

west elm

how to decorate with
yellow

select ceramics
and cluster
cluster, cluster



SHOPDINEWORKLIVE RETAIL OPPORTUNITY

The Brewery Blocks, located on the former site of the Blitz-Weinhard Brewery, is a dynamic five-block shopping, dining and entertainment district in Portland's vibrant, post-industrial neighborhood known as the Pearl District.



AREA OVERVIEW THE PEARL DISTRICT - LIVE IT. LOVE IT. FIND IT IN THE PEARL

Formerly a mix of warehouses and light industrial, the Brewery Blocks is located in the Pearl District, one of the most vibrant and popular neighborhoods in Portland. The Pearl District is home to a mecca of mixed-use projects, fashionable boutiques, destination retail brands, art galleries, trendy restaurants and bars, artisan coffee shops, craft breweries, Class A office space, creative office and upscale residential projects.

Located west of Downtown between Burnside to the South, 405 on the West, the Willamette River to the North and Broadway to the East, the Pearl District has been

undergoing urban renewal since the mid 80s and currently houses over 6,000 existing and planned residential units.

- The Pearl District was rated # 6 in the Hottest Neighborhoods of 2017
- In 2016, it was named top 15 coolest Neighborhoods in the World

explorethepearl.com
neighborhoodnotes.com

pearldistrict.org
travelportland.com

ANCHORS

37,000 SF first to market Whole Foods
Shadow Anchor 68,000 SF Powell's Books -
the largest independently owned book
store in the World and number 1
tourist destination in Portland.



PROPERTY OVERVIEW

HISTORIC PRESERVATION MEETS MIXED-USE DEVELOPMENT

The iconic Brewery Blocks is an award winning 1.7 million square foot mixed-use development located on the former site of the Blitz-Weinhard Brewery. It was developed by Gerding Edlen in 2002 and now consists of 112,546 SF of first and second level retail, 243,000 SF of Class A office, a 16-story luxury apartment building (The Louisa) and a 10-story luxury condominium building (The Henry). Faithful to its industrial heritage, as part of the project, historic buildings were integrated into the new development. The brewhouse's historical importance was recognized with a listing on the National Register of Historic Places. The Brewery Blocks, a five block mixed-use destination in the Pearl District serving Portland and surrounding communities as well as tourists with upscale shopping, dining and entertainment.

BREWERY BLOCK OWNERSHIP

The five block project is now controlled under two separate ownerships. Blocks 1,3,4 and 5 are owned by SPF Brewery Blocks LLC, a JP Morgan Asset.

MERCHANDISING

The Brewery Blocks retail mix has been carefully curated by the ownership and is known as a destination for first to market specialty retailers and experiential brands. The project overall with all its charm and character, old and new, has truly become the epicenter of the Pearl District and surrounding communities.

KEY RETAILERS

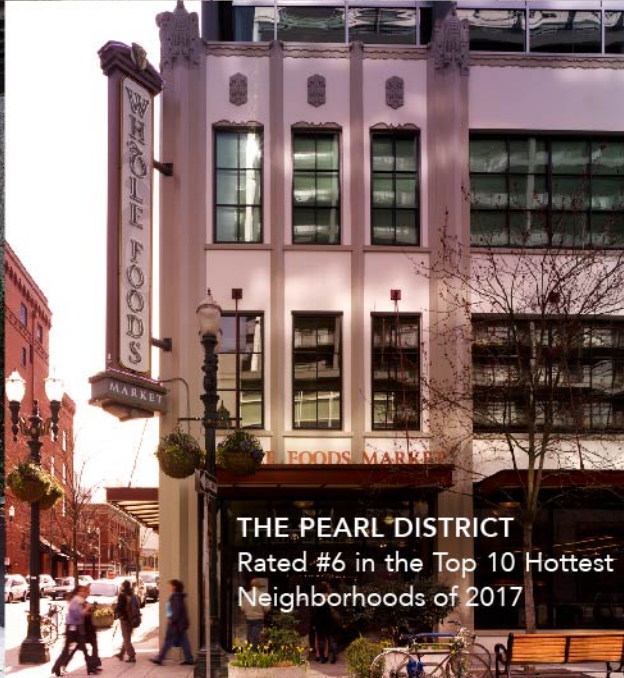
Anthropologie (recently expanded to 26,000 SF, 2 level format, adding Home and BHLDN Wedding), Madewell, Free People, West Elm, Sur La Table, Bluemercury Cosmetics, Athleta, North Face, Lululemon, Starbucks, Garden Bar, Tom's Shoes, Ice Breaker, Cookie Dough Café, Rachelle M., Chase, Frame Central, soon to open Screen Door & Kizuki.

