

DO NOT DISTURB TENANT

— FOR LEASE —

PRODUCTION/SERVICE/SHOWROOM SPACE IN THE HEART OF THE PEARL



1019 NW EVERETT - PEARL DISTRICT

ADDRESS

1019 NW Everett St, Portland, Oregon

AVAILABLE SPACE

5,000 SF of ground floor space plus mezzanine/storage/office space. Nearby parking garage available on 11th & Flanders.

RENTAL RATE

Please call for details.

TRAFFIC COUNTS

NW Everett St - 9,022 ADT ('25)



HIGHLIGHTS

- Ideal for catering/production and small retail or showroom
- The existing kitchen and production infrastructure, including 13' long Type I hood, 3 walk-in coolers, commercial grade dishwasher, three compartment sink, single compartment sink, hand sink and grease trap will remain in place and be made available to the next tenant
- Front of house includes updated office spaces with private and conference areas
- Front showroom/retail space ideal for client meetings
- Loading is ideally accessible from NW Everett with the ability for delivery vehicles to have direct access to the kitchen and interior spaces. Box trucks can park off the street, inside the loading bay, overnight, secure, etc
- Please do not disturb Tenant (Tenant is relocating)
- Available: May 1, 2026



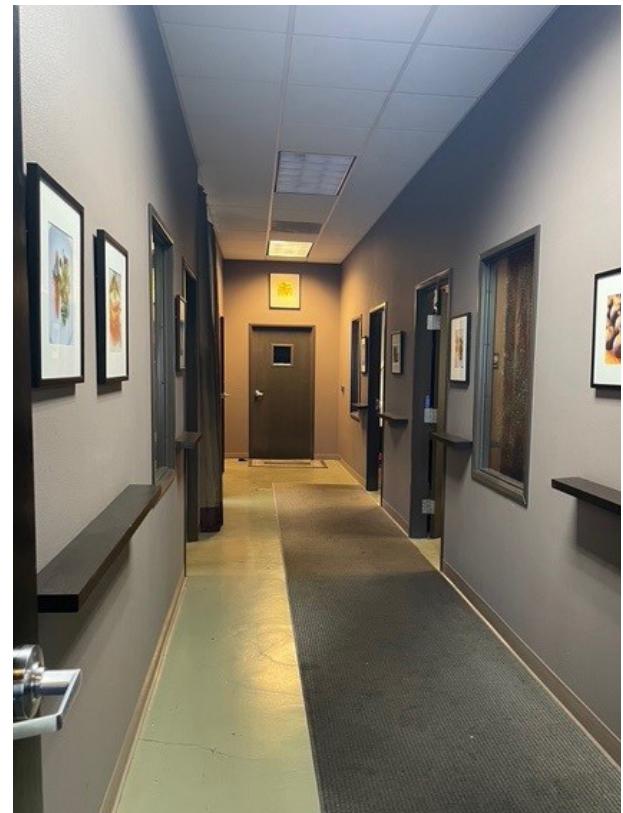
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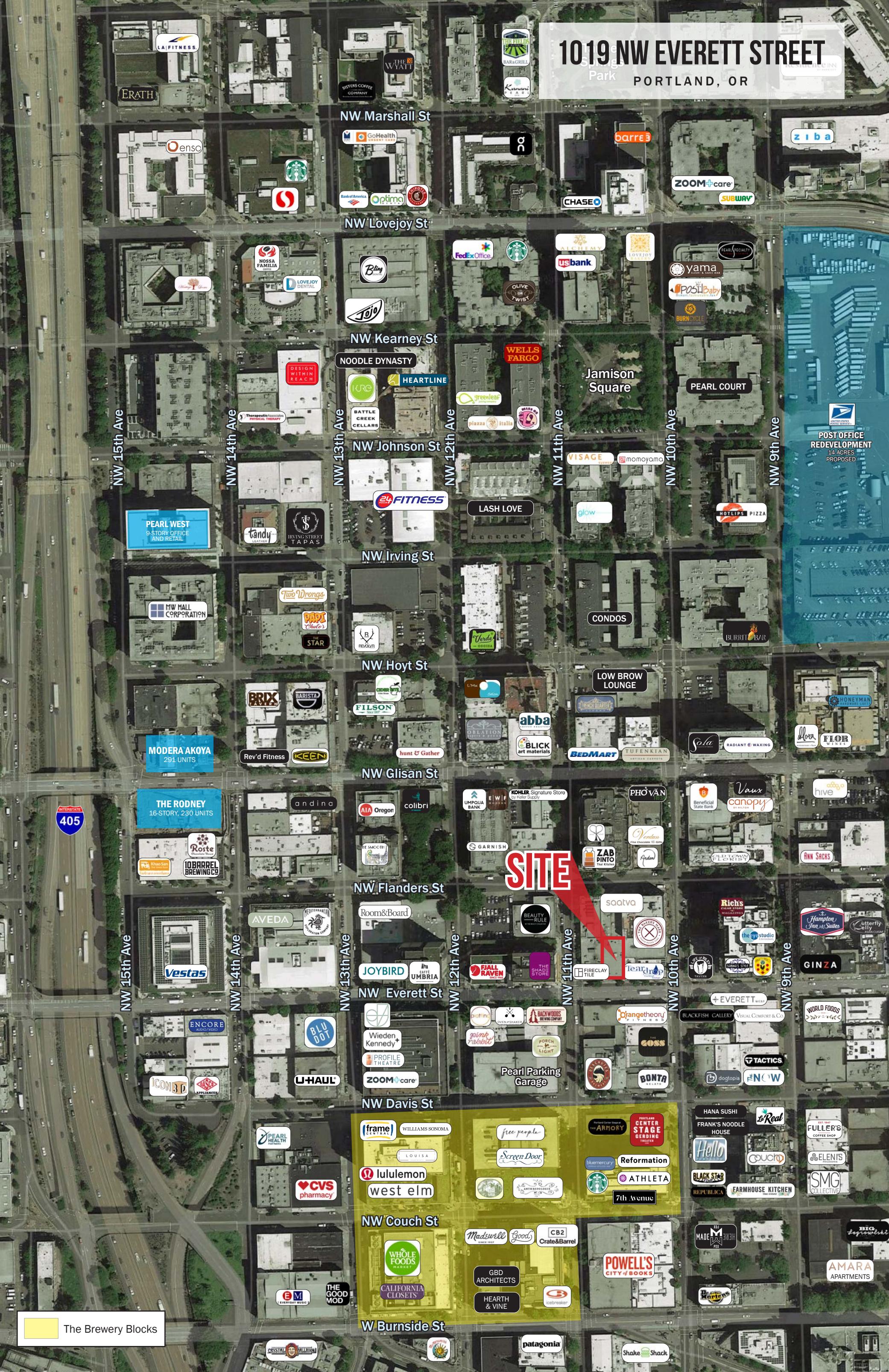
INTERIOR PHOTOS

