

— FOR LEASE —

HONEYMAN HARDWARE LOFTS

CREATIVE COMMERCIAL IN PORTLAND'S PEARL DISTRICT



MOVE-IN READY CHARACTER-RICH COMMERCIAL SPACES!

ADDRESS

805 NW Glisan Street, Portland, Oregon 97209

AVAILABLE (All 2nd Generation, Move-in Ready):

- **Suite 103 | 828 NW Hoyt Street (Corner of NW 9th & Hoyt)**
 - 1,974 SF | Rent: \$3,000/Month plus utilities
 - Creative office/service retail/gallery
- **Suite 120 | 805 NW Glisan Street (corner of NW Park & Glisan)**
 - 2,274 SF | Rent: \$3,500/Month plus utilities
 - Creative office/service retail
- **Suite 106 | 824 NW Hoyt Street - LEASED**
- **Suite 108 | 820 NW Hoyt Street - LEASED**
- **Suite 125 | 500 NW 9th Avenue - LEASED**



HIGHLIGHTS

- Affordable retail/salon/service/creative office spaces in Honeyman Hardware Lofts.
- Character rich: high ceilings, exposed brick and natural light.
- On-street customer parking, and limited off-street parking available in building garage (at current monthly rate).
- Adjacent tenants include Caffè Allora, Flor Wines, hive, Ann Sacks Tile, Elizabeth Leach Gallery, Hilton Canopy Hotel and more!
- Located adjacent to the new **North Park Blocks/Broadway Corridor Extension** and Post Office redevelopment.
- Available now!

TRAFFIC COUNTS

NW Glisan – 8,134 ADT ('26)

NW Broadway – 12,448 ADT ('26)



COMMERCIAL
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HONEYMAN HARDWARE LOFTS

