

COMMERCIAL
RETAIL

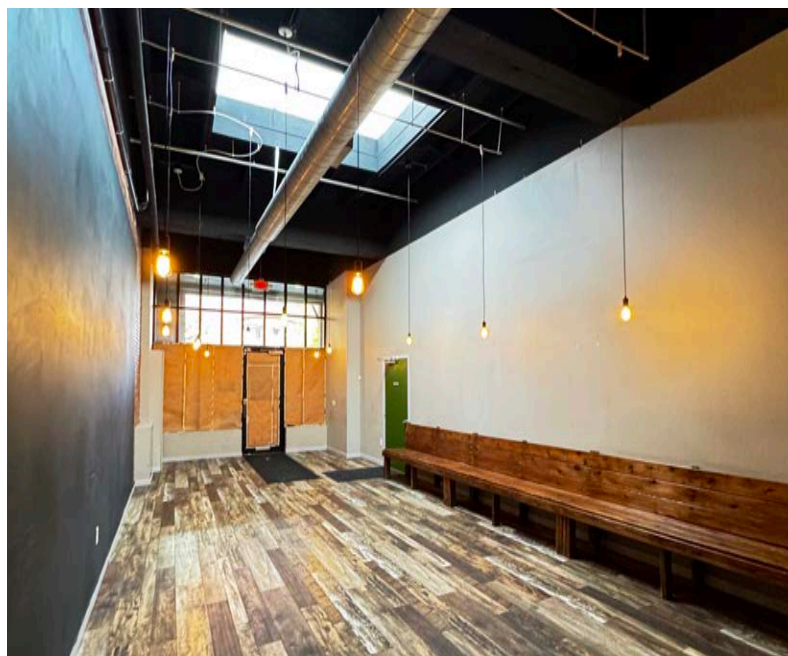
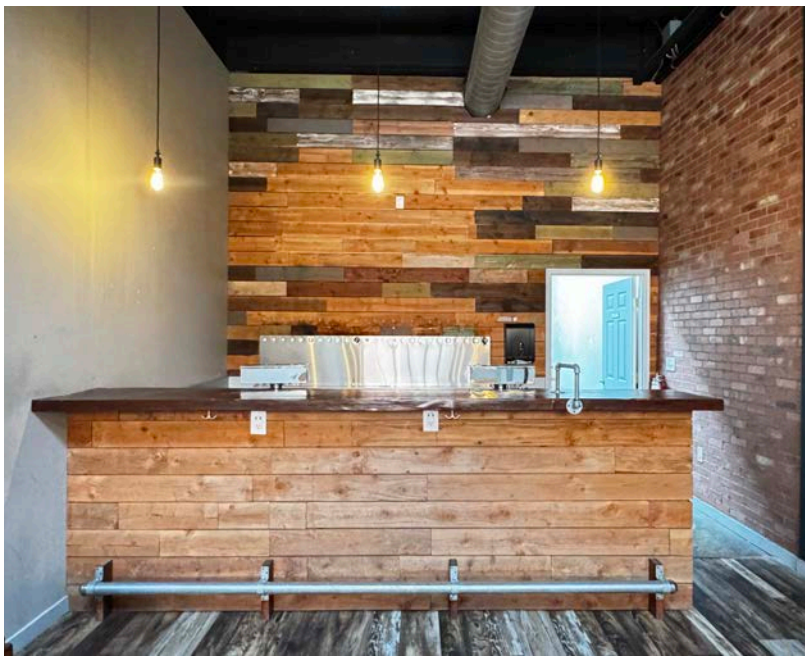
FOR LEASE



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PRIME PEARL RETAIL
1230 NW Hoyt St. Suite A
1,314 TOTAL SF
Please call for pricing

THE BUILDING



Located in downtown's art-filled Pearl District, this ground floor retail space features a plug-and-play 2nd generation tap room, offering a seamless transition for new tenants to step in and start pouring! This quality, versatile space is well equipped with a bar/prep space and grease trap for serving beverages and light bites, as well as a private, upstairs office with bath.