1019 NW EVERETT ST
PORTLAND, OR



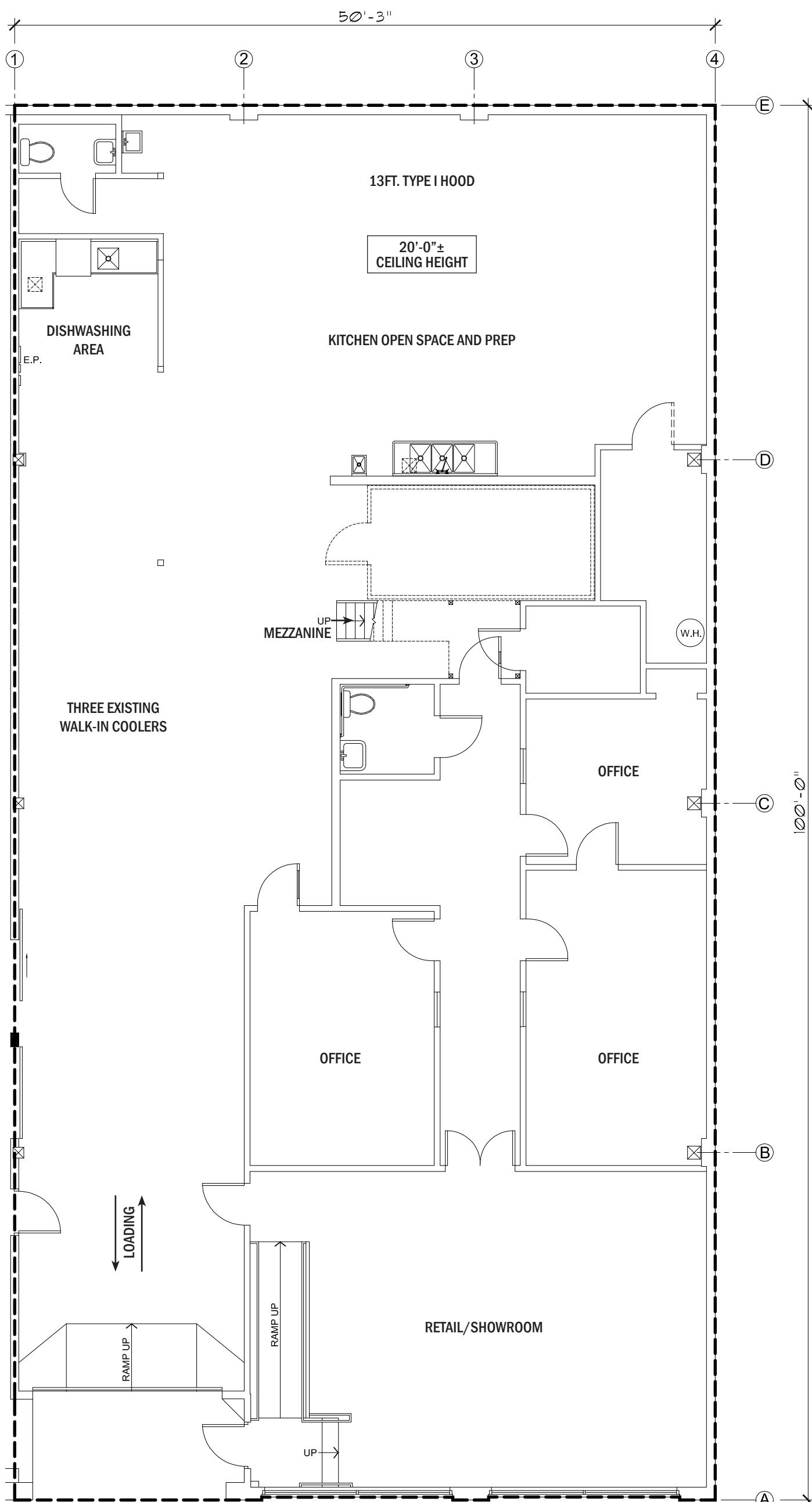
1019 NW EVERETT STREET

PORLAND, OR



