



FOR LEASE



## AKOYA RETAIL

### Brand New Ground-Floor Retail / Restaurant / Service Suites

1,083 SF - 6,609 SF (6 Suites) | \$30 - \$33 psf + NNN

1430 NW Hoyt St, Portland OR, 97209

- 1st-Generation Retail / Restaurant / Service Space in Pearl District Mixed-Use Building
- Ideal for Retail, Restaurant, Service, Taphouse / Wine Bar, Cafe, Salon, Medical, Office, Small Fitness
- Akoya is a New 275,000 SF Mixed-Use Project with 295 Apartment Units
- Suites Delivered at Raw or Vanilla Shell Condition - TI Dollars Available for Qualified Tenants

**MICHELLE D. ROZAKIS**

Principal Broker | Licensed in OR

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PROPERTY SUMMARY



**FOR  
LEASE**



PROPERTY DETAILS					
Address	1430 NW Hoyt St, Portland OR, 97209				
Available Space	1,083 SF - 6,609 SF				
N° of Suites Available	6 Suites				
Lease Rate	\$30 - \$33 psf + NNN				
Use Type	Retail, Service, Restaurant				
SPACE	SIZE	USE TYPE	RATE	CONDITION AVAILABLE	
<b>Retail 1 (Two Floors)</b>	6,609 SF 3,289 SF (1 <sup>ST</sup> ) 3,320 SF (2 <sup>ND</sup> )	Retail / Service / Restaurant	\$30 psf + NNN	Raw Shell	Now
<b>Retail 2</b>	2,222 SF	Retail / Service / Restaurant	\$33 psf + NNN	Raw Shell	Now
<b>Retail 3</b>	2,030 SF	Retail / Service	\$33 psf + NNN	Vanilla Shell	Now
<b>Retail 4</b>	1,083 SF	Retail / Service	\$33 psf + NNN	Vanilla Shell	Now
<b>Retail 5</b>	1,122 SF	Retail / Service	\$33 psf + NNN	Vanilla Shell	Now
<b>Retail 6</b>	2,070 SF	Retail / Service	\$33 psf + NNN	Vanilla Shell	Now

**Location Features**

- Heart of the Pearl District Surrounded by a Vibrant Array of Upscale Shopping, Dining, Nightlife, and Cultural Attractions
- Frontage on NW 14th Ave, NW Glisan St and NW Hoyt St (Varies by Retail Space - See Plan)
- Convenient Access Directly from I-405 Everett St / Glisan St Exit and Less than 1 Block from TriMet Bus Stops
- Large Windows Along Sidewalk - Great Frontage

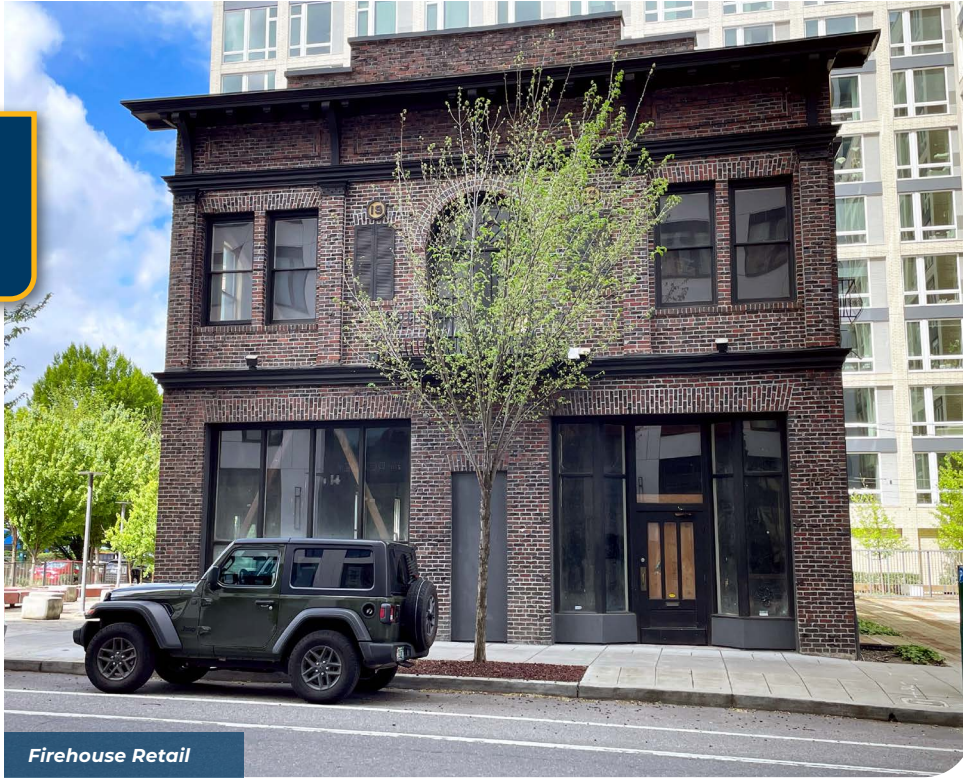
**Nearby Highlights**

- 10 Barrel Brewing
- Khao San
- Andina
- Sherwin Williams
- KEEN Garage
- Barista
- Brix Tavern
- CENTRL Office Pearl
- Mud Bay
- Chown Hardware
- Pearl ACE
- BASCO
- West Elm
- KOHLER
- Verde Cocina
- Fjallraven
- The North Face
- Whole Foods Market
- REI





