

FOR LEASE

URBAN
WORKS

PEARL DISTRICT RETAIL SPACE

SPACE | 837 SF - 1,991 SF

AVAILABLE NOW

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RIVERSTONE

821 NW 11TH AVE | PORTLAND'S PEARL DISTRICT

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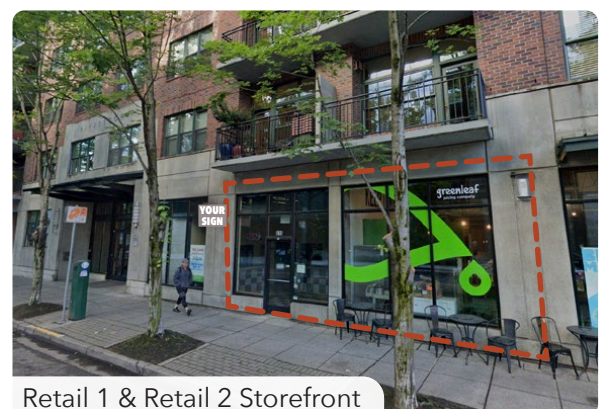
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Address	Area
821 NW 12th Ave	Pearl District
Space	Uses
837 SF - 1,991 SF	Bar / Retail / Service / Creative
Available Now	

Spaces perfect for retail, creative or service users. Retail 4 is located across from bustling Jamison Square Park.

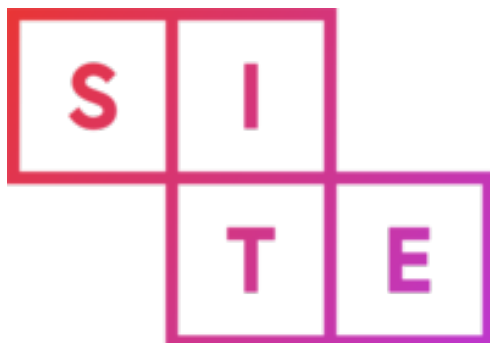


THE BLOCKS



The Blocks

Riverstone 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

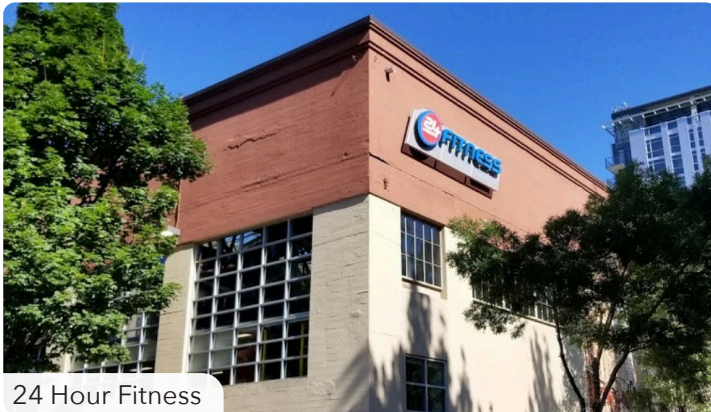
NEIGHBORHOOD RETAIL



Demographics	¼ Mile	½ Mile	1 Mile
2026 Population	6,288	24,973	57,760
Total Employees	6,979	25,650	95,190
Total Businesses	758	2,462	8,606
Median Household Income	\$104,298	\$90,123	\$79,139
Median Age	41.2	40.2	39.1
Any College	90.9%	82.8%	82.2%



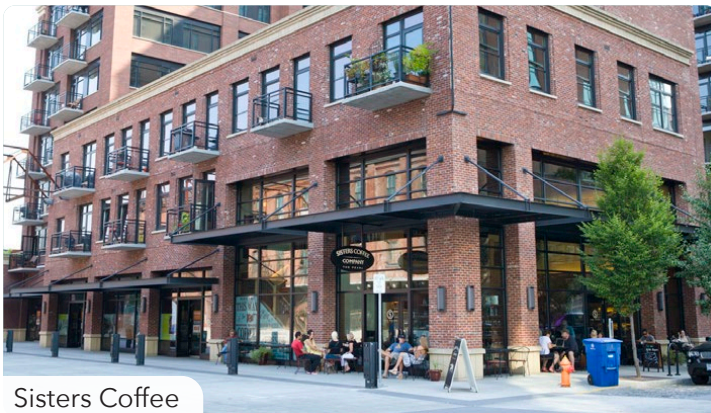
Carlita's: Tacos Tequila Whiskey



24 Hour Fitness



The Fields Park



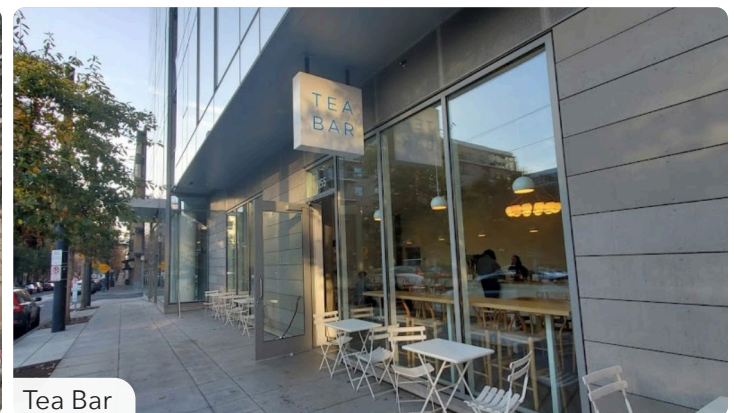
Sisters Coffee



Piazza Italia



Barry's



Tea Bar

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