

— FOR LEASE —

# 10TH & DAVIS

## PRIME PEARL DISTRICT RETAIL LOCATION



**POWELL'S**  
CITY OF BOOKS

*Madewell*  
SINCE 1997



west elm

 lululemon



### ADDRESS

935 NW Davis St, Portland, OR 97209

### AVAILABLE SPACE

5,000 SF ground floor plus mezzanine. Can be demised to 2,500 SF.

### RENTAL RATE

\$32.00 SF/YR NNN. NNN's approx. \$10.00 SF/YR

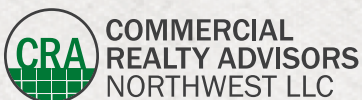
### TRAFFIC COUNTS

NW 10th Avenue - 3,810 ADT ('25)



### HIGHLIGHTS

- 5,000 SF available on the corner of NW 10th & Davis.
- Ideal space for retail, fitness, furniture showroom or event space.
- Located in the heart of the Pearl District, this opportunity is adjacent to the thriving mixed-use Brewery Blocks redevelopment with national and local boutique retailers and restaurants. The location is also ideally situated at the city's cultural hub of retail, food and entertainment- making this a 24/7 commercial destination for Portland residents and visitors alike.
- Directly adjacent to the Gerding Theater at the Armory and is nearby McMenamin's Crystal Ballroom and Powell's City of Books. These venues host hundreds of thousands of attendees annually.
- Plentiful off-street parking options nearby for hourly/daily/monthly parking needs.
- High household incomes and dense daytime population in the immediate area.
- Former event/catering space. Minimal kitchen infrastructure in place.
- Reserved parking stalls available in high-clearance garage nearby.

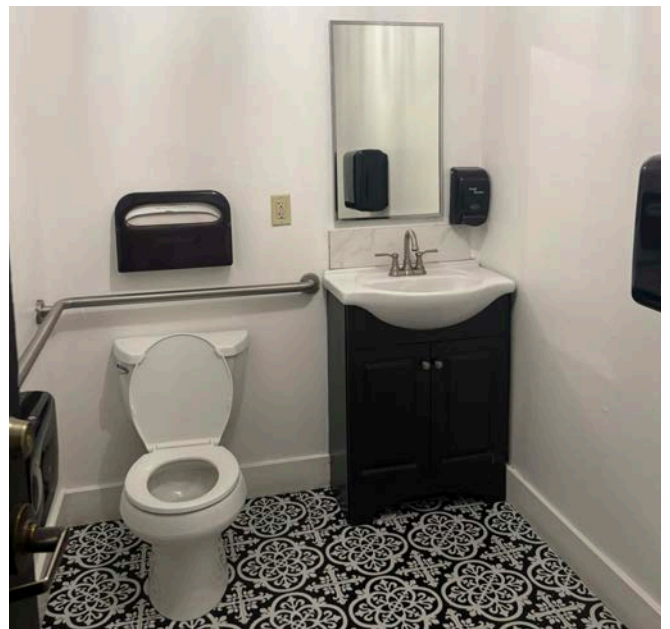


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# 10TH & DAVIS 935 NW DAVIS STREET PORTLAND, OR

## PHOTOS



# 10TH & DAVIS

## 935 NW DAVIS STREET

PORTLAND, OR

Tanner Springs Park



POST OFFICE REDEVELOPMENT  
14 ACRES PROPOSED

NW 15th Ave

NW 14th Ave

NW 13th Ave

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

PEARL WEST  
9-STORY OFFICE AND RETAIL

MODERA AKOYA  
291 UNITS

THE RODNEY  
16-STORY, 230 UNITS

Vestas

**SITE**

frame CENTRAL WILLIAMS SONOMA  
free people  
Screen Door  
lululemon  
west elm  
7th Avenue

WHOLE FOODS MARKET  
CALIFORNIA CLOSETS  
GBD ARCHITECTS  
HEARTH & VINE  
patagonia  
Shake Shack

