

RETAIL SPACE FOR LEASE

1204 NW Glisan St.
Pearl District

2,060 Square Feet
CALL FOR RATES & A TOUR
Available March 2019

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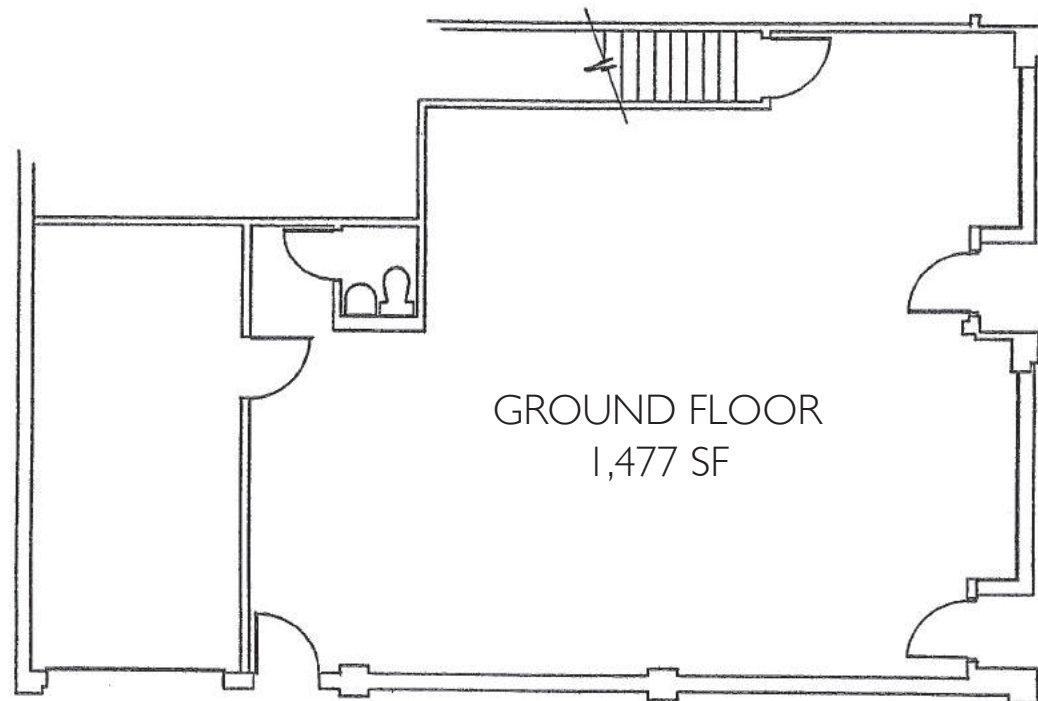
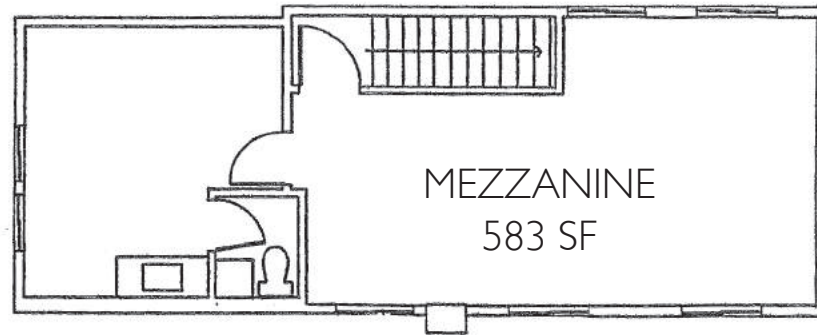
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**PRIME RETAIL CORNER IN
THE HEART OF THE PEARL!**

PROPERTY DETAILS

- Best, high-traffic corner in the Pearl on main west-bound thoroughfare Glisan
- Roll up door and multiple charming entries
- Over 60' of glass line on NW Glisan & 12th
- 2 bathrooms
- See attached area plan for adjacent tenancies
- Measurement for ceilings
- Local Ownership



NW GLISAN STREET

NW 12TH AVENUE

PEARL DISTRICT



98 WALK



97 BIKE



90 RIDE



1204 NW Glisan St.



NEIGHBORHOOD DEVELOPMENT

DEMOGRAPHICS 0-5 miles

Population

2022 Projection	448,647
2017 Estimate	416,118

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 26,742 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.

- 1 COSMOPOLITAN ON THE PARK
1075 NW Northrup St. | **150 condos**
- 2 THE LEXIS
255 NW 9th Ave. | **139 condos**
- 3 THE PINNACLE
1210 NW 9th Ave. | **176 condos**
- 4 THE ENCORE
941 NW Overton St. | **177 condos**
- 5 PARK PLACE
922 NW 11th Ave. | **131 condos**
- 6 TANNER PLACE
1030 NW Johnson St. | **120 condos**
- 7 STREETCAR LOFTS
1030 NW 12th Ave. | **139 condos**
- 8 THE METROPOLITAN
1001 NW Lovejoy St. | **146 condos**
- 9 KEARNEY PLAZA
931 NW 11th Ave. | **131 units**
- 10 RIVERSTONE
821 NW 11th Ave. | **123 condos**
- 11 WYATT
1221 NW Marshall St. | **244 units**
- 12 BRIDGEPORT
1130 NW 12th Ave. | **124 units**
- 13 ENSO
1400 NW Marshall St. | **152 units**
- 14 ASA FLATS + LOFTS
1200 NW Marshall St. | **231 units**
- 15 LOVEJOY STATION
1040 NW 10th Ave. | **181 units**
- 16 BURLINGTON TOWER
900 NW Lovejoy St. | **155 units**
- 17 MODERA PEARL
1420 NW 14th Ave. | **290 units**
- 18 THE PARKER
1447 NW 12th Ave. | **177 units**
- 19 BLOCK 17
1161 NW Overton St. | **280 units**
- 20 THE SITKA
1115 NW Northrup St. | **220 units**