PORTLAND, OR

PHOTOS

SUITE 103 | 828 NW HOYT STREET

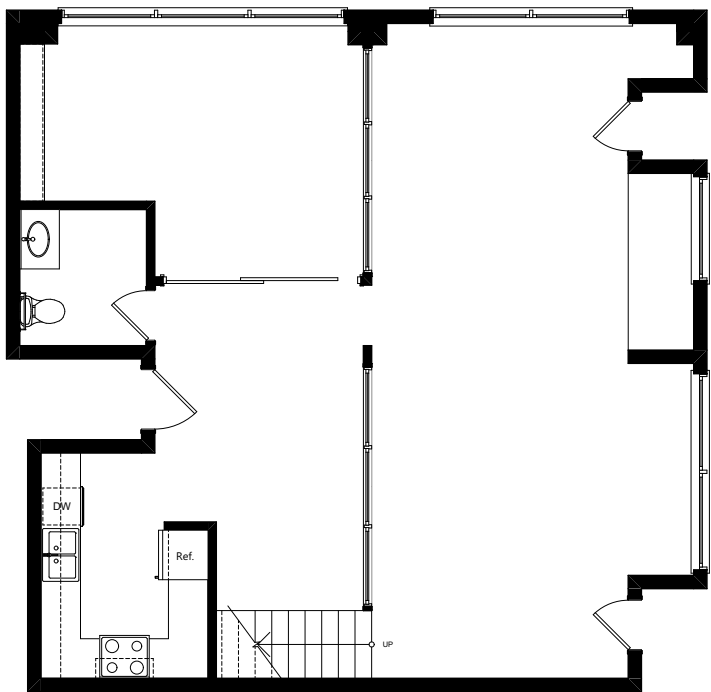


HONEYMAN HARDWARE LOFTS

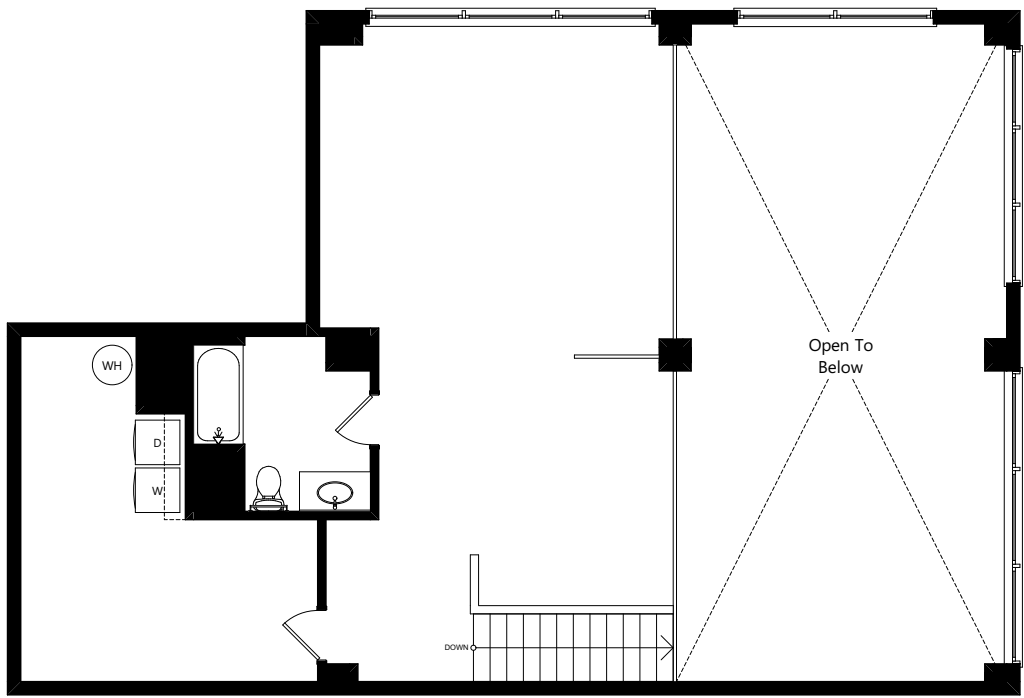
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FLOOR PLAN: SUITE 103

AVAILABLE
1,974 SF



1 FL



2 FL

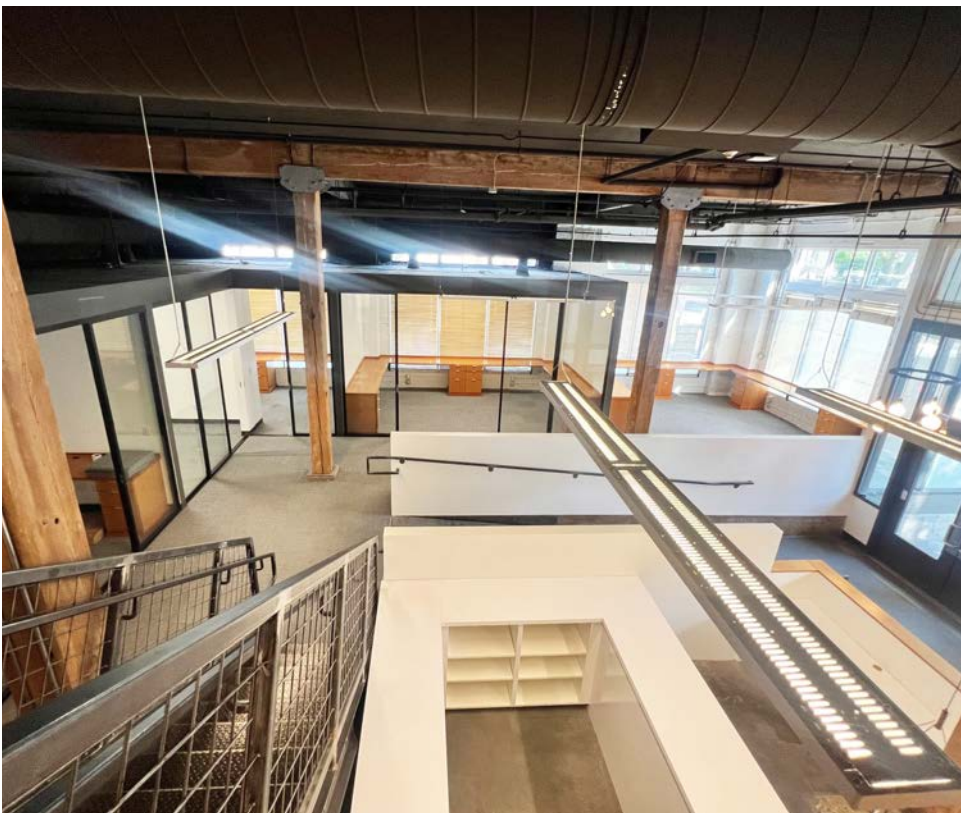
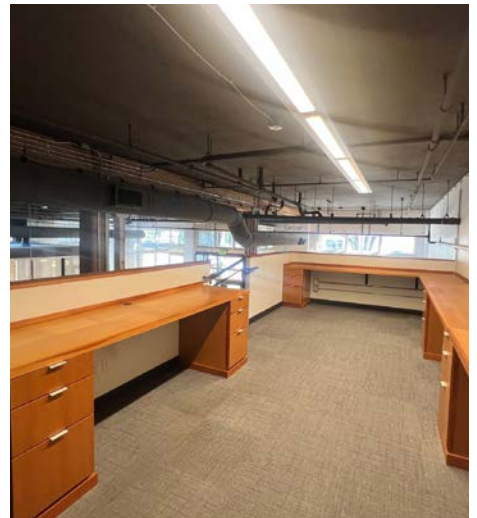
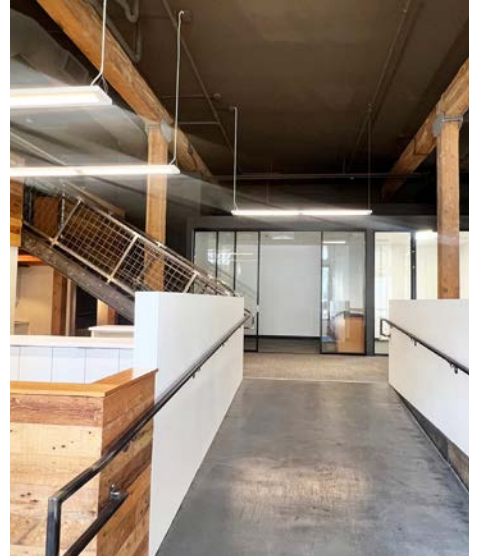
103 Floor Plan - 1,974 SQFT



