

west elm

how to decorate with  
yellow



**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 # 5 in the Hottest Neighborhoods of 2017
- In 2016, it was named top 15 coolest Neighborhoods in the World

[explothepearl.com](http://explothepearl.com)  
[neighborhoodnotes.com](http://neighborhoodnotes.com)

[pearldistrict.org](http://pearldistrict.org)  
[travelportland.com](http://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 Giarding 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, Ice Breaker, Cookie Dough Cafe, Rachelle M., Chase, Frame Central, Screen Door opening 2020.

### 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







## BREWERY BLOCK SITE PLAN



GBD

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	45,994	179,813	431,238
Households	29,981	96,297	205,525
Avg. Income	\$87,379	\$102,842	\$103,711
Median Age	37.3	37.8	38
Daytime Pop.	114,825	279,791	370,244

Source: Sites USA | 2021



15,000 AVG. STREETCAR DAILY RIDERSHIP



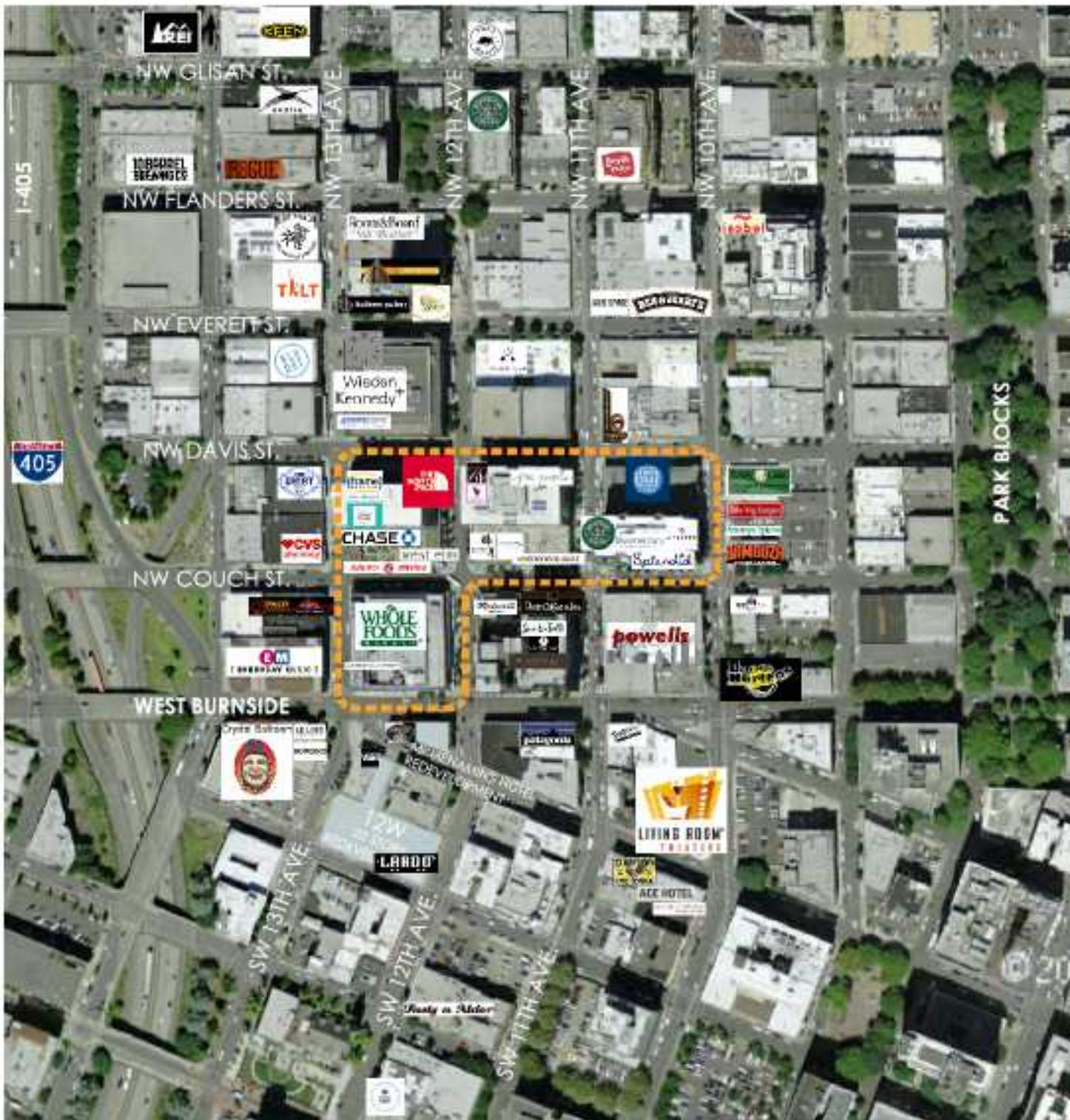
97 WALK SCORE



97 BIKE SCORE



89 TRANSIT SCORE



- ANTHROPOLOGIE FLAGSHIP
- ATHLETA
- BLUEMERCURY
- BLOWOUT DRY BAR
- CALIFORNIA CLOSETS
- CHASE
- THE COOKIE DOUGH CAFE
- FRAME CENTRAL
- FREE PEOPLE
- GARDEN BAR
- ICEBREAKER
- LULULEMON ATHLETICA
- MADEWELL
- NORTH FACE
- PEET'S COFFEE & TEA
- RACHELLE M.
- SCREEN DOOR (FALL '20)
- SPLENDID
- STARBUCKS
- SUR LA TABLE
- WEST ELM
- WHOLE FOODS MARKET



# BREWERY BLOCKS BLOCK 1

---



## LEASING OPPORTUNITY

Rare retail opportunity situated along West Burnside Street. This location offers great throughway visibility along Burnside Street and prime signage opportunity. Co-tenants of this block include Whole Foods Market and California Closets. Neighboring retailers include Chase Bank, West Elm, Lululemon, Madewell, Screen Door, Anthropologie, Free People, Blue Mercury, Starbucks, Athleta and Powell's Books.

**TOTAL SF: 1,328 RSF**

1231 W Burnside St.



**ENVISION**  
REALTY ADVISORS WEST, LLC

## EXCLUSIVE AGENT:

Candace Gray | Principal Broker

✉ [candace@envisionrawest.com](mailto:candace@envisionrawