

# BREWERY BLOCKS

## PRIME RETAIL/SERVICE OPPORTUNITY!

FOR LEASE IN THE PEARL DISTRICT

### ADDRESS

1121 W Burnside St, Portland, OR

### AVAILABLE SPACE

3,553 SF

### ASKING RENT

Please call for details

### PARKING

Multi-block/multi-level public parking garage located directly below the subject property. Parking is operated by City Center Parking with short term and monthly/long term parking and opportunity for customer parking validation.

### TRAFFIC COUNTS

W Burnside @ 11th Ave - 23,489 ADT ('20)

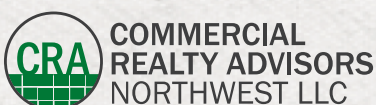
### HIGHLIGHTS

- Situated in Portland's Pearl District in the Brewery Blocks.
- Tenants in the immediate area include Powell's Books, Whole Foods, Anthropologie, LuLuLemon, Athleta, Splendid, West Elm, Icebreaker, North Face, Madewell, Garden Bar, California Closets & others.
- Across from the Union Way redevelopment which include the following tenants: Danner Boots, Bridge and Burn, Boxer Ramen, Wailua Shave Ice, Portland Gear, Best Coast Barber & Co, Self Edge, Tanner Goods and Sweet 20 Tea & Desserts.
- Covered outdoor seating area in front of Tenant's Premises.

Walk Score  
**100**

Bike Score  
**96**

Transit Score  
**94**



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[www.cra-nw.com](http://www.cra-nw.com)



# BREWERY BLOCKS RETAIL/SERVICE

1121 W BURNSIDE ST  
PORTLAND, OR



MODERA DAVIS  
MIXED USE  
DEVELOPMENT  
(UNDER CONSTRUCTION)

