



FOR LEASE



PEARL DISTRICT RETAIL BUILDING

2nd-Generation Retail Building

±4,848 SF | \$15 psf + NNN

1001 NW 14th Ave, Portland, OR 97209

- Prominent Headquarter or Flagship Opportunity
- Great Visibility at Signaled Corner
- Lots of Glass and Opportunity for Wide Open Space
- Secure Outdoor Area
- Potential to Separate or Sublease Approximately 930 SF
- Stand-alone Building Located in the Pearl District
- Easy Access to I-405 and Hwy 30

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	1001 NW 14th Ave, Portland, OR 97209
Available Space	±4,848 SF
Lease Rate	\$15 psf + NNN
Use Type	Retail, Service
Availability	Immediately
Space Condition	Light Demo Needed

Location Features

- Rare stand-alone Building in the Pearl District
- Central Employment Zoning (EX) Allows for a Variety of Uses
- The Walk Score® for this location is 99 making it a "Walker's Paradise"
- Signalized Intersection
- Public Parking across the Street
- Located one block from the NW 13th & Lovejoy Light Rail Station served by the Portland Streetcar North | South (NS) Line, which connects Portland's Northwest District, Pearl District, downtown, Portland State University (PSU), and South Waterfront.

Nearby Highlights

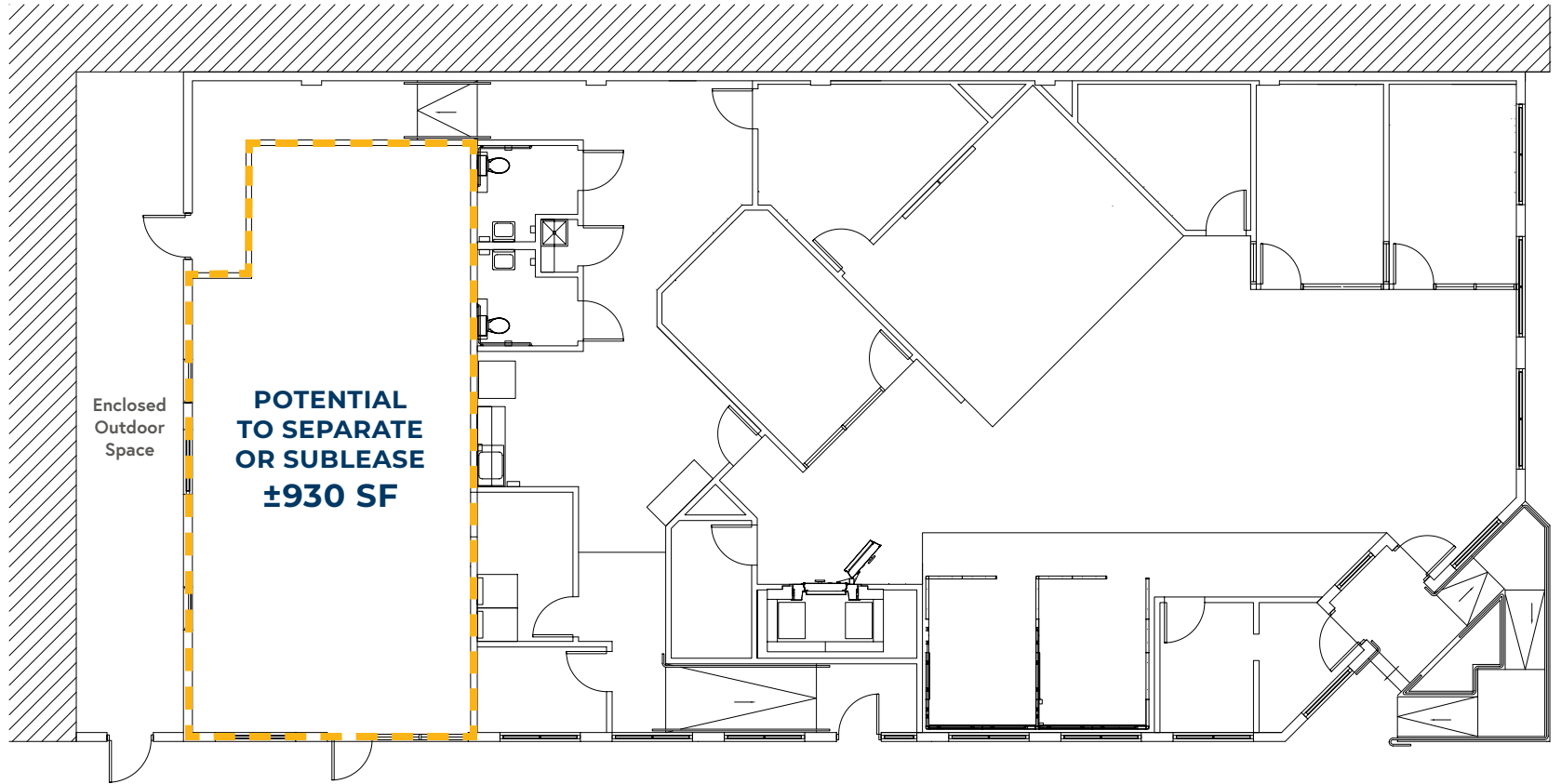
- Safeway
- Jojo
- Nossa Familia Coffee
- Chipotle
- Erath Winery Tasting Room
- Sisters Coffee Company
- LA Fitness
- The Fields Bar and Grill
- Tea Bar NW
- Carlita's Tacos
- Can Font Tapas
- Kure Superfood Cafe
- Piazza Italia
- Paymaster Lounge
- The Tripple Lindy
- Irving Street Tapas
- 24 Hour Fitness
- Two Zone Chicken



