FOR LEASE

Ground Floor Retail

718 NW 11TH | PEARL DISTRICT

View Site Location

UNDER NEW OWNERSHIP
1,633 Square Feet
$35 SF/YR + NNN
Available Now

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RETAIL MARKET

ABSORPTION   ↑

VACANCY   ↔

RENTAL RATES   ↑

UNDER CONSTRUCTION   ↑

The Portland retail market held steady for the first quarter of 2017. 8,030 square feet of positive net absorption allowing for vacancy rates to remain at 4%, attracting local and international investors.

PROPERTY DETAILS

1,633 Square feet ground floor retail space located in the Pearl District, below 120 condominium lofts at Tanner Place.

Located across the street from Jamison Square Park, best known for it's stone fountain and low pools. The park's numerous benches make this an especially popular spot during lunchtime, summer evenings and on weekends.

98 WALK

97 BIKE

97 RIDE

The Pearl District is a highly walkable and desired shopping destination for tourists and Portland natives.

The former warehouse district is adjacent to Nob Hill and Downtown, who house a wide range of national and international retailers.

THE SPACE

Zoning EX
Entrance faces NW 11th Avenue
Exceptional location
Adjacent to Portland Street Car line
Private office
Access to recycling
ADA restroom
Wood floors
Dynamic lighting
Floor to ceiling windows
High ceilings

FLOOR PLAN

SAMPLE
002

EXIT

LONGEST COMMON
PATH OF TRAVEL = 67'-0"

