

COMMERCIAL
RETAIL

FOR LEASE



GORGEIOUS RETAIL SPACE

perfect for a wine bar!

1439 NW Marshall St.

3,872 TOTAL SF

Please call for pricing

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THE BUILDING

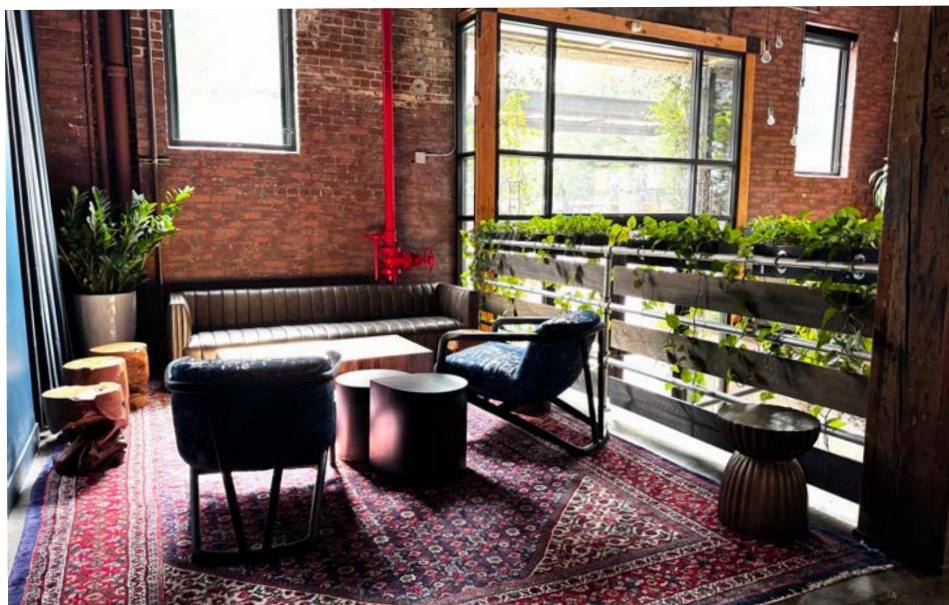


Located in the Pearl District, the historic, 1908 built Reid Pacific Building is a architectural staple in the NW Portland community. From the exposed timber beams and brick walls to the airy, tall ceilings, this warm open retail space is impressive yet cozy, and perfect for any winery, tap room or large office.

This property has joined the NWCC (Northwest Community Conservancy) to further protect the Reid Pacific Building and provide additional security to the residents and tenants of The Pearl community.

Highlights:

- **Stunning Formal Entry**
- **Full Service Area and Bar**
- **Prep Kitchen with Hood**
- **Exposed Brick and Beams**
- **Many Cozy Seating Areas**
- **Multiple Tasting Areas**
- **Expansive, Open Floor Plan**
- **Generous Flex Space**
- **High Ceilings**
- **Easy Access to I-405, Parking, and Broadway Bridge**



Very Walkable

Most errands can be accomplished on foot.



Excellent Transit

Transit is convenient for most trips.