Across from Keen and just blocks from Andina, Barista and Powells Books, this highly visible space is right in the sweet spot of the Streetcar, Max, public transit, boutiques, restaurants, and entertainment!

Highlights:

- Ground Floor Retail in The Pearl
- High Foot & Commuter Traffic
- Fully Equipped for a Tap Room
- Under Counter Coolers
- Multiple Rotating Taps
- Grease Trap, Dishwasher
- Office with Bath and Shower
- 15+ Ft Ceilings with Skylights
- Sprinkled
- Easy Access to I-405, Broadway Bridge, Shopping, Dining, etc.
- Near Streetcar Line



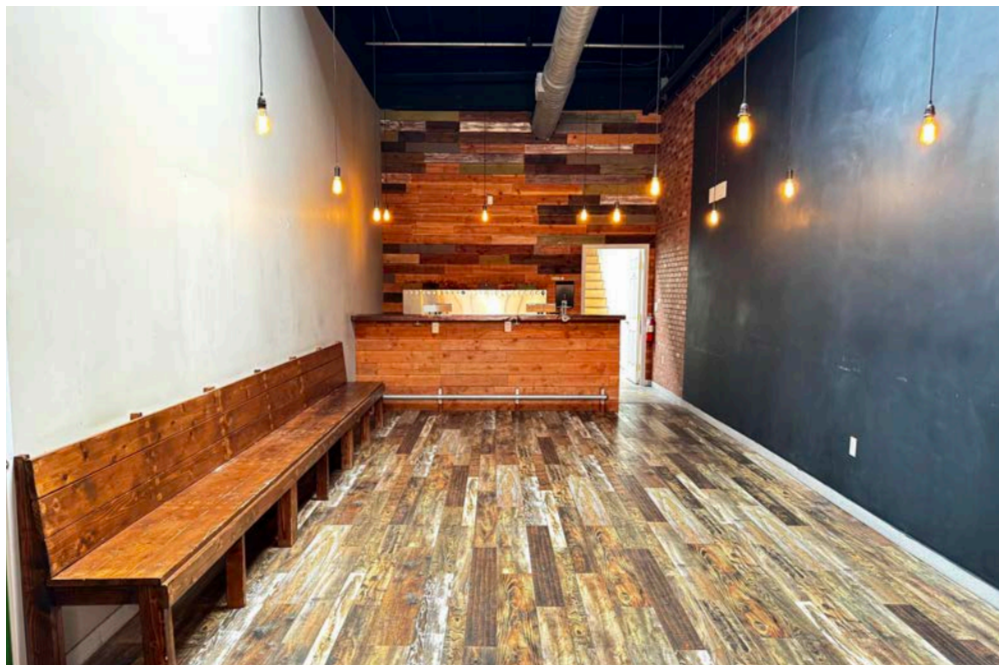
Walker's Paradise
Daily errands do not require a car.

