

# FOR LEASE - PEARL DISTRICT

12,872 SQ.FT. PRIME RETAIL

## LOVEJOY SQUARE

NW 13<sup>th</sup> / 14<sup>th</sup> & LOVEJOY - PORTLAND, OR



GROUND FLOOR RETAIL - 938 NW 14<sup>TH</sup> AVENUE



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# LOVEJOY SQUARE

NW 14<sup>th</sup> & LOVEJOY, PORTLAND, OR

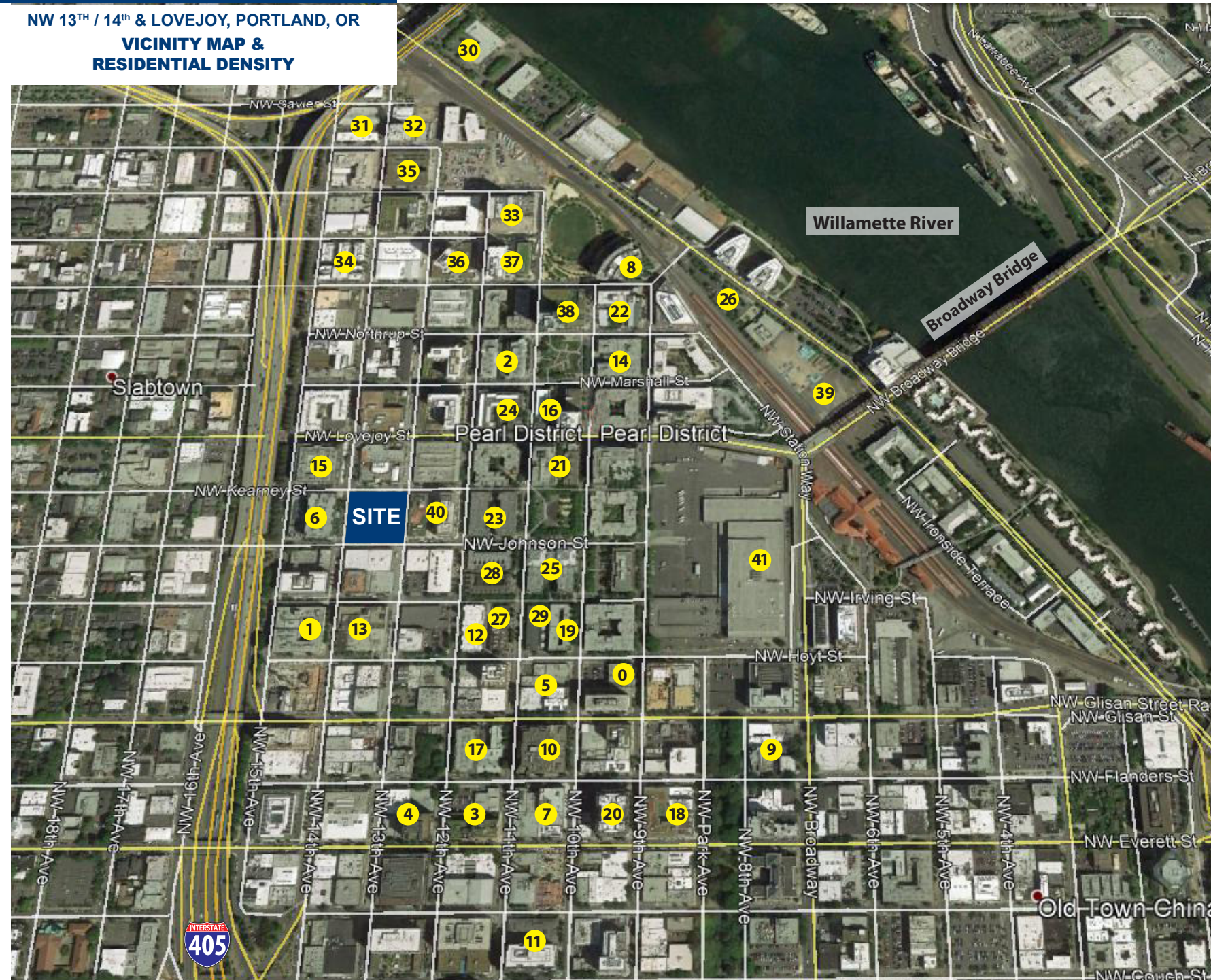


**Lovejoy Square** is a full city block in one of Portland's most desirable neighborhoods. The Pearl District is home to many of the city's best known chefs and restaurants, vibrant retail shops, home furnishings, boutiques, world class art galleries and the Gerding Theater at the Armory. The district is dense with thousands of condominiums and apartments bringing an affluent and highly educated demographic to the trade area.

Over the last 25 years, the Pearl District has earned a worldwide reputation for urban renaissance with architecturally significant buildings, thriving residential communities and a 24/7 lifestyle of shopping and dining. This large format anchor space fronts on three streets and benefits from a multi-modal transportation system including bus, light rail, auto, bicycle and e-scooters.