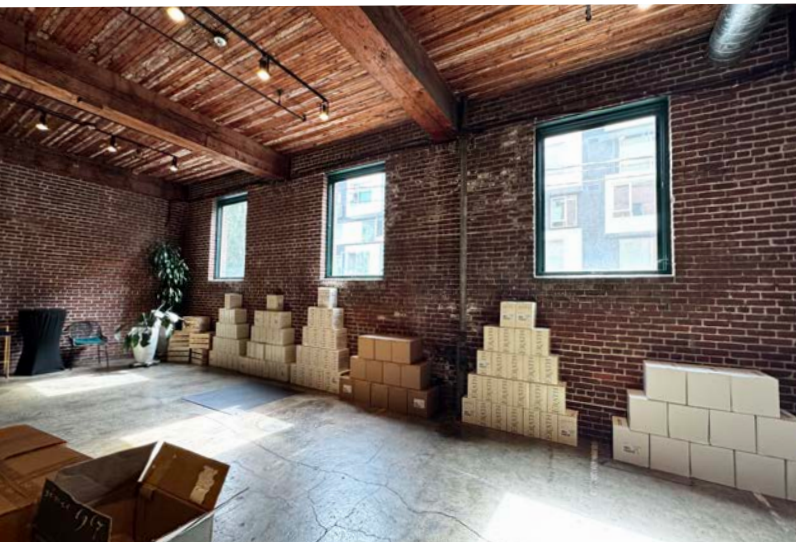
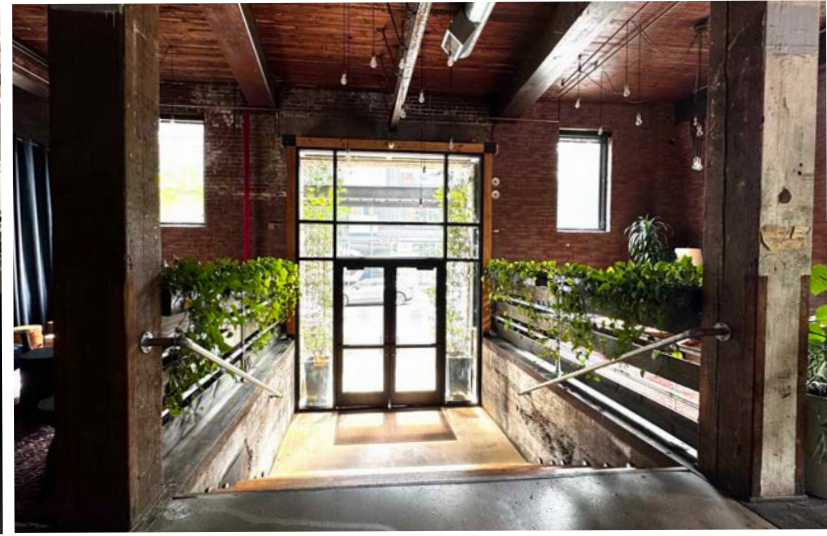
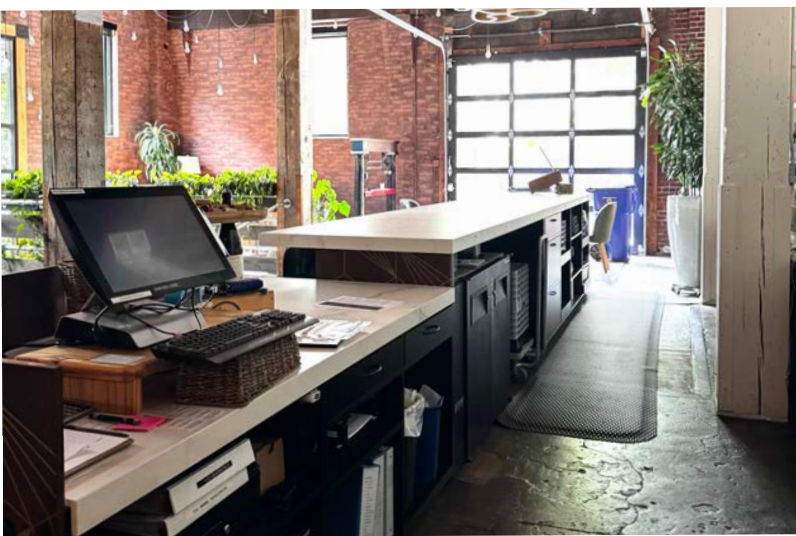