The Brewery Blocks

FLOOR PLAN: GROUND FLOOR



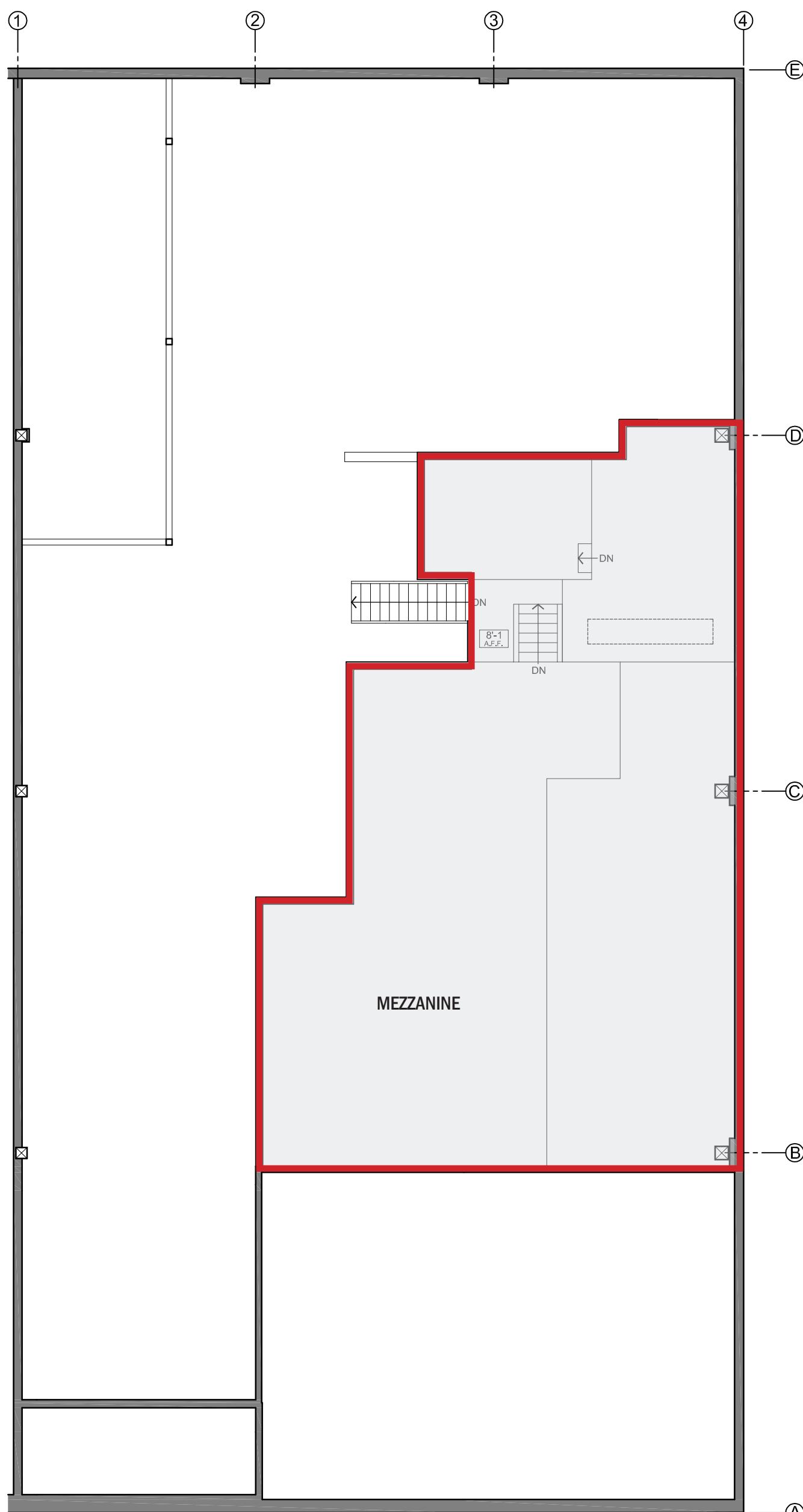
9,022 ADT ('25)

