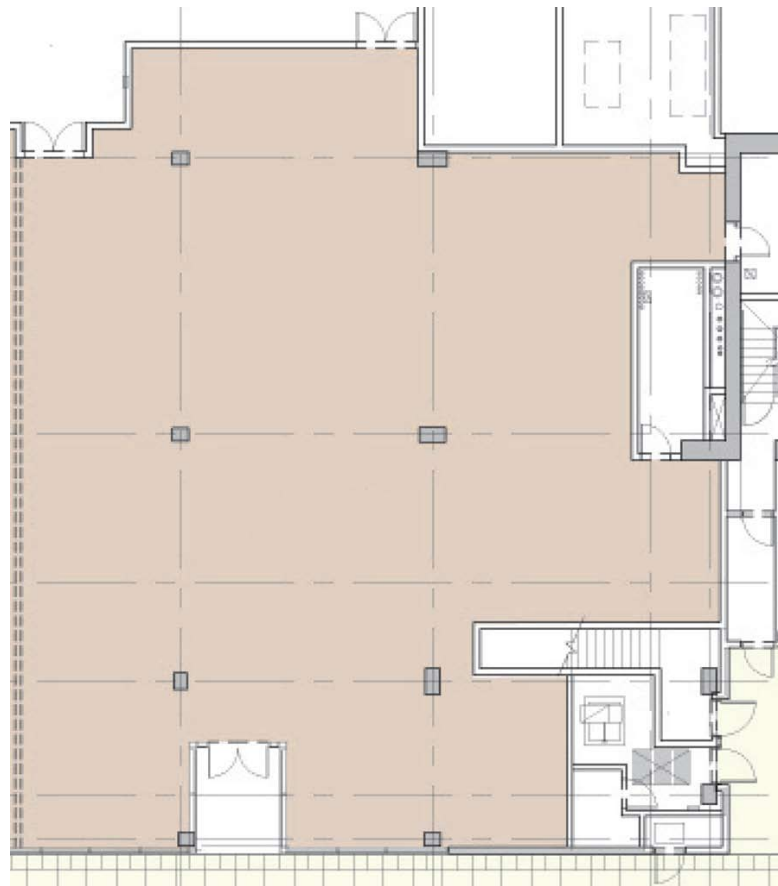


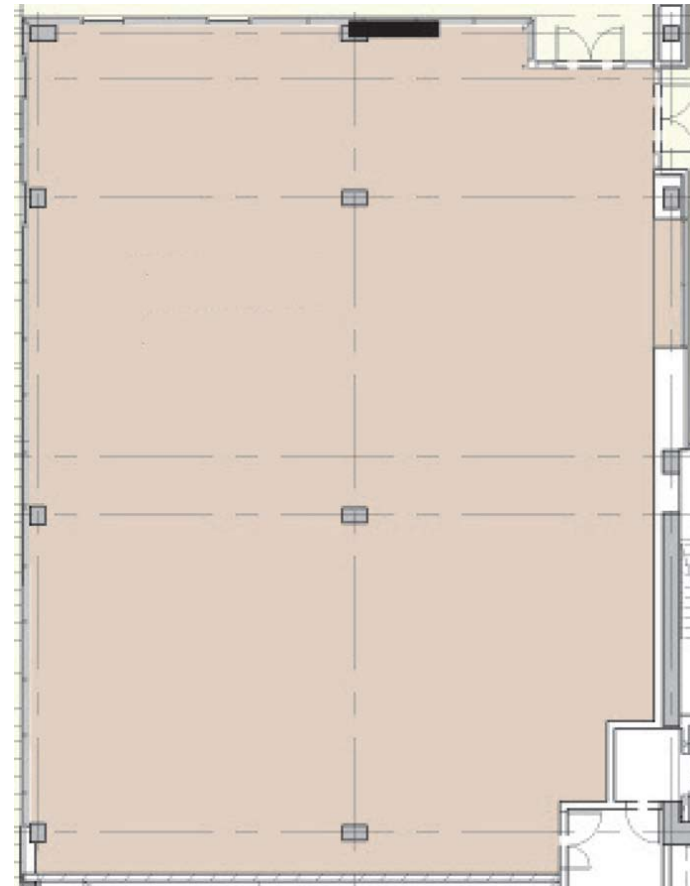


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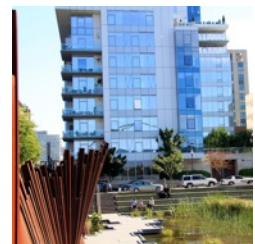
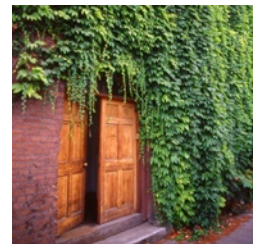
## for lease | pearl district



