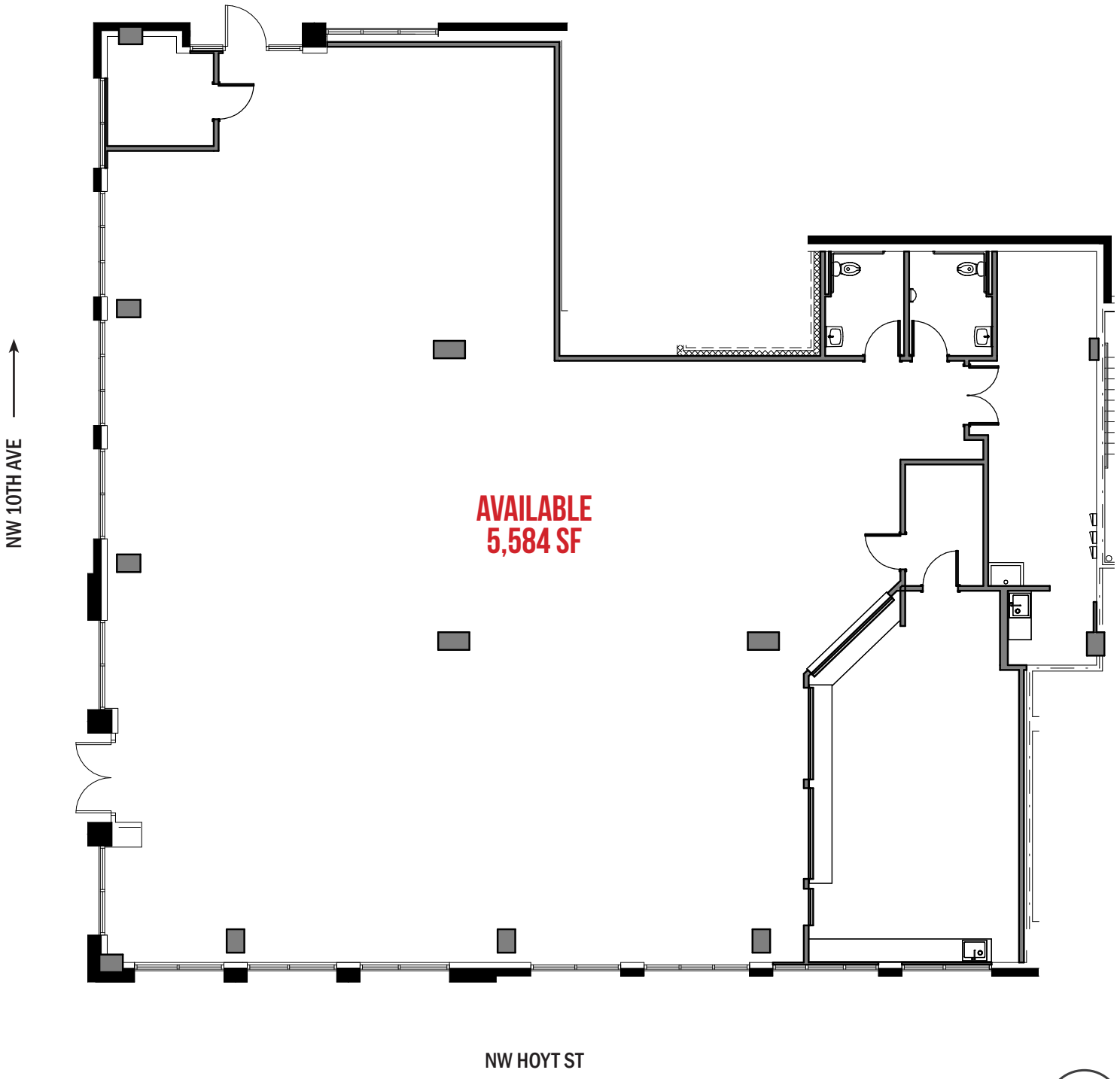
PORTLAND, OR

NW IRVING ST



FLOOR PLAN

600 NW 10TH AVE | 2ND GENERATION RETAIL



FLOOR PLAN – OFFICE

630 NW 10TH AVE | 2ND GENERATION OFFICE

NW IRVING ST

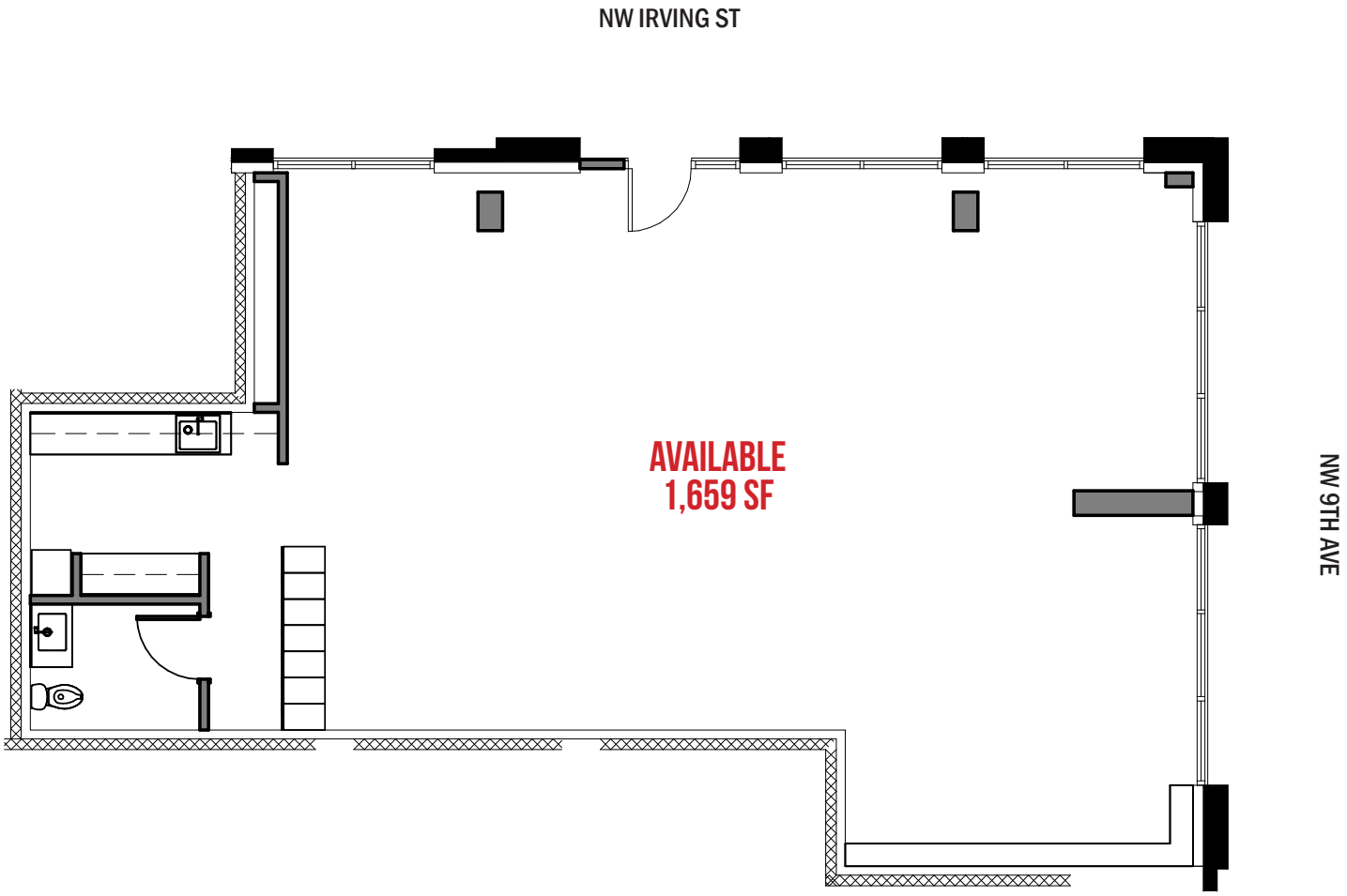
NW 10TH AVE

AVAILABLE
4,838 SF

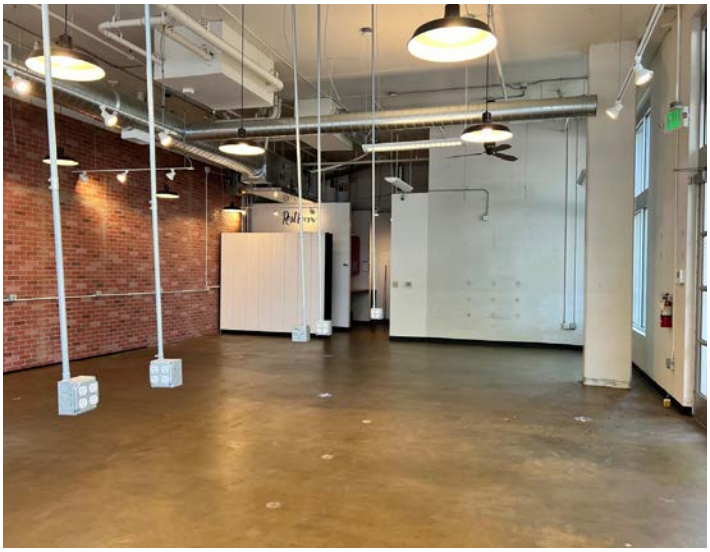
PHOTOS – 630 NW 10TH AVE

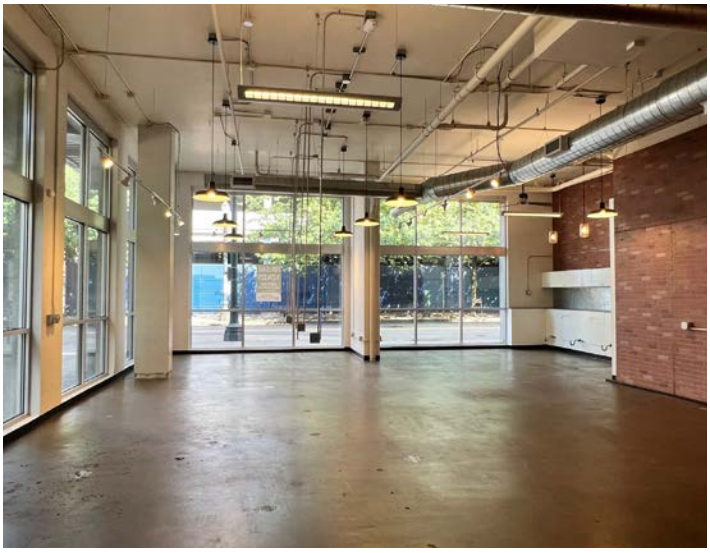
FLOOR PLAN – SALON

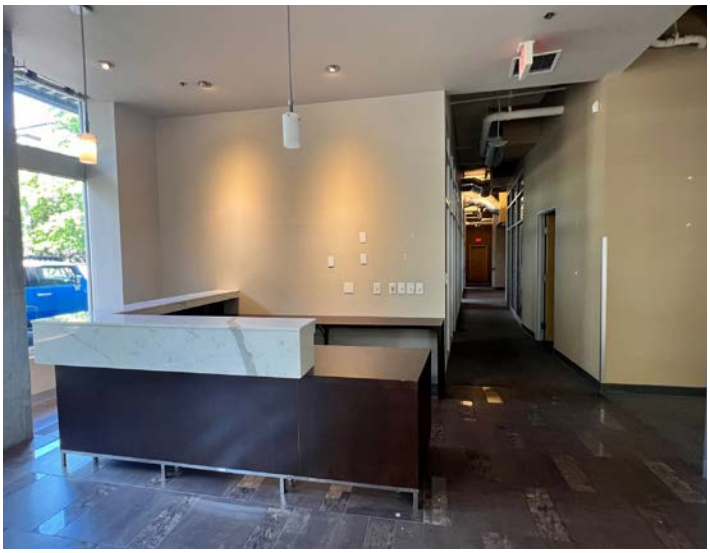
906 NW IRVING ST | 2ND GENERATION SALON



PHOTOS – 906 NW IRVING ST





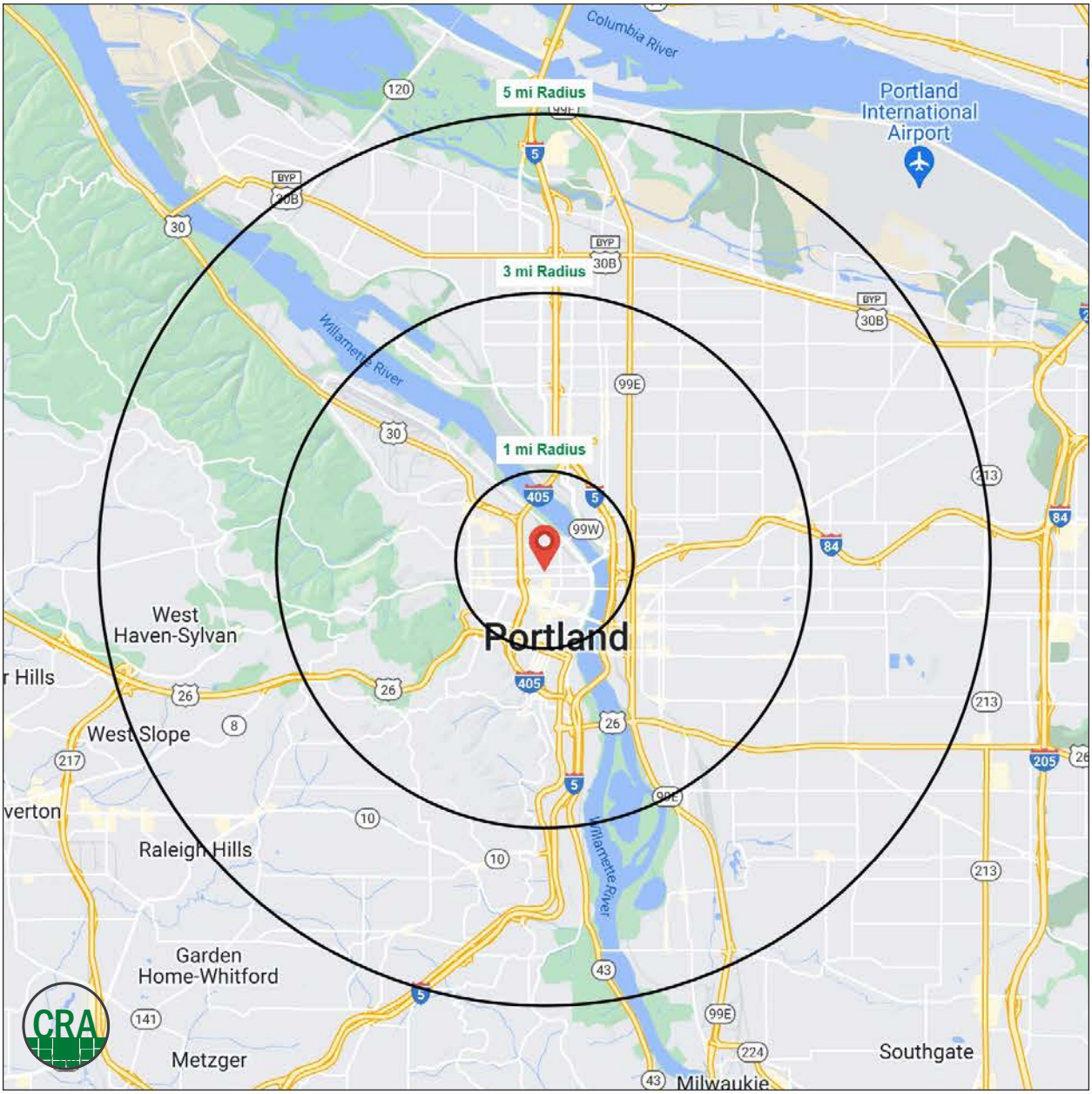


DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2024)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	46,247	191,030	423,602
Estimated Households	31,736	103,876	204,932
Average HH Income	$103,547	$136,728	$146,074
Median Home Value	$577,723	$618,527	$594,180
Daytime Demographics 16+	114,415	265,7322	420,213
Some College or Higher	84.8%	87.9%	86.2%

38.9
Median Age
1 MILE RADIUS

$103,547
Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

Lat/Lon: 45.5275/-122.681

600 NW 10th Ave Portland, OR 97209	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	46,247	191,030	423,602
2028 Projected Population	45,261	188,165	408,535
2020 Census Population	43,466	187,762	428,410
2010 Census Population	32,605	153,184	373,352
Projected Annual Growth 2023 to 2028	-0.4%	-0.3%	-0.7%
Historical Annual Growth 2010 to 2023	3.2%	1.9%	1.0%
2023 Median Age	38.9	38.1	38.6
Households			
2023 Estimated Households	31,736	103,876	204,932
2028 Projected Households	32,373	106,747	205,612
2020 Census Households	28,832	97,638	199,924
2010 Census Households	21,095	77,531	171,409
Projected Annual Growth 2023 to 2028	0.4%	0.6%	-
Historical Annual Growth 2010 to 2023	3.9%	2.6%	1.5%
Race and Ethnicity			
2023 Estimated White	73.9%	75.4%	74.5%
2023 Estimated Black or African American	5.5%	6.4%	6.0%
2023 Estimated Asian or Pacific Islander	8.5%	6.9%	7.8%
2023 Estimated American Indian or Native Alaskan	0.9%	0.7%	0.7%
2023 Estimated Other Races	11.2%	10.5%	10.9%
2023 Estimated Hispanic	13.3%	10.1%	10.2%
Income			
2023 Estimated Average Household Income	$103,547	$136,728	$146,074
2023 Estimated Median Household Income	$82,852	$101,994	$105,379
2023 Estimated Per Capita Income	$72,140	$74,814	$71,052
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.2%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	2.7%	1.7%	2.1%
2023 Estimated High School Graduate	10.9%	9.2%	10.0%
2023 Estimated Some College	17.2%	15.4%	16.7%
2023 Estimated Associates Degree Only	4.9%	4.7%	5.4%
2023 Estimated Bachelors Degree Only	36.0%	39.1%	37.3%
2023 Estimated Graduate Degree	26.8%	28.6%	26.8%
Business			
2023 Estimated Total Businesses	8,911	22,849	36,794
2023 Estimated Total Employees	99,214	215,523	307,364
2023 Estimated Employee Population per Business	11.1	9.4	8.4
2023 Estimated Residential Population per Business	5.2	8.4	11.5

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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**

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