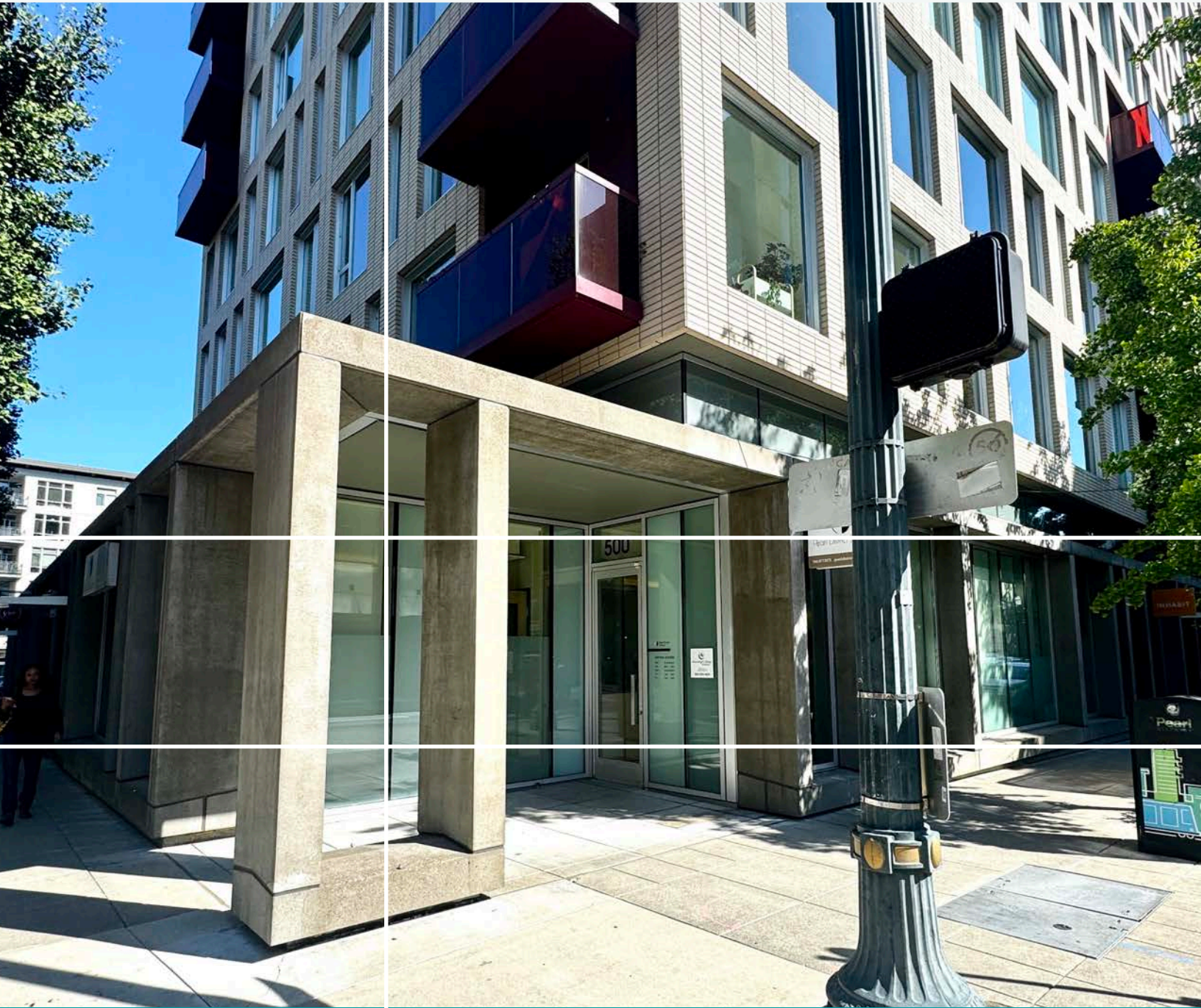


HEALTHCARE
RETAIL

FOR LEASE



Debbie Thomas | Broker
Office: 503.226.2141
Direct: 503.720.6335
deb@debbiethomas.com