# LOVEJOY SQUARE

## NW 13<sup>TH</sup> / 14<sup>TH</sup> & LOVEJOY, PORTLAND, OR VICINITY MAP & RESIDENTIAL DENSITY

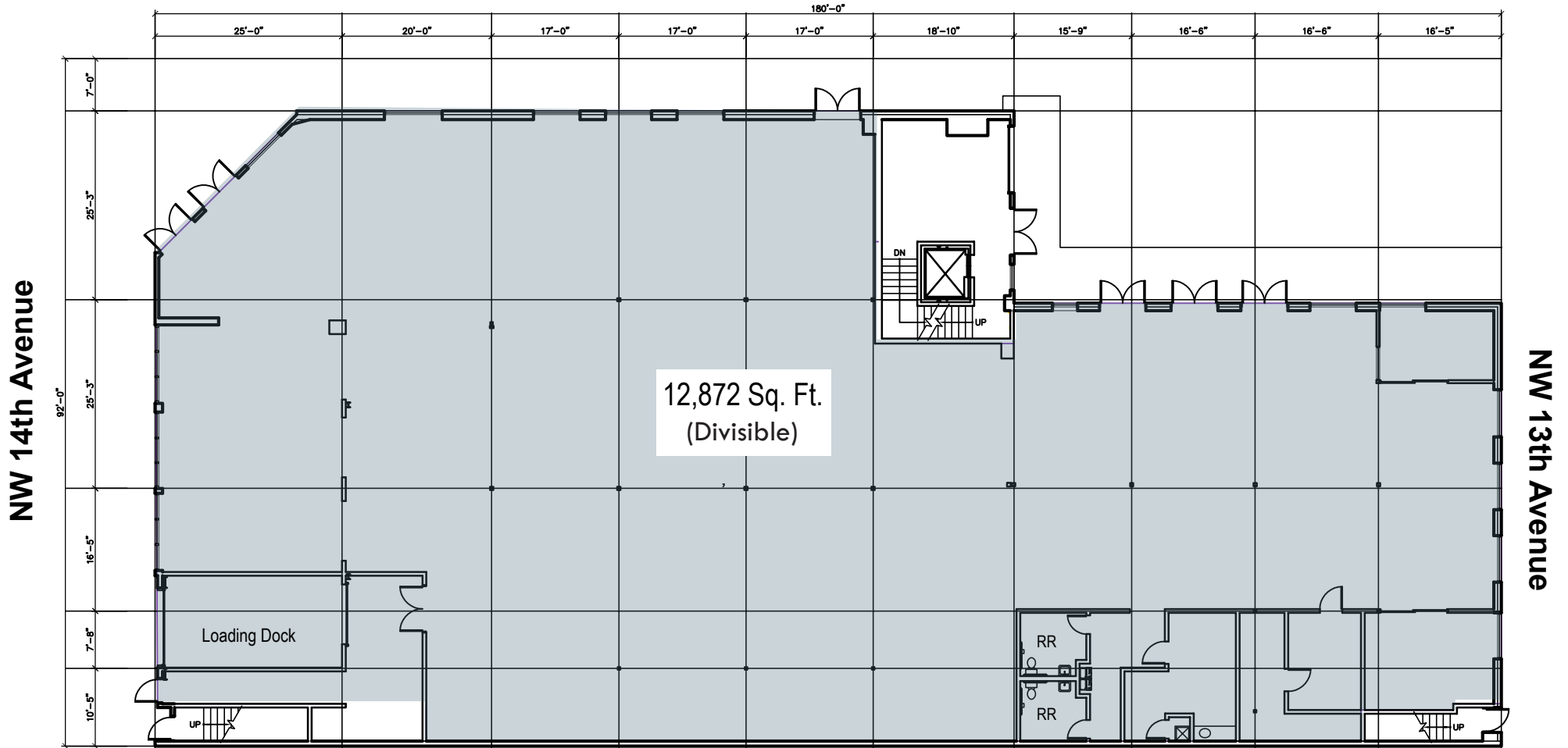


0. 937 Condominiums
1. Avenue Lofts, The
2. Bridgeport Condominiums
3. Casey, The
4. Chown Pella Lofts
5. City Lofts
6. Edge Lofts, The
7. Elizabeth, The
8. Encore, The
9. Flanders Street Lofts
10. Gregory, The
11. Henry, The
12. Hoyt Commons
13. Irving Street Lofts
14. Lexis on the Park
15. Marshall Wells Lofts
16. Metropolitan, The
17. McKenzie Lofts
18. North Park Blocks Lofts
19. Pearl Lofts
20. Park Northwest Condominiums
21. Park Place Condominiums
22. Pinnacle, The
23. Riverstone
24. Streetcar Lofts
25. Tanner Place
26. Waterfront Pearl
27. Irving Street Townhomes
28. Johnson Street Townhomes
29. Pearl Block Townhomes
30. Abigail Apartments (155)
31. Broadstone Pearl (146)
32. Block 26 (93)
33. Block 20 (143)
34. 1440 NW Overton St. (69)
35. Modera Pearl (290)
36. The N.V. (284)
37. Block 17 (281)
38. The Cosmopolitan on the Park (150)
39. Wolff Development (840)
40. Heartline (218)
41. Post Office Redevelopment

