

COMMERCIAL
RETAIL

FOR LEASE



Debbie Thomas | **Broker**
Office: 503.226.2141
Direct: 503.720.6335
deb@debbiethomas.com

PRIME PEARL RETAIL
1230 NW Hoyt St. Suite A
1,314 SF

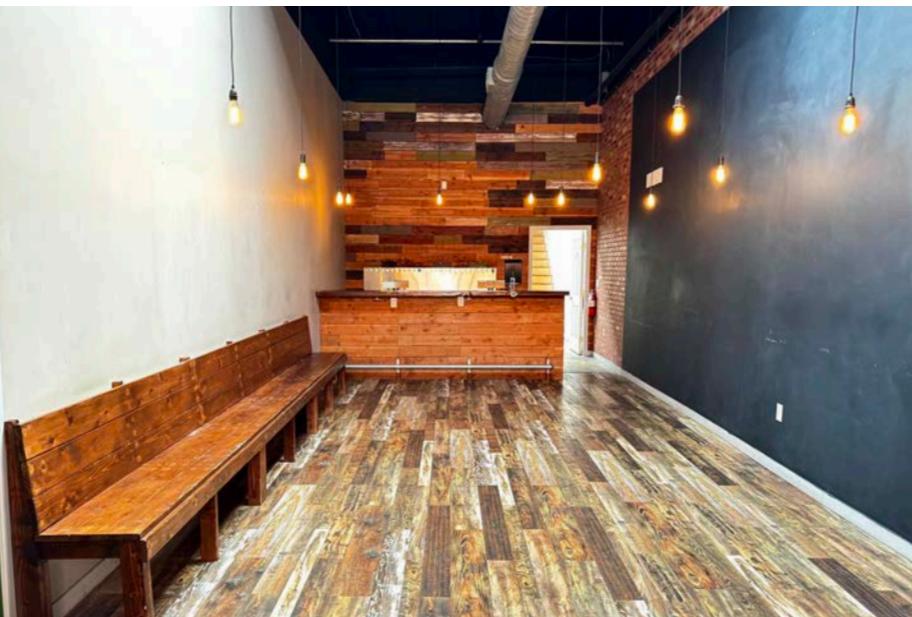
Please call for pricing

THEBUILDING



Located in downtown's art-filled Pearl District, this ground floor retail space features a plug-and-play 2nd generation tap room, offering a seamless transition for new tenants to step in and start pouring! This quality, versatile space is well equipped with a bar/prep space and grease trap for serving beverages and light bites, as well as a private, upstairs office with bath.

Across from Keen and just blocks from Andina, Silk Road and Powells Books, this highly visible space is right in the sweet spot of the Streetcar, Max, public transit, boutiques, restaurants, entertainment, and right next door to a new 10K SF food and beverage spot that will be opening soon!



Highlights:

- Ground Floor Retail in The Pearl
- High Foot & Commuter Traffic
- Fully Equipped for a Tap Room
- Under Counter Coolers
- Multiple Rotating Taps
- Grease Trap, Dishwasher
- Office with Bath and Shower
- 15+ Ft Ceilings with Skylights
- Sprinkled
- Easy Access to I-405, Broadway Bridge, Shopping, Dining, etc.
- Near Streetcar Line



Walker's Paradise

Daily errands do not require a car.



