

west elm

how to decorate with
yellow

Collect ceramics
and cluster, cluster, cluster



SHOPDINEWORKLIVE RETAIL OPPORTUNITY

The Brewery Blocks, located on the former site of the Blitz-Weinhard Brewery, is a dynamic five-block shopping, dining and entertainment district in Portland's vibrant, post-industrial neighborhood known as the Pearl District.



AREA OVERVIEW **THE PEARL DISTRICT - LIVE IT. LOVE IT. FIND IT IN THE PEARL**

Formerly a mix of warehouses and light industrial, the Brewery Blocks is located in the Pearl District, one of the most vibrant and popular neighborhoods in Portland. The Pearl District is home to a mecca of mixed-use projects, fashionable boutiques, destination retail brands, art galleries, trendy restaurants and bars, artisan coffee shops, craft breweries, Class A office space, creative office and upscale residential projects.

Located west of Downtown between Burnside to the South, 405 on the West, the Willamette River to the North and Broadway to the East, the Pearl District has been

undergoing urban renewal since the mid 80s and currently houses over 6,000 existing and planned residential units.

explorethepearl.com
neighborhoodnotes.com

pearldistrict.org
travelportland.com

ANCHORS

37,000 SF first to market Whole Foods
Shadow Anchor 68,000 SF Powell's Books -
the largest independently owned book
store in the World and number 1
tourist destination in Portland.



PROPERTY OVERVIEW

HISTORIC PRESERVATION MEETS MIXED-USE DEVELOPMENT

The iconic Brewery Blocks is an award winning 1.7 million square foot mixed-use development located on the former site of the Blitz-Weinhard Brewery. It was developed by Gerding Edlen in 2002 and now consists of 112,546 SF of first and second level retail, 243,000 SF of Class A office, a 16-story luxury apartment building (The Louisa) and a 10-story luxury condominium building (The Henry). Faithful to its industrial heritage, as part of the project, historic buildings were integrated into the new development. The brewhouse's historical importance was recognized with a listing on the National Register of Historic Places. The Brewery Blocks, a five block mixed-use destination in the Pearl District serving Portland and surrounding communities as well as tourists with upscale shopping, dining and entertainment.

BREWERY BLOCK OWNERSHIP

The five block project is now controlled under separate ownerships. Block 4 is owned by SPF Brewery Blocks LLC—a JP Morgan Asset.

MERCHANDISING

The Brewery Blocks retail mix has been carefully curated by the ownership and is known as a destination for first to market specialty retailers and experiential brands. The project overall with all its charm and character, old and new, has truly become the epicenter of the Pearl District and surrounding communities.

KEY RETAILERS

A 26,000 SF Flagship Anthropologie, Reformation, Madewell, Free People, West Elm, Williams-Sonoma, Bluemercury Cosmetics, Athleta, CB2, Lululemon, Starbucks, Good Coffee, Ice Breaker, Cookie Dough Café, Frame Central, Screen Door.

PARKING

1,365 convenient parking spaces in a fully automated and closed circuit monitored subterranean parking garage.

