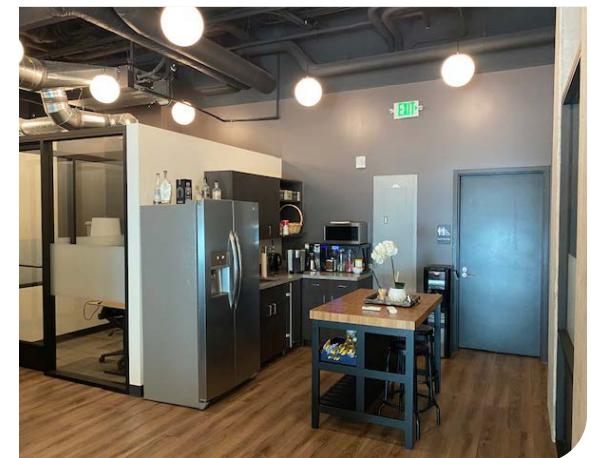




FOR LEASE



COUCH9 OFFICE

2nd-Generation Retail / Office/ Service Space

± 1,660 SF | \$29 psf + NNN

135 NW 9th Ave, Portland, OR 97209

- Office or Retail Opportunity
- Tall Ceiling and Large Windows
- Creative Offices with Flexible Wall Configuration
- Located in the vibrant Pearl District within Walking Distance to Great Restaurants and Shops