PEARL  
PARKING  
GARAGE

west elm  
lululemon  
athletica

WHOLE  
FOODS  
MARKET

VANS  
masu  
cacao

11W  
PLANNED APARTMENTS,  
OFFICE & RETAIL  
DEVELOPMENT  
UNDER CONSTRUCTION

frances may  
IG WT  
HYATT CENTRIC  
OPENING 2020

STARBUCKS

ATHLETA

Powell's  
Books

Buffalo  
Danner's  
Self Edge

rochebobois

DocuMart  
Pincham  
MILINERY

Jake's  
GRILL

HALO

little big burger  
NOLA  
DOUGHNUTS

SIZZLE PIE

BRIDGE  
BURN

WILDFANG

THE RITZ-CARLTON  
COMING SOON

TARGET

WORLD FOODS

FULLER'S  
COFFEE SHOP

PARKING

at&t

O'BRYANT  
SQUARE

UnionBank

ST HONORE

1121 W BURNSIDE ST  
PORTLAND, OR

SUSHI ICHIBAN  
HELEN'S  
MARKET

SAUCEBOX  
BUNK  
SANDWICHES

USOUTDOOR  
INDEPENDENT

Google

usbank

OnPoint  
COMMUNITY CREDIT UNION



# BREWERY BLOCKS RETAIL/SERVICE

## 1121 W BURNSIDE ST

PORTLAND, OR

### SITE PLAN



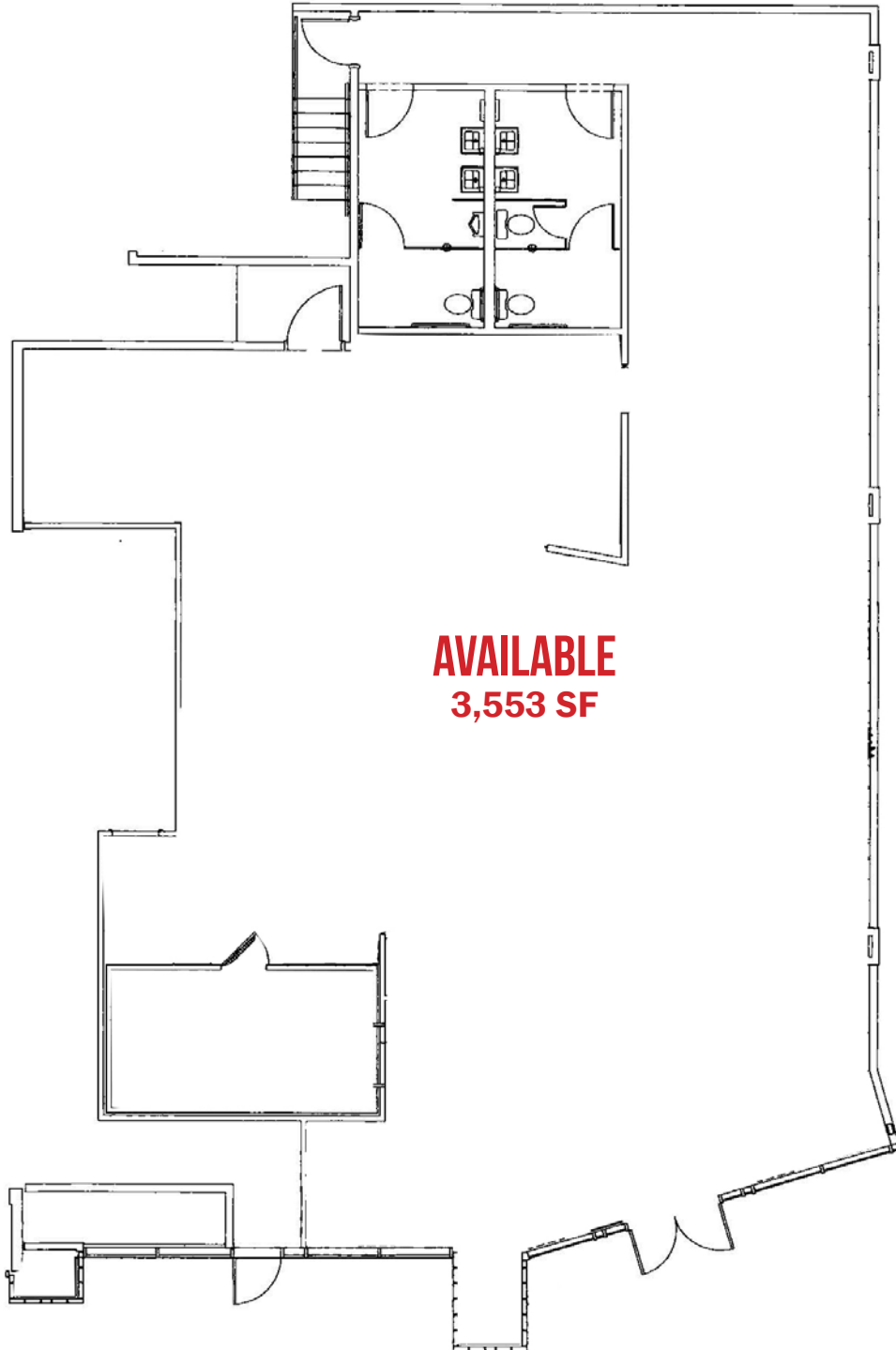


# BREWERY BLOCKS RETAIL/SERVICE

## 1121 W BURNSIDE ST

PORTLAND, OR

### SITE PLAN

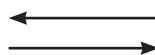


**AVAILABLE**  
**3,553 SF**



NW 11TH AVENUE

W BURNSIDE STREET



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.

# BREWERY BLOCKS RETAIL/SERVICE

## 1121 W BURNSIDE ST

### DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2020)	1 MILE	2 MILE	3 MILE
Estimated Population 2020	46,872	101,700	186,159
Projected Population 2025	47,733	104,003	189,795
Average HH Income	\$85,973	\$94,947	\$108,653
Median Home Value	\$542,450	\$617,246	\$597,948
Daytime Demographics 16+	124,963	256,545	319,979
Some College or Higher	85.9%	87.4%	87.9%

