

BROADSTONE REVEAL

147-UNIT MIXED USE BUILDING - DELIVERING SPRING 2019

RETAIL / CAFE SPACE FOR LEASE

NORTH PEARL DISTRICT, PORTLAND

1400 NW RALEIGH ST, PORTLAND OR



798 SF AVAILABLE GROUND FLOOR
CORNER SPACE
PLEASE CONTACT BROKER FOR LEASE RATE

NEW MIXED-USE BUILDING AT NW RALEIGH ST & NW 14TH AVE
CAFE AND RETAIL/SERVICE SPACE AVAILABLE
SEEKING WINE SHOP, TAPHOUSE, CASUAL RESTAURANT / CAFE & MORE

**REAL ESTATE
INVESTMENT GROUP**

2839 SW 2nd Avenue, Portland OR, 97201
503.222.1655 - www.REIG.com

PLEASE CONTACT
FOR DETAILS:

MICHELLE D. ROZAKIS
503.222.1195
mrozakis@reig.com

NIKKI DIAMOND
503.946.1959
nikki.diamond@reig.com

Licensed in
Oregon
01.28.2019

DELIVERING SPRING 2019



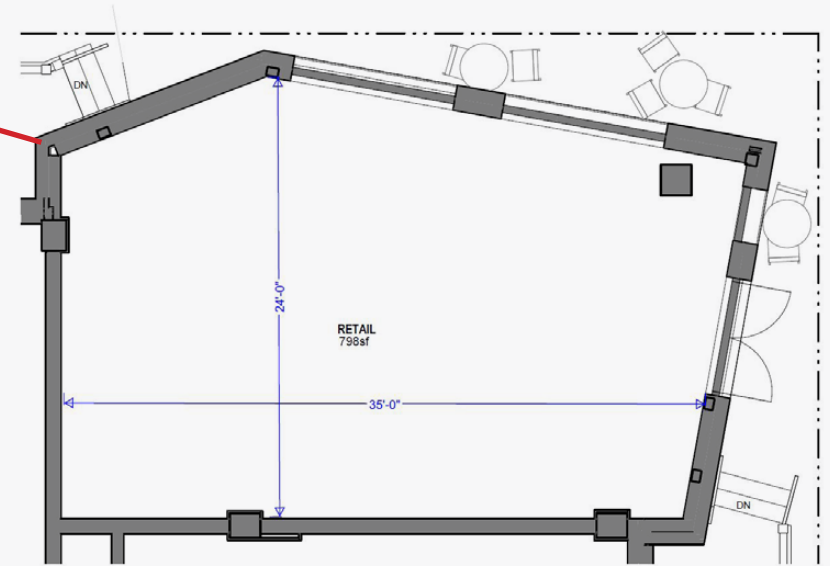
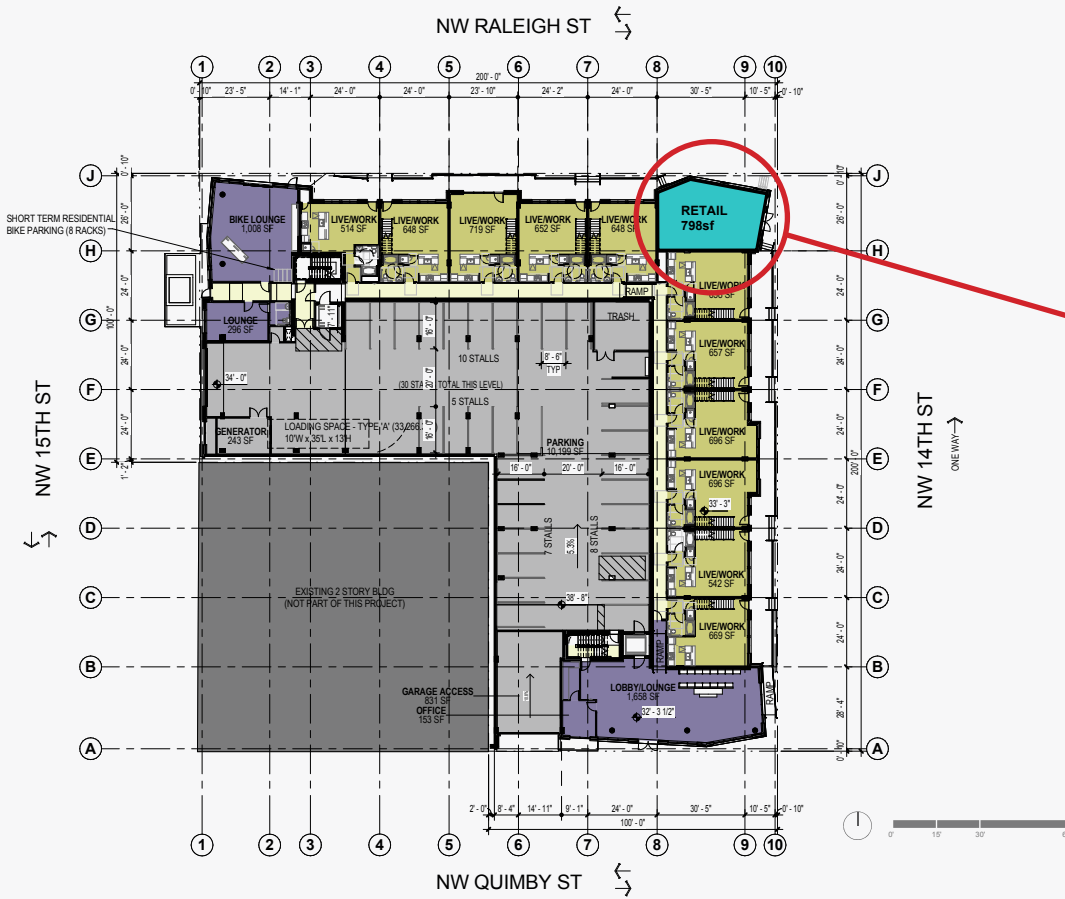
**PROPERTY AND
LOCATION FEATURES:**