FLOOR PLAN

FLOOR PLAN

TOTAL SPACE
±4,848 SF



Enclosed
Outdoor
Space

**POTENTIAL
TO SEPARATE
OR SUBLEASE
±930 SF**

NW 14TH AVE

This drawing is not to scale and is for illustrative purposes only.

NW LOVEJOY ST

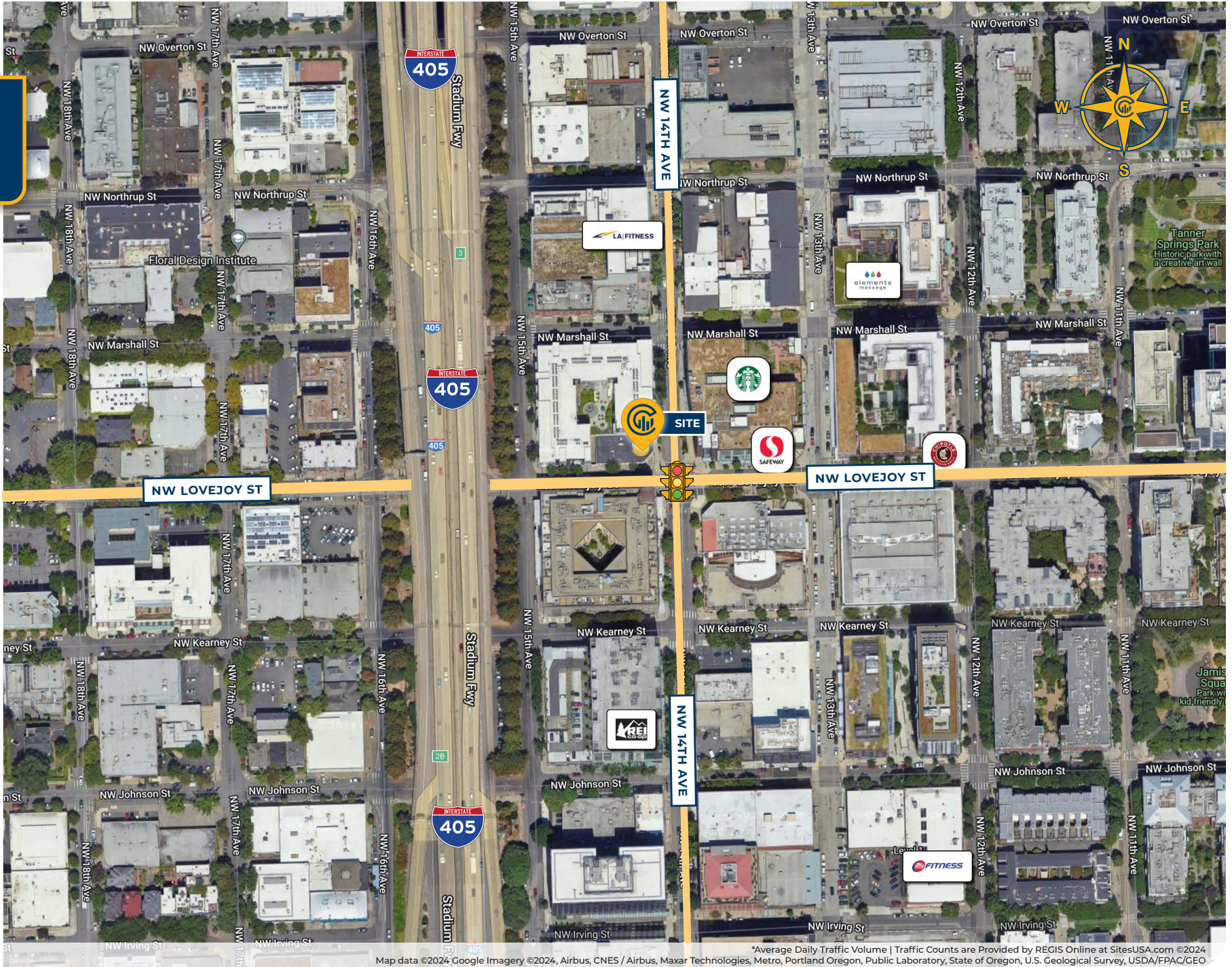


INTERIOR PHOTOS



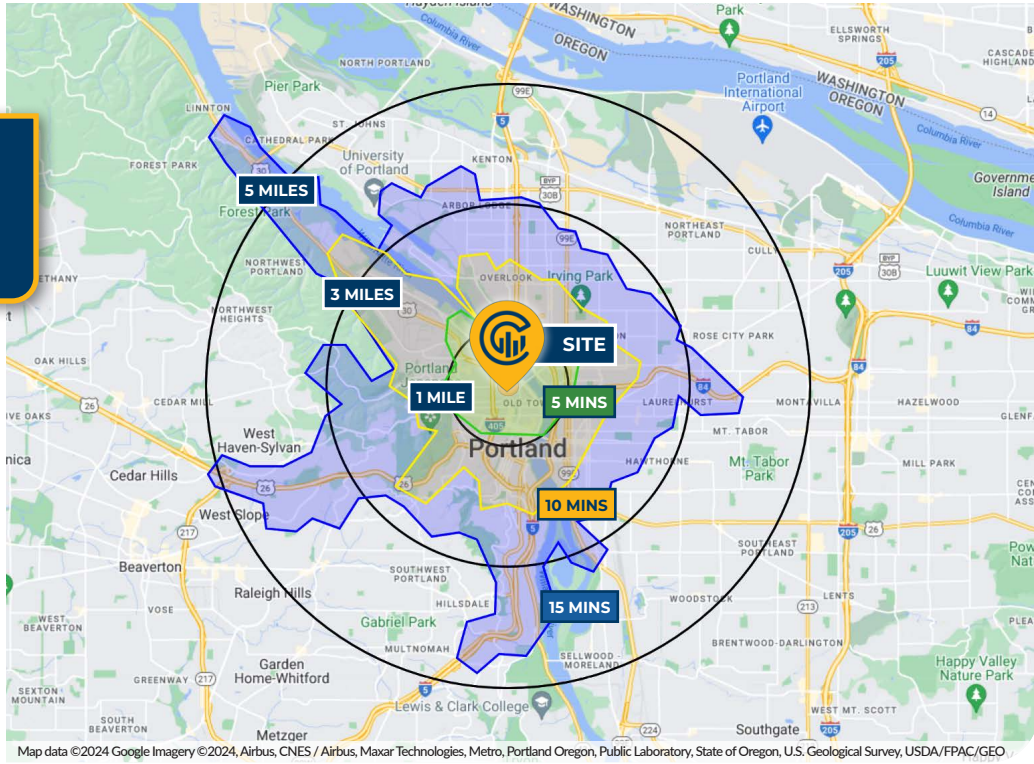


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	42,387	191,169	417,300
2029 Projected Population	43,625	191,813	410,924
2020 Census Population	38,567	188,828	421,660
2010 Census Population	28,420	154,147	367,097
Projected Annual Growth 2024 to 2029	0.6%	-	-0.3%
Historical Annual Growth 2010 to 2024	3.5%	1.7%	1.0%
Households & Income			
2024 Estimated Households	28,126	103,254	201,224
2024 Est. Average HH Income	\$118,604	\$140,348	\$143,518
2024 Est. Median HH Income	\$77,373	\$101,103	\$106,467
2024 Est. Per Capita Income	\$79,588	\$76,225	\$69,545
Businesses			
2024 Est. Total Businesses	7,868	22,663	36,593
2024 Est. Total Employees	84,644	216,191	308,662

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

Neighborhood Scores

99

Walk Score®
"Walker's Paradise"

99

Bike Score®
"Biker's Paradise"

86

Transit Score®
"Excellent Transit"

Ratings provided by <https://www.walkscore.com>

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