



FOR LEASE



THE GOSSAMER RETAIL

1st-Generation Retail / Service Space

1,915 SF | \$38 psf + NNN

255 NW 10th Ave, Portland, OR 97209

- Ground-Floor Retail Space Available
- Seeking Retail, Service, and Medical Uses
- Large Windows - NW Everett St and NW 11th Ave
- Signage Opportunities

MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR

503-222-1195 | mrozakis@capacitycommercial.com



PROPERTY SUMMARY



PROPERTY DETAILS	
Address	255 NW 10th Ave, Portland, OR 97209
Available Space	1,915 SF
N° of Suites Available	1 Suite
Lease Rate	\$38 psf + NNN
Use Type	Retail, Service
Space Condition	Retail 3 - Vanilla Shell

SPACE	SIZE	USE TYPE	RATE	AVAILABLE
Retail 3	1,915 SF	Retail / Service	\$38 psf + NNN	Now

Location Features

- Heart of the Pearl District with Great Visibility on NW Everett St. & NW 11th Ave. with Nearby Restaurants and Retail Highlights
- Close to I-405, TriMet Bus Lines, and Portland Streetcar
- Located North of the Brewery Blocks with Boutique Retailers and Restaurants

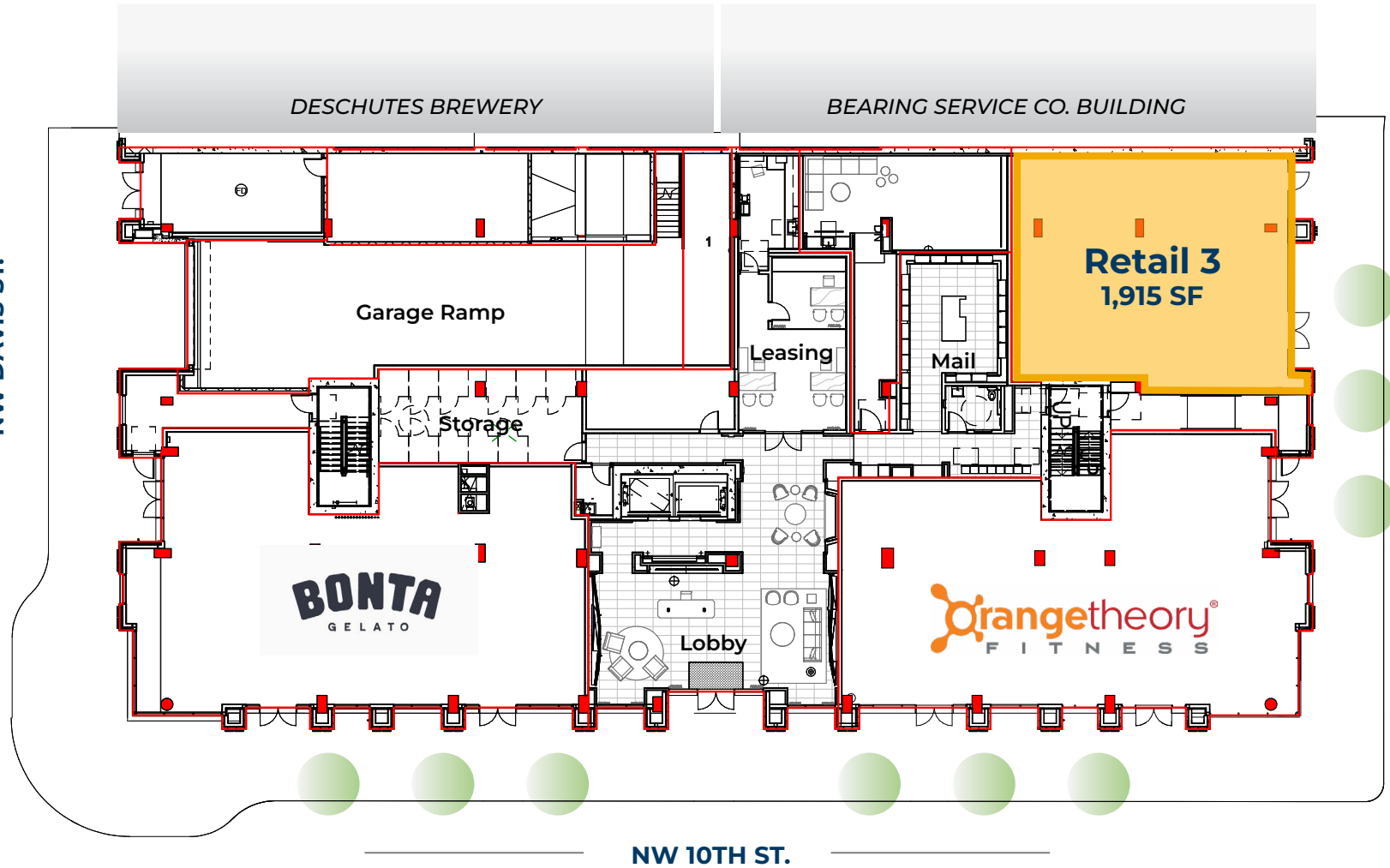
Nearby Highlights

- 10 Barrel Brewing
- Khao San
- Andina
- Sherwin Williams
- KEEN Garage
- Barista
- Brix Tavern
- CENTRL Office Pearl
- Mud Bay
- Chown Hardware
- Pearl ACE
- BASCO
- West Elm
- KOHLER
- Verde Cocina
- Fjallraven
- Secret Cove
- The North Face
- Whole Foods Market