MICHELLE D. ROZAKIS

Principal Broker | Licensed in OR

503-222-1195 | mrozakis@capacitycommercial.com

MICHAEL HORTER

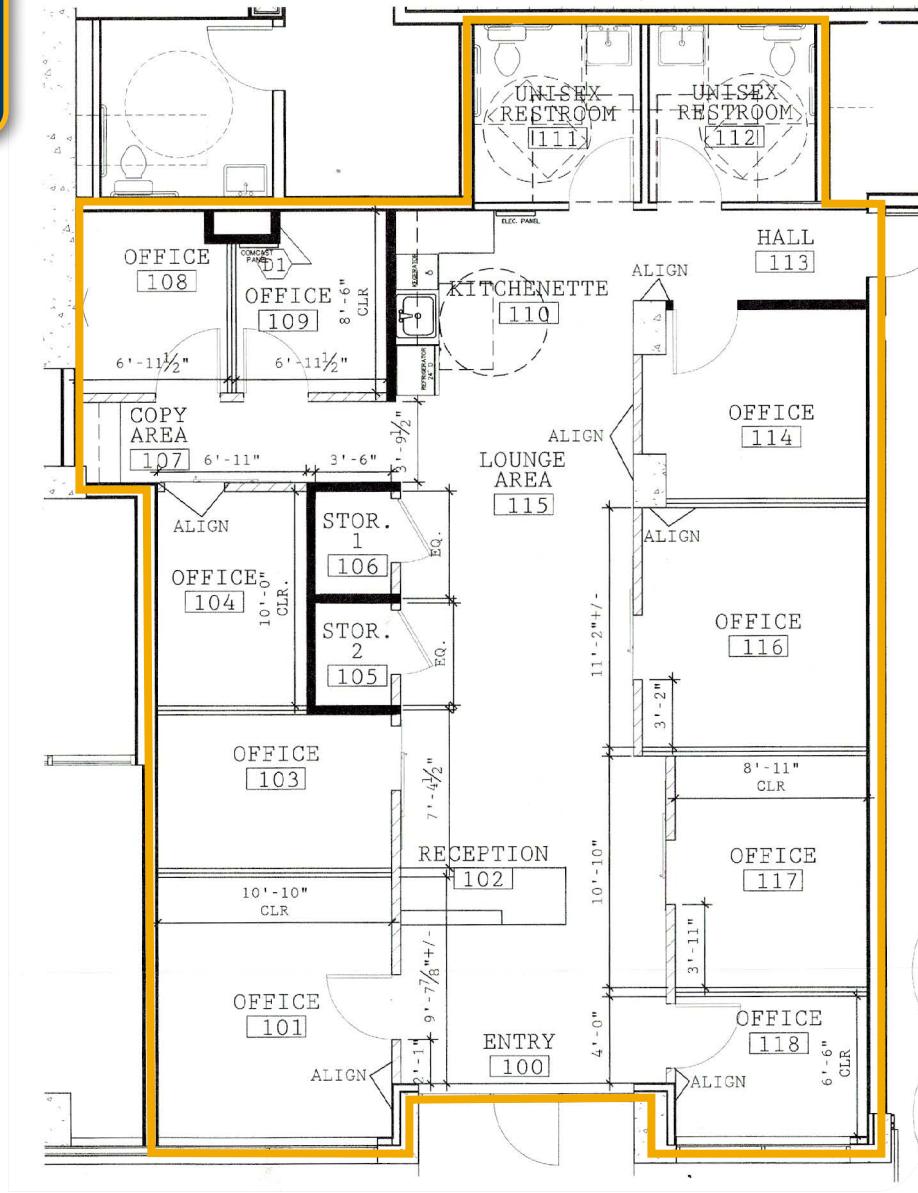
Associate Broker | Licensed in OR

503-936-8332 | michaelhorter@capacitycommercial.com



PROPERTY SUMMARY

FOR LEASE

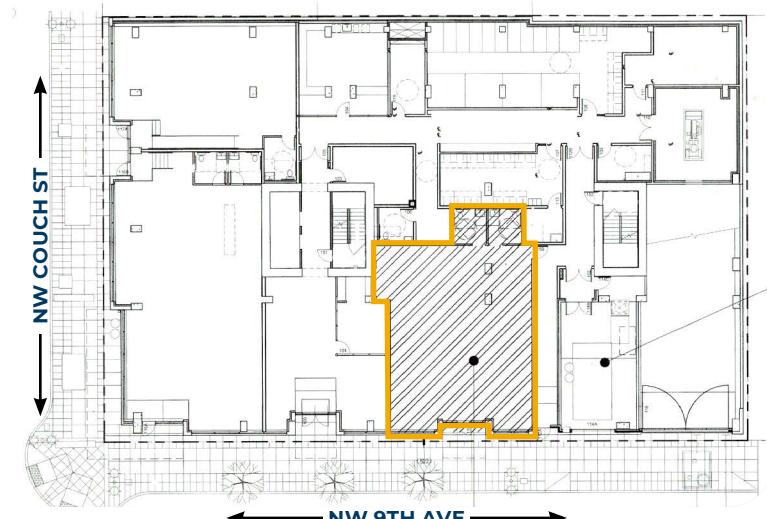


PROPERTY DETAILS

Address	135 NW 9th Ave, Portland, OR 97209
Available SF	± 1,660 SF
Lease Rate	\$29 psf + NNN
Use Type	Office / Retail
Availability	Now
Space Condition	Built-out Office with Removable/Flex walls

