



# FOR LEASE

2nd Gen Restaurant

**Hoyt Building**

1230 NW Hoyt St

2,262 RSF | Call For Pricing



DEBBIE THOMAS | COMMERCIAL BROKER

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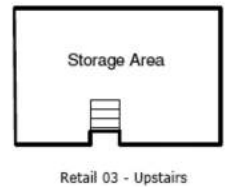
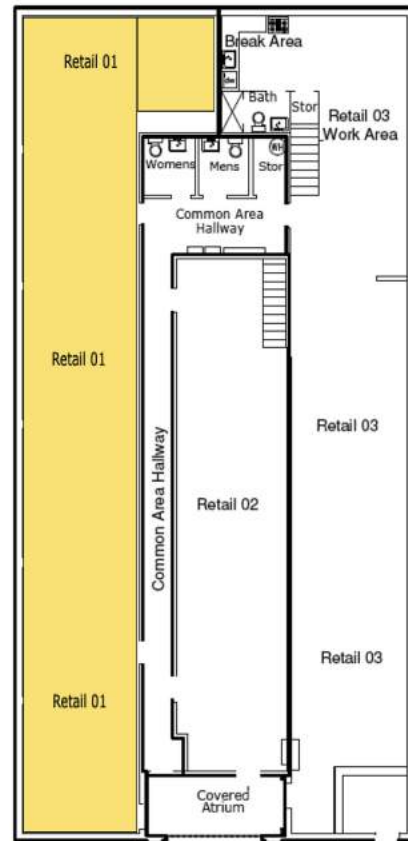
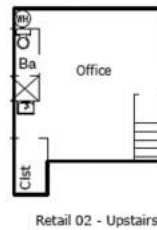
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# THE SPACE

**NOW AVAILABLE:** 2,262 SF in the Hoyt Building is centrally located in Portland's thriving Pearl District.

## ADDITIONAL FEATURES:

- Street Frontage
- High Ceilings
- Exposed Brick
- Polished Concrete Floors
- Kitchen Equipment
- Seating for 50+
- 2 Shared Restrooms
- Outside Seating Available



# THE BUILDING



Built in 1928, the Hoyt Building exudes historical Portland charm in a prime Pearl District location. Well known as the long time of to Montesacro Italian Restaurant and Bar. This ideal Pearl location is just waiting for the next great restaurant to call the Hoyt Building home.

**DESIRED USES:** restaurant - owner will consider other uses.



# 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 information contact:

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