

SUB-LEASE

Ground Floor Retail

1038 NW Johnson St. | PEARL DISTRICT

[View Site Location](#)

UNDER NEW OWNERSHIP
1,418 Square Feet
\$30 SF/YR + NNN
Lease expires 04-2020
Available Now

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SKB



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

1,418 square foot retail space located in the Pearl District, below 120 condominium units at Tanner Place. Portland Streetcar line goes right by this restaurant and has a biketown station right out front.

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.

Neighbors Include: Cool Moon Ice Cream, Visage Eyewear, Piazza Italia, Perch Furniture, Fjällräven, Lovejoy Bakers, Hot Lips, Laughing Planet, and red e cafe.



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

Perfect for Office or Retail
2 Offices
Storage
ADA Restroom
Floor to Ceiling Windows
Street Traffic
On Streetcar Line



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.