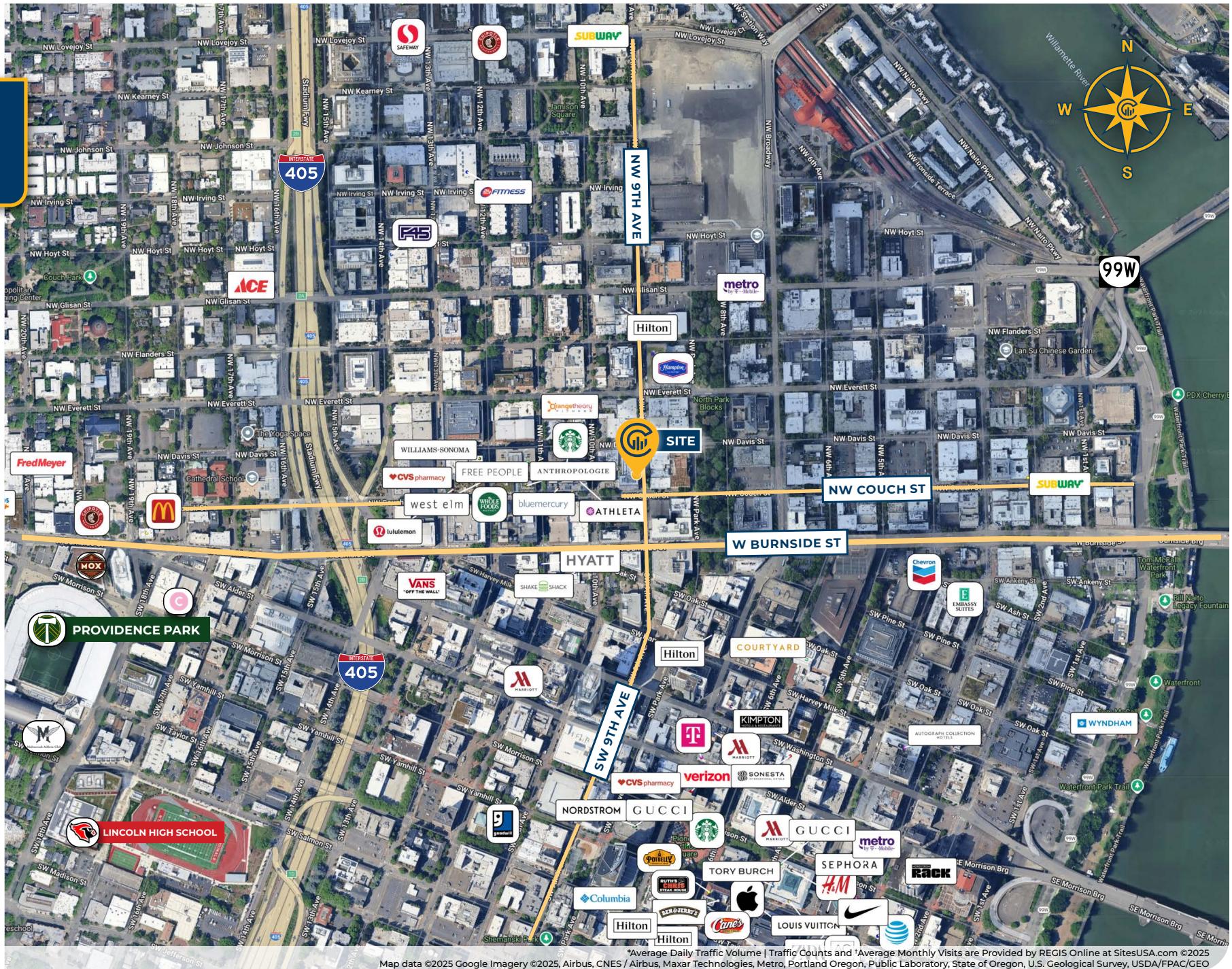
Nearby Highlights

- 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
- The North Face
- Whole Foods Market
- REI





LOCAL AERIAL MAP





INTERIOR PHOTOS & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	59,566	202,654	439,725
2030 Projected Population	60,102	203,142	434,342
2020 Census Population	42,806	187,708	433,684
2010 Census Population	34,045	152,862	378,298
Projected Annual Growth 2025 to 2030	0.2%	-	-0.2%
Historical Annual Growth 2010 to 2025	5.0%	2.2%	1.1%
Households & Income			
2025 Estimated Households	31,855	104,344	207,578
2025 Est. Average HH Income	\$113,277	\$140,973	\$147,199
2025 Est. Median HH Income	\$77,639	\$102,565	\$109,566
2025 Est. Per Capita Income	\$61,197	\$72,956	\$69,801
Businesses			
2025 Est. Total Businesses	9,039	23,127	37,670
2025 Est. Total Employees	102,463	217,420	309,813

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at [SitesUSA.com](https://www.sitesusa.com)
 ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025,
 TIGER Geography - RS1

Neighborhood Scores

 100

Walk Score®
"Walker's Paradise"

 98

Bike Score®
"Biker's Paradise"

 94

Transit Score®
"Rider's Paradise"

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

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