PHOTOS
SUITE 120 - 805 NW HOYT STREET

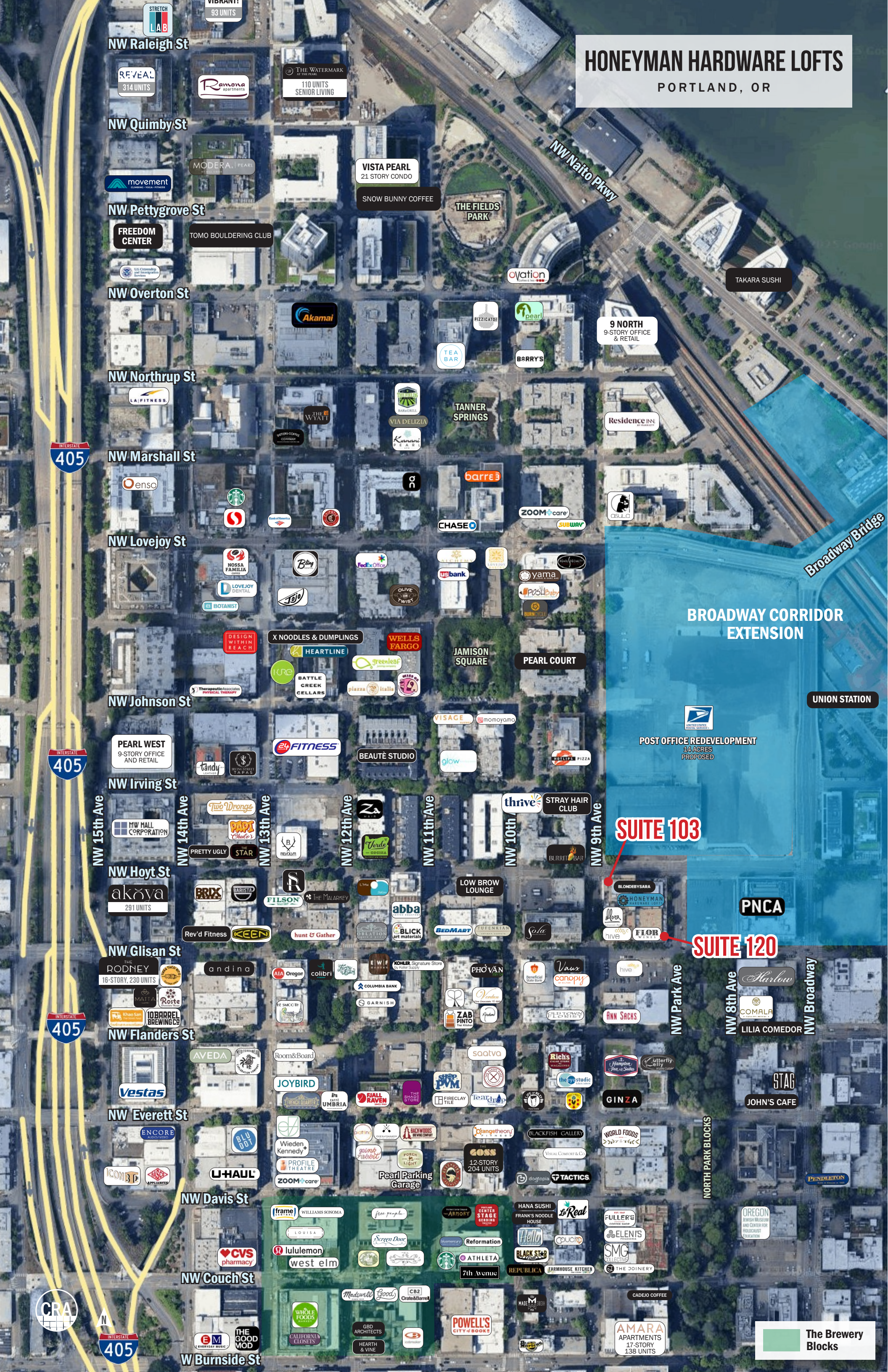
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BROADWAY CORRIDOR
EXTENSION

