



# FOR SALE

## \$1,465,000

1212-1218 NW GLISAN STREET

PRIME COMMERCIAL PROPERTY FOR SALE

debbie thomas | real estate

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# RETAIL SPACES

2,500 SF single story retail in the heart of the Pearl District, just off of 13th Avenue and on the main thoroughfare, Glisan Street. Surrounded by some of the neighborhoods' most iconic condominium and apartment buildings, this is a one of a kind property in a prime location. Byways Cafe and Sheepskin of Oregon currently occupy the spaces.

**YEAR BUILT** | 1927

**BUILDING AREA** | 2,500 SF

**ZONING** | EX

**TAXES** | \$4,699.78 (2017)

Two tenants in place, one with a renewal option.  
Please call for details!



4/15/2019



# EXPLORE THE PEARL DISTRICT



## SHOP

Oblation Papers  
KEEN Footwear  
Anthropologie  
Madewell  
The North Face  
Dr. Martens  
Fjällräven  
West Elm

Sur La Table  
Lululemon  
Filson  
Halo Shoes  
Free People  
House of Lolo  
Room & Board  
Hanna Andersson

## EAT

Lovejoy Bakers  
Daily Cafe  
Little Big Burger  
Deschutes Brewery  
TILT  
Prasad  
River Pig Saloon  
Oven and Shaker

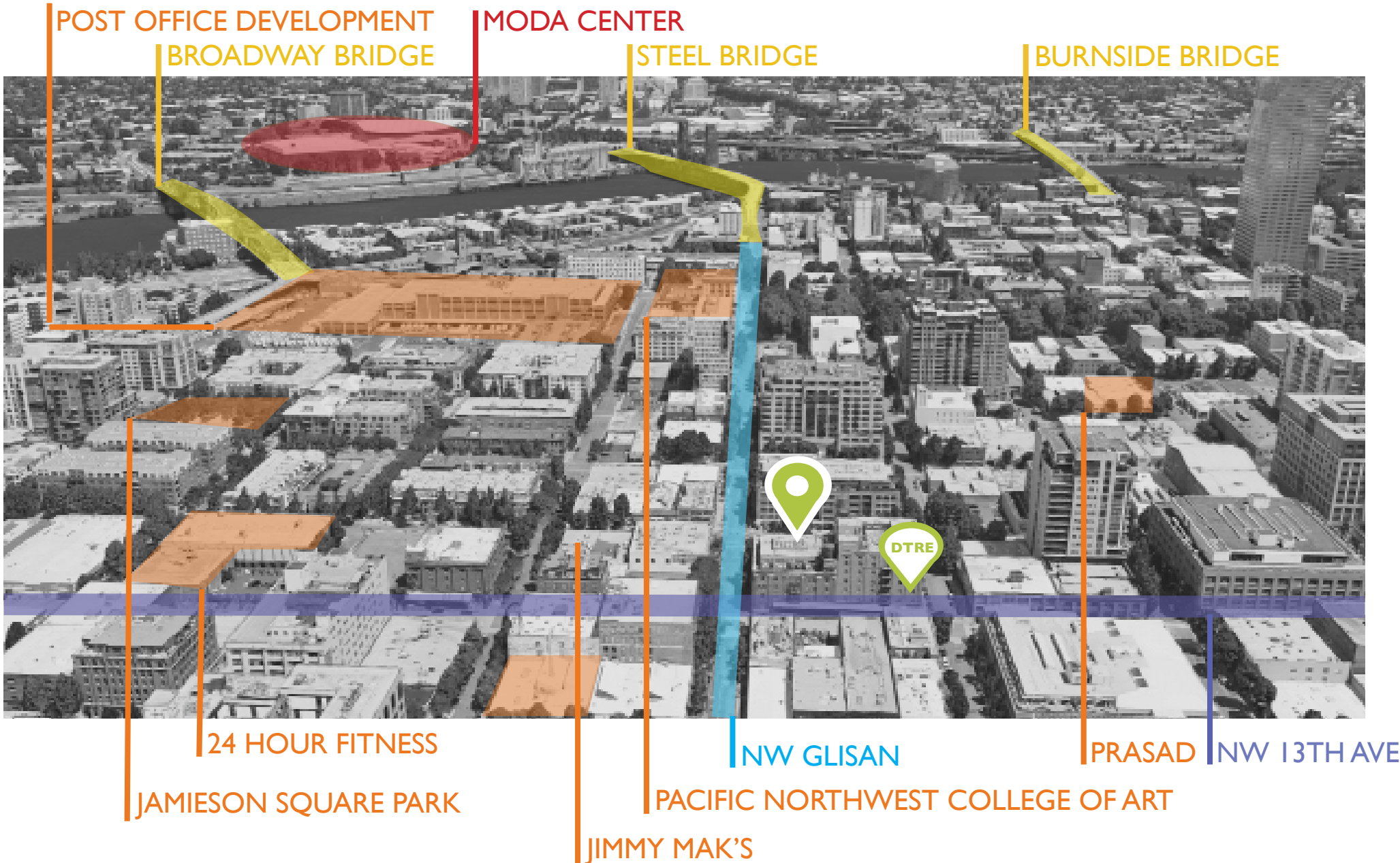
Andina  
Bluehour  
Irving St. Kitchen  
Verde Cocina  
Bambuza Vietnam Kitchen  
Brix Tavern  
Cha Cha Cha Taqueria  
Barista