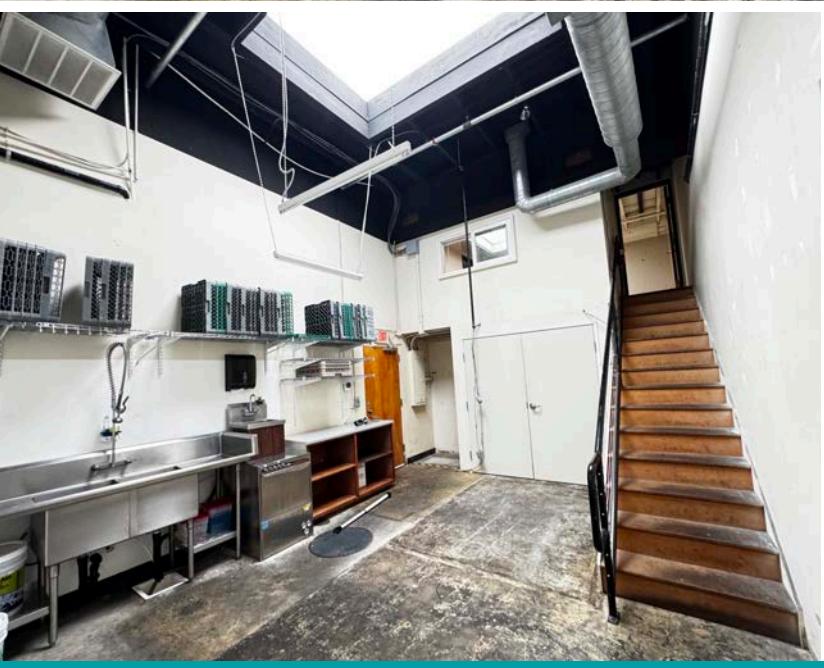
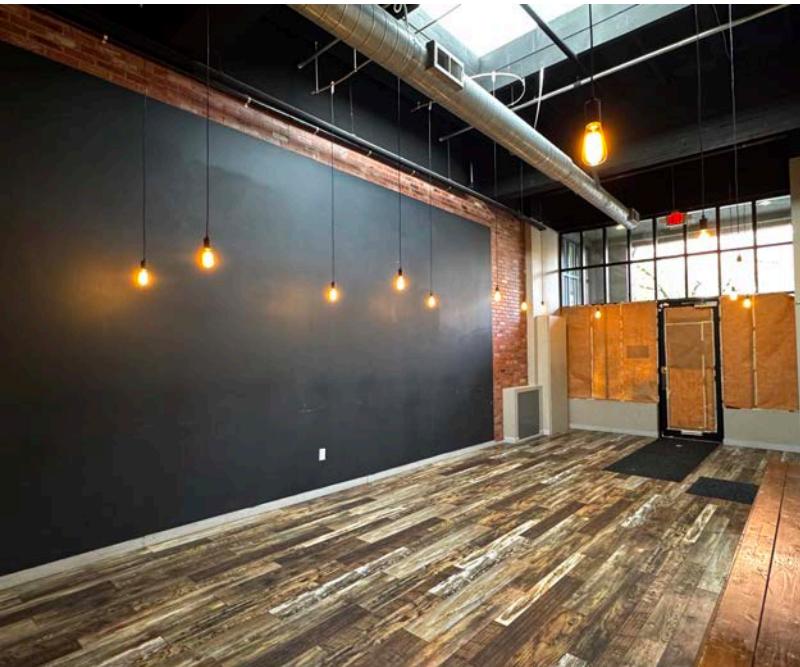
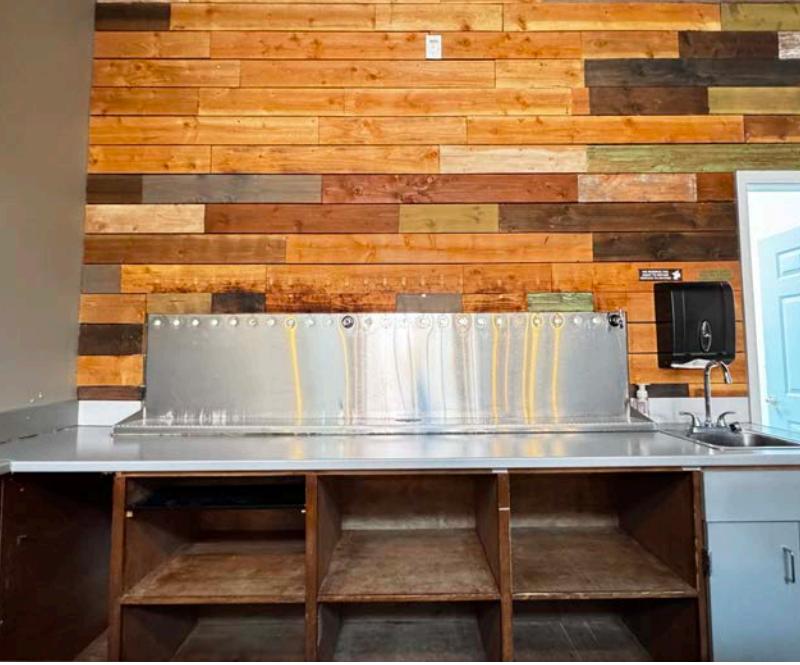
Rider's Paradise

World-class public transportation.

