

FOR LEASE

URBAN
WORKS

CORNER RETAIL OPPORTUNITY

PRIME CORNER LOCATION IN PORTLAND'S PEARL DISTRICT

AVAILABLE | 12,872 SF

SUBLEASE TERM THROUGH 2034



RETAIL

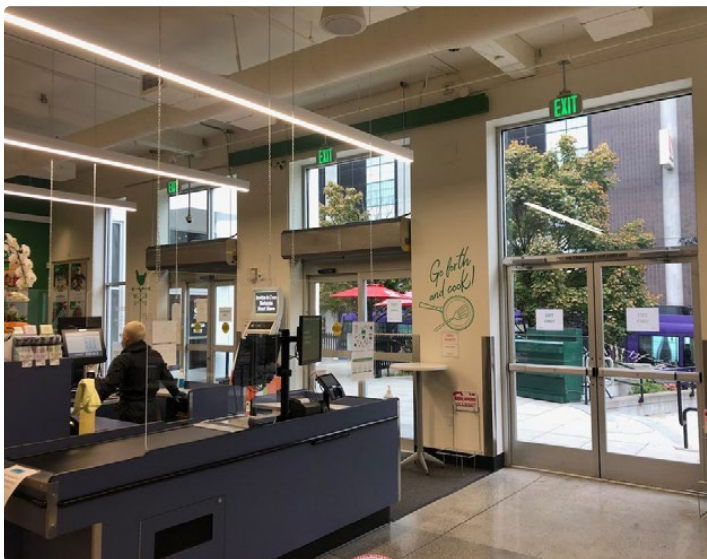
930 NW 14TH AVE PORTLAND, OR

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930 NW 14TH AVE



About the Space

- Located at the signalized intersection of NW 14th Ave & Lovejoy St
- Existing infrastructure in place: commercial kitchen with two (2) Type 1 hoods & one (1) Type 2 hood, coolers, drains, grease interceptor, ample plumbing and electric
- All existing FF&E available per separate negotiation

Address

930 NW 14th Ave

Area

Pearl District

Space

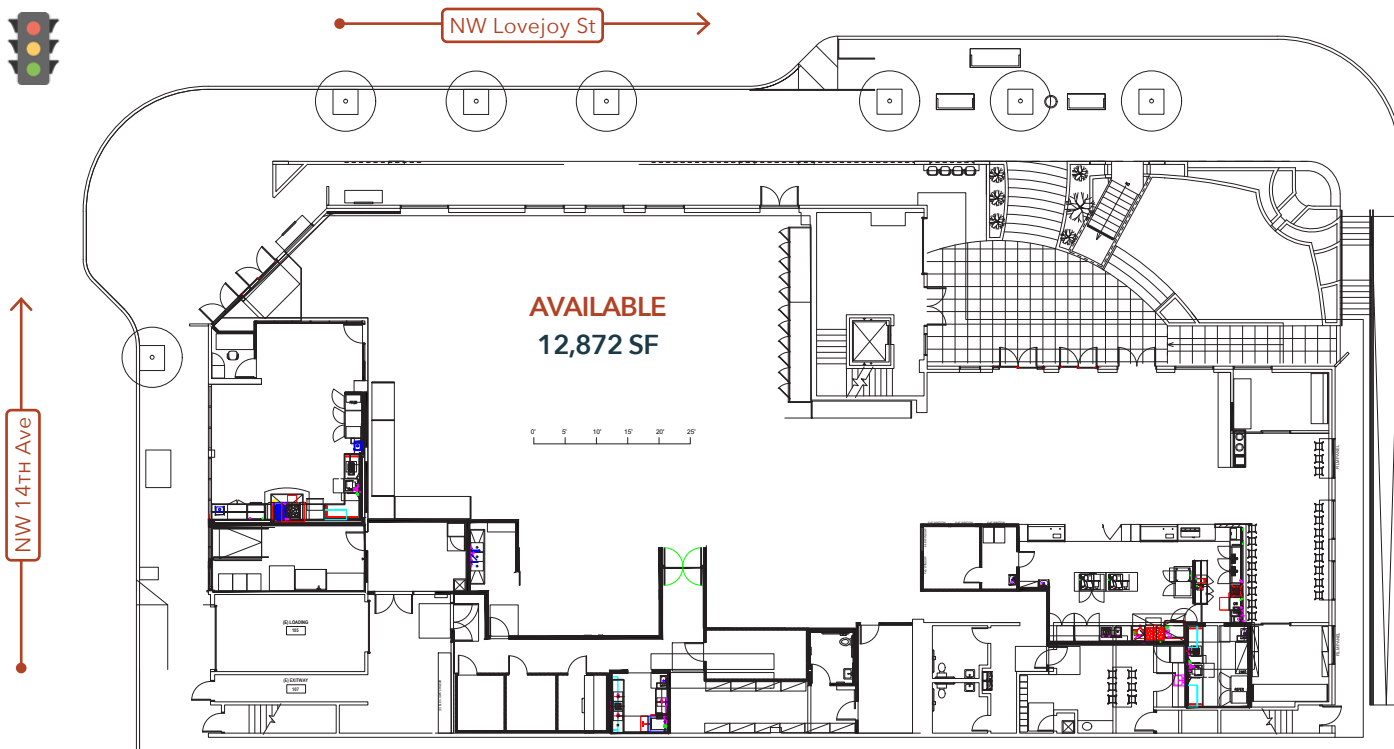
12,872 SF

Term

Sublease thru 2034

Uses

Retail / Commercial Kitchen



NEIGHBORHOOD



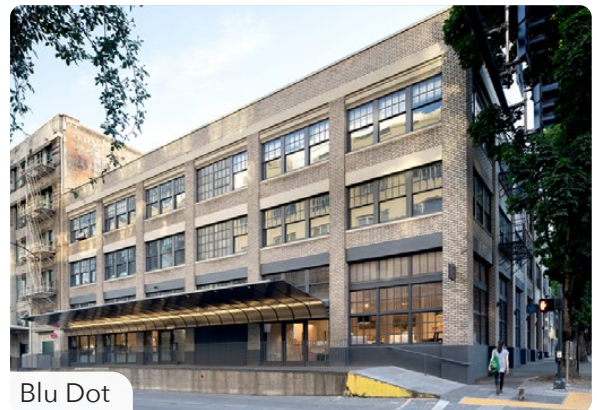
Demographics	¼ Mile	½ Mile	1 Mile
2024 Population	7,280	19,995	54,618
Total Employees	5,728	20,186	80,547
Total Businesses	626	2,113	7,767
Median Household Income	\$100,621	\$97,355	\$82,024
Median Age	38.9	39	39.5
Any College	88.8%	85.6%	v



10 Barrel

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.



Blu Dot

