

Pearl District Retail Space

347 NW 9TH AVENUE | PORTLAND, OR 97209

PRICE REDUCED!

**FOR SALE &
LEASE**

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

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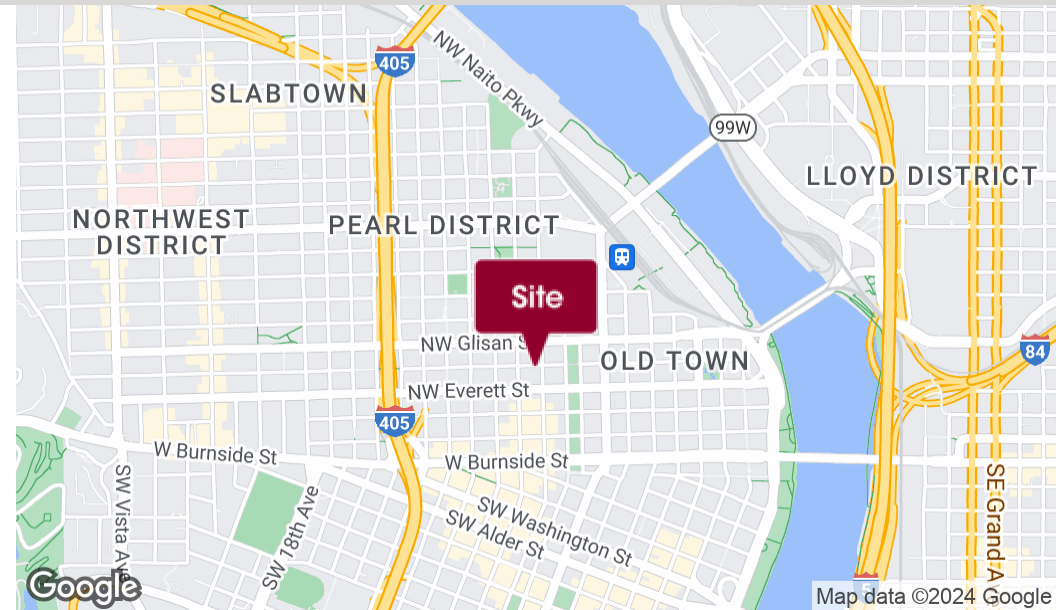
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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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347 NW 9th Avenue, Portland, OR 97209



PROPERTY DESCRIPTION

Ground floor retail space located within the Elizabeth Lofts Condominium. This upscale commercial condominium was constructed in 2005 and has 14 commercial condominiums. Existing retail tenants include Gallo Nero Trattoria, Echo Natural Beauty, Cogence Group, Beneficial State Bank, and Rich's Cigar Store. The suite has three entries and high ceilings.

OFFERING SUMMARY

Sale Price:	\$499,000
Lease Rate:	Call Broker
Available Suite 102:	1,319 SF
HOA:	\$561.67 per month
Property Taxes:	\$13,443.00



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PROPERTY HIGHLIGHTS

- Prime Pearl District location
- Exterior blade signage
- Three entries into the space
- High ceilings and floor-to-ceiling windows
- Separate electrical (220 amp/208v) and HVAC
- HOA includes building insurance, water & sewer, and common area maintenance



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DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total population	30,621	76,196	152,691
Median age	37.4	36.1	36.1
Median age (Male)	39.1	37.1	36.7
Median age (Female)	35.9	35.4	35.7
Total households	20,374	45,903	81,986
Total persons per HH	1.5	1.7	1.9
Average HH income	\$51,747	\$61,080	\$67,550
Average house value	\$440,458	\$523,183	\$461,734

LOCATION OVERVIEW

The Pearl District, located in downtown Portland next to the Willamette River, is internationally recognized as a leader of urban renewal. The neighborhood is alive with ever-increasing development but continues to retain a feeling of historic charm. Well known for its upscale boutiques, art galleries, and restaurants, the Pearl also offers various urban parks and green spaces.

The Pearl is in close proximity to Central Downtown Portland, Old Town, and Chinatown. In addition, there is a multitude of commuter options available including the Portland Street Car, Light Rail MAX Train, and the TriMet bus system.



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