UNION STATION

POST OFFICE REDEVELOPMENT
11 ACRES
PROPOSED

SUITE 103

PNCA

SUITE 120

NW Broadway

NW 8th Ave

NW Park Ave

NORTH PARK BLOCKS

The Brewery
Blocks

HONEYMAN HARDWARE LOFTS

PORTLAND, OR

DEMOGRAPHIC SUMMARY

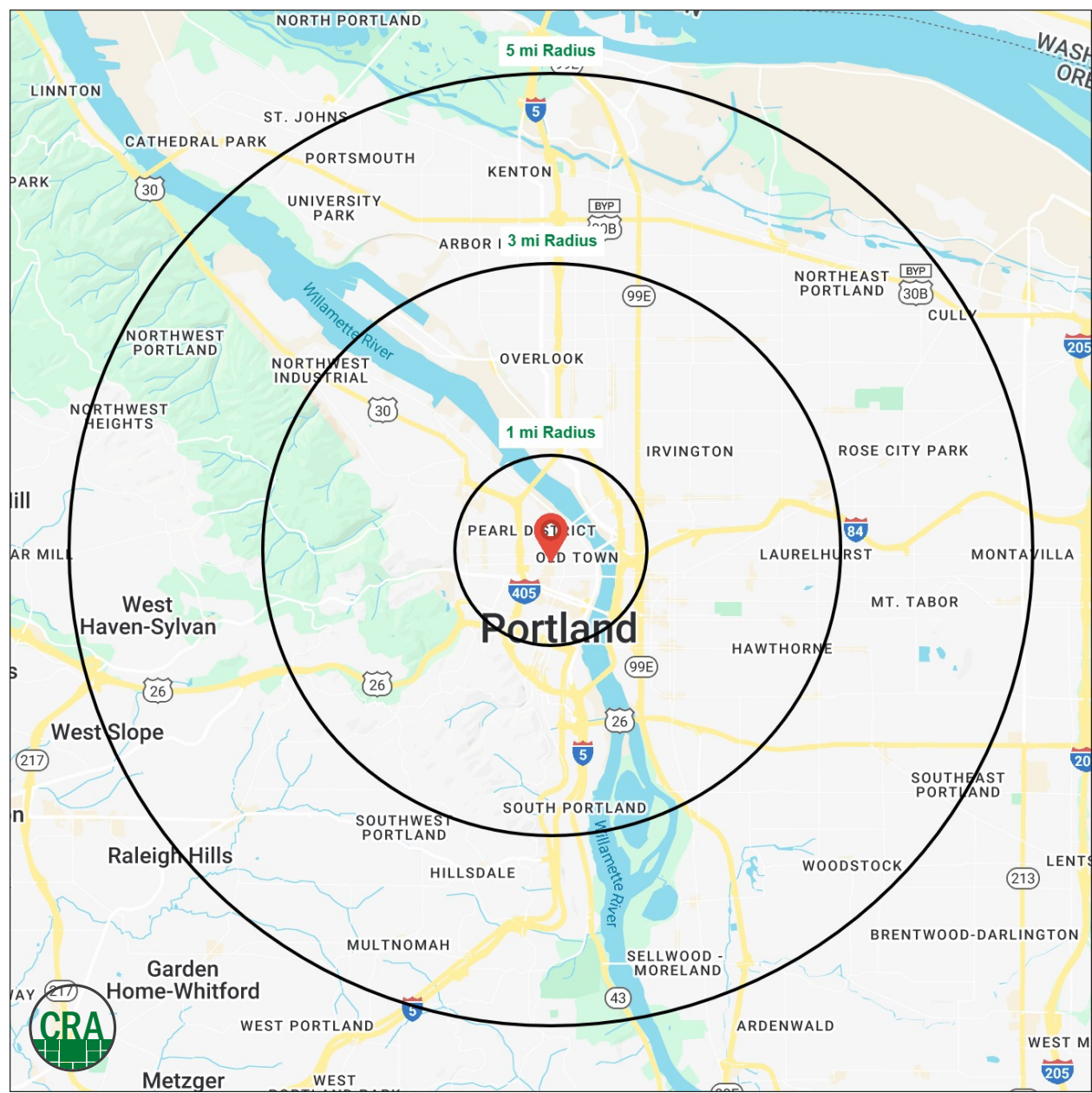
Source: Regis - SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	57,428	205,788	437,242
Estimated Households	32,635	108,257	209,977
Average HH Income	\$108,369	\$139,960	\$148,841
Median Home Value	\$632,876	\$763,382	\$697,171
Daytime Demographics 16+	124,170	284,110	440,287
Some College or Higher	81.5%	86.2%	85.6%

