

PRIME
PEARL
DISTRICT
RETAIL OPPORTUNITY

Prime Corner
Retail

1010
FLANDERS



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC



GOODMAN
REALTY GROUP

1010 NW FLANDERS STREET
PORTLAND, OR 97209



BUILDING HIGHLIGHTS

- ✓ Historic Ballou & Wright Building with original brick exterior, expansive ceilings and historic interior elements; the entire building has undergone major renovations and upgrades to both retail spaces and common area spaces.
- ✓ Corner end-cap ideal for flagship retail or showroom.
- ✓ Nearby retailers include Saatva, The Shade Store, Orange Theory Fitness, Free People, Anthropologie, Athleta, The Baker's Mark, Deschutes Brewery, The Whole Bowl, Nuvrei Coffee Shop, World Foods, and more.
- ✓ Located on the Portland Streetcar Line, and close to I-5/405 Interstates.
- ✓ Onsite management and security service.
- ✓ Available Now!

RENOVATED HISTORIC CHARM IN THE PEARL!

Nestled in the heart of Portland's vibrant Pearl District, 1010 NW Flanders is a beautifully renovated mixed use building blending historic charm with modern amenities. Featuring abundant natural light and complemented by exposed beams the space inspires creativity and productivity. Includes seamless access to public transit via the Portland Streetcar Loop, MAX lines, and nearby bus routes.



AVAILABLE SPACE

- **4,446 RSF** - End-cap corner space, fronting NW Flanders and 10th Avenue (ideal for retail/restaurant/wellness/spa)
- **Corner End-Cap Potential Demising Scenario:**
 - Suite B:** 1,000 RSF (ALTERNATE 1,231 RSF)
 - Suite C:** 3,226 RSF (ALTERNATE 2,988 RSF)

INQUIRIES:

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1010 NW FLANDERS STREET

Portland Park PORTLAND, OR

NW 15th Ave

NW 14th Ave

NW 13th Ave

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

PEARL WEST
9-STORY OFFICE
AND RETAIL

MW MALL
CORPORATION

MODERA AKOYA
291 UNITS

THE RODNEY
16-STORY, 230 UNITS

NW 15th Ave

NW 14th Ave

NW 13th Ave

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

Vestas

ENCORE
AUDIO/VIDEO

ICON 3D
AFFILIANCE

AVEDA

BLU DOT

U-HAUL

Room&Board

JOYBIRD

NW Everett St

Wieden Kennedy

PROFILE THEATRE

ZOOM+care

NW Davis St

frame CENTRAL

lululemon

west elm

NW Couch St

WHOLE FOODS MARKET

CALIFORNIA CLOSETS

BEAUTY RULE

FALL RAVEN

NW 12th Ave

garnish

gink robot

PORCH LIGHT

Pearl Parking Garage

free people

Screen Door

Madswell

Goods

Whole Foods Market

patagonia

sootva

FIRECLAY TILE

NW 11th Ave

tear drop

orange theory

THE GOSS

BONTA

Reformation

ATHLETA

POWELL'S CITY OF BOOKS

Shake Shack

Rich's

EVERETT

NW 10th Ave

BLACKFISH GALLERY

TACTICS

dogtopia

EVERETT

FRANK'S NOODLE HOUSE

HELLO

BLACK STAR

MADE WITH FOX

AMARA APARTMENTS

GINZA

WORLD FOODS

NW 9th Ave

EVERETT

TACTICS

dogtopia

