

FOR LEASE



Riverstone Condominiums

810 NW 12th Avenue

For Lease: 838 Square Feet
(Ground Floor Retail/Service/Creative Office)

CONTACT

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What's Available?

Riverstone Condominiums is a mixed-use condominium (123-unit) and retail project that was built by developer Hoyt in 1998. There is one available retail space in the building: 838 square feet fronting NW 12th Avenue, adjacent to Pearl Market and across from PNCA (Portland's largest art college). This 2nd generation retail space is well appointed for the next retail, service retail, or creative office user. It comes complete with large glass storefront, HVAC, electrical

and lighting distributed throughout, private treatment rooms (that could easily be converted to offices), one ADA restroom and concrete flooring. Other neighboring co-tenants within the building include Piazza Italia, Cool Moon Ice Cream, Swiss Cleaners and Posh Boutique. The available space is located within 1-block of Jamison Square Park, across from PNCA, and 2-1/2 blocks from REI.



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The Area

Thanks in large part to developer Hoyt, among other local developers and visionaries, this area that was once comprised of rail yards and industrial buildings has been transformed into a 100-block mecca of retail, condominiums, apartments and offices. Portland Streetcar weaves throughout the neighborhood, and numerous parks dot a thriving landscape. Hoyt is the area's largest developer with 11 mixed-use projects completed to date (including Tanner Place Condominiums) and more in the planning stages.

The area has become a destination for local and out-of-town visitors, as well as thousands living and working in the neighborhood who enjoy supporting their local retailers and food/drink establishments.

The area has many noteworthy destinations, including REI, Bridgeport Brewpub, Posh, Lovejoy Bakers, Sammy's Flowers, Piazza Italia, Sinju, West Elm, Patagonia, Powell's Books, Andina, Lizard Lounge, Oba, Irving Street Kitchen, and many more.

There are also abundant retailers servicing this dense neighborhood, including financial services (every major bank has a presence in the area), grocery (Safeway and Whole Foods), insurance companies, salons and spas, wellness clinics, and athletic facilities (24-Hour Fitness and LA Fitness).



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Area Map



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