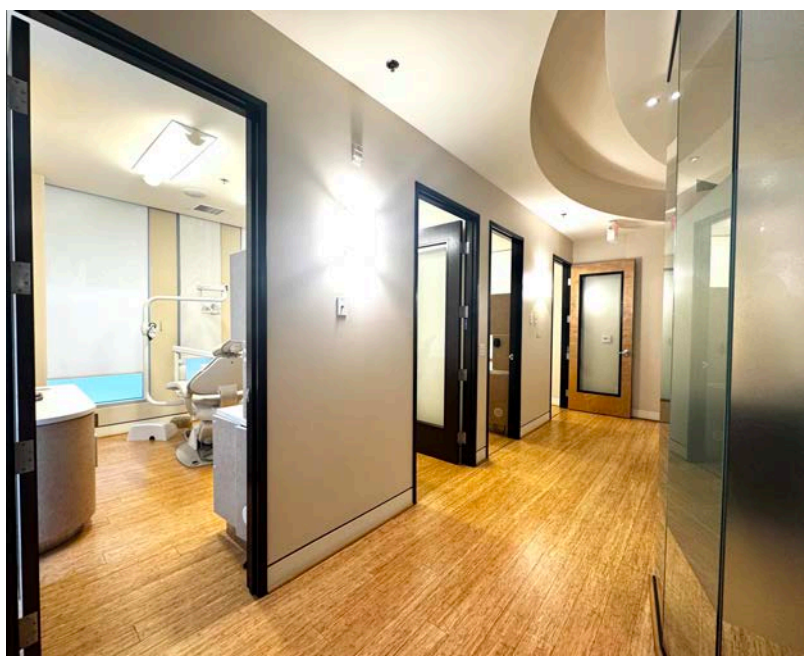
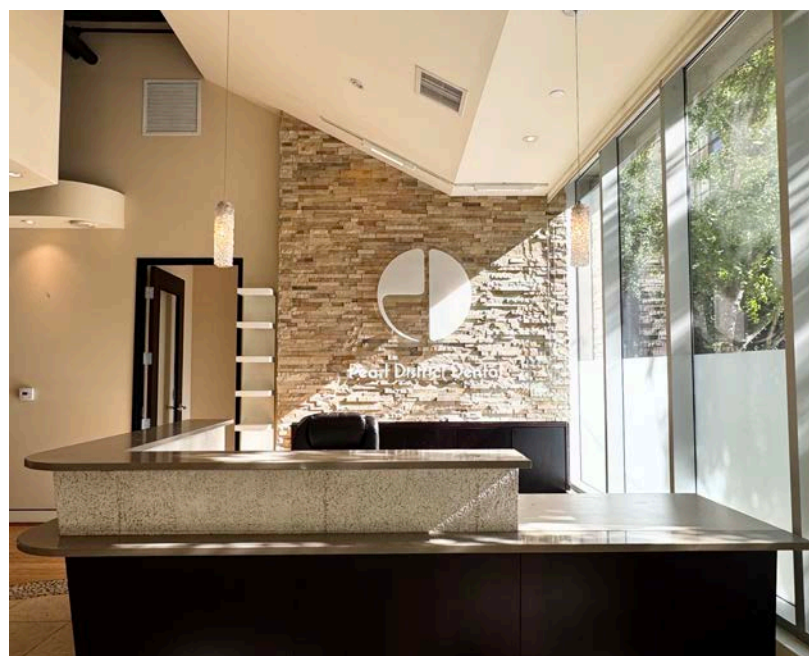
PRIME GROUND FLOOR RETAIL
IN THE 937