EVERETT

FRANK'S NOODLE HOUSE

HELLO

BLACK STAR

MADE WITH FOX

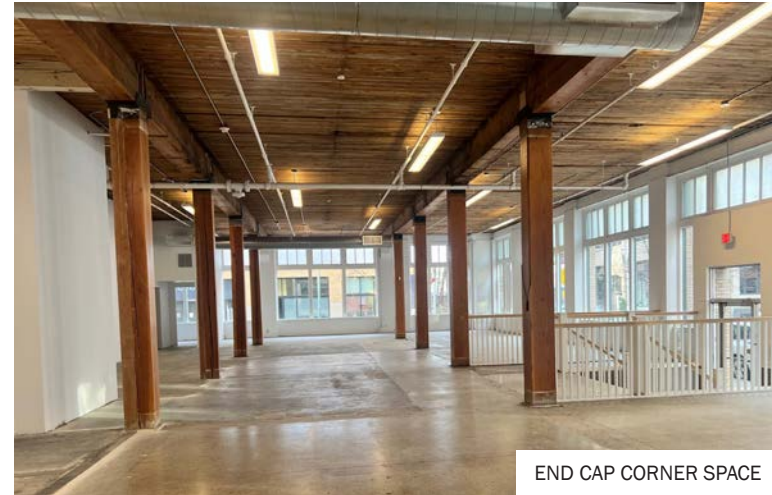
AMARA APARTMENTS

POST OFFICE REDEVELOPMENT
14 ACRES PROPOSED

The Brewery Blocks



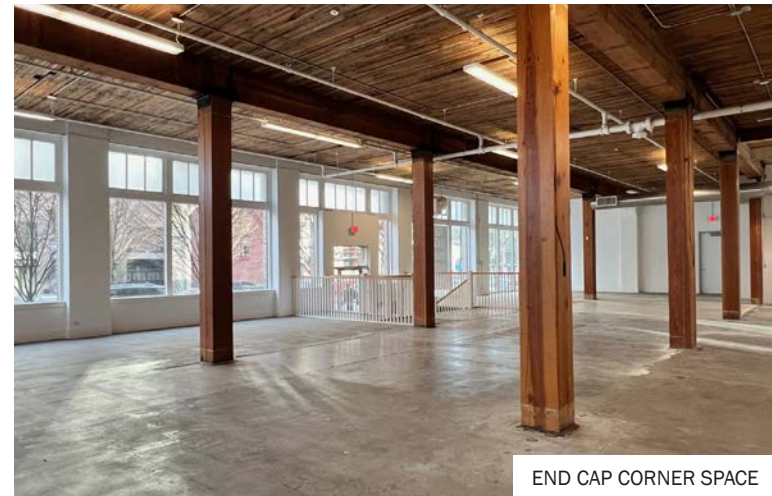
EXTERIOR



END CAP CORNER SPACE



END CAP CORNER SPACE



END CAP CORNER SPACE

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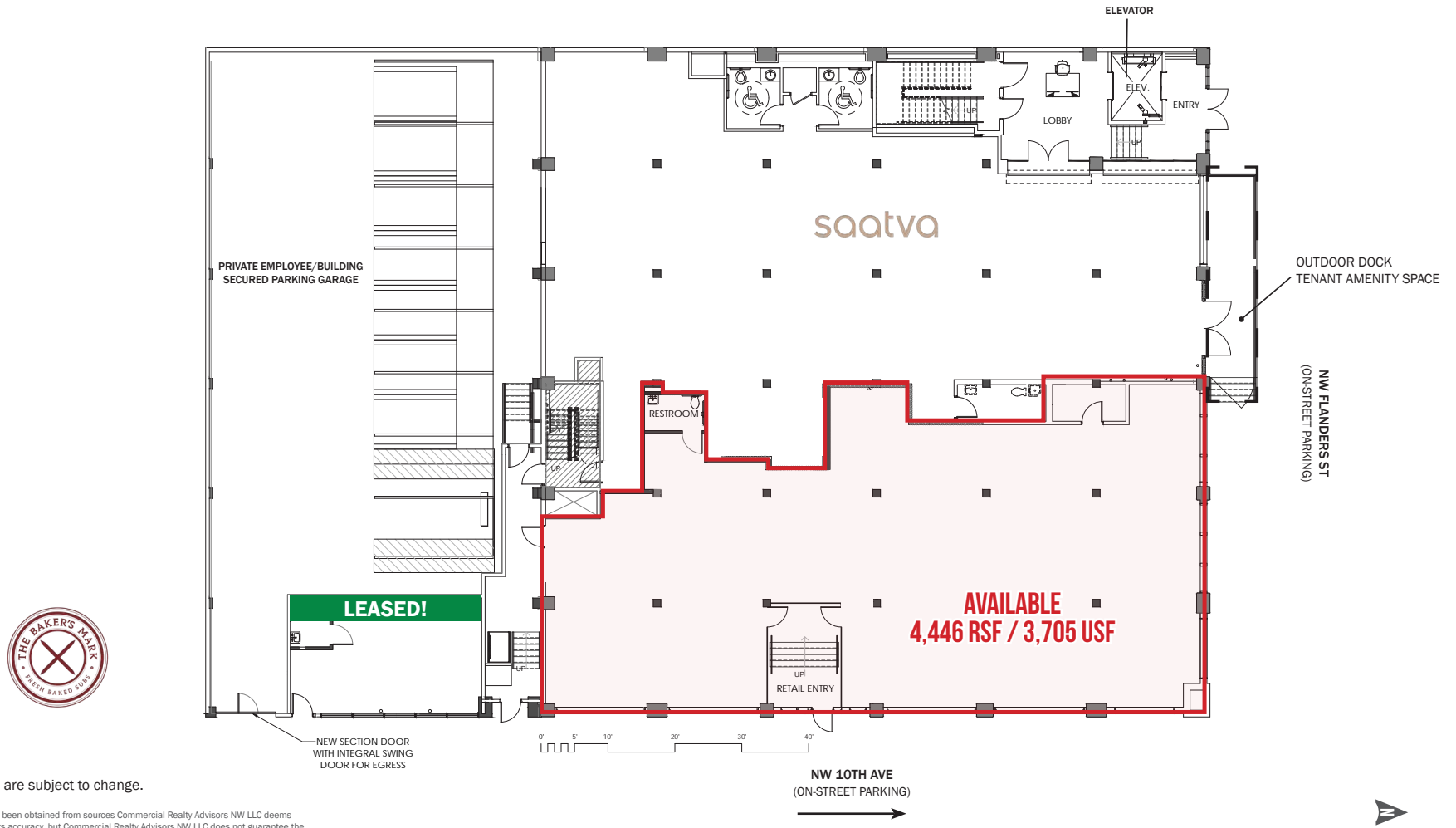
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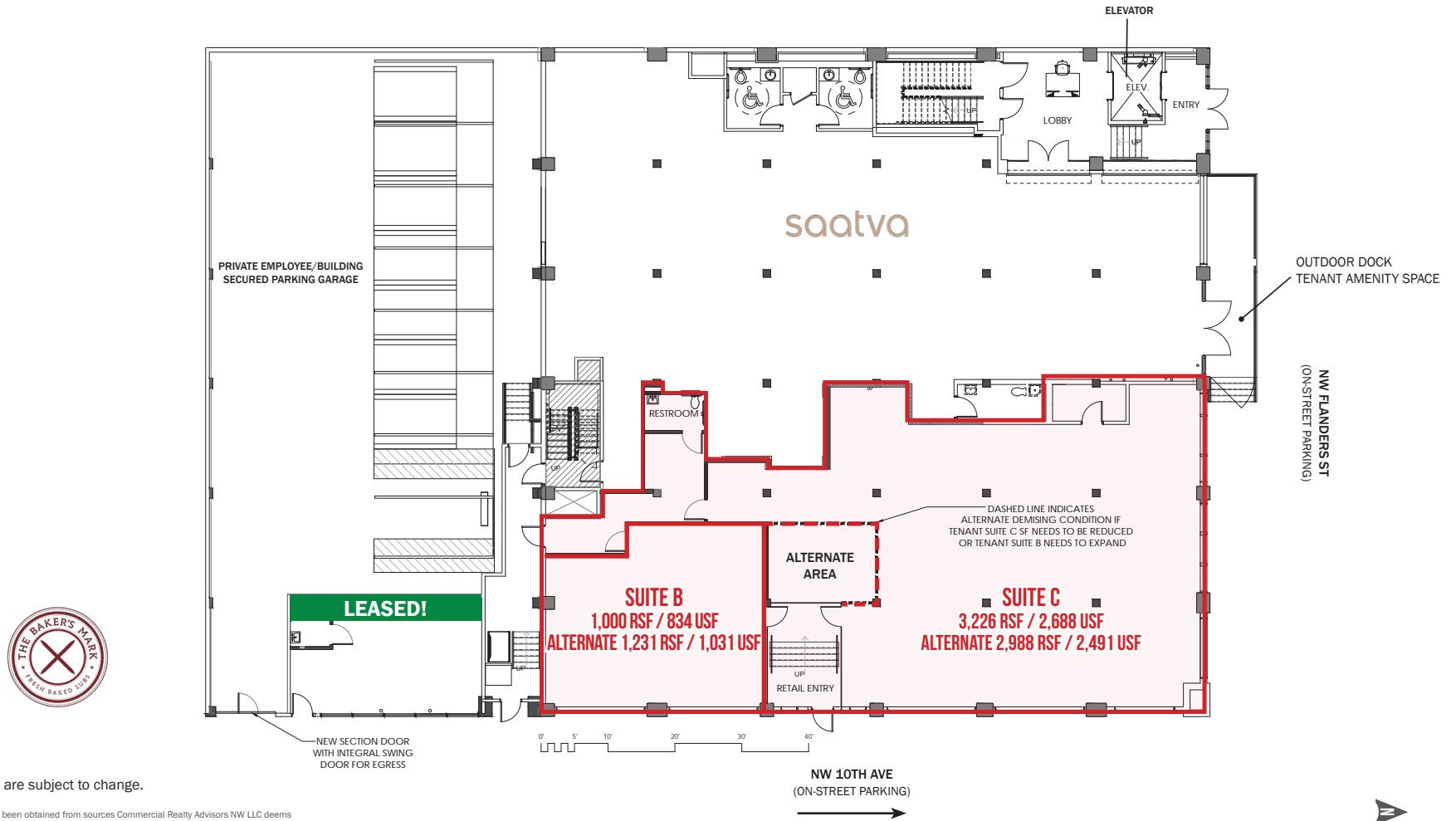
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HISTORIC PEARL DISTRICT GEM

