

FOR LEASE

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WORKS

UNDER NEW OWNERSHIP

JEWELL CAPITAL, LLC

PEARL DISTRICT OPPORTUNITIES

RANGE | 550 SF - 4,011 SF



THE GREGORY

420 NW 11TH AVE

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Address	Area
NW 11th Ave @ Glisan St	Pearl District
Available Spaces	
Suite 424 1,162 SF	Suite 435 777 SF
Suite 428 1,093 SF	
Suite 432 550 SF	Suite 1036 1,206 SF
Suite 433 748 SF	
Uses	
Retail / Cafe / Service	
About the Space	

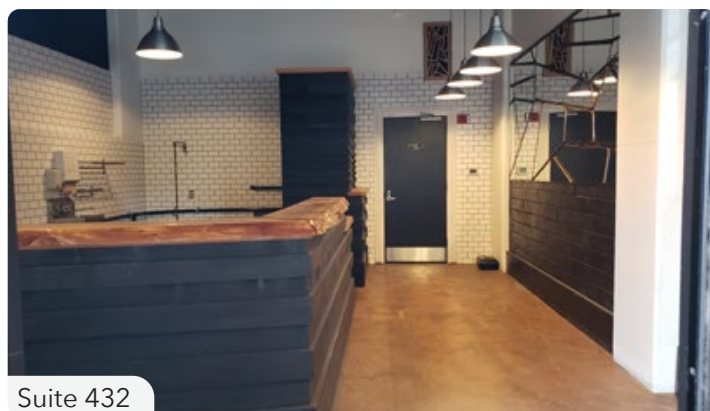
Retail opportunities located at the intersection of NW 11th Ave & NW Glisan St in the heart of Portland's Pearl District. The Gregory includes 133 high-end residential condominiums above ground floor retail.

The building is conveniently located on the Portland Streetcar line. The surrounding blocks are home to many established shopping and dining destinations such as River Pig Saloon, Andina, Revolv'r, Keen and more.

SITE PLAN



Suite 1036 - Second Generation Cafe



Suite 432

NEIGHBORHOOD

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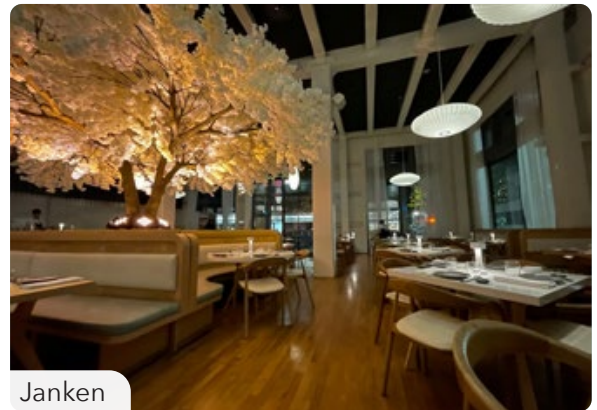
Demographics	¼ Mile	½ Mile	1 Mile
2023 Population	4,397	17,234	43,545
Total Employees	11,608	38,747	101,920
Total Businesses	1,066	3,534	9,017
Median Household Income	\$116,605	\$80,985	\$76,985
Median Age	41.3	38.9	39
Any College	89.9%	81.4%	84.3%



Toro Mexican Kitchen

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.



Janken