500 NW 10th Ave. Unit 116B

2,098 TOTAL SF

\$29 SF NNN

THE BUILDING

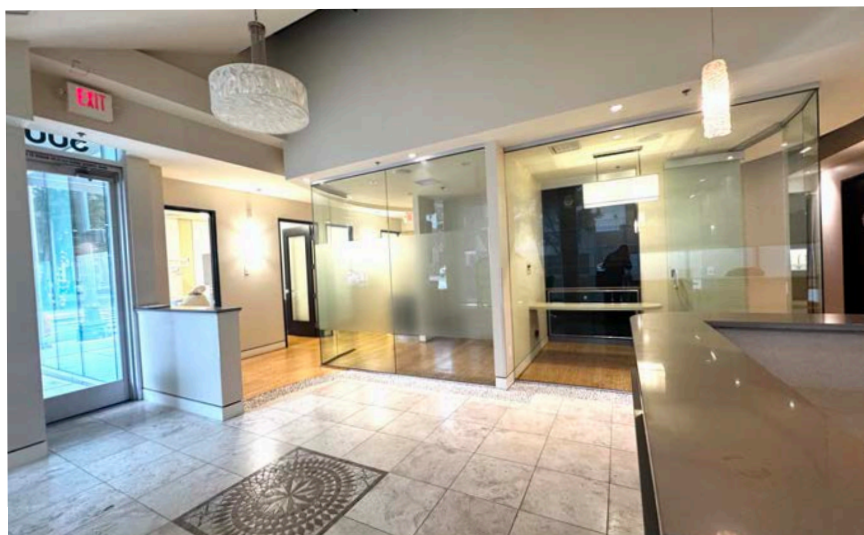


Stunning ground floor corner healthcare/retail space features a light and bright reception area, 4 treatment rooms, private office with restroom, break room, laboratory/kitchenette and guest restroom. Large storefront windows and high ceilings provide excellent lighting and sight line for pedestrians and commuters alike in this highly travelled and desirable location.

Centrally located in Portland's thriving Pearl District, this space is just steps away from main bus lines, the Streetcar, and I-405 freeway access. Also conveniently close to some of Portland's most popular shops, restaurants, and entertainment, including Abba Coffee, Pho Van, Naturepedic Mattresses, Powell's Books, Verdun Chocolates, Arden Wine, Allora, Screen Door & Silk Road.

Highlights:

- Busy Retail Space in the Pearl
- Ground Floor Window Line
- On Streetcar and Bus Line
- 4 Treatment Rooms
- Break Room, Storage Room
- X-Ray Area & Consultation Room
- Private Office with Bath
- Plentiful Custom Cabinetry
- ADA Restroom, Fully Sprinkled
- Easy Access to I-405, Broadway Bridge, Shopping, Dining, etc.



Walker's Paradise

Daily errands do not require a car.



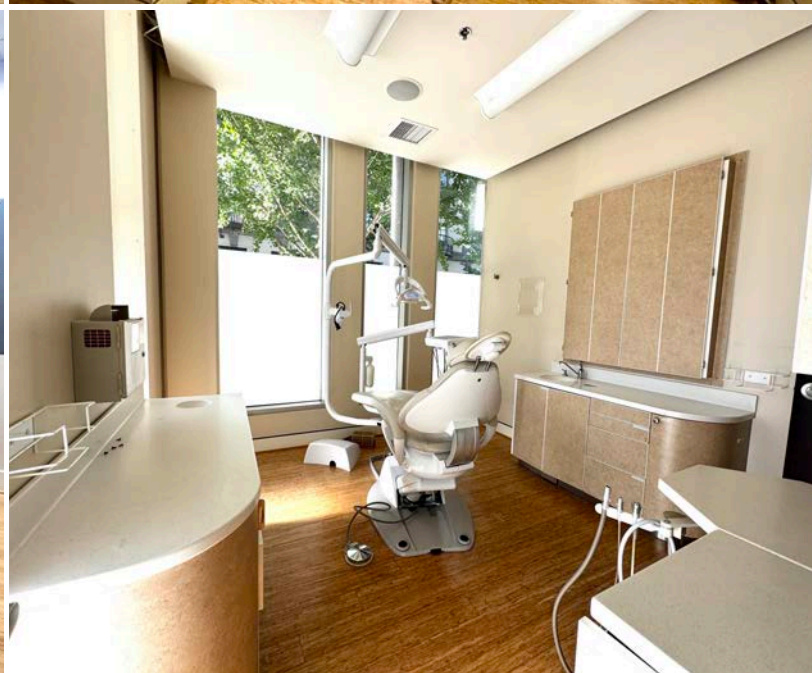
Rider's Paradise

World-class public transportation.