5-BLOCK SHOPPING, DINING & ENTERTAINMENT DISTRICT
PORTLAND, OREGON



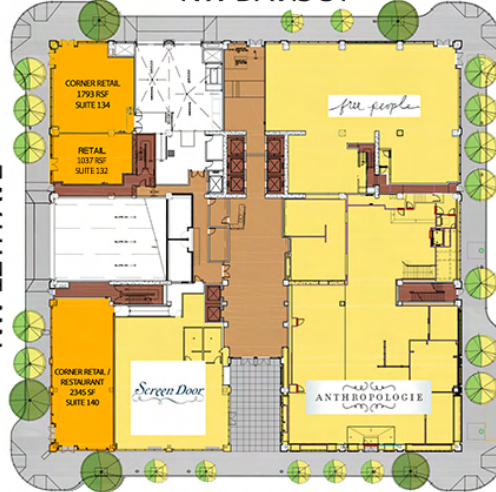


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NW COUCH ST



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THE USA

De la
CASA

NORTH



VANS

RINGLED
ANNED

patagonia

Buffalo
EXCHANGE
New & Recycled Fashion

SHAKE
SHACK



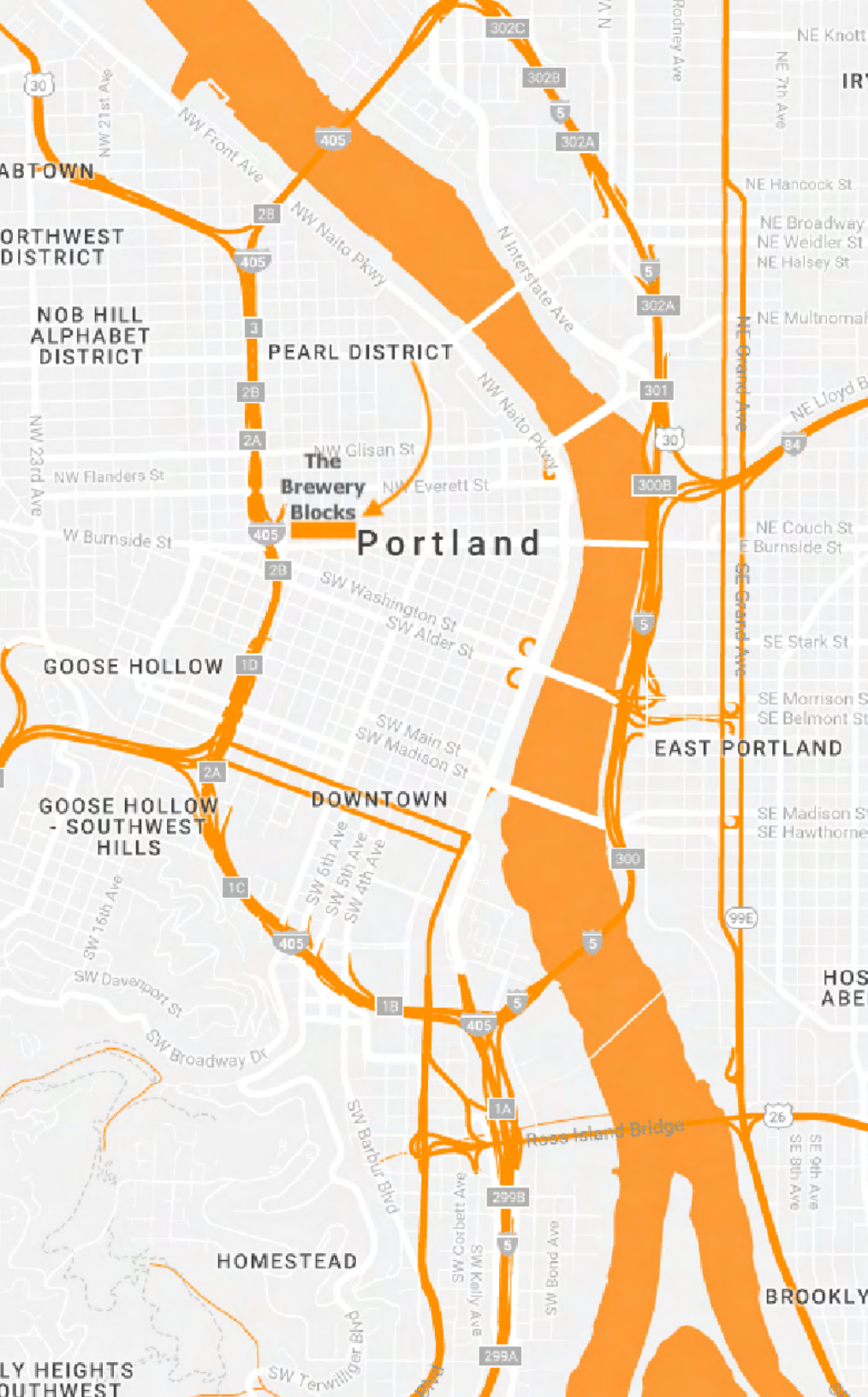
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GRASSE - NEW YORK

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TRADE AREA OVERVIEW

BY THE NUMBERS

	1-mile	3-mile	5-mile
Population	45,994	179,813	431,238
Households	29,981	96,297	205,525
Avg. Income	\$87,379	\$102,842	\$103,711
Median Age	37.3	37.8	38
Daytime Pop.	114,825	279,791	370,244