PARKING

1,365 convenient parking spaces in a fully automated and closed circuit monitored subterranean parking garage.

5-BLOCK SHOPPING, DINING & ENTERTAINMENT DISTRICT
PORTLAND, OREGON

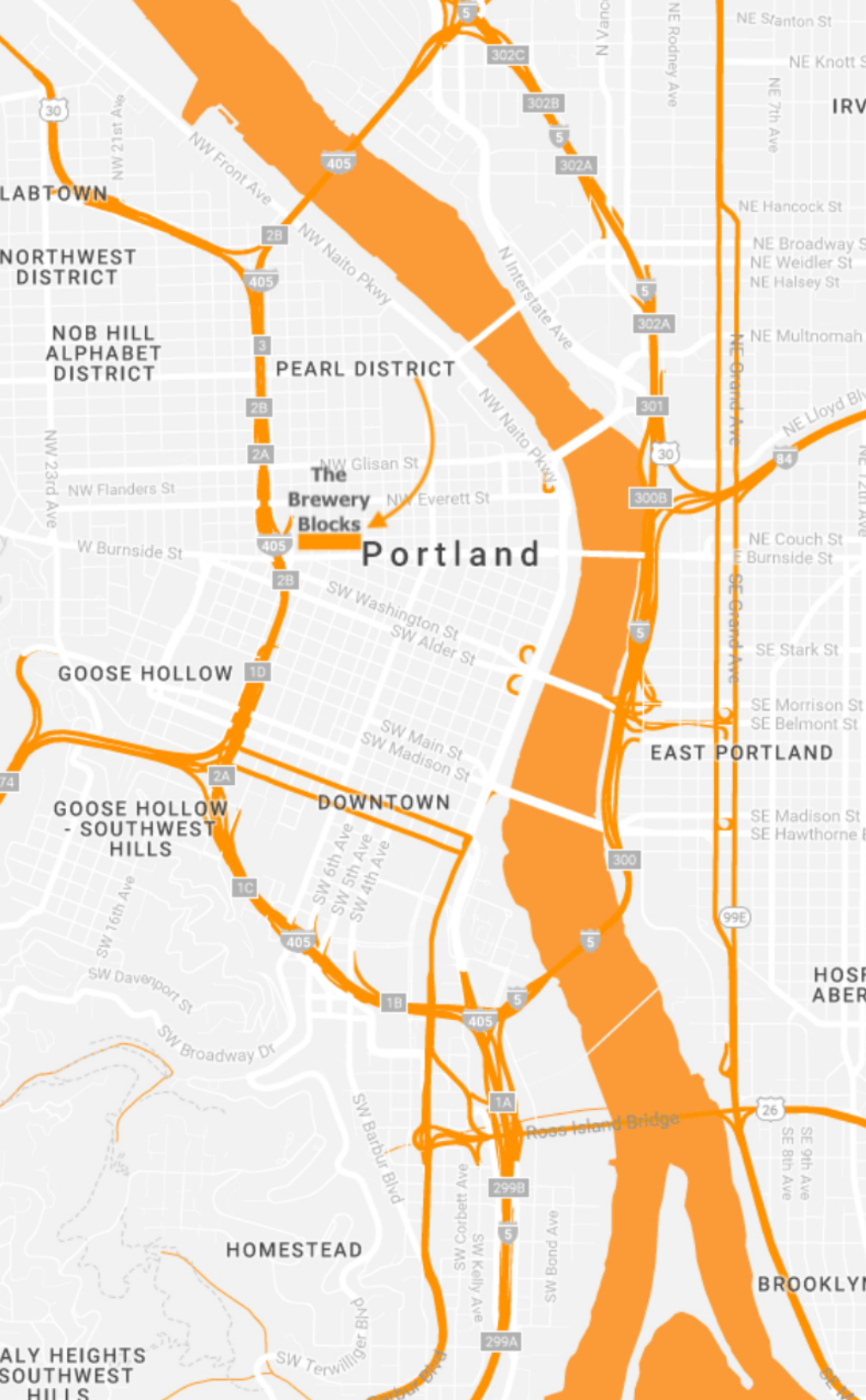






SITE PLAN THE BREWERY BLOCKS

Located west of Downtown between Burnside to the South, 405 on the West, the Willamette River to the North and Broadway to the East, the Pearl District is situated in a vibrant area of Portland. Formerly a mix of warehouses and light industrial, the Pearl District has become one of the most popular neighborhoods in Portland.



TRADE AREA OVERVIEW

BY THE NUMBERS

	1-mile	3-mile	5-mile
Population	45,650	179,790	429,538
Households	16,591	122,334	213,618
Avg. Income	\$81,150	\$103,358	\$105,751
Median Age	36.2	37.6	38
Daytime Pop.	55,943	353,058	506,663

