

# FOR LEASE

## Ground Floor Retail

1135 NW 9th Ave.  
PEARL DISTRICT

UNDER NEW OWNERSHIP  
**1,720 Square Feet**  
**CALL FOR RATES**  
**Available Now**

**TAMER RIAD**  
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**SKB**

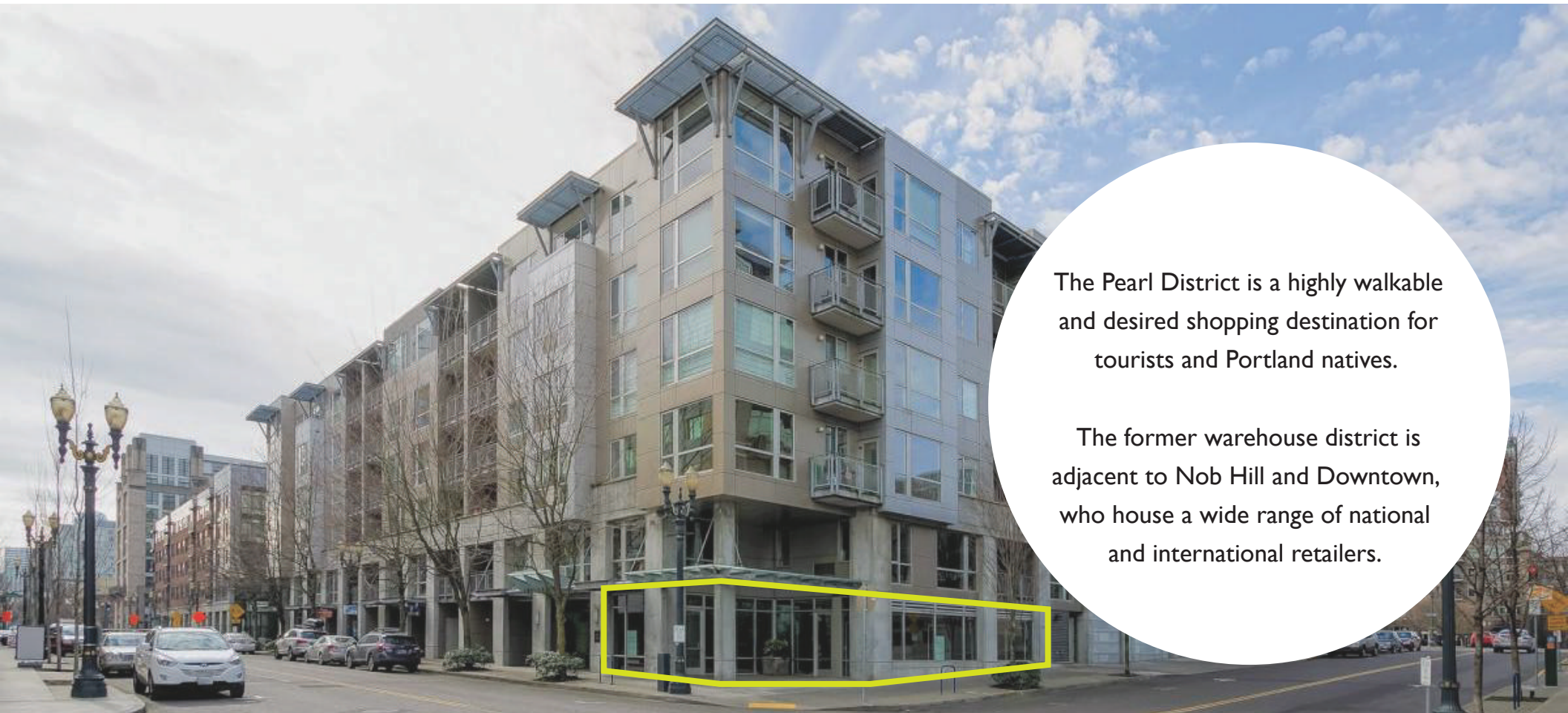


# PROPERTY DETAILS

Great opportunity to lease second generation retail space in the Pearl District. 1,720 square feet ground floor retail located below 139 condominium units at the Lexis.

This commercial space is ideally situated across the street from the new Residence Inn Hotel, which houses 223 guest rooms and Lot Four Urban Eatery. Soon to be neighbors with Station Place Lot 5, a new office building that will offer 167,000 square feet of office space, along with retail at the ground floor.

**Zoning EX**  
**Two entrances**  
**Covered outdoor atrium**  
**Great frontage**  
**Large windows**  
**High Ceilings**  
**Restroom**  
**Back room**



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.

# DEMOGRAPHICS

## POPULATION

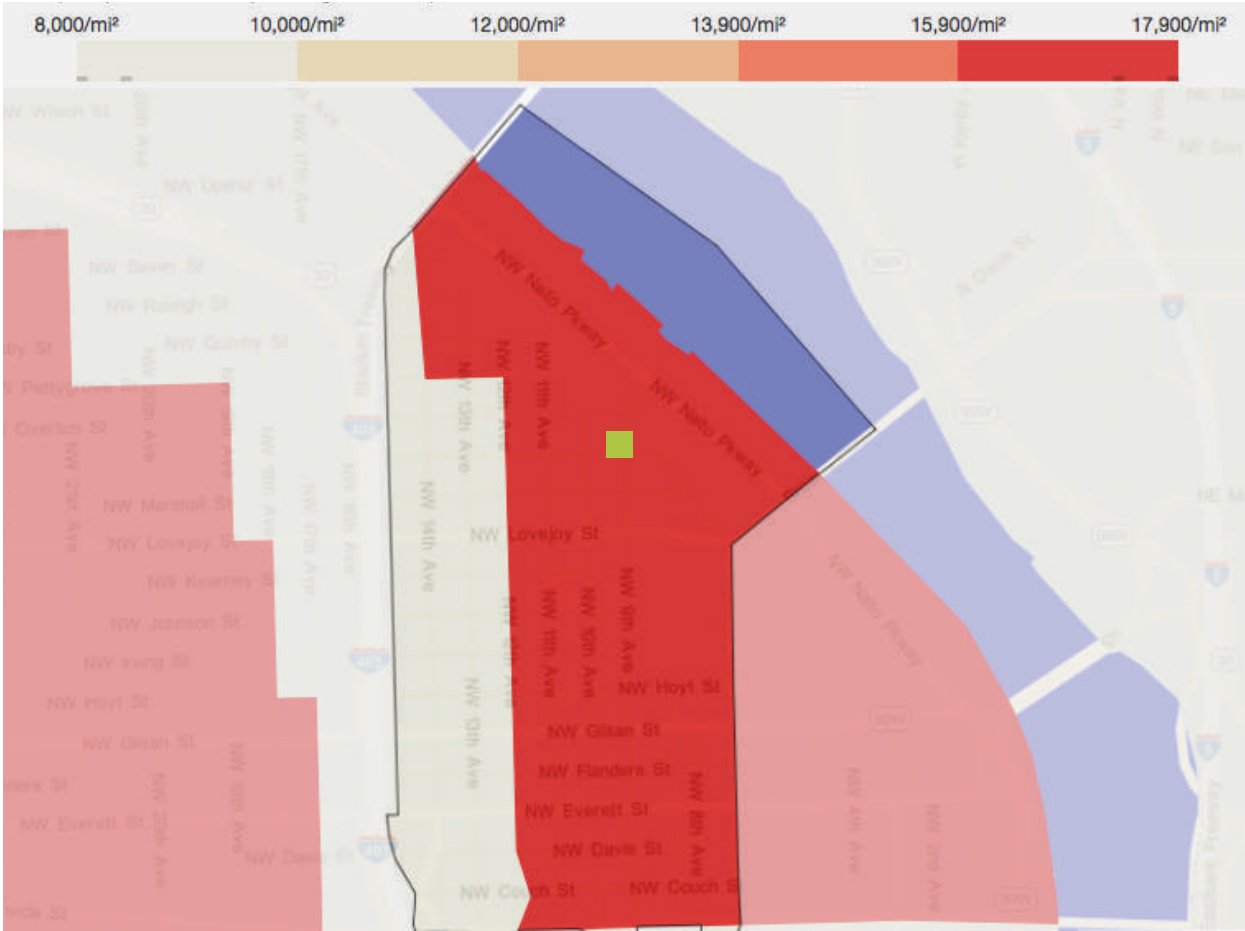
2021 PROJECTION 241,156  
 2016 ESTIMATE 230,652

## HOUSEHOLDS

2021 PROJECTION 103,837  
 2016 ESTIMATE 98,937

■ 1022 NW JOHNSON ST.

Population Density: Population per square mile



95 WALK



98 BIKE



94 RIDE





# THE SPACE



# 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.