Source: Sites USA 2019



15,000 AVG. STREETCAR
DAILY RIDERSHIP



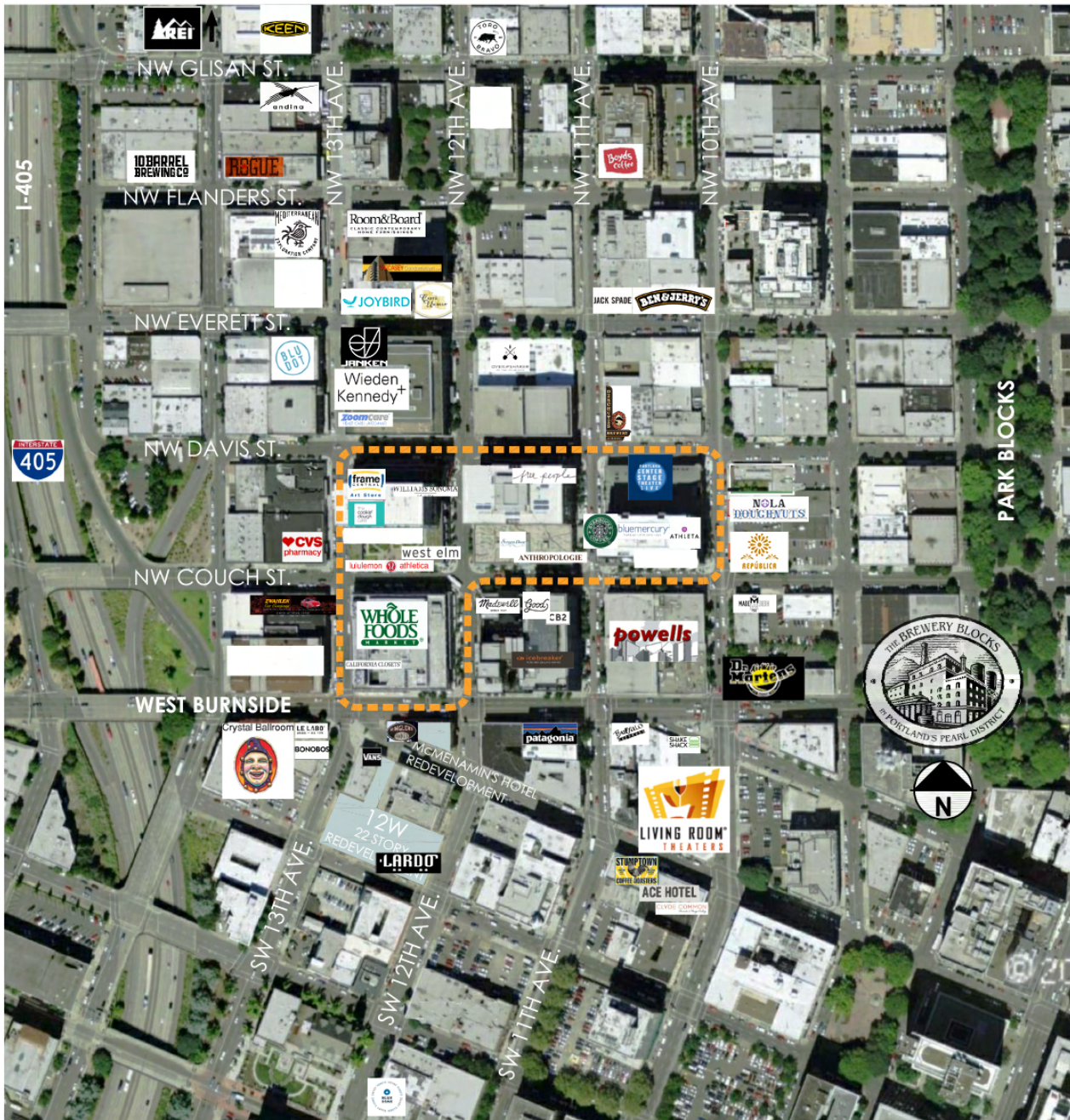
97 WALK SCORE



97 BIKE SCORE



89 TRANSIT SCORE

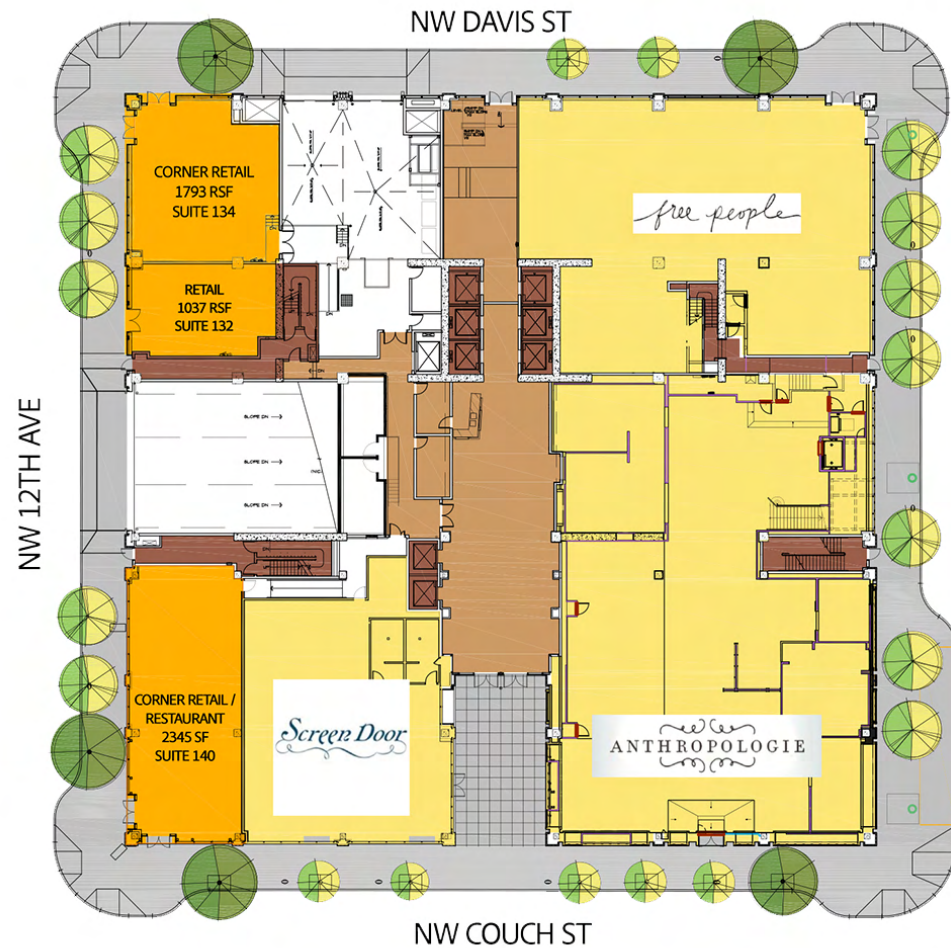


ANTHROPOLOGIE FLAGSHIP
 ATHLETA
 BLUE MERCURY
 CALIFORNIA CLOSETS
 CB2
 THE COOKIE DOUGH CAFE
 FRAME CENTAL
 FREE PEOPLE
 GOOD COFFEE
 ICEBREAKER
 LULULEMON ATHLETICA
 MADEWELL
 REFORMATION
 SCREEN DOOR
 STARBUCKS
 WEST ELM
 WHOLE FOODS
 WILLIAMS- SONOMA



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BREWERY BLOCKS BLOCK 4



RESTAURANT/RETAIL LEASING OPPORTUNITIES

SUITE 140 – 2,345 RSF – 1139 NW Couch Street, Portland OR 97209

Rare fully renovated corner restaurant opportunity with significant improvements—list available upon request. This location is situated at one of the most desirable corners of the Brewery Blocks at 12th and Couch. The space offers marquee signage availability and an abundance of natural sunlight.

SUITE 132 – 1,037 RSF – 128 NW 12th Avenue, Portland OR 97209

Rare bright smaller storefront with high ceilings, fully built out with restroom and some plumbing. Perfect for small boutique, salon or spa services or F & B that does not need a hood.

SUITE 134 -1,793 RSF – 132 NW 12th Avenue, Portland OR 97209