Source: Sites USA 2019



12,800 AVG. STREETCAR
DAILY RIDERSHIP



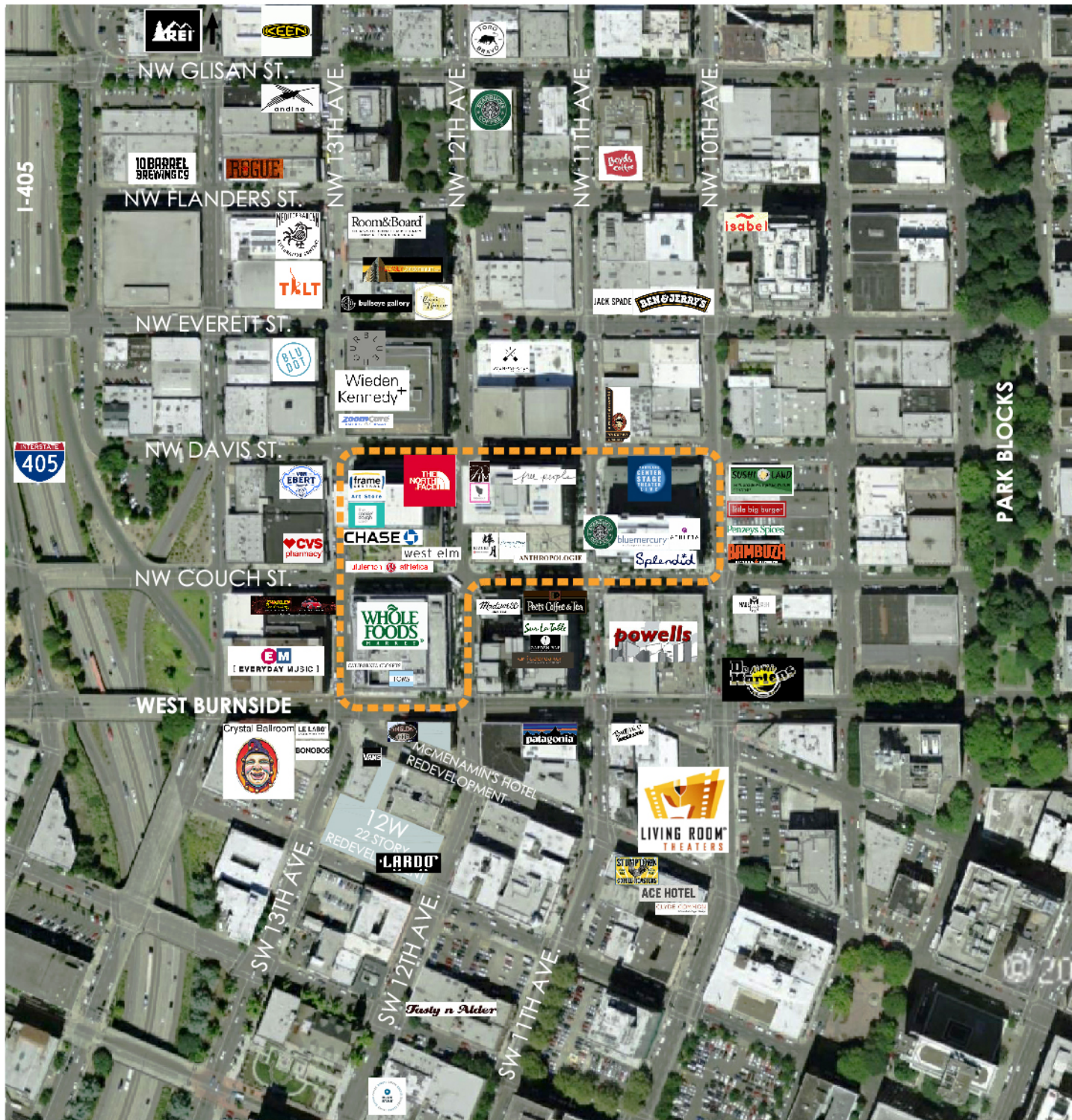
100 WALK SCORE



93 BIKE SCORE



95 TRANSIT SCORE



ANTHROPOLOGIE FLAGSHIP
 ATHLETA
 BLUEMERCURY
 BLOWOUT DRY BAR
 CALIFORNIA CLOSETS
 CHASE
 THE COOKIE DOUGH CAFE
 FRAME CENTRAL
 FREE PEOPLE
 GARDEN BAR
 ICEBREAKER
 KIZUKI (COMING SOON)
 LULULEMON ATHLETICA
 MADEWELL
 NORTH FACE
 PEET'S COFFEE & TEA
 RACHELLE M.
 SCREEN DOOR (COMING SOON)
 SPLENDID
 STARBUCKS
 SUR LA TABLE
 TOMS
 WEST ELM
 WHOLE FOODS MARKET



