

RETAIL SPACE FOR LEASE

1204 NW Glisan St.
Pearl District

2,060 Square Feet
CALL FOR RATES & A TOUR



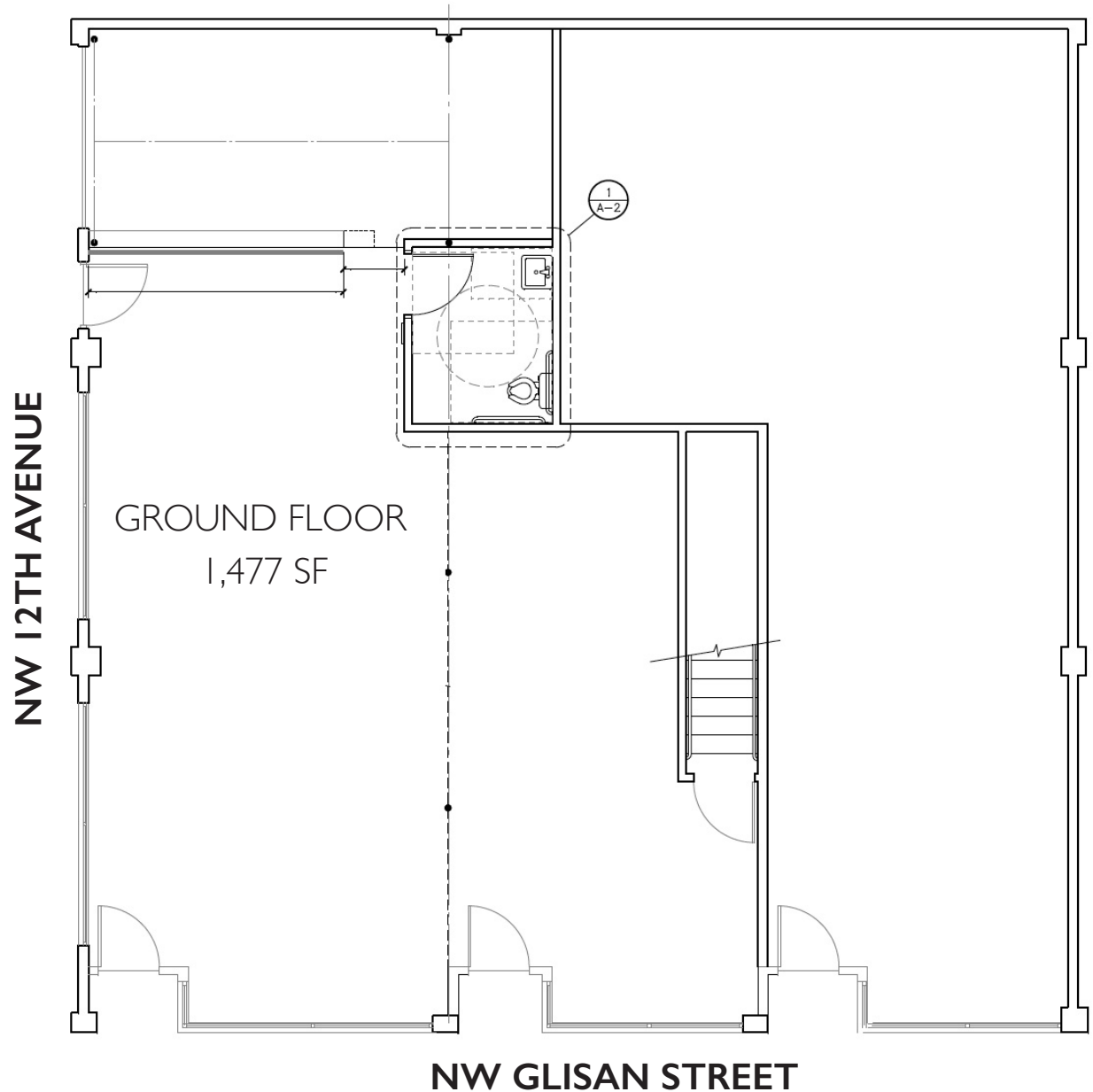
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**PRIME RETAIL CORNER IN
THE HEART OF THE PEARL!**

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
- Local Ownership



PEARL DISTRICT



98 WALK



97 BIKE



90 RIDE



1204 NW Glisan St.



NEIGHBORHOOD DEVELOPMENT

DEMOGRAPHICS 0-5 miles

Population

2024 Projection	444,441
2019 Estimate	418,584

Households by Income 2019

\$500,000 or more	6,582
\$250,000 to \$499,999	11,154
\$200,000 to \$249,999	9,545
\$150,000 to \$199,999	17,309

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, restaurants, bars, and coffee shops.

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|---|--|
| 1 CHOWN PELLA LOFTS
412 NW 13th Ave. 68 condos | 11 ENSO
1400 NW Marshall St. 160 units |
| 2 THE GREGORY
420 NW 11th Ave. 133 condos | 12 ASA FLATS + LOFTS
1200 NW Marshall St. 231 units |
| 3 THE HENRY
1020 NW Couch St. 123 condos | 13 STREETCAR LOFTS
1030 NW 12th Ave. 139 units |
| 4 THE ELIZABETH
333 NW 9th Ave. 182 condos | 14 THE METROPOLITAN
1001 NW Lovejoy St. 121 units |
| 5 937 CONDOMINIUMS
937 NW Glisan St. 114 condos | 15 LOVEJOY STATION
1040 NW 10th Ave. 181 units |
| 6 TANNER PLACE
1030 NW Johnson St. 120 condos | 16 THE WYATT
1221 NW Marshall St. 245 units |
| 7 RIVERSTONE
821 NW 11th Ave. 123 condos | 17 THE LEXIS
225 NW 9th Ave. 139 units |
| 8 KEARNEY PLAZA
931 NW 11th Ave. 131 units | 18 THE COSMOPOLITAN
1075 NW Northrup St. 150 units |
| 9 PARK PLACE
922 NW 11th Ave. 131 units | 19 THE PINNACLE
1210 NW 9th Ave. 176 units |
| 10 BURLINGTON TOWER
900 NW Lovejoy St. 155 units | 20 THE ENCORE
941 NW Overton St. 177 units |