SHOWROOM
001

ELEC/DATA
003

TOILET
004
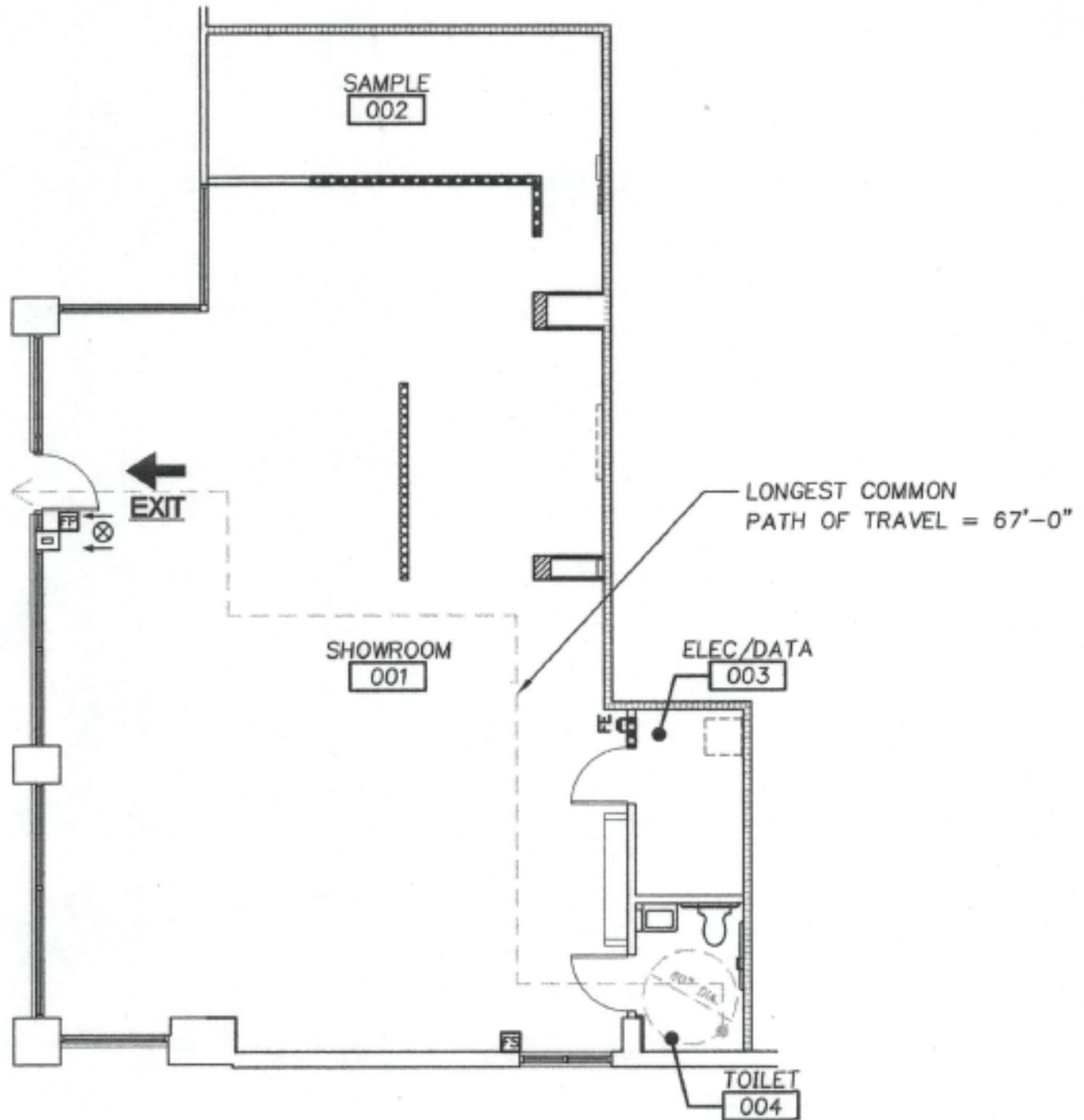
1 USPS

- 14 acre site could accommodate 3.8 million SF
- Adding new streetcar and bus routes
- USPS facility relocation will occur over the next 24 months
- Development will occur over a phase period of 6 years
- 850,000 SF of office
- 2,700 residential units, which would create space for 4,000 jobs and 3,100 residents

2 CANOPY BY HILTON

153 guest rooms. Ground floor cafe/bar with exterior seating facing NW Glisan St.

3 FRAMEWORK PEARL

31,260 SF of office space on levels 2-6
60 apartment units on levels 7-11

4 THE DIANNE

102 apartment units and ground floor retail

5 PEARL EAST

Proposal for 6 story mixed-use office building

6 HEARTLINE

Office building fronting NW 13th Ave. and 208 residential units facing NW 12th Ave.

7 NW 13th & Johnson Apartments

58 apartment units and 3,378+ SF of retail

DEVELOPMENT

PEARL DISTRICT

More than 7,000 residents and 12,000 employees.

The Pearl District grew at more than six times the citywide average from 2010-2015 and is the most dense district of the NW districts.

Streets (north to south):
NW Pettygrove St, NW Overton St, NW Northrup St, NW Marshall St, NW Lovejoy St, NW Kearney St, NW Johnson St, NW Irving St, NW Hoyt St, NW Glisan St, NW Flanders St, NW Everett St, NW Davis St, NW Couch St, W Burnside, SW Stark St, SW Washington St, SW Alder St

Avenues: SW 15th Ave, SW 13th Ave, SW 12th Ave, SW 11th Ave, SW 10th Ave, SW Park Ave, NW 8th Ave, NW 5th Ave, NW 2nd Ave, NW Naito Pkwy, NW Park Ave

Parks & landmarks: Fields Park, Tanner Springs Park, Jamison Square, Pearl Court Apartments, Union Station, US Post Office, Chinese Garden, North Park Blocks