- New Mixed-Use Building with 147 Market Apartment Units and Ground-Floor Retail
- High Ceilings and Large Window Frontage
- Outdoor Seating Potential for Restaurant
- North Pearl District Location - Great Walkability and Transit
- Walking Distance to Pearl Retailers & Minutes to Downtown
- Close to New Developments in Surrounding Blocks
- WalkScore of 96%, Bike Score of 95%, Transit Score of 52%

- Nearby Highlights Include The Old Portland, Planet Granite, Polish Day Spa, Early Learners Academy, Metro Montessori Middle School, Kinesis, Reflect Technologies, Flying Rhinoceros, Vacasa, Zapproved & More
- New Developments Include NW 14th & Raleigh, Abigail Apartments, Modera Pearl, Vista Pearl

RETAIL / CAFE SPACE FOR LEASE:
BROADSTONE REVEAL

1400 NW 14TH AVE, PORTLAND OR



SITE PLAN

Seating to be confirmed by the city of Portland

RETAIL / CAFE SPACE FOR LEASE:
BROADSTONE REVEAL

1400 NW 14TH AVE, PORTLAND OR



1400 NW Raleigh St Portland, OR 97209	mi radius	3 mi radius	5 mi radius
2018 Estimated Population	32,208	174,171	400,100
2023 Projected Population	34,519	186,209	426,826
2010 Census Population	25,513	147,490	354,430
2000 Census Population	17,989	131,724	325,635
Projected Annual Growth 2018 to 2023	1.4%	1.4%	1.3%
Historical Annual Growth 2000 to 2018	4.4%	1.8%	1.3%
2018 Est. HH Income Under \$15,000	16.3%	12.5%	10.2%
2018 Est. Average Household Income	\$100,247	\$103,222	\$106,485
2018 Est. Median Household Income	\$68,557	\$76,583	\$80,484
2018 Est. Per Capita Income	\$65,508	\$53,036	\$49,164
2018 Est. Total Businesses	5,924	21,515	32,180
2018 Est. Total Employees	63,423	256,072	352,202

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

Pearl DISTRICT

HOME TO A MULTITUDE OF NEW AREA DEVELOPMENTS, THE NORTH PEARL DISTRICT IS ONE OF THE CITY'S FAST-GROWING ZONES. WALKABILITY, TRANSIT ACCESS AND AN ABUNDANCE OF RETAIL AND LIVING SPACES CREATE A COMPETITIVE RETAIL CLIMATE.

