FOR LEASE

SECOND GENERATION RESTAURANT or RETAIL OPPORTUNITY

555 NW 12th Ave. Pearl District

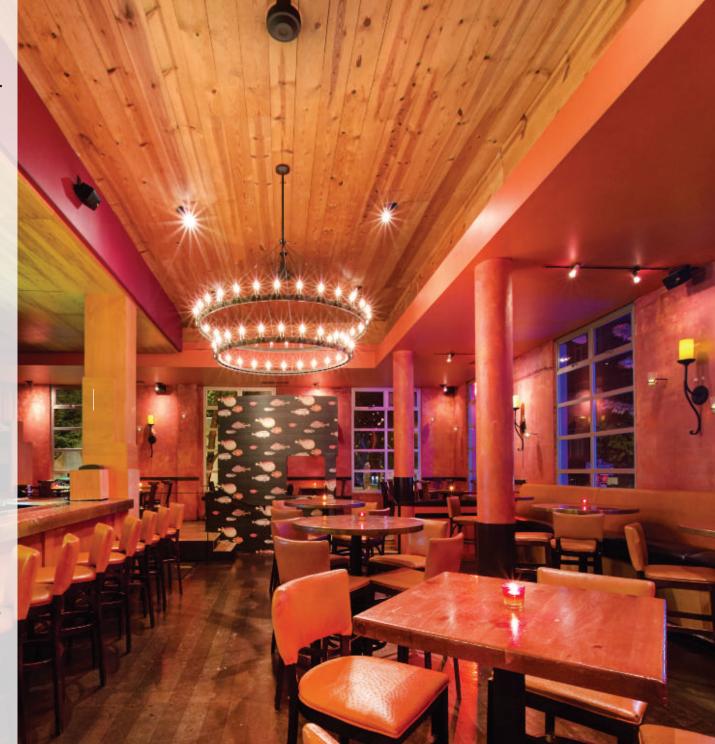
View Site Location

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



LOCATION! LOCATION! LOCATION!

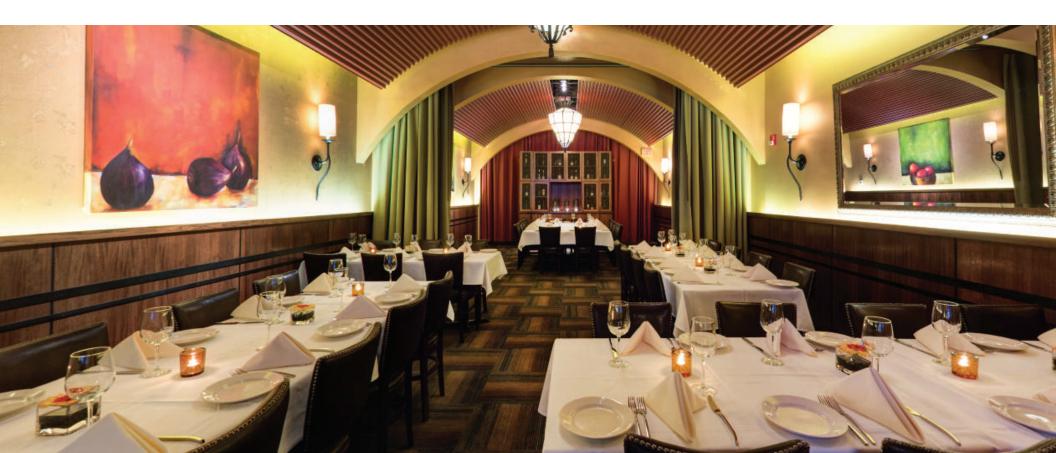
www.debbiethomas.com

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.

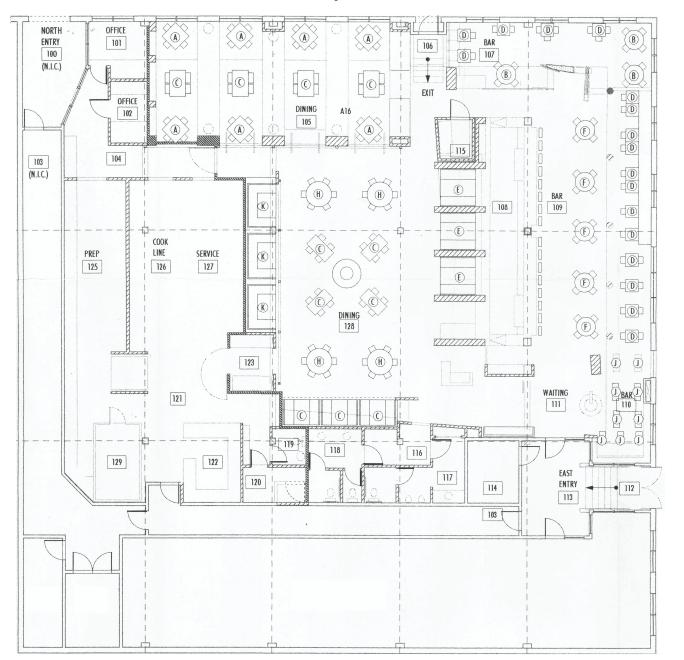
Space includes 6,600 square feet of restaurant, kitchen and bar. 1,796 square feet of private dining spaces (can hold 2-3 events), includes prep kitchen and ADA restroom. Balance of square footage includes office, recycling, main entry, side entry, and ADA access. Equipment in place.

* 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 2016 Estimate	418,393 397,541
Households by Income 2016 \$500,000 or more \$250,000 to \$499,999 \$200,000 to \$249,999 \$150,000 to \$199,999	3,553 7,350 5,653 11,653

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 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 untils in the Pearl District, with that follows grocery, service, boutique retail stores, big box retail, restaurant, bars, and coffee shops.

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