\$139,960

Average Household Income
3 MILE RADIUS

38.6

Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5269/-122.6794

Honeyman Hardware Portland, OR 97209	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	57,428	205,788	437,242
2031 Projected Population	57,986	207,792	434,180
2020 Census Population	42,608	192,036	431,291
2010 Census Population	31,646	156,737	376,056
Projected Annual Growth 2026 to 2031	0.2%	0.2%	-0.1%
Historical Annual Growth 2010 to 2026	5.1%	2.0%	1.0%
2026 Median Age	38.8	38.6	39.1
Households			
2026 Estimated Households	32,635	108,257	209,977
2031 Projected Households	33,565	109,870	208,995
2020 Census Households	28,359	99,713	201,122
2010 Census Households	20,518	79,205	172,514
Projected Annual Growth 2026 to 2031	0.6%	0.3%	-
Historical Annual Growth 2010 to 2026	3.7%	2.3%	1.4%
Race and Ethnicity			
2026 Estimated White	71.5%	74.2%	74.3%
2026 Estimated Black or African American	6.5%	6.1%	5.6%
2026 Estimated Asian or Pacific Islander	8.6%	7.0%	7.3%
2026 Estimated American Indian or Native Alaskan	1.1%	0.8%	0.8%
2026 Estimated Other Races	12.3%	12.0%	12.0%
2026 Estimated Hispanic	11.8%	10.7%	10.9%
Income			
2026 Estimated Average Household Income	\$108,369	\$139,960	\$148,841
2026 Estimated Median Household Income	\$76,284	\$103,159	\$110,622
2026 Estimated Per Capita Income	\$62,347	\$74,051	\$71,837
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.2%	1.5%
2026 Estimated Some High School (Grade Level 9 to 11)	2.8%	2.1%	2.3%
2026 Estimated High School Graduate	13.7%	10.5%	10.7%
2026 Estimated Some College	17.7%	15.3%	15.8%
2026 Estimated Associates Degree Only	6.2%	5.4%	5.8%
2026 Estimated Bachelors Degree Only	32.5%	36.3%	36.3%
2026 Estimated Graduate Degree	25.1%	29.2%	27.7%
Business			
2026 Estimated Total Businesses	9,032	23,382	37,246
2026 Estimated Total Employees	105,449	227,582	320,330
2026 Estimated Employee Population per Business	11.7	9.7	8.6
2026 Estimated Residential Population per Business	6.4	8.8	11.7

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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