NW EVERETT ST →



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

FLOOR PLAN: MEZZANINE



DEMOGRAPHIC SUMMARY

1019 NW EVERETT ST
PORTLAND, OR

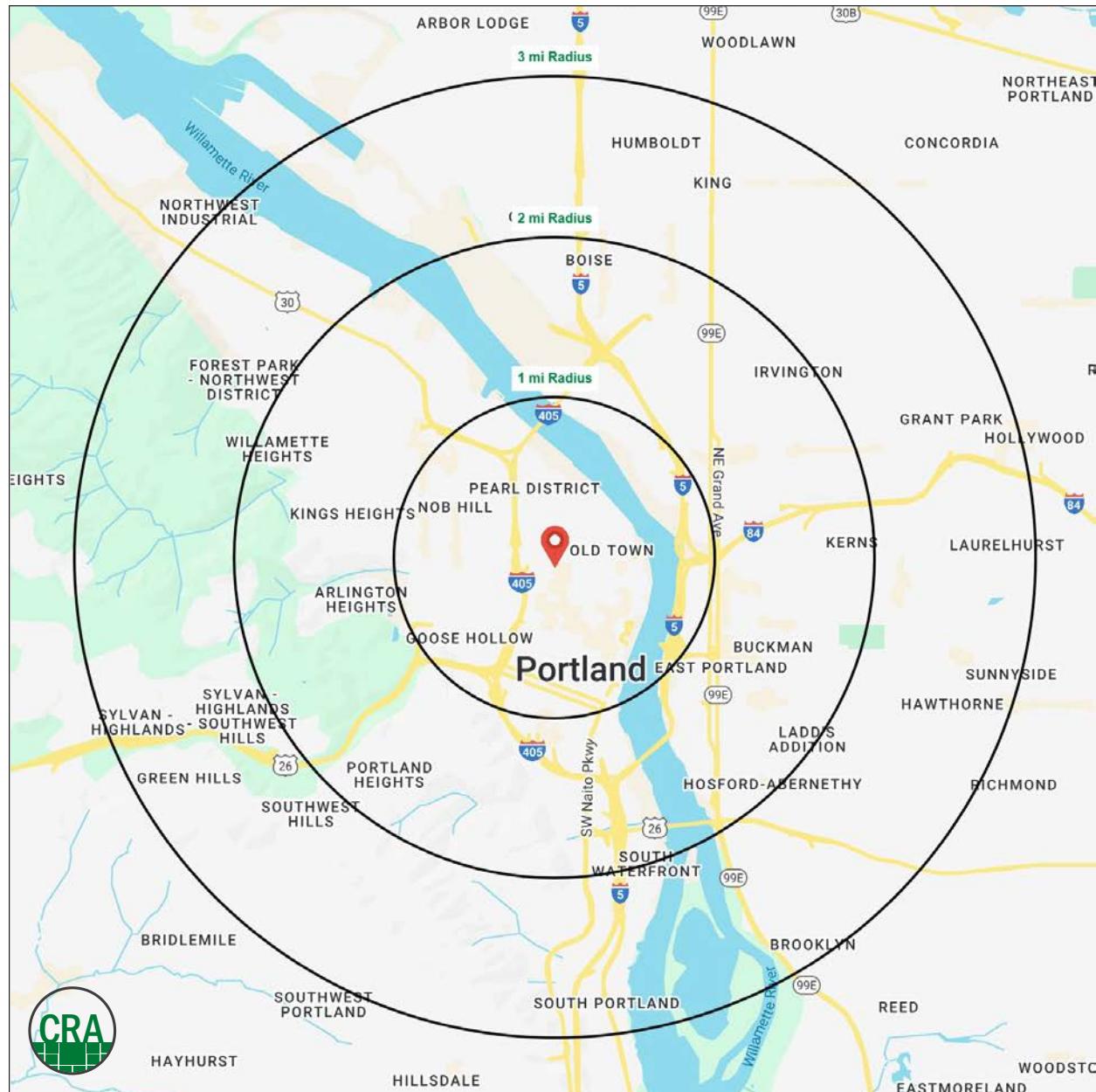
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	60,191	116,154	200,940
Projected Population 2025	60,317	116,980	201,973
Average HH Income	\$115,874	\$126,548	\$141,573
Median Home Value	\$642,007	\$734,370	\$740,512
Daytime Demographics 16+	120,441	206,817	271,462
Some College or Higher	82.2%	84.7%	86.3%