**1015 NW Lovejoy**  
4,565 square feet



**1030 NW Marshall**  
4,270 square feet



### AT A GLANCE

- 2 retail spaces available
- 4,270 & 4,565 square feet
- Rate: \$24/SF - \$26/SF NNN
- Traffic count on NW Lovejoy: 10,446 ADT

The information contained herein has been obtained from sources we deem reliable. We do not guarantee its accuracy. All information should be verified prior to purchase or lease.

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The Metropolitan  
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# the metropolitan

## BUILDING INFORMATION

At 225 feet tall, The Metropolitan raised the bar for luxury living when constructed in 2008. At nineteen stories, it is the tallest building in Portland's Pearl District, and one of the most luxurious mixed-use developments. The tower consists of 121 residential units, anchored by office condominiums and ground floor retail. Tenants include Chase Bank, Barre3 Fitness and Hoyt Street Properties.

Situated between NW 10th & 11th Avenues, and Lovejoy & Marshall, The Metropolitan runs along the streetcar line and is directly adjacent to Tanner Springs Park. Its central location creates excellent access for those walking in the neighborhood, as well as those coming from Upper NW or the east side via the Broadway Bridge.

Two spaces are currently available and compliment each other well. At 1015 NW Lovejoy, the property is a former salon with many existing improvements needed for a variety of uses: lighting, multiple plumbing locations, restroom, kitchenette & staff break room. The space at 1030 NW Marshall is an empty shell with venting capabilities that can be customized for a restaurant or retailer.



## AREA FEATURES

### Dining & Cafes

- Lovejoy Bakers
- Metrovino
- Via Delizia
- Sinju
- Piazza Italia
- Irving St. Kitchen
- Daily Cafe
- Sisters Coffee Co.
- Starbucks
- Urban Grind
- Bridgeport Brewing

### Shopping

- Little Urbanites
- Posh Baby
- REI
- Lizard Lounge
- Keen Footwear
- Patagonia
- Mabel and Zora
- Alchemy
- Green Frog Toys
- Physical Element
- Sammy's Flowers
- Parallel

### Services

- Safeway
- 24-Hour Fitness
- L.A. Fitness
- Hoyt Street Properties
- Barre 3
- Pearl Animal Hospital
- Banking: Chase, U.S. Bank, Umpqua, Wells Fargo

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	31,031	150,488	377,842
Daytime Population	116,400	278,200	382,200
Aged 25-54	59%	51%	48%
Average HH Income	\$47,855	\$68,247	\$71,264
Never Married	59%	49%	42%
White Collar Professionals	73%	74%	72%



## BUILDING HIGHLIGHTS

### 1015 NW Lovejoy

- 4,565 square feet
- \$26/SF NNN
- 2nd generation space, original build-out for a salon
- On high-traffic Lovejoy Street for increased visibility

### 1030 NW Marshall

- 4,270 square feet
- \$24/SF NNN
- 1st generation space, venting capabilities
- Operable windows
- Overlooking Tanner Springs Park



### GREEN

With the adjacent Tanner Springs Park and the new 3-acre Fields Park about to begin construction, the Metropolitan is surrounded by urban greenery.



### GO BY STREETCAR

The Portland Streetcar connects over 10,000 homes within two blocks of the line, and an expansion to the east side of the Willamette River is nearing completion. Since its inception in 2001, ridership has been four times the original estimate.



### LIVE/WORK

Unlike many other urban locales, the Pearl has fused livability with workability. Many of the residents spend their time by day and by night among the eclectic mix of shops, galleries and restaurants.

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