



# FOR LEASE

RETAIL | OFFICE

HONEYMAN HARDWARE

825 NW Glisan Ave

2,674 RSF | Modified Gross | Call For Pricing

**ELLIOT BACHAUMARD** | COMMERCIAL BROKER

c: 203.500.7599

[elliott@debbiethomas.com](mailto:elliott@debbiethomas.com)

**ROBBIE MACNICHOL** | COMMERCIAL BROKER

c: 503.819.1110

[robbie@debbiethomas.com](mailto:robbie@debbiethomas.com)

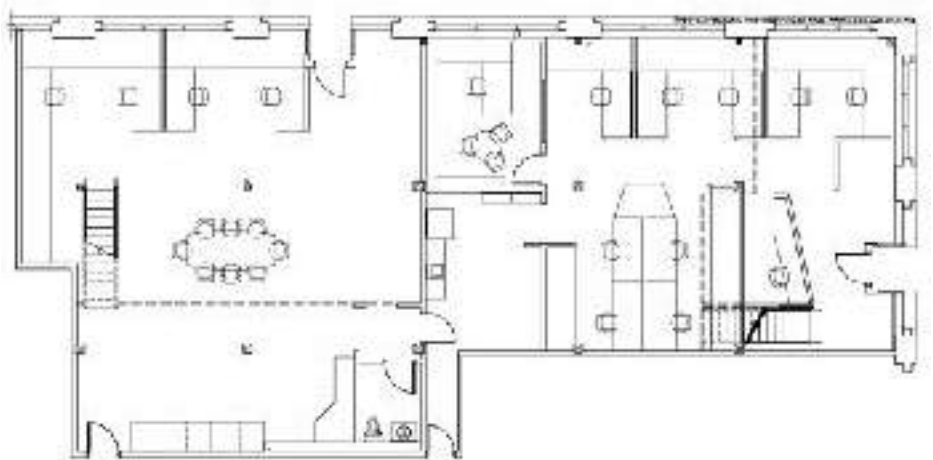


# THE SPACE

**NOW AVAILABLE:** 2,674 SF in the historic **HONEYMAN HARDWARE LOFTS** which is centrally located in downtown Portland's thriving Pearl District. The mixed-use building is home to local businesses on the ground floor and modern apartments on the upper levels.

## ADDITIONAL FEATURES:

- Street Frontage
- High Ceilings
- Exposed Brick
- Polished Concrete Floors
- Kitchenette
- 2 Restrooms
- Covered Parking Available for \$250/mo



GROUND FLOOR  
**1,676 SF**

MEZZANINE  
**998 SF**

TOTAL RSF  
**2,674 SF**



# THE BUILDING



Located near Portland Center Stage, multiple art galleries, and a variety of eateries, the **HONEYMAN HARDWARE LOFTS** building offers an excellent address for any small business, local retailer, or entrepreneurial start-up. This property is the ideal location for a small business looking to thrive in Portland's newest development!

**DESIRED USES:** coffee shop, barber shop, grab-and-go bodega or restaurant, small gym or fitness studio.

*Sorry, no cannabis, and no nail salons or wine shops due to existing businesses.*



# PEARL DISTRICT HIGHLIGHTS

## HONEYMAN HARDWARE LOFTS

### STEEL BRIDGE

### BURNSIDE BRIDGE



## POST OFFICE DEVELOPMENT

### NW HOYT ST

### NW GLISAN ST

The **HONEYMAN HARDWARE LOFTS** building sits across from the former USPS sorting depot which will be soon become part of a 34-acre project through Prosper Portland. This new development will have high-density employment and signature city attractions. Prosper Portland has allotted \$40 million for the project and have forecasted 21,500 new households and 42,500 new jobs for the Broadway Corridor neighborhood.

## DEMOGRAPHICS

### WALK SCORE | 99

A walker's paradise

### TRANSIT SCORE | 92

Excellent public transportation

### BIKE SCORE | 97

Plenty of bike lanes

## LOCAL BUSINESSES

The Bar Method

Hive

Sola Salon

Burrito Bar

Isabel

Onyx Salon

Blackfish Gallery

Ann Sacks

North Park Blocks

Café Allora

Thelonious Wines

Portland Center Stage



# NEIGHBORHOOD DEVELOPMENT

The Pearl District, a once-industrial neighborhood, has rapidly transformed into one of the city's most expensive neighborhoods. It is 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.