The Brewery Blocks

Businesses and landmarks shown on the map include: ERATH, LA FITNESS, THE WYATT, SISTERS COFFEE COMPANY, elements massage, BARAGRILL, Katerina, Tanner Springs Park, enso, Starbucks, Bank of America, CHASE, ZOOM+care, SUBWAY, ziba, NOSSA FAMILIA OFFICE, LOVEJOY DENTAL, Bling, FedEx Office, Starbucks, usbank, LOVEJOY, PEARL SOCIALTY, yama, POSH Baby, BURN CYCLE, GRAND PRIX RESTAURANT, DESIGN WITHIN REACH, Jojo, Noodle Dynasty, HEARTLINE, IURE, WELLS FARGO, Jamison Square, PEARL COURT, BATTLE CREEK CELLARS, olive twist, US Bank, VISAGE, momoyamo, Pearl Post Office, 24 FITNESS, LASH LOVE, glow, HOT LIPS PIZZA, M.W. HALL CORPORATION, Two Wrongs, POPS, The STAR, NW Hoyt St, BURRIT BAR, THE MALARKEY, hunt & Gather, abba, BLICK art materials, BEDMART, TUFENKIAN, SOLA, RADIANT WAXING, Rev'd Fitness, KEEN, FILSON, and many others.



# 10TH & DAVIS

## 935 NW DAVIS STREET

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	60,189	118,419	203,034
Projected Population 2030	60,411	119,273	203,997
Average HH Income	\$115,477	\$126,460	\$141,545
Median Home Value	\$632,601	\$734,580	\$740,051
Daytime Demographics 16+	121,434	207,907	272,014
Some College or Higher	82.1%	84.8%	86.3%

**\$115,477**

Average HH Income  
1 MILE RADIUS

**\$632,601**

Median Home Value  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5247/-122.681

935 NW Davis St Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2025 Estimated Population	60,189	118,419	203,034
2030 Projected Population	60,411	119,273	203,997
2020 Census Population	44,455	101,368	187,283
2010 Census Population	34,351	78,133	152,503
Projected Annual Growth 2025 to 2030	-	0.1%	-
Historical Annual Growth 2010 to 2025	5.0%	3.4%	2.2%
2025 Median Age	38.9	38.1	38.6
<b>Households</b>			
2025 Estimated Households	33,114	65,185	105,410
2030 Projected Households	34,457	67,379	108,046
2020 Census Households	29,419	59,314	97,834
2010 Census Households	21,657	44,446	77,546
Projected Annual Growth 2025 to 2030	0.8%	0.7%	0.5%
Historical Annual Growth 2010 to 2025	3.5%	3.1%	2.4%
<b>Race and Ethnicity</b>			
2025 Estimated White	71.5%	72.5%	74.1%
2025 Estimated Black or African American	6.4%	6.1%	6.0%
2025 Estimated Asian or Pacific Islander	8.8%	8.0%	7.1%
2025 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.8%
2025 Estimated Other Races	12.3%	12.4%	12.0%
2025 Estimated Hispanic	11.8%	11.6%	10.8%
<b>Income</b>			
2025 Estimated Average Household Income	\$115,477	\$126,460	\$141,545
2025 Estimated Median Household Income	\$79,862	\$88,976	\$103,193
2025 Estimated Per Capita Income	\$64,151	\$70,160	\$73,859
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.6%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.7%	2.3%
2025 Estimated High School Graduate	12.3%	10.9%	10.0%
2025 Estimated Some College	17.3%	16.4%	15.5%
2025 Estimated Associates Degree Only	5.3%	5.2%	5.1%
2025 Estimated Bachelors Degree Only	33.2%	35.7%	37.6%
2025 Estimated Graduate Degree	26.3%	27.5%	28.0%
<b>Business</b>			
2025 Estimated Total Businesses	9,077	16,318	23,076
2025 Estimated Total Employees	102,012	173,210	217,172
2025 Estimated Employee Population per Business	11.2	10.6	9.4
2025 Estimated Residential Population per Business	6.6	7.3	8.8

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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