Biker's Paradise

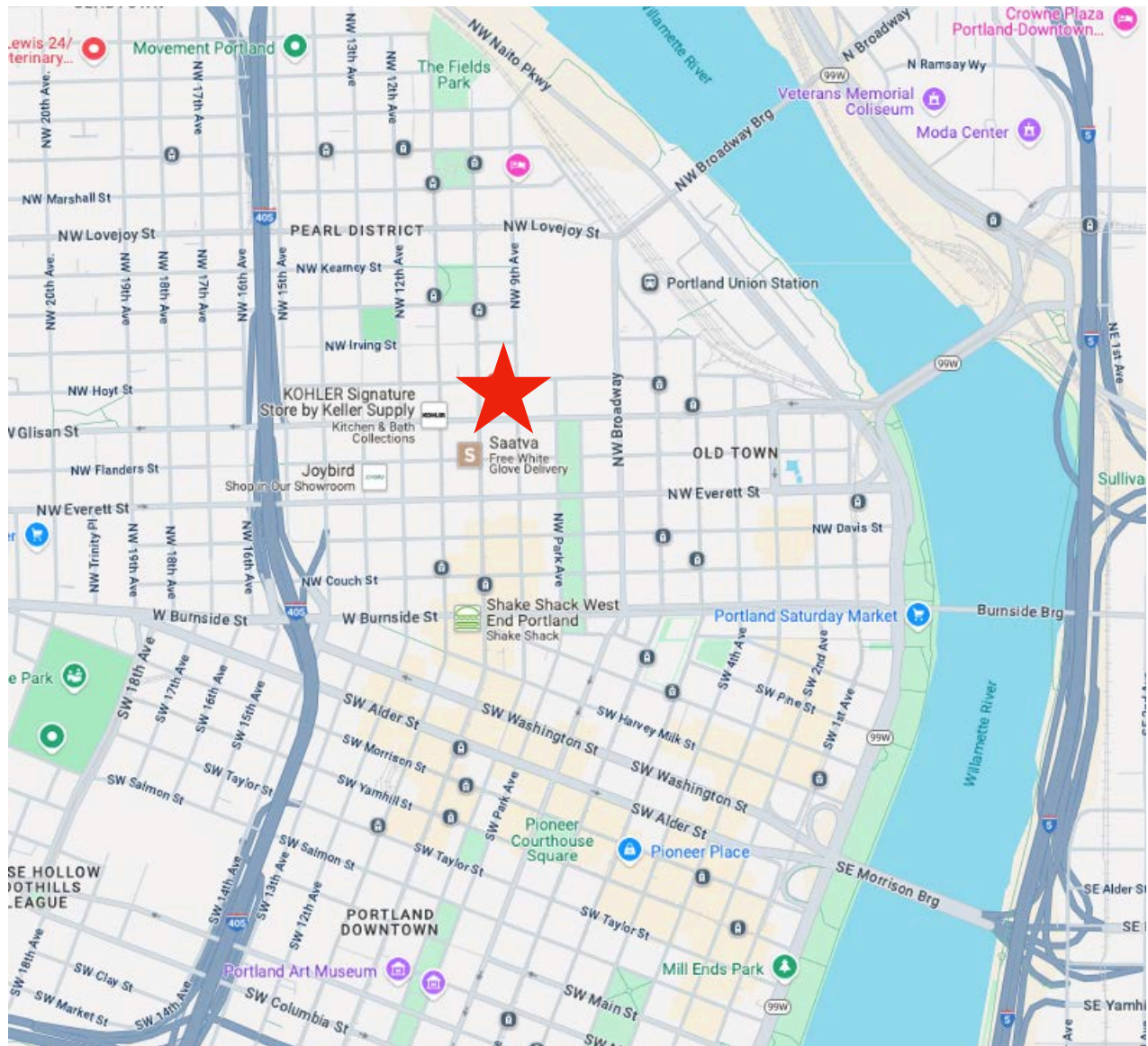
Daily errands can be accomplished on a bike.



THE LAYOUT



THE NEIGHBORHOOD



SHOP

Naturepedic
Joybird
Powell's Books
Anthropologie
Lululemon
West Elm
EWF Modern
Whole Foods
Blick Art Supply
Hive Furniture

EAT

ABBA Coffee
Hunt and Gather Deli
Brix Tavern
10 Barrel Brewing
Screen Door
Janken
Deschutes Brewery
Andina
Umbria Caffè
Allora

PLAY

Mission Theatre
North Park Blocks
Jamison Square
Crystal Ballroom
Providence Park
Classic Chinese Garden
Portland Art Museum
Ground Control
Fields Park
Elizabeth Leach Gallery