## DEMOGRAPHICS 0-5 MILES (2019)

### Households by Income

\$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 Growth

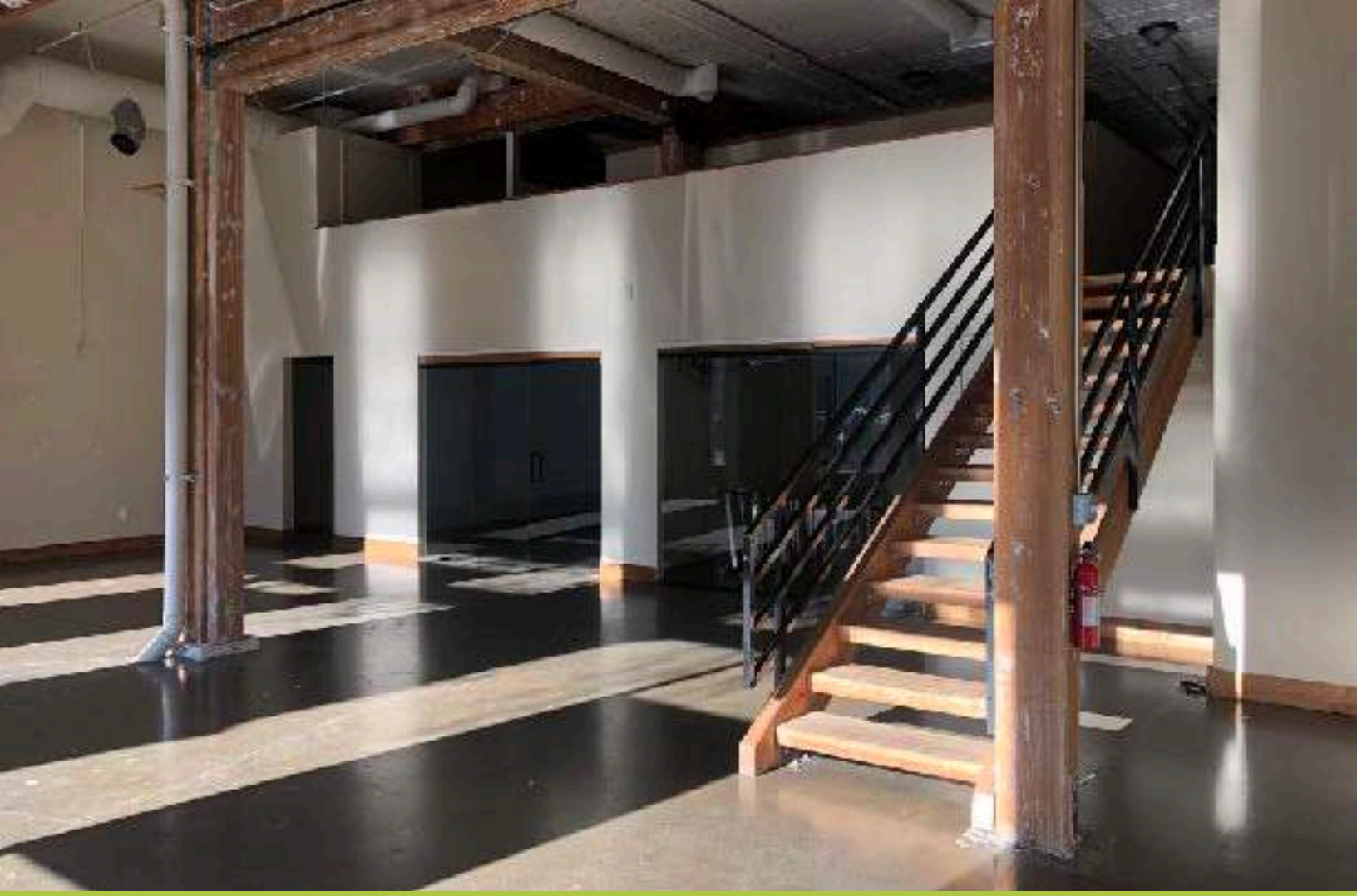
2024 Projection	444,441
2019 Estimate	418,584

## CONDOMINIUMS

- 1 **CHOWN PELLA LOFTS**  
412 NW 13th Ave | 68 units
- 2 **THE GREGORY**  
420 NW 11th Ave | 133 units
- 3 **THE HENRY**  
1020 NW Couch St | 123 units
- 4 **THE ELIZABETH**  
333 NW 9th Ave | 182 units
- 5 **937 CONDOMINIUMS**  
937 NW Glisan St | 114 units
- 6 **BRIDGEPORT**  
1130 NW 12th Ave | 120 units
- 7 **TANNER PLACE**  
1030 NW Johnson St | 120 units
- 8 **PARK PLACE**  
922 NW 11th | 131 units
- 9 **RIVERSTONE**  
821 NW 11th Ave | 123 units
- 10 **THE METROPOLITAN**  
1001 NW Lovejoy St | 121 units
- 11 **STREETCAR LOFTS**  
1020 NW 12th Ave | 139 units
- 12 **COSMOPOLITAN**  
1075 NW Northrup St | 150 units
- 13 **THE PINNACLE**  
1210 NW 9th Ave | 133 units
- 14 **THE LEXIS**  
225 NW 9th Ave | 139 units
- 15 **THE ENCORE**  
941 NW Overton St | 177 units

## APARTMENT BUILDINGS

- 16 **THE DIANNE**  
535 NW 12th Ave | 102 units
- 17 **KEARNEY PLAZA**  
931 NW 11th Ave | 131 units
- 18 **N.V. APARTMENTS**  
1261 NW Overton St | 284 units
- 19 **10TH @ HOYT**  
925 NW Hoyt St | 178 units
- 20 **OAKWOOD PEARL DISTRICT**  
1155 NW Everett | 112 units
- 21 **COUCH9**  
135 NW 9th Ave | 136 units
- 22 **THE RODNEY**  
1470 NW Glisan St | 230 units
- 23 **MODERA PEARL**  
1420 NW 14th Ave | 290 units



for additional details contact:

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c: 503.819.1110

robbie@debbiethomas.com



402 nw 13th avenue

portland, or 97209

o: 503.226.2141

[www.debbiethomas.com](http://www.debbiethomas.com)