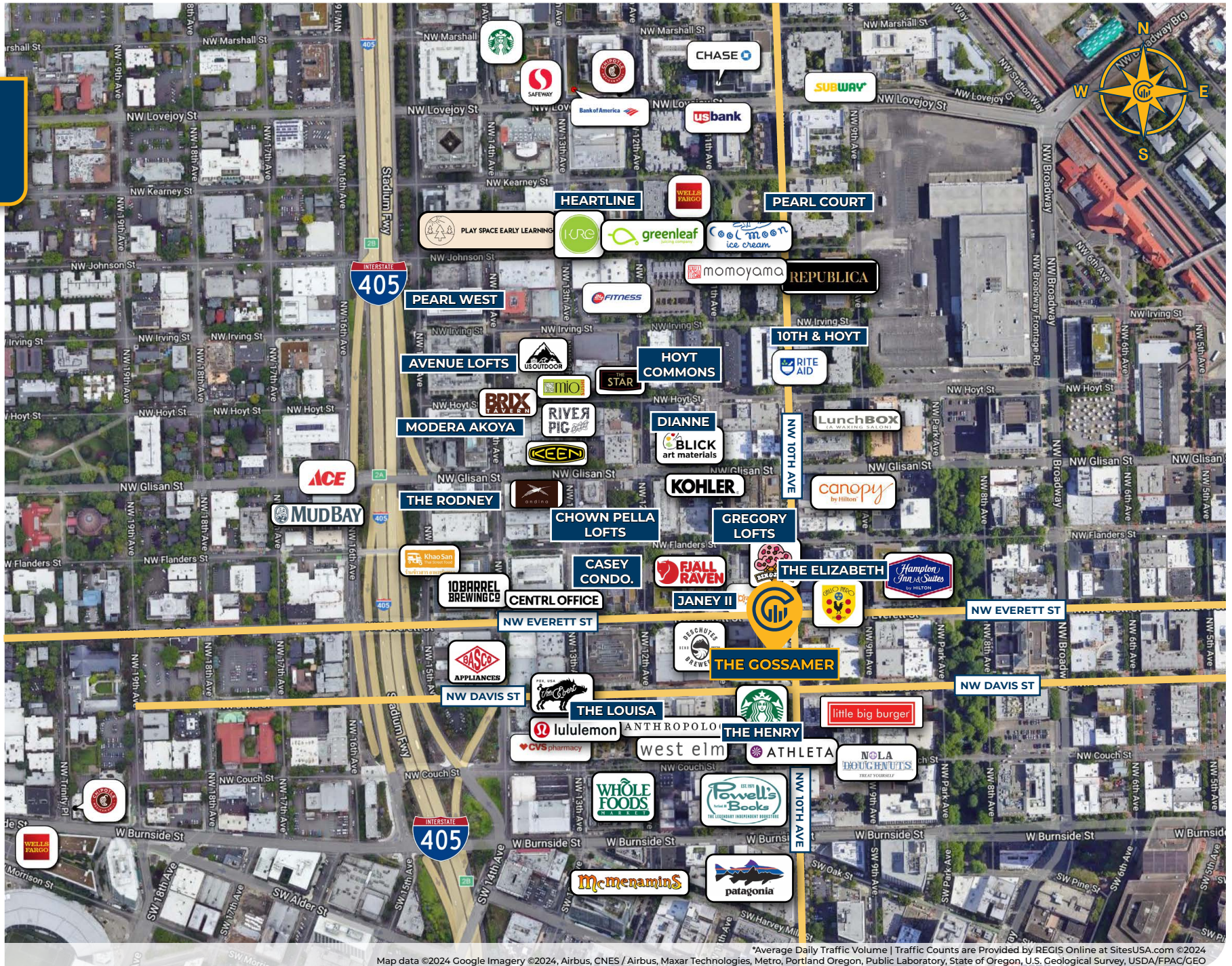
FLOOR PLAN

NW DAVIS ST.





LOCAL AERIAL MAP

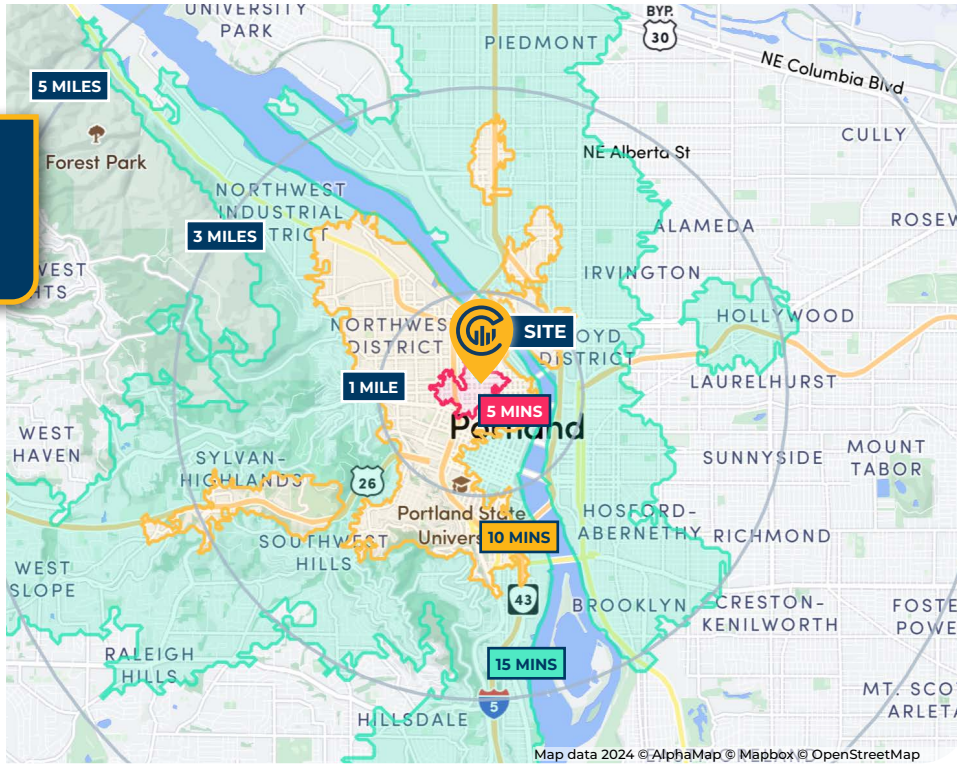


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*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	49,156	188,149	426,935
2029 Projected Population	50,159	188,085	420,104
2020 Census Population	44,691	185,941	431,260
2010 Census Population	34,568	151,338	376,034
Projected Annual Growth 2024 to 2029	0.4%	-	-0.3%
Historical Annual Growth 2010 to 2024	3.0%	1.7%	1.0%
Households & Income			
2024 Estimated Households	32,711	102,170	205,581
2024 Est. Average HH Income	\$114,256	\$141,840	\$144,494
2024 Est. Median HH Income	\$75,852	\$101,949	\$107,075
2024 Est. Per Capita Income	\$76,854	\$77,450	\$69,915
Businesses			
2024 Est. Total Businesses	9,009	22,808	37,138
2024 Est. Total Employees	102,695	216,580	308,615

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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TIGER Geography - RS1

Neighborhood Scores


100

Walk Score®
"Walker's Paradise"


97

Bike Score®
"Biker's Paradise"


92

Transit Score®
"Rider's Paradise"

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

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