Biker's Paradise

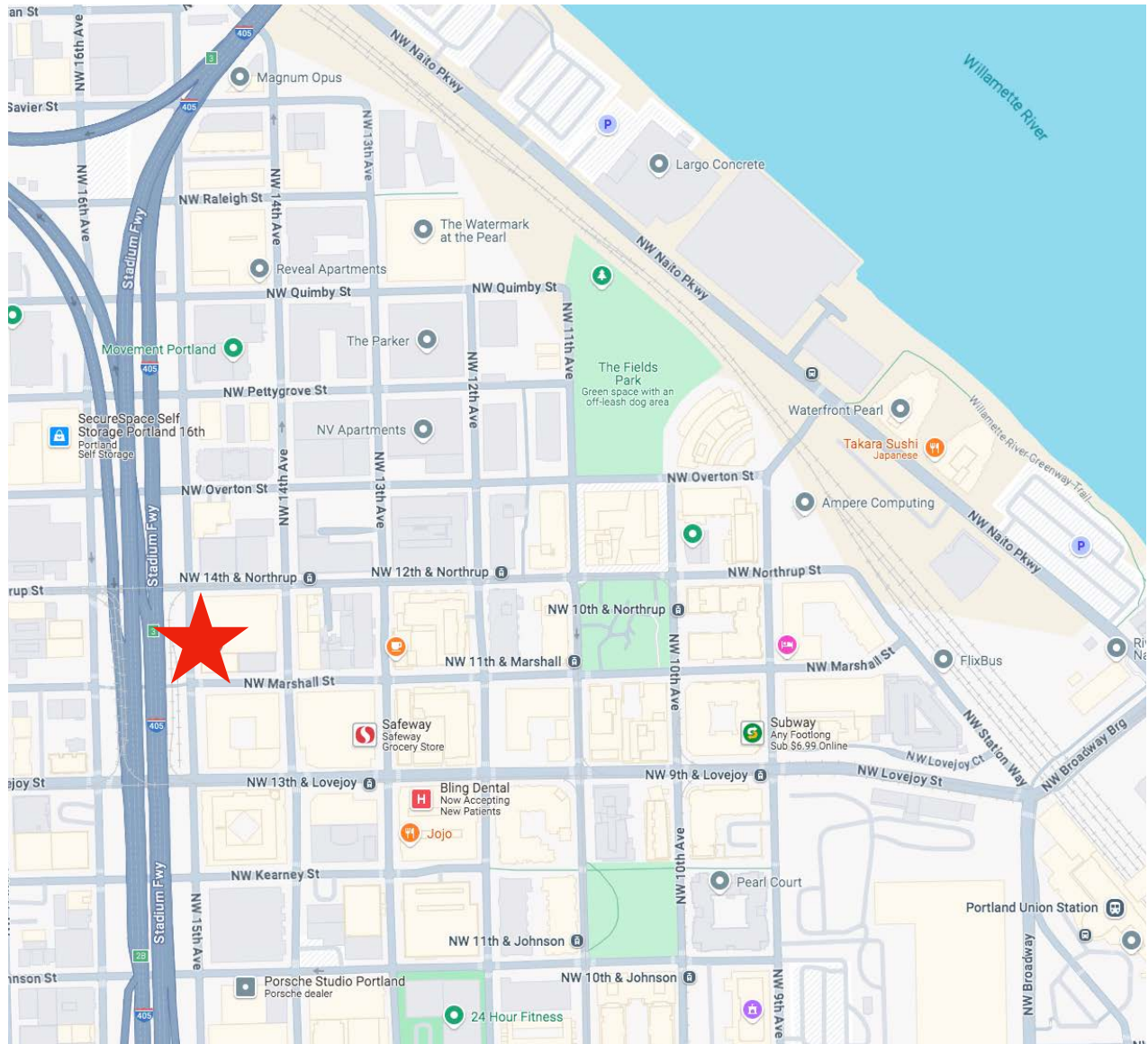
Daily errands can be accomplished on a bike.

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THE SPACE



THE NEIGHBORHOOD



SHOP

Madewell
Powell's City Of Books
Whole Foods Market
Aesop
Patagonia
Dr. Marten's
Pine Street Market
Williams Sonoma
Anthropologie
Canoe
Safeway

EAT

Erath Winery Tasting Room
Twisted Croissant & Patisserie
Via Delizia
Tea Bar
Two Zone Chicken
Gastro Mania Deli NW
Jojo
The Star Portland
Sisters Coffee Company
Cafe Nell

PLAY

Tanner Springs Park
Jamison Square
Japanese American Museum
Porsche Studio Portland
Tomo Boulderling Club
Bliss House Museum
Cinema 21
Portland Art Museum
Cycle Portland Bike Tours
Movement Portland
LA Fitness