I-405

Listings:
Pure Space, The Clymb, Ecru Stationer, Pizzicato, Tea Bar, Pearl Animal Hospital, CrossFit, LA Fitness, Cerulean Wine Bar, Bridgeport Brewpub, Via Delicia, Fields Bar, Sisters Coffee, Enso Float, Rajani MD, Residence Inn, Pearl Printing, Safeway, Chipotle, On Running, Oasis Spa, Adore Spa, FYI Salon, Seres, Barre 3, Chase Bank, H&R Block, Subway, Ziba Design, Pearl Thai, Urban Grind, Office Max, Throne Barbers, Oregons Finest, On Deck, Daily Cafe, Starbucks, Fedex, Olive or Twist, Lovejoy Bakers, Perch Furniture, Fjallraven, The Hairy Lobster, Burncycle, Posh Baby, Yama Sushi, Pearl Market, Bitters World, REI, Nossa Coffee, Silkwood, Pearl Market, Greenleaf Juicing, 24 Hour Fitness, Exclusively Yours, Sinju, Haberdashery, Hot Lips, Laughing Planet, red e cafe, Wild Salmon Center, Transition Projects, FOR LEASE, Lizard Lounge, Irving Street, Paragon, Mio Sushi, Black Rock Coffee, Fuego Food Cart, Georgio's, Za Hair, Burrito Bar, Rite Aid, Greyhound, Yoyo Yogi, Brix Tavern, Barista, Firebrand, Keen, Verde Cocina, Touche, Oba, Cider Bite, Filson, Cielo, Oblation, Blick, Low Brow, French Quarter, Canopy Hotel, The Bar Method, Honeyman Hardware Lofts, PNCA, Harlow Hotel, Park Kitchen, Bank of the West, Albina Bank, Nuvrei, Hive Modern, Ann Sacks, Kyoto PDX, Sticks & Stones, PINTS, Harvey's Comedy Club, Owen Jones & Partners, Andina, R/GA, Snow Peak, Rogue, Envy Hair, Byways Cafe, Sheepskin of OR, UPS, DTRE, Theas Vintage, Starbucks, Pizza Schmizza, Zaatar, Pho Van Fresh, Hilton, Sustainable Harvest Coffee, John's Cafe, CorksCru Wine, Bowery Bagels, Monte Rossa Cafe, SERA Architects, Clark/Kjos Architects, Mediterranean Exploration, Aveda, Tilt, CENTRL Office, Room & Board, Cafe Umbria, Popina, Teardrop Lounge, Isabel, Life of Riley, Jonathan Adler, The Shade Store, Amy Trout Interior Design, Pearl Hampton, Pendleton Home Store, Portland Development Commission, James Salon, Chinese Garden, NW Health Foundation, Blue Hour, Weiden & Kennedy, Vault Martini, Hamlet, Piattino, The Parish, Bella Gioia, Oven & Shaker, Deschutes, Halo Shoes, Prasad, World Foods, R2C Group, WE Work, House of Louie, East Lounge, Society Hotel, North Face, West Elm, Lulu Lemon, Chase Bank, Free People, Anthropologie, Little Big Burger, Propeller, Fuller's, Pearl Bakery, LRS Architects, Oregon Jewish Museum, Ground Kontrol Arcade, Red Robe Tea, Shanghai Tunnel Tours, Old Town Pizza, Index PDX, Fat Head's, Storables, Everyday Music, Whole Foods, Madewell, Peet's Coffee, Sur la Table, Garden Bar, Icebreaker, Henry's Tavern, Powell's Books, Splash Bar, The Art Institute of Portland, Sushi Ichiban, Star Theater, Roseland Theater, Kat + Maouche, Charlie's Deli, Chen's Good Taste, Floyd's Coffee, The Whiskey Bar, MWA Architects, Hotel Modera, Crystal Ballroom, Le Labo, Ringlers, Jake's, Masu, Blue Star, Patagonia, The Roxy, Buffalo Exchange, Danner, Living Room Theater, Sizzle Pie, Quality Bar, Courier Coffee, Thai Peacock, Tugboat Brewing, Santeria, USBancorp Tower, Dante's, Lonesome's Pizza, Voodoo Donuts, Shanghai Bar, Mercy Corps, Bamboo, Kure, Wildfang, Little Bird, Saucebox, Portland City Grill, Embassy Suites, Oyster Bar, Thirsty Lion, The Rose, Fire and Rescue, Kask, Heart Coffee, Tasty n Alder, Mark Spencer, Stumptown, Kenny & Zukes, Ace Hotel, Clyde Common, Pepe le Moko, Poler, The Benson, El Gaucho, The Original, Courtyard, Imperial, Hotel Lucia, Starbucks, 5th Ave. Food Pod, Union Bank, Post Office, Hertz, Stumptown Coffee, Bijou Cafe, Kells Irish Pub, Pinestreet Market, Lechon, QNoodle, Maiphai Thai, Multnomah Whiskey