

FOR LEASE

SKB

Ground Floor Retail

718 NW 11TH | PEARL DISTRICT

[MAP](#)

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 its stone fountain and low pools. The park's numerous benches make this an especially popular spot during lunchtime, summer evenings and on weekends.



WALK



BIKE



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.

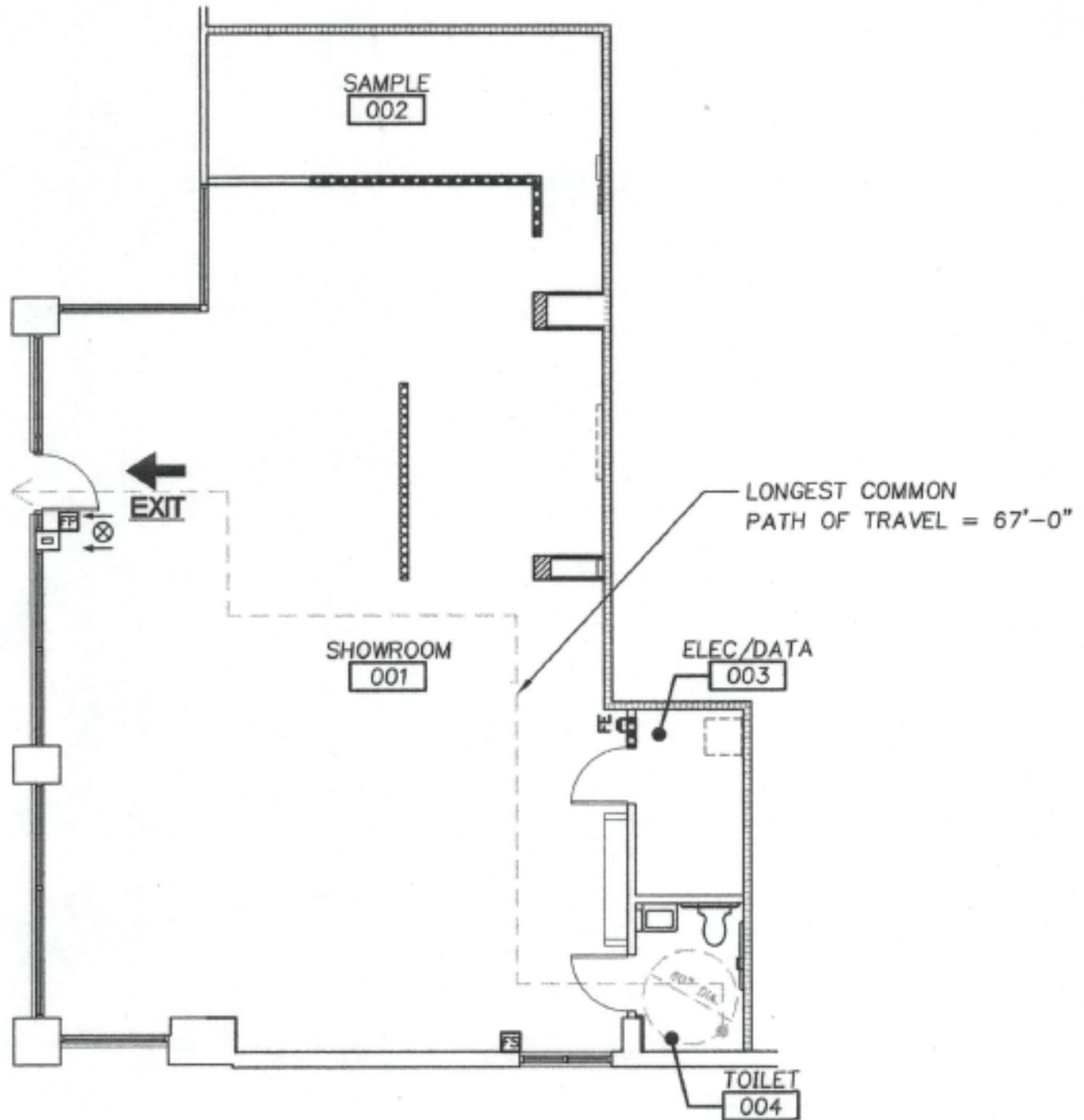


THE SPACE

- 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



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



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.



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