BREWERY BLOCKS BLOCK 5

LEASING OPPORTUNITY

Rare Corner Restaurant/Retail Opportunity

1328 NW Davis St.
Portland, OR
97209

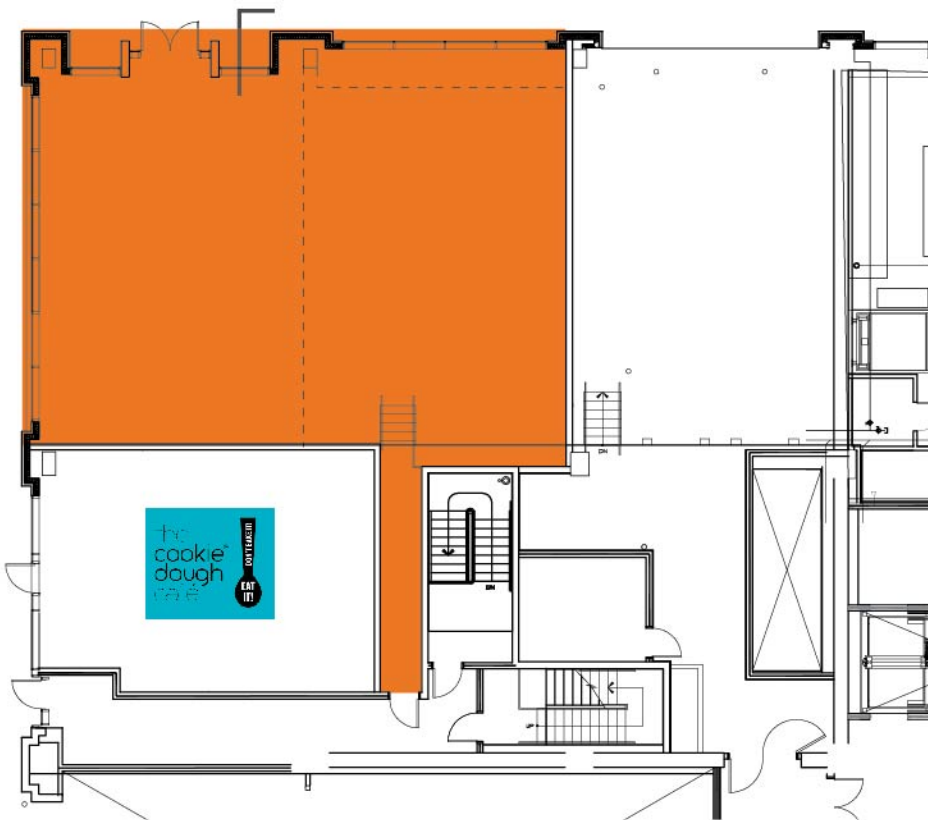
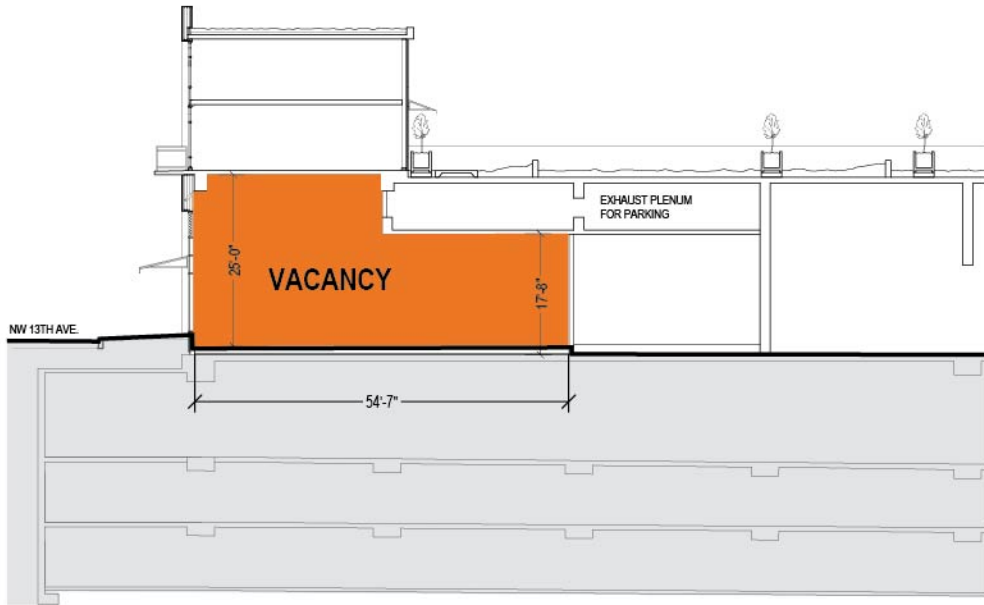
TOTAL SF: 2,593

NOTE: Corner retail/restaurant opportunity with marquee signage available. This location is adjacent to the one and only Cookie Dough Café in the popular 13th Ave., one of the most pedestrian-friendly streets in the Pearl District



EXCLUSIVE AGENT:

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Principal Broker
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503.702.5441





LEASING CONTACT



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For the purposes of this marketing brochure, Envision represents Block 1,3,4 and 5 of the Brewery Blocks.

The information contained herein was derived from sources we deem reliable but is not warranted as to its accuracy. Neither Landlord or its representatives make any warranties as to the environmental condition of the property. Prospective Tenants and Buyers should inspect their prospective tenancies or purchases independently. This information is subject to change without notice.

5-BLOCK SHOPPING, DINING & ENTERTAINMENT DISTRICT
PORTLAND, OREGON