STAY

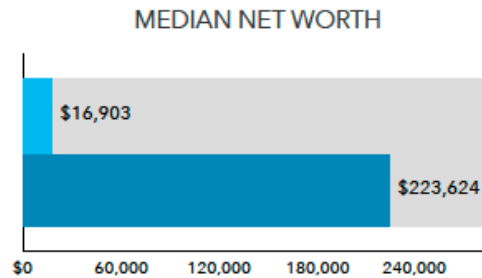
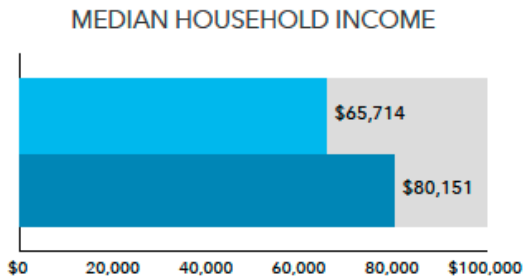
Canopy by Hilton
Hampton Inn
The Hoxton
Residence Hotel
Ace Hotel
The Benson
Crystal Hotel
Ritz Carlton
Kimpton Hotel Vintag
The Benson

The information contained herein has been obtained from sources we deem reliable. All information should be verified prior to lease.

DEMOGRAPHICS

INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g, mortgages) or unsecured (credit cards) for this area.



Bars show comparison to Oregon

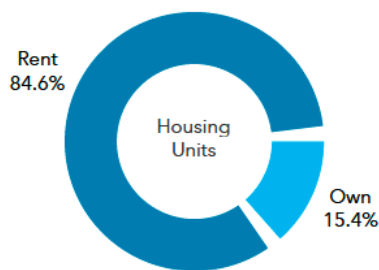
Bars show comparison to Oregon

HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).


\$752
Avg Mortgage


\$1,363
g Monthly Rent



al Household Type: Multi-Unit Rentals

Median Home Value: \$746,501

KEY FACTS FOR THE AREA

POPULATION: 50,104

HOUSEHOLDS: 32,099

AVERAGE SIZE HOUSEHOLD: 1.46

WEALTH INDEX: 65

HOUSING AFFORDABILITY: 34

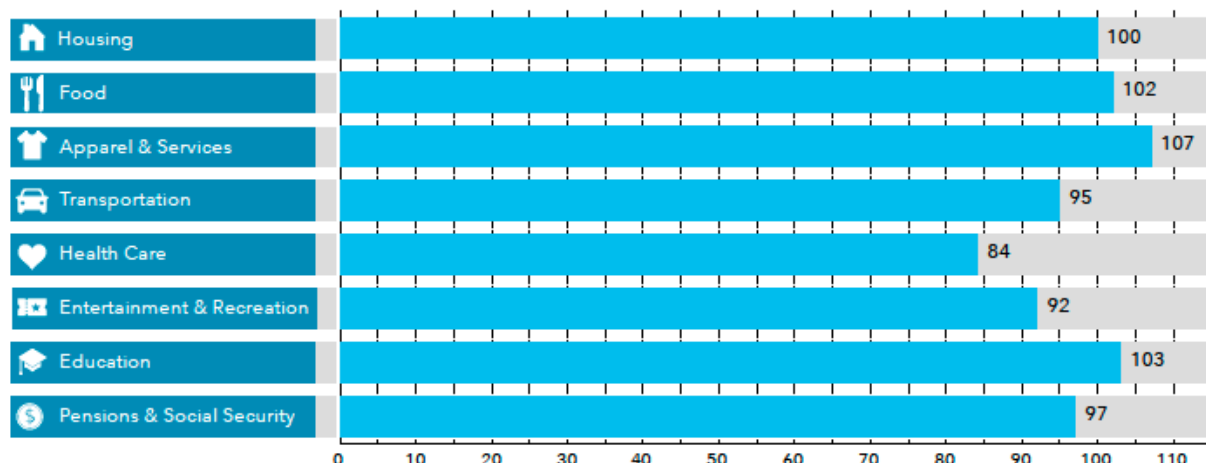
DIVERSITY INDEX: 58

MEDIAN HOME VALUE: \$746,501

FORECASTED ANNUAL GROWTH: 1.44%

AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



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