

# FOR LEASE

URBAN  
WORKS

## STANDALONE RESTAURANT / RETAIL BUILDING SHADOW ANCHORED BY THE BREWERY BLOCKS



### 222 - 224 NW 10TH AVE

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# 222-224 NW 10TH AVE



Two potential storefront options and paint schemes.

## About the Building

This two-story commercial building presents an incredible flagship restaurant or retail opportunity in the heart of one of Portland's busiest districts. The building can be refaced on the exterior per the two drawings above. There are currently two options for storefront layout and paint scheme with one option featuring a roll-up door. The Landlord will provide work for a restaurant tenant, see below for specifics.

## Landlord Provided Work for Restaurant Tenant

- Two (2) fire rated chase for Type-1 venting.
- One (1) above ground adequately sized grease interceptor.
- HVAC with 8 ton capacity.
- If required, Landlord will increase the existing power from 200 amps to 400 amps.

## Address

222-224 NW 10th Ave

## Space

2,142 SF

## Uses

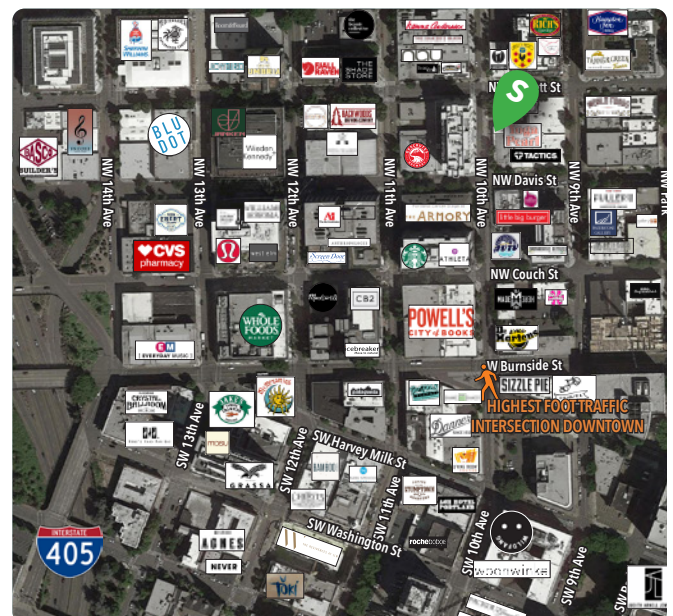
Restaurant / Retail / Creative / Service