\$115,874

Average HH Income
1 MILE RADIUS

\$654,913

Median Home Value
1 MILE RADIUS



Summary Profile

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



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Lat/Lon: 45.5252/-122.6818

1019 NW Everett St Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	60,191	116,154	200,940
2030 Projected Population	60,317	116,980	201,973
2020 Census Population	44,297	99,036	185,424
2010 Census Population	34,118	76,085	150,899
Projected Annual Growth 2025 to 2030	-	0.1%	0.1%
Historical Annual Growth 2010 to 2025	5.1%	3.5%	2.2%
2025 Median Age	38.9	38.1	38.6
Households			
2025 Estimated Households	33,072	63,894	104,391
2030 Projected Households	34,351	66,046	107,053
2020 Census Households	29,276	58,035	96,965
2010 Census Households	21,501	43,317	76,801
Projected Annual Growth 2025 to 2030	0.8%	0.7%	0.5%
Historical Annual Growth 2010 to 2025	3.6%	3.2%	2.4%
Race and Ethnicity			
2025 Estimated White	71.6%	72.4%	74.0%
2025 Estimated Black or African American	6.3%	6.2%	6.0%
2025 Estimated Asian or Pacific Islander	8.7%	8.0%	7.1%
2025 Estimated American Indian or Native Alaskan	1.1%	1.0%	0.8%
2025 Estimated Other Races	12.3%	12.5%	12.0%
2025 Estimated Hispanic	11.7%	11.6%	10.8%
Income			
2025 Estimated Average Household Income	\$115,874	\$126,548	\$141,573
2025 Estimated Median Household Income	\$79,980	\$88,814	\$103,099
2025 Estimated Per Capita Income	\$64,288	\$70,160	\$73,925
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	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	12.2%	11.0%	10.0%
2025 Estimated Some College	17.3%	16.4%	15.5%
2025 Estimated Associates Degree Only	5.3%	5.1%	5.1%
2025 Estimated Bachelors Degree Only	33.3%	35.8%	37.6%
2025 Estimated Graduate Degree	26.3%	27.4%	28.0%
Business			
2025 Estimated Total Businesses	8,956	16,199	23,004
2025 Estimated Total Employees	101,022	172,756	217,132
2025 Estimated Employee Population per Business	11.3	10.7	9.4
2025 Estimated Residential Population per Business	6.7	7.2	8.7

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.