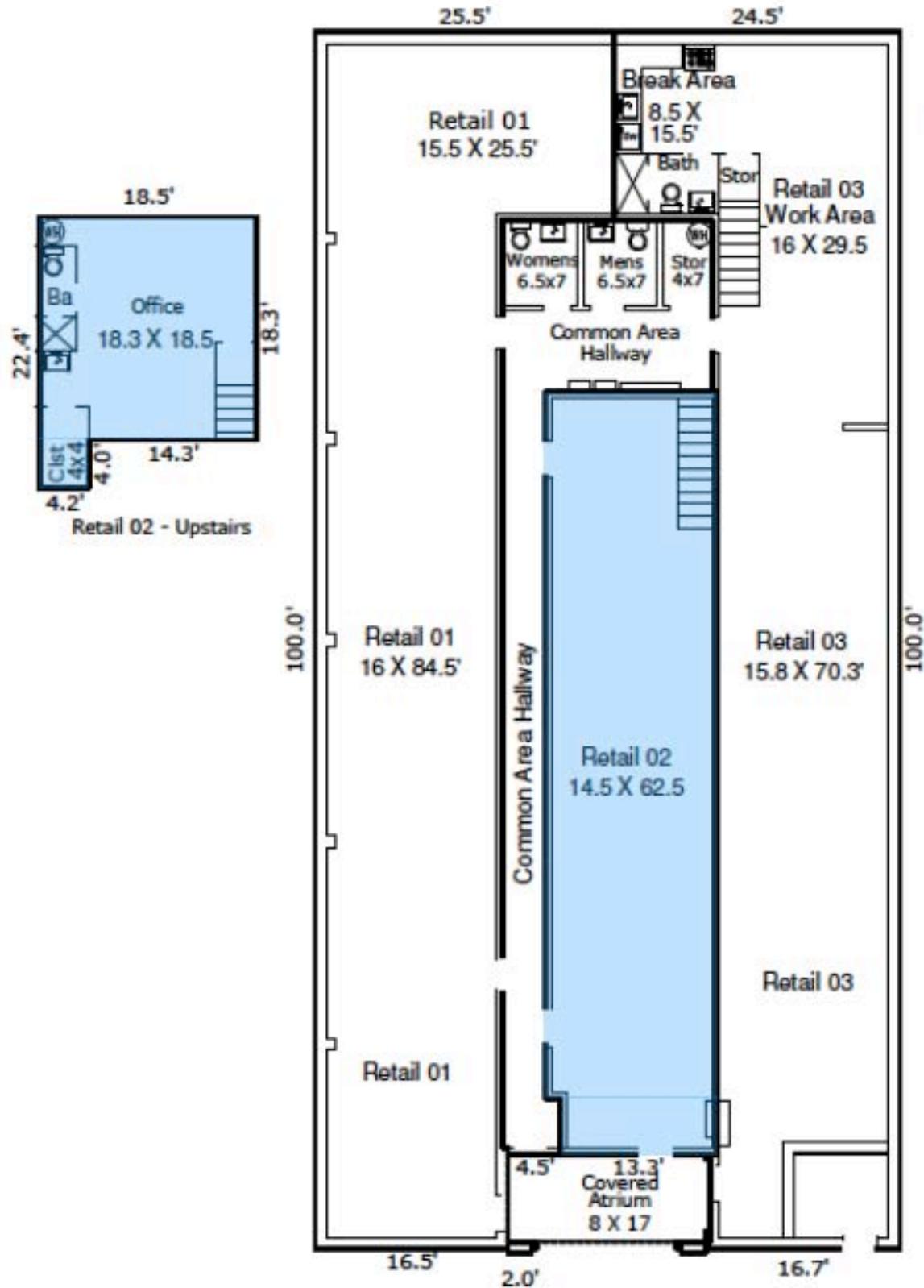


Biker's Paradise

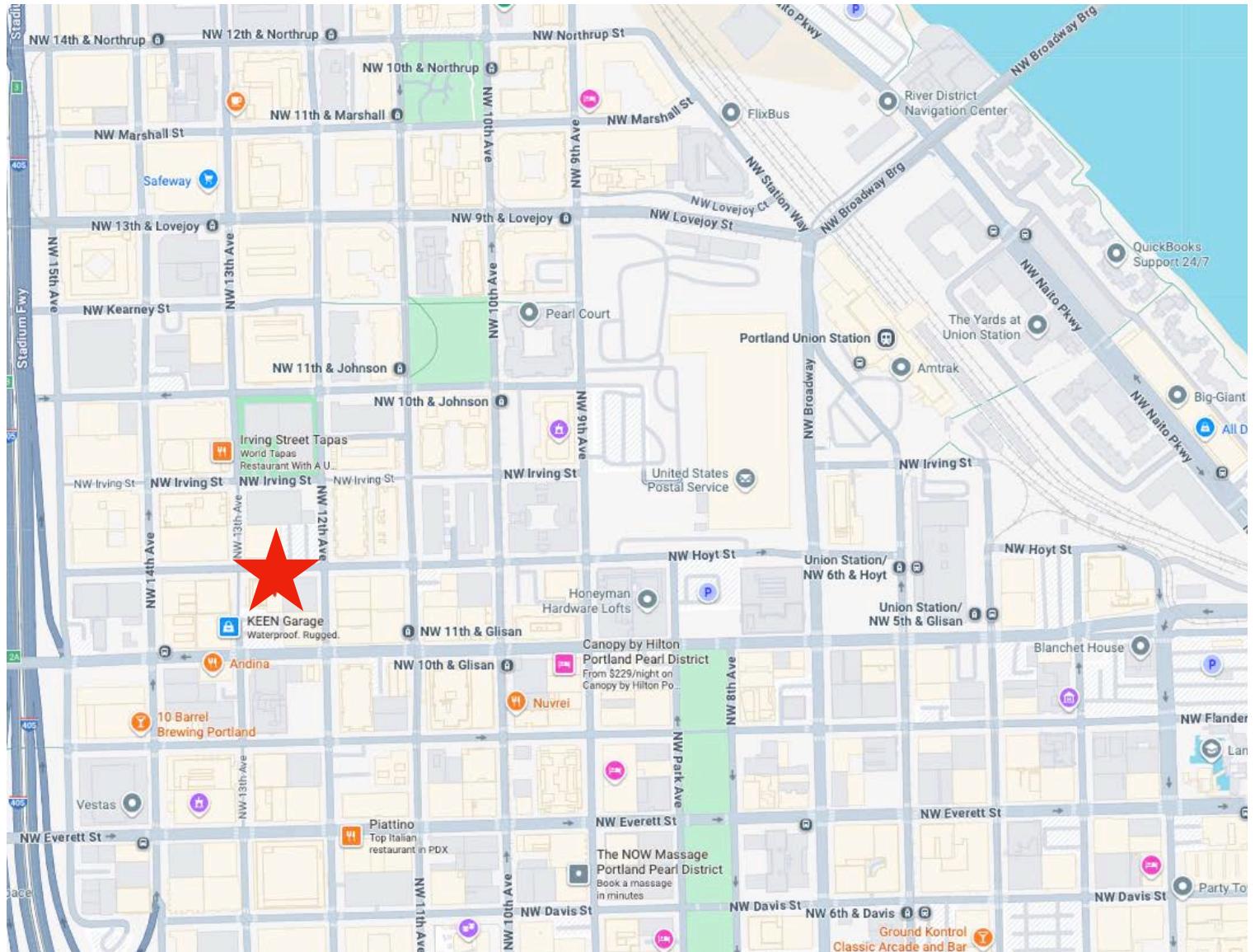
Daily errands can be accomplished on a bike.



THE LAYOUT



THE NEIGHBORHOOD



SHOP

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

EAT

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

PLAY

Mission Theatre
Laura Sydney Gallery
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

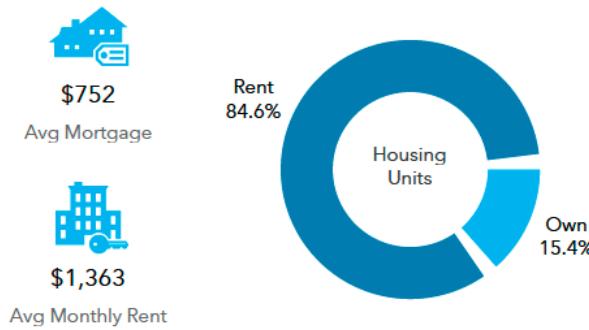
INCOME AND NET WORTH

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



HOUSING

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



Typical 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.

