

FOR LEASE

URBAN
WORKS

PEARL DISTRICT GROUND FLOOR RETAIL SPACE

AVAILABLE | 1,720 SF

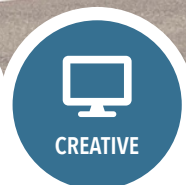
S
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RETAIL



SERVICE



CREATIVE

LEXIS

1135 NW 9TH AVE @ NORTHRUP ST

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**About the Space**

Located on the corner of NW 9th Ave & NW Northrup Street, this second generation retail / creative space provides corner exposure with abundant light and floor-to-ceiling glass lines.

Address

1135 NW 9th Ave

Area

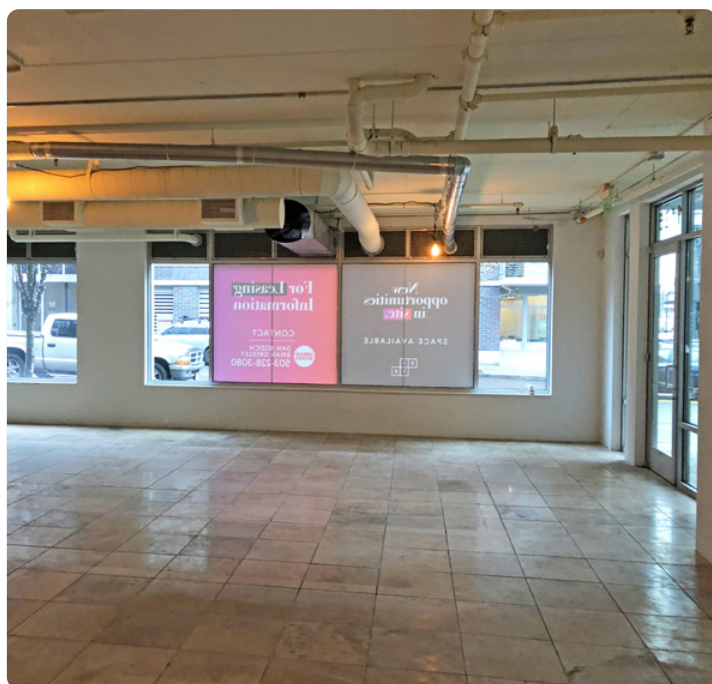
Pearl District

Space

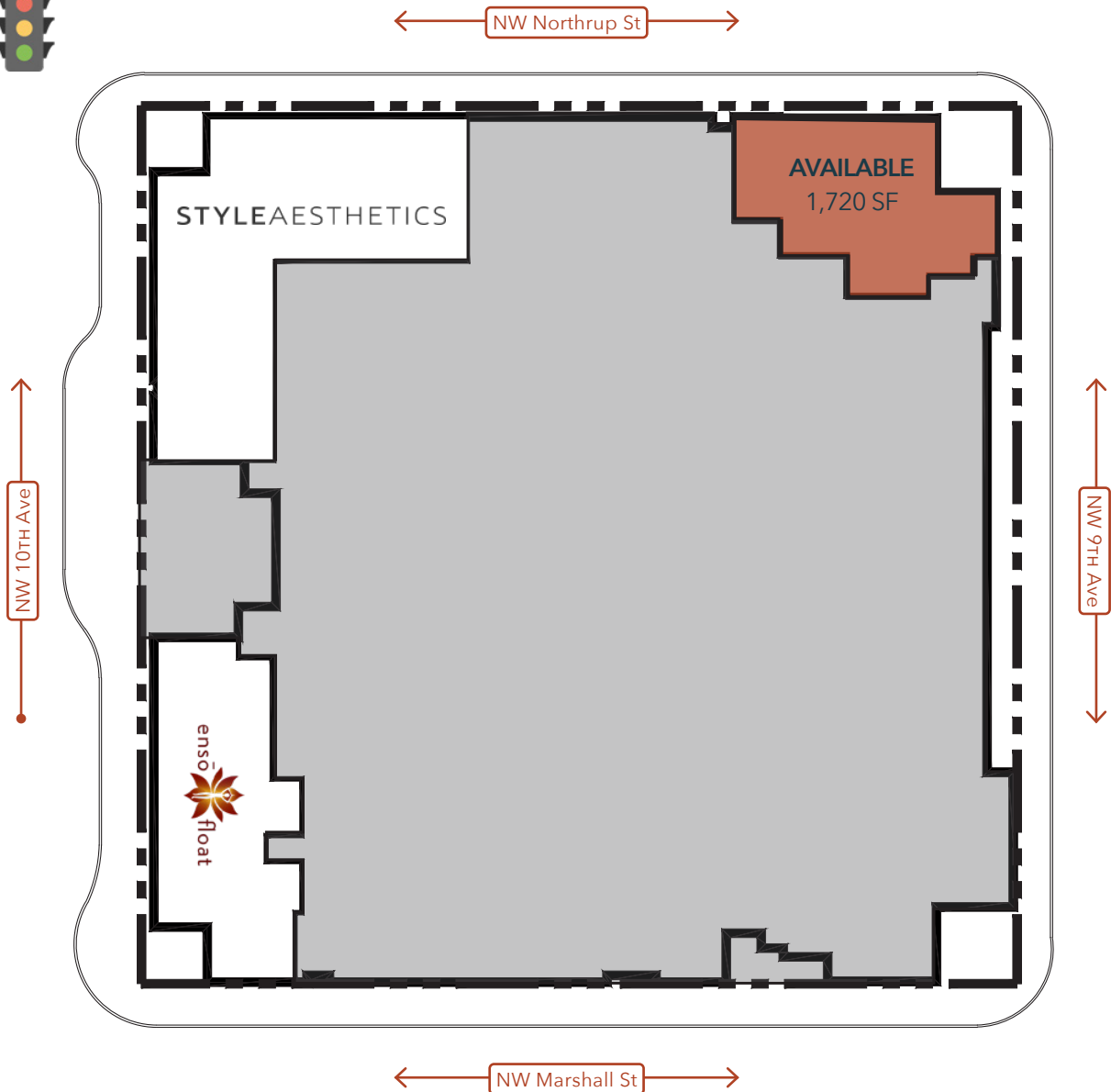
1,720 SF

Uses

Retail / Creative / Service



SITE PLAN

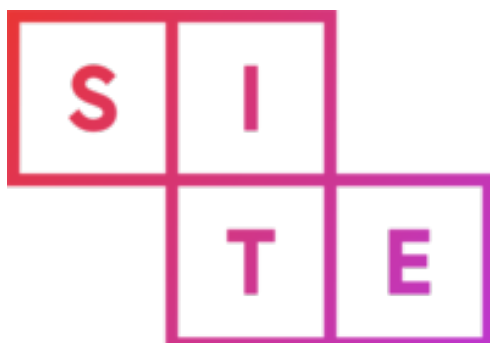


THE BLOCKS



The Blocks

Lexis is part of The Blocks, a collection of ten buildings acquired by SITE Centers in late 2019. The buildings are concentrated in the northern Pearl District neighborhood and include 40 ground floor retail spaces with 94,000 SF of residential space. The Blocks aim to provide excellent neighborhood amenities and create a synergy in the bustling neighborhood.



The Blocks Total Retail Square Footage

Encore	1,400 SF	Streetcar Lofts.....	9,193 SF
Cosmopolitan	7,876 SF	Metropolitan	16,893 SF
Pinnacle	7,415 SF	Park Place	15,203 SF
Lexis	7,195 SF	Riverstone.....	10,249 SF
Bridgeport.....	7,560 SF	Tanner Place	11,346 SF

NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2025 Population	5,727	18,329	49,073
Total Employees	2,929	15,599	79,447
Total Businesses	422	1,533	7,096
Median Household Income	\$112,697	\$105,705	\$78,412
Median Age	44.2	40	38.2
Any College	89.9%	82.2%	81.8%



Ovation Coffee & Tea

The Pearl District

The Pearl District 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 spaces with state-of-the-art new housing, retail and office projects. Portlanders and tourists alike converge in this neighborhood to experience the blend of national, regional and local retailers with the charm of mixed-use living.



Jamison Park



Barry's



Piazza Italia



The Fields Park



Tea Bar

RETAIL MAP

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