Built in 1921, the historic Ballou & Wright Company building was originally home to the Ballou & Wright company which was the leading wholesaler of bicycles, motorcycles, and auto parts in the region. In later years, the building became the U.S. headquarters for Hanna Andersson, a children's clothing company. The building was renovated in 2015, preserving its vaulted ceilings, exposed timber, and open floor plan, bringing new life to the beautiful historic building.

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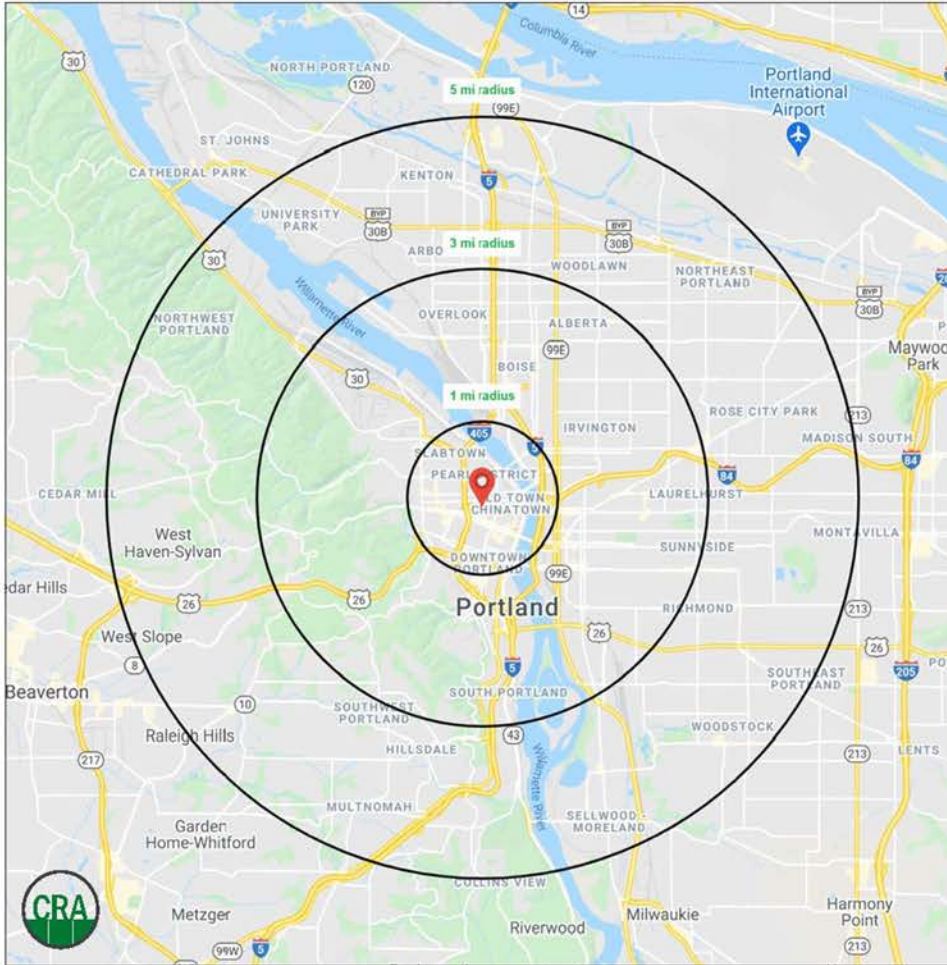
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Source: Regis - SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2025	60,616	201,904	436,864
Average HH Income	\$115,982	\$141,508	\$148,251
Median Home Value	\$642,695	\$739,714	\$685,469
Daytime Demographics 16+	121,355	271,602	425,518
Some College or Higher	82.3%	86.3%	85.8%
Total Businesses	9,068	23,028	37,327

38.9

Median Age
3 MILE RADIUS

\$739,714

Median Home Value
3 MILE RADIUS

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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5256/-122.6815

1010 NW Flanders St Portland, OR 97209	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	60,616	201,904	436,864
2030 Projected Population	60,824	202,947	431,495
2020 Census Population	44,486	186,405	429,878
2010 Census Population	33,974	151,728	374,702
Projected Annual Growth 2025 to 2030	-	0.1%	-0.2%
Historical Annual Growth 2010 to 2025	5.2%	2.2%	1.1%
2025 Median Age	38.9	38.6	39.2
Households			
2025 Estimated Households	33,454	104,807	206,972
2030 Projected Households	34,800	107,478	207,539
2020 Census Households	29,466	97,356	200,745
2010 Census Households	21,559	77,128	172,160
Projected Annual Growth 2025 to 2030	0.8%	0.5%	-
Historical Annual Growth 2010 to 2025	3.7%	2.4%	1.3%
Race and Ethnicity			
2025 Estimated White	71.6%	74.0%	74.4%
2025 Estimated Black or African American	6.3%	6.1%	5.6%
2025 Estimated Asian or Pacific Islander	8.7%	7.1%	7.3%
2025 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.7%
2025 Estimated Other Races	12.3%	12.0%	12.0%
2025 Estimated Hispanic	11.8%	10.8%	10.8%
Income			
2025 Estimated Average Household Income	\$115,982	\$141,508	\$148,251
2025 Estimated Median Household Income	\$80,118	\$103,139	\$110,423
2025 Estimated Per Capita Income	\$64,616	\$73,831	\$70,553
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.4%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.3%	2.4%
2025 Estimated High School Graduate	12.2%	10.0%	10.2%
2025 Estimated Some College	17.3%	15.5%	16.0%
2025 Estimated Associates Degree Only	5.3%	5.1%	5.7%
2025 Estimated Bachelors Degree Only	33.5%	37.7%	37.7%
2025 Estimated Graduate Degree	26.2%	27.9%	26.3%
Business			
2025 Estimated Total Businesses	9,068	23,028	37,327
2025 Estimated Total Employees	101,938	217,078	308,680
2025 Estimated Employee Population per Business	11.2	9.4	8.3
2025 Estimated Residential Population per Business	6.7	8.8	11.7

FOR MORE INFORMATION, PLEASE CONTACT:

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