Corner retail space across from William Sonoma. Highly improved for soft goods/apparel use or small fitness studio.

BLOCK 4 of the Brewery Blocks includes Screen Door, the 26,000 Flagship Anthropologie and Free People. Neighboring retailers include Whole Foods, West Elm, Williams-Sonoma, Lululemon, CB2, Reformation, Athleta, Blue Mercury, Good Coffee and the 75,000 SF Powell's Books.

ENVISION
REALTY ADVISORS WEST, LLC

EXCLUSIVE AGENT:

Candace Gray | Principal Broker

✉ candace@envisionrawest.com

503.702.5441

envisionrealtyadvisorswest.com



LEASING CONTACT

ENVISION
REALTY ADVISORS WEST, LLC

EXCLUSIVE AGENT:

Candace Gray
Principal Broker

candace@envision-ra-west.com

503.702.5441

envision-ra-west.com

For the purposes of this marketing brochure, Envision represents Block 4 of the Brewery Blocks.

The information contained herein was derived from sources we deem reliable but is not warranted as to its accuracy. Neither Landlord or its representatives make any warranties as to the environmental condition of the property. Prospective Tenants and Buyers should inspect their prospective tenancies or purchases independently. This information is subject to change without notice.

5-BLOCK SHOPPING, DINING & ENTERTAINMENT DISTRICT
PORTLAND, OREGON