# LOVEJOY SQUARE

NW 13<sup>TH</sup> / 14<sup>TH</sup> & LOVEJOY - PORTLAND, OR

## NW Lovejoy Street



### Features

GIANT STOREFRONTS ON THREE STREETS

14' HIGH CEILINGS

DEDICATED LOADING DOCK

2 MAJOR ENTRANCES

### Features

FORMER GROCERY STORE

EXTENSIVE FF&E AVAILABLE

CONTACT FOR FULL FLOORPLANS



# LOVEJOY SQUARE

NW 13<sup>TH</sup> / 14<sup>TH</sup> & LOVEJOY - PORTLAND, OR  
**DEMOGRAPHICS / NEIGHBORHOOD**

	.5 mi	1 mi	3 mi
<b>Population</b>	<b>21,241</b>	<b>57,580</b>	<b>195,174</b>
<b>Households</b>	<b>12,786</b>	<b>30,313</b>	<b>100,489</b>
<b>Average Household Income</b>	<b>\$145,839</b>	<b>\$121,660</b>	<b>\$139,896</b>
<b>Median Household Income</b>	<b>\$100,162</b>	<b>\$81,998</b>	<b>\$101,902</b>
<b>Per Capita Income</b>	<b>\$88,145</b>	<b>\$64,632</b>	<b>\$72,406</b>
<b>Median Age</b>	<b>38.1</b>	<b>39.1</b>	<b>38.5</b>
<b>Some College+</b>	<b>87.5%</b>	<b>82.7%</b>	<b>85.9%</b>

Source: Sites USA 2025 Estimates



*The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. A prospective tenant should verify all information prior to entering into a lease agreement. Renderings are conceptual and subject to change.*