**\$617,246**

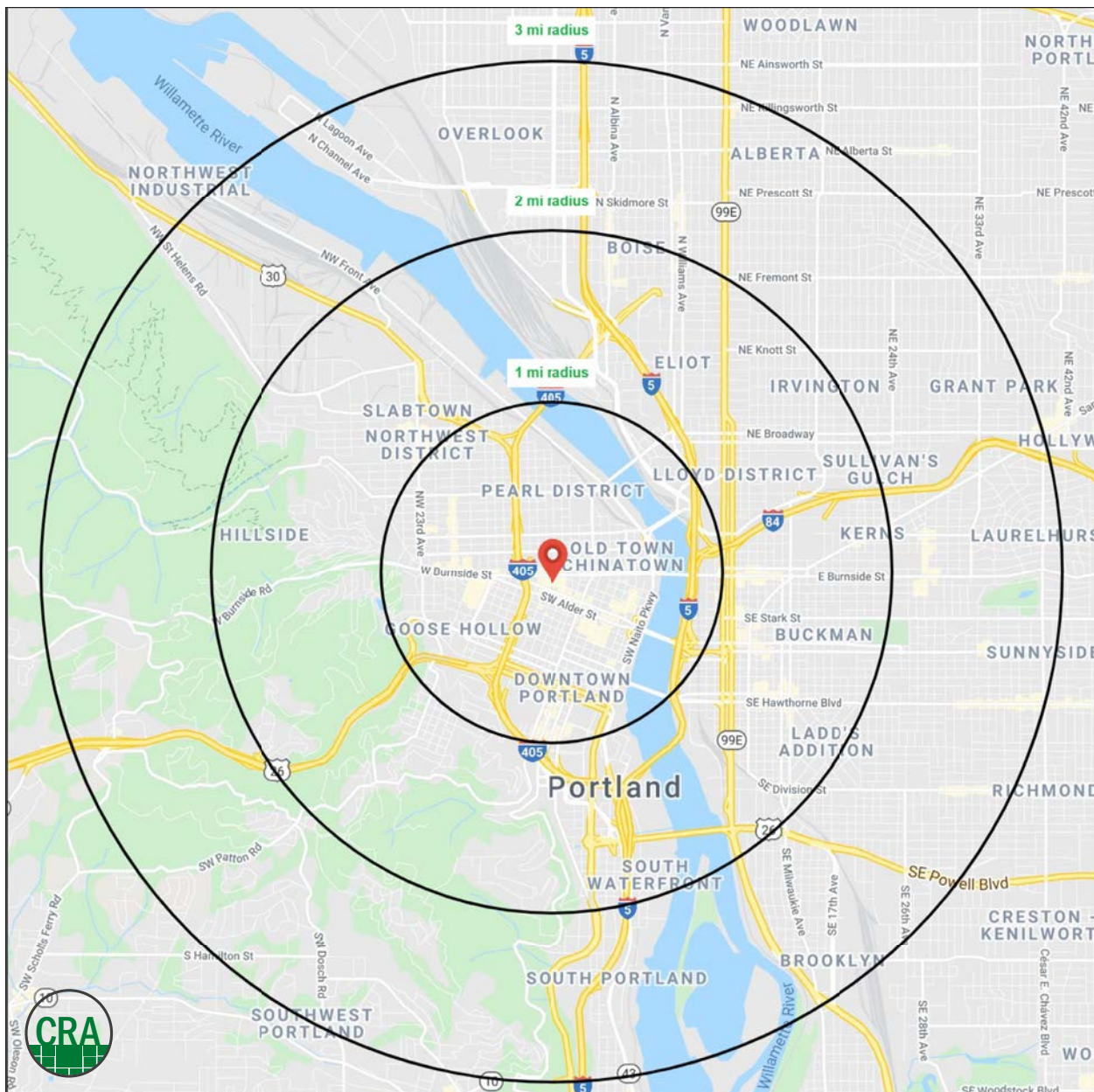
Median Home Value

2 MILE RADIUS

**36.2**

Median Age

1 MILE RADIUS



# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5233/-122.6824

RS1

1121 W Burnside St		1 mi radius	2 mi radius	3 mi radius
Portland, OR 97209				
POPULATION	2020 Estimated Population	46,872	101,700	186,159
	2025 Projected Population	47,733	104,003	189,795
	2010 Census Population	35,862	75,985	147,888
	2000 Census Population	26,092	61,757	131,080
	Projected Annual Growth 2020 to 2025	0.4%	0.5%	0.4%
	Historical Annual Growth 2000 to 2020	4.0%	3.2%	2.1%
HOUSEHOLDS	2020 Median Age	36.2	36.2	36.7
	2020 Estimated Households	30,884	61,348	100,255
	2025 Projected Households	32,574	64,756	105,766
	2010 Census Households	22,273	43,558	75,650
	2000 Census Households	16,797	35,755	66,021
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	4.2%	3.6%	2.6%
	2020 Estimated White	76.8%	77.3%	78.5%
	2020 Estimated Black or African American	7.3%	6.7%	6.7%
	2020 Estimated Asian or Pacific Islander	7.7%	6.5%	5.6%
	2020 Estimated American Indian or Native Alaskan	1.0%	1.1%	1.0%
	2020 Estimated Other Races	7.3%	8.3%	8.2%
INCOME	2020 Estimated Hispanic	7.1%	9.9%	9.7%
	2020 Estimated Average Household Income	\$85,973	\$94,847	\$108,653
	2020 Estimated Median Household Income	\$56,842	\$67,385	\$79,405
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$57,948	\$57,957	\$58,963
	2020 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.4%	1.4%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.3%	2.1%
	2020 Estimated High School Graduate	9.9%	9.0%	8.6%
	2020 Estimated Some College	19.1%	17.8%	16.9%
	2020 Estimated Associates Degree Only	5.6%	5.7%	5.7%
BUSINESS	2020 Estimated Bachelors Degree Only	37.8%	37.3%	37.5%
	2020 Estimated Graduate Degree	23.4%	26.5%	27.8%
	2020 Estimated Total Businesses	9,446	17,915	23,107
	2020 Estimated Total Employees	109,375	226,780	272,327
	2020 Estimated Employee Population per Business	11.6	12.7	11.8
	2020 Estimated Residential Population per Business	5.0	5.7	8.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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 [www.cra-nw.com](http://www.cra-nw.com)

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