STAY

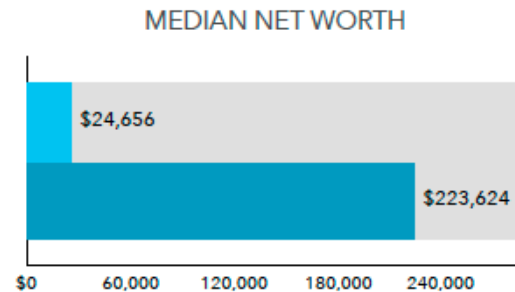
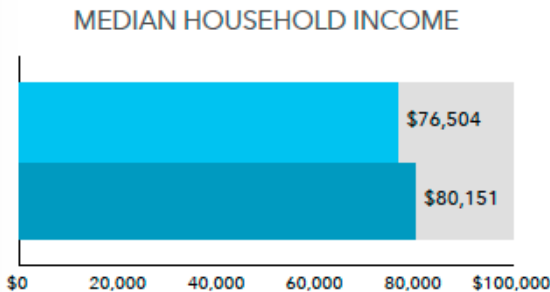
Residence Inn Portland
Inn at Northrup Station
Hampton Inn and Suites
Camopy by Hilton
McMenamins Crystal Hotel
Embassy Suites Portland
The Benson Portland
Ritz Carlton
The Clyde Hotel
Hyatt Centric
Moxy Portland

The information contained herein has been obtained from sources we deem reliable. All information should be verified prior to lease.

DEMOGRAPHICS

INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g, mortgages) or unsecured (credit cards) for this area.

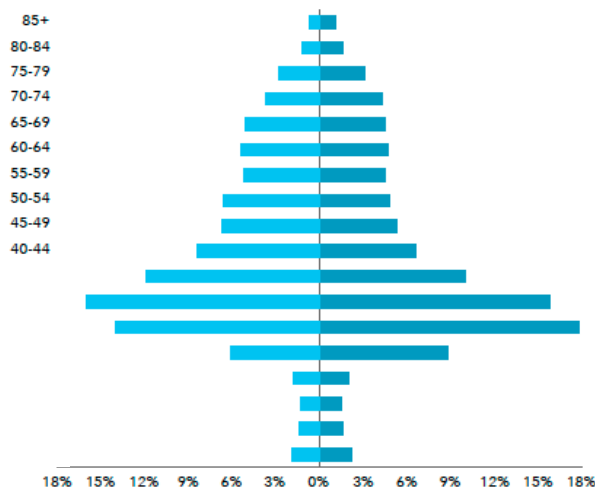


Bars show comparison to

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AGE BY SEX

Median Age: 36.9

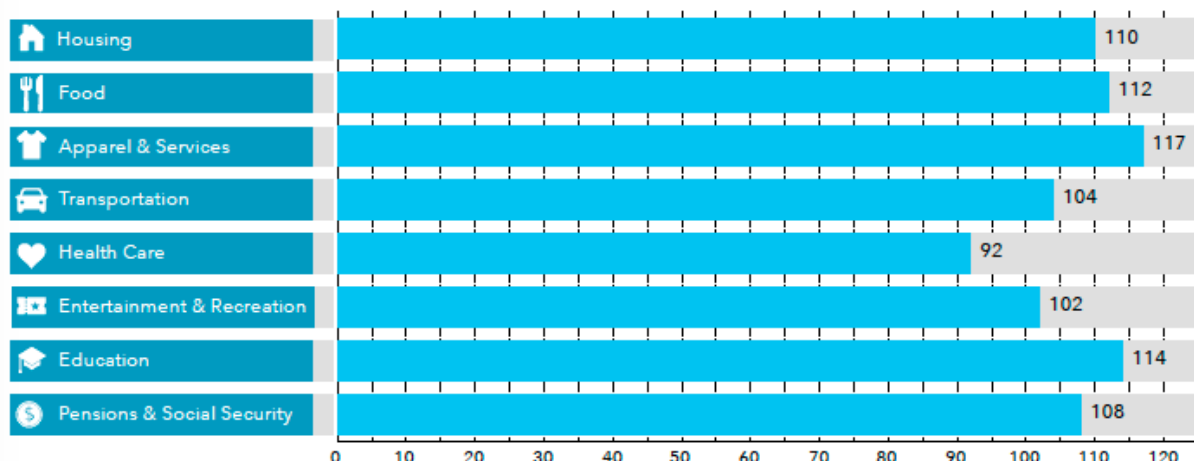


KEY FACTS FOR THE AREA

- POPULATION: 44,459
- HOUSEHOLDS: 28,533
- AVERAGE SIZE HOUSEHOLD: 1.47
- WEALTH INDEX: 75
- HOUSING AFFORDABILITY: 36
- DIVERSITY INDEX: 56
- MEDIAN HOME VALUE: \$817,483
- FORECASTED ANNUAL GROWTH: 1.59%

AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



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