

CORNER RETAIL OPPORTUNITY

TURN-KEY RESTAURANT / CAFE

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TANNER POINT





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1250 NW 9th Ave

Timing

Area

Space

5,415 RSF / 4,930 USF

Available Now

Pearl District

Uses

Restaurant / Retail / Cafe

About the Building

Tanner Point is a 100% leased 7 story class A office building located one half block from the Willamette River in the highly desired Pearl District neighborhood. Office tenants include On Running, Ampere Consulting and Brainium Studios.

The ground floor retail market is a beautiful open space with ample natural light, built in booths, fireside seating, large bar, cooking equipment and multiple food preparation areas.

The Pearl District is filled with diverse cuisine, boutique retail, art galleries, fitness facilities, and landscaped parks. This vibrant neighborhood is easily accessible by bus, streetcar, and light rail as well as bike friendly streets and paths.



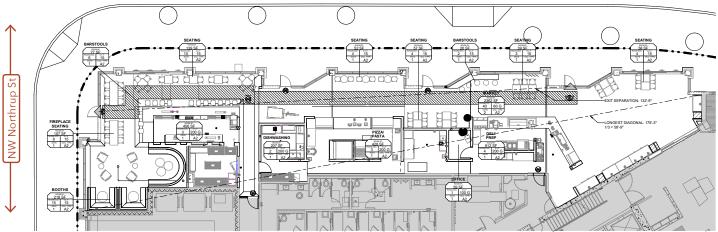
FLOOR PLAN



AVAILABLE SPACE

5,415 RSF / 4,930 USF

Equipment list available upon request



NW 9тн Ave









NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2022 Population	4,285	11,527	34,933
Total Employees	1,839	11,231	87,078
Total Businesses	315	1,202	7,038
Median Household Income	\$85,012	\$87,801	\$66,752
Median Age	39.9	39.4	38.3
Any College	91.5%	87.2%	85.1%















RETAIL MAP