## Area

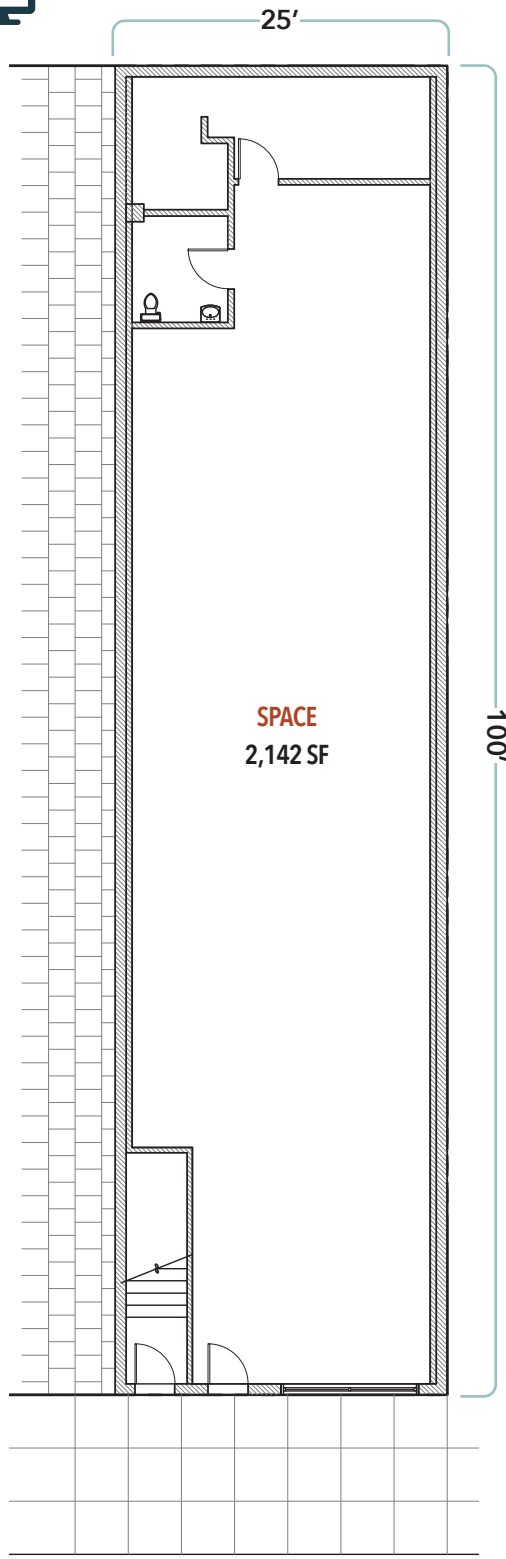
Pearl District /  
Brewery Blocks

## Timing

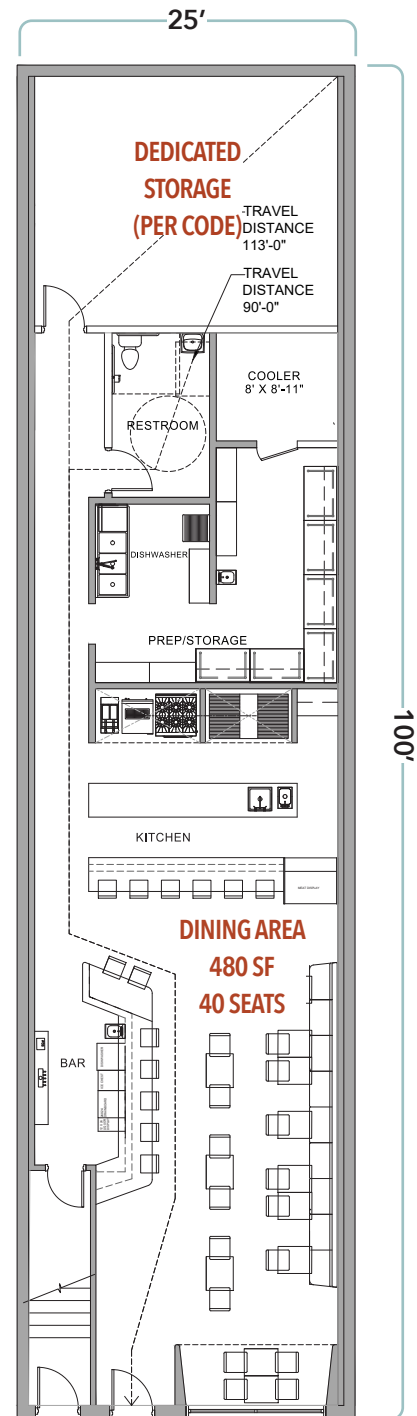
Available Now



# SITE PLAN OPTIONS



← NW 10TH Ave →



← NW 10TH Ave →



# NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2023 Population	4,768	18,131	48,827
Total Employees	15,020	45,327	102,436
Total Businesses	1,391	3,963	9,007
Median Household Income	\$95,177	\$73,262	\$75,442
Median Age	37.1	37.1	34.6
Any College	83.0%	78.6%	82.9%



Design Within Reach

## Portland's Pearl District & Brewery Blocks

The Pearl District Brewery Blocks location provides the perfect nexus of new and old, housing and employment, culture and entertainment. The conversion of this warehouse district to new retail and mixed-use space presents beautifully renovated historic warehouse space with state-of-the-art new housing, retail and office projects. Portlanders and tourists alike converge on this scene to experience the blend of national, regional, and local retailers, restaurants, and the charm of mixed-use living. The Portland Streetcar provides access throughout the district, while the North Park Blocks provide a perfect respite spot.



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