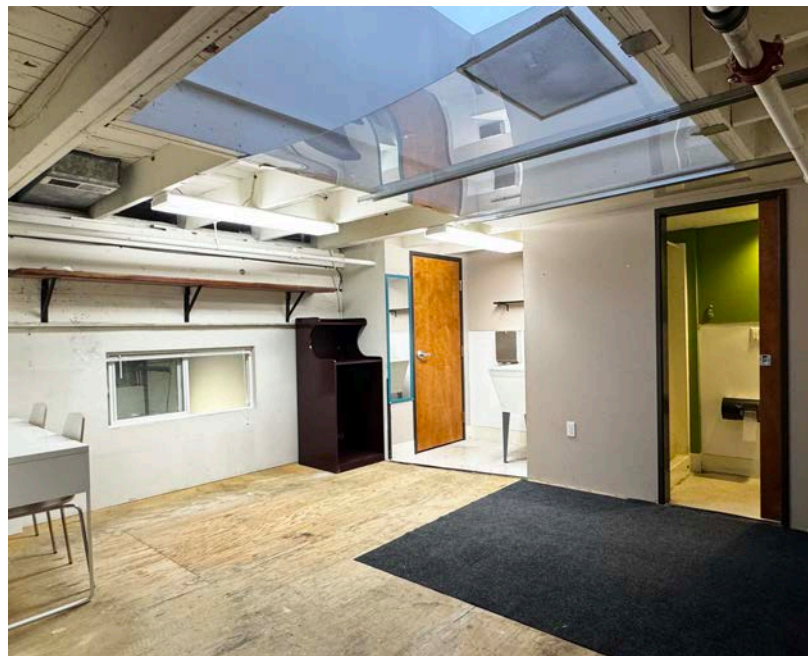
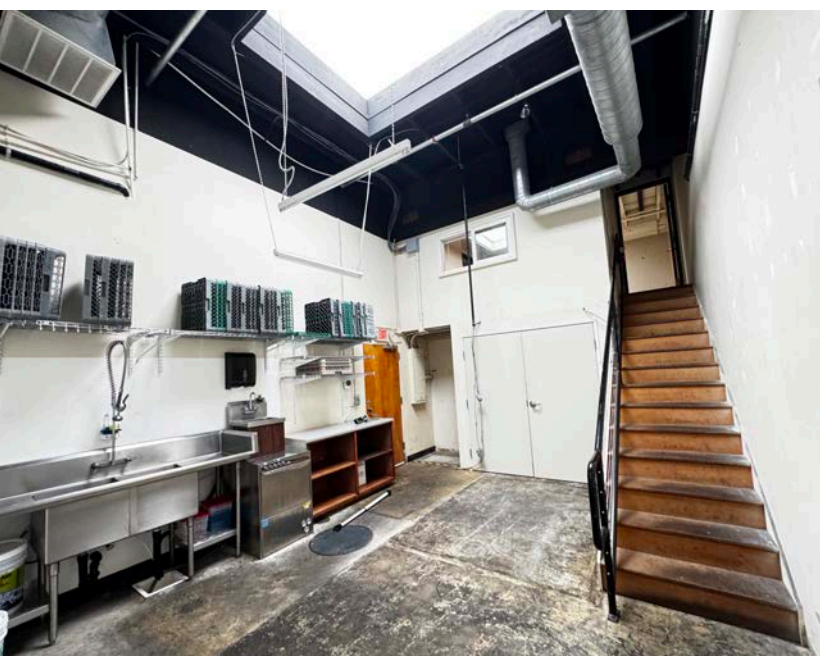
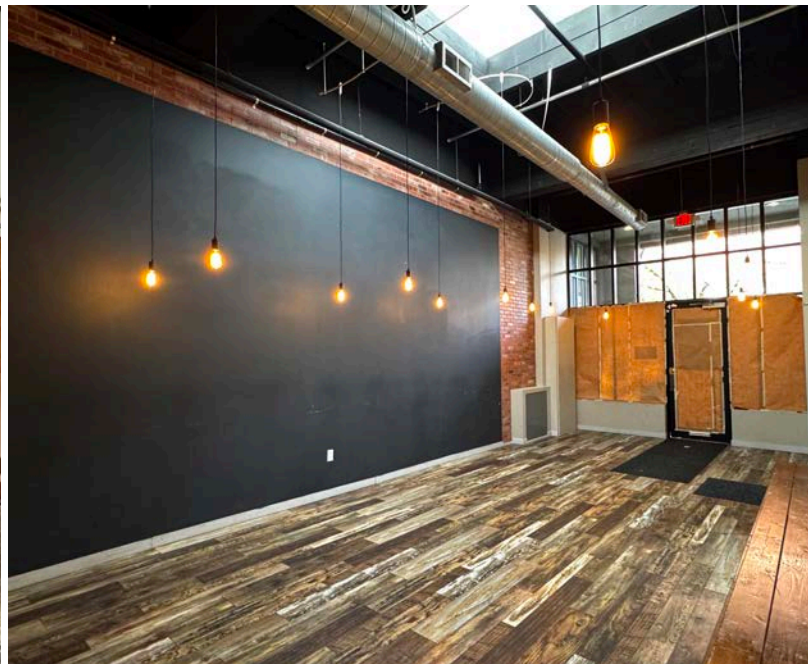


Rider's Paradise
World-class public transportation.

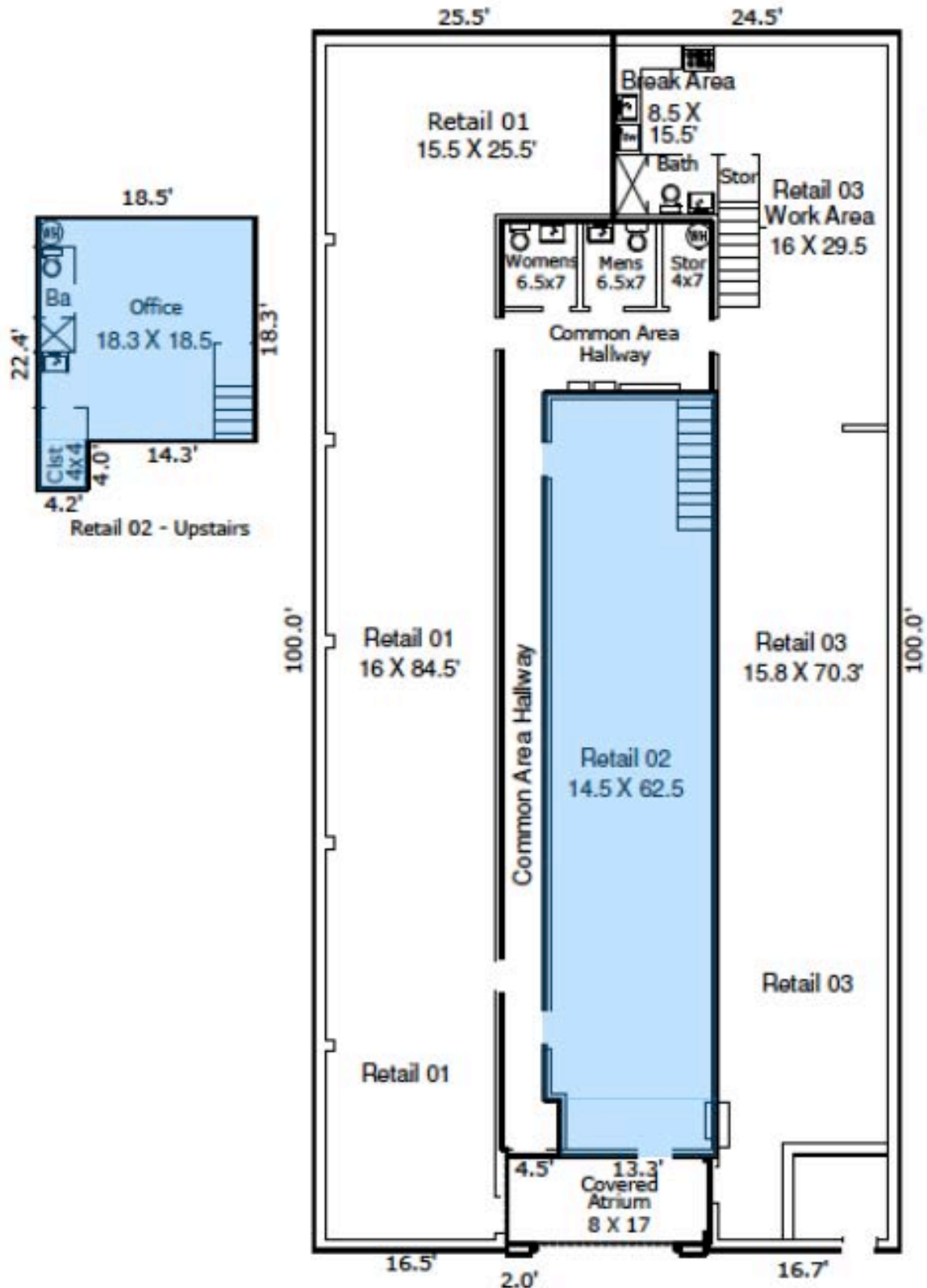


Biker's Paradise
Daily errands can be accomplished on a bike.

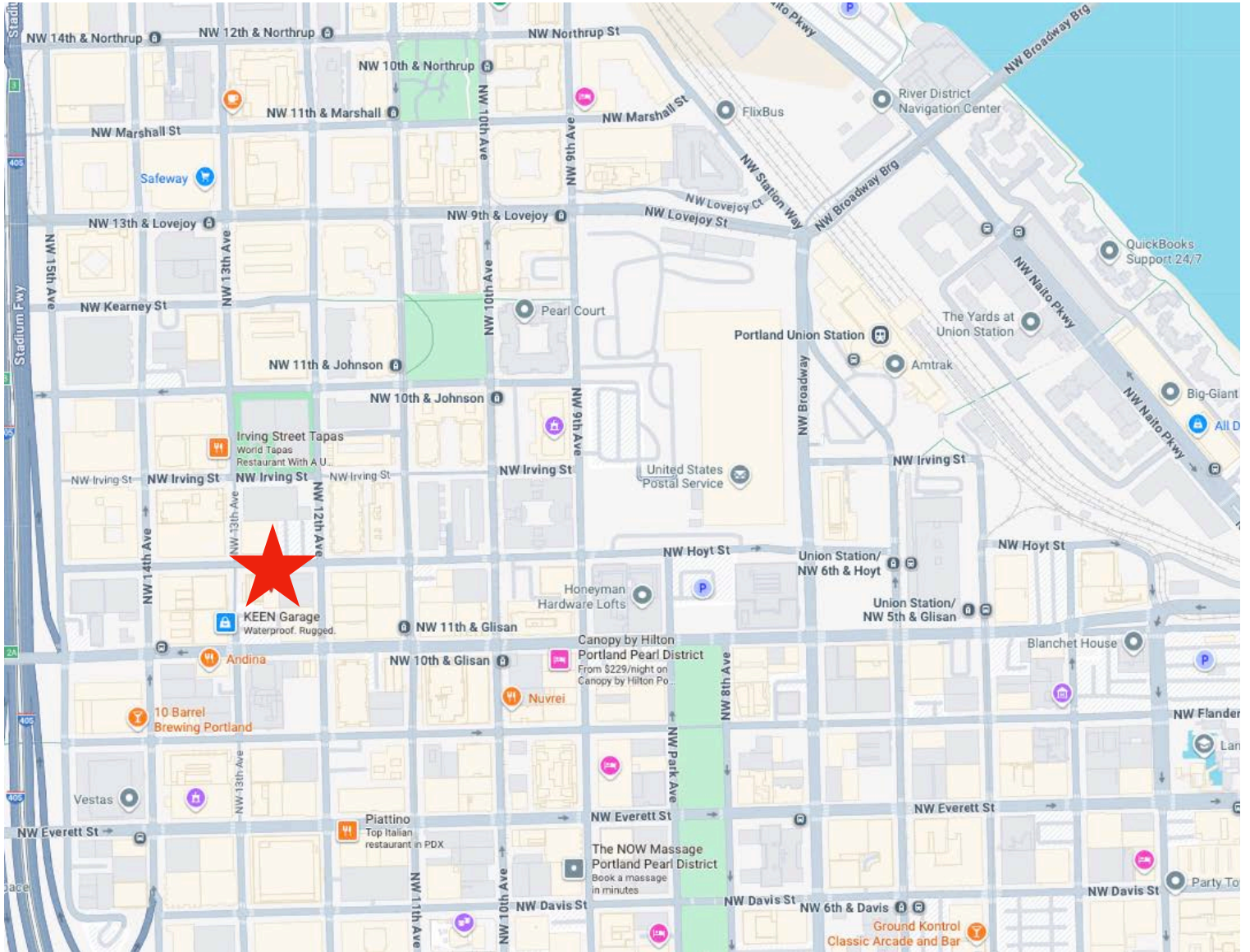




THE LAYOUT



THE NEIGHBORHOOD



SHOP

Naturepedic
 Joybird
 Powell's Books
 Anthropologie
 Lululemon
 West Elm
 EWF Modern
 Whole Foods
 Blick Art Supply
 Hive Furniture

EAT

Silk Road
 Hunt and Gather Deli
 Brix Tavern
 10 Barrel Brewing
 Screen Door
 Janken
 Deschutes Brewery
 Andina
 Umbria Caffè
 Allora

PLAY

Mission Theatre
 North Park Blocks
 Jamison Square
 Crystal Ballroom
 Providence Park
 Classic Chinese Garden
 Portland Art Museum
 Ground Control
 Fields Park
 Elizabeth Leach Gallery

STAY

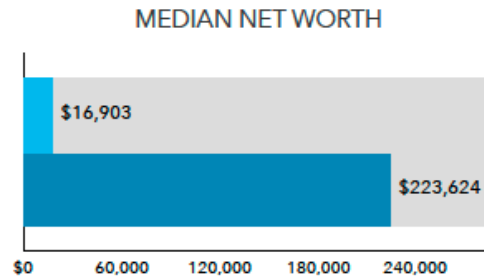
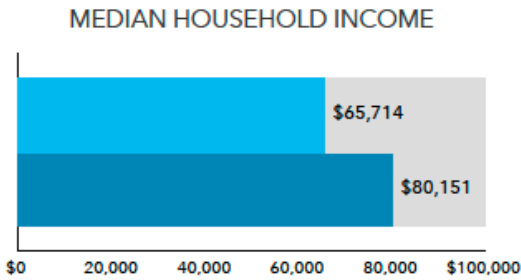
Canopy by Hilton
 Hampton Inn
 The Hoxton
 Residence Hotel
 Ace Hotel
 The Benson
 Crystal Hotel
 Ritz Carlton
 Kimpton Hotel Vintag
 The Benson

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.

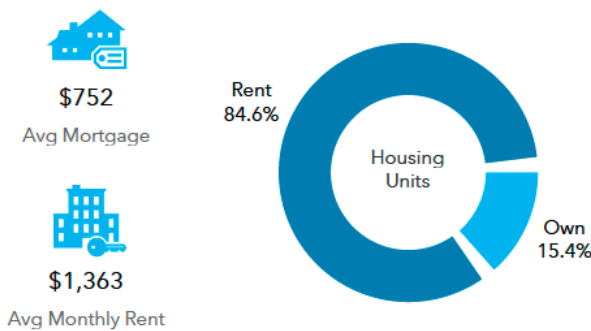


Bars show comparison to

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HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).



Typical Household Type: Multi-Unit Rentals

Median Home Value: \$746,501

KEY FACTS FOR THE AREA

POPULATION: 50,104

HOUSEHOLDS: 32,099

AVERAGE SIZE HOUSEHOLD: 1.46

WEALTH INDEX: 65

HOUSING AFFORDABILITY: 34

DIVERSITY INDEX: 58

MEDIAN HOME VALUE: \$746,501

FORECASTED ANNUAL GROWTH: 1.44%

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.