## PLAY

Portland Center Stage  
Powell's Books  
BrewCycle  
Jamison Square  
The Fields Park

Labyrinth Escape Games  
Planet Granite  
Jimmy Mak's  
BLICK Art Materials  
Living Room Theaters

# THE HEART OF THE PEARL DISTRICT



# NEIGHBORHOOD DEVELOPMENT



## DEMOGRAPHICS 0-5 miles

### 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

### Population

2024 Projection	444,441
2019 Estimate	418,584

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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|--|---|
| <ul style="list-style-type: none"> <li><b>1</b> CHOWN PELLA LOFTS<br/>412 NW 13th Ave.   <b>68 condos</b></li> <li><b>2</b> THE GREGORY<br/>420 NW 11th Ave.   <b>133 condos</b></li> <li><b>3</b> THE HENRY<br/>1020 NW Couch St.   <b>123 condos</b></li> <li><b>4</b> THE ELIZABETH<br/>333 NW 9th Ave.   <b>182 condos</b></li> <li><b>5</b> 937 CONDOMINIUMS<br/>937 NW Glisan St.   <b>114 condos</b></li> <li><b>6</b> TANNER PLACE<br/>1030 NW Johnson St.   <b>120 condos</b></li> <li><b>7</b> RIVERSTONE<br/>821 NW 11th Ave.   <b>123 condos</b></li> <li><b>8</b> KEARNEY PLAZA<br/>931 NW 11th Ave.   <b>131 units</b></li> <li><b>9</b> PARK PLACE<br/>922 NW 11th Ave.   <b>131 units</b></li> <li><b>10</b> BURLINGTON TOWER<br/>900 NW Lovejoy St.   <b>155 units</b></li> </ul> | <ul style="list-style-type: none"> <li><b>11</b> ENSO<br/>1400 NW Marshall St.   <b>160 units</b></li> <li><b>12</b> ASA FLATS + LOFTS<br/>1200 NW Marshall St.   <b>231 units</b></li> <li><b>13</b> STREETCAR LOFTS<br/>1030 NW 12th Ave.   <b>139 units</b></li> <li><b>14</b> THE METROPOLITAN<br/>1001 NW Lovejoy St.   <b>121 units</b></li> <li><b>15</b> LOVEJOY STATION<br/>1040 NW 10th Ave.   <b>181 units</b></li> <li><b>16</b> THE WYATT<br/>1221 NW Marshall St.   <b>245 units</b></li> <li><b>17</b> THE LEXIS<br/>225 NW 9th Ave.   <b>139 units</b></li> <li><b>18</b> THE COSMOPOLITAN<br/>1075 NW Northrup St.   <b>150 units</b></li> <li><b>19</b> THE PINNACLE<br/>1210 NW 9th Ave.   <b>176 units</b></li> <li><b>20</b> THE ENCORE<br/>941 NW Overton St.   <b>177 units</b></li> </ul> |
|--|---|





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