ADDITIONAL PHOTOS



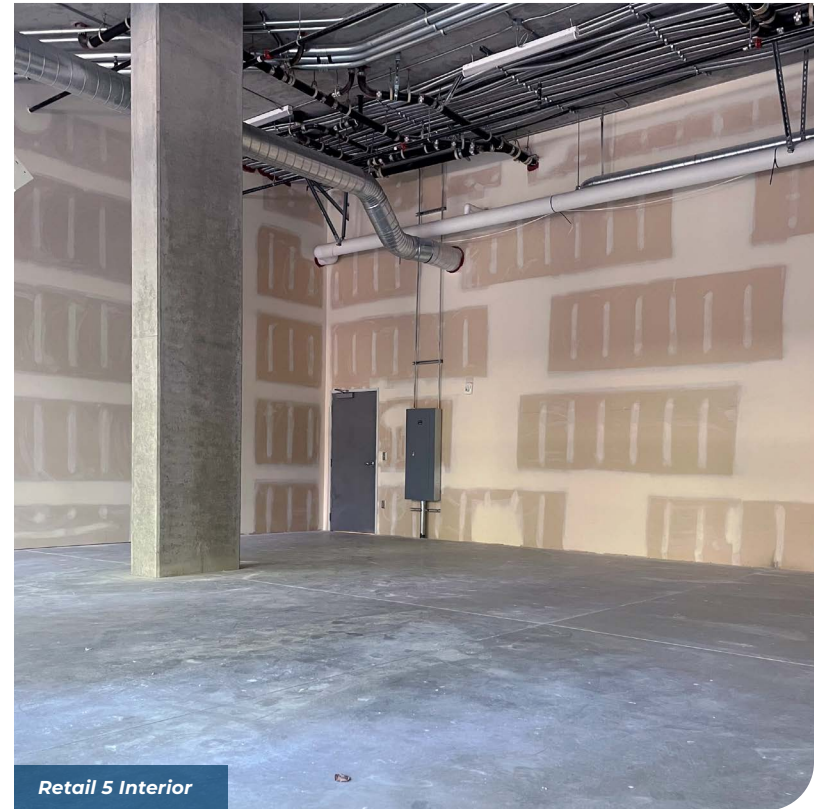
Firehouse Retail



Retail 3 Interior



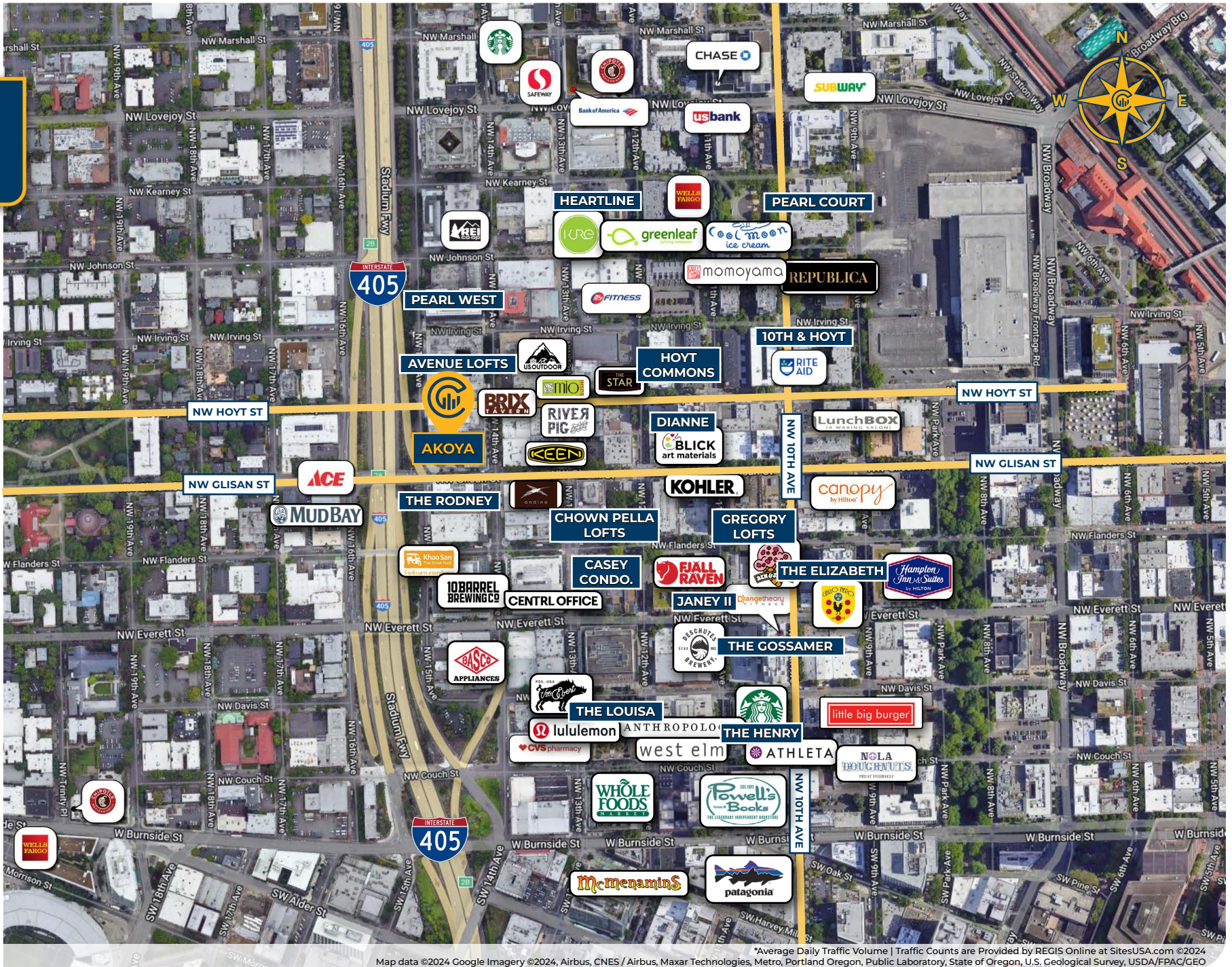
Retail 4 Interior



Retail 5 Interior



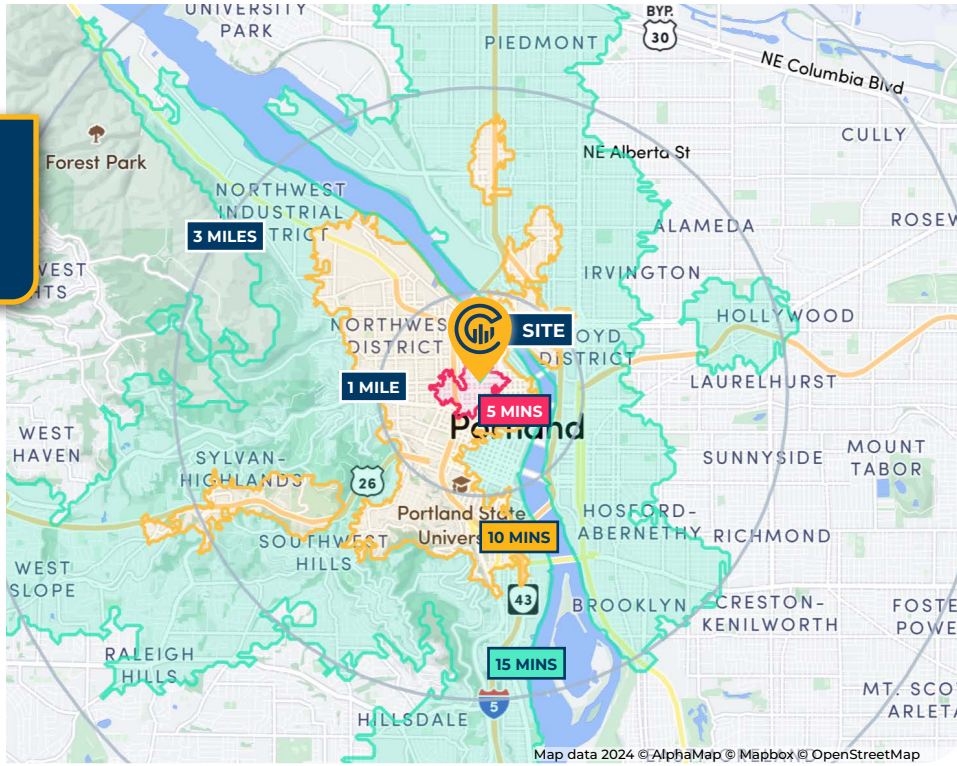
# LOCAL AERIAL MAP



Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	47,639	189,142	425,920
2028 Projected Population	47,359	186,107	410,627
2020 Census Population	44,684	186,175	431,083
2010 Census Population	34,565	151,534	375,865
Projected Annual Growth 2023 to 2028	-0.1%	-0.3%	-0.7%
Historical Annual Growth 2010 to 2023	2.9%	1.9%	1.0%
Households & Income			
2023 Estimated Households	32,686	103,352	206,215
2023 Est. Average HH Income	\$101,728	\$136,964	\$146,737
2023 Est. Median HH Income	\$82,726	\$101,919	\$105,693
2023 Est. Per Capita Income	\$70,830	\$75,311	\$71,427
Businesses			
2023 Est. Total Businesses	8,869	22,817	37,082
2023 Est. Total Employees	101,397	216,614	308,414

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

## Neighborhood Scores

**100**

Walk Score®  
"Walker's Paradise"

**97**

Bike Score®  
"Biker's Paradise"

**92**

Transit Score®  
"Rider's Paradise"

Ratings provided by <https://www.walkscore.com>

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