

FOR LEASE

SECOND GENERATION RESTAURANT
or RETAIL OPPORTUNITY

555 NW 12th Ave.
Pearl District

[View Site Location](#)

9,971 Square Feet
\$27.25 p/s/f
Available Now

Space can be divided

CONTACT to discuss FF&E and terms

TAMER RIAD
+ 1 503 226 2141
tamer@debbiethomas.com

DEBBIE THOMAS
+ 1 503 226 2141
deb@debbiethomas.com

www.debbiethomas.com



LOCATION! LOCATION! LOCATION!

PROPERTY DETAILS

Beautiful restaurant or retail space located on **prime corner** in the **heart of the Pearl District**. **It is becoming increasingly difficult to find large retail space in the Pearl, this is an incredible opportunity to lease a large retail space that hasn't gone to market in 20 years.**

Space includes 6,600 square feet of restaurant, kitchen and bar. 1,796 square feet of private dining spaces (can hold 2-3 events), includes prep kitchen and ADA restroom. Balance of square footage includes office, recycling, main entry, side entry, and ADA access. Equipment in place.

*** Rental rate: \$27.25 p/s/f**
Property Tax & Insurance: \$2.88 p/s/f
Building utilities and maintenance are tenants responsibility - does not include roof.



FLOOR PLAN

< NW Hoyt St. >



< NW 12th Ave. >

< NW Glisan St. >

NEIGHBORHOOD DEVELOPMENT

DEMOGRAPHICS 0-5 miles

Population

2021 Projection	418,393
2016 Estimate	397,541

Households by Income 2016

\$500,000 or more	3,553
\$250,000 to \$499,999	7,350
\$200,000 to \$249,999	5,653
\$150,000 to \$199,999	11,653

The Pearl District, once-industrial neighborhood, rapidly transformed into one of the city's most expensive neighborhoods.

Located to the east of NW Portland/Nob Hill and just north of the central business district. The Pearl District is bordered by NW Broadway to the east, NW 16th/ I-405 to the west.

There are approximately 6,179 existing and planned residential units in the Pearl District, with that follows grocery, service, boutique retail stores, big box retail, restaurant, bars, and coffee shops.

Abigail Apartments - 155 units

Broadstone Pearl - 146 units

Block 26 - 93 units

Block 20 - 143 condos

Centennial Mills Redevelopment

1440 NW Overton St. - 69 units

Modera Pearl - 290 units

The N.V. - 284 units

Block 17 - 281 units

The Cosmopolitan on the Park - 150 condos

Station Place Lot 5 - 9 story office building

Wolff Development - 840 units

930 NW 14th - Mixed-use development

Stagecraft Building - Design Within Reach

Post Office Redevelopment

Pearl West - Class A office building

The Dianne - 15 Story mixed- use development

* [click for more details](#)

THE SPACE



PEARL DISTRICT



98 WALK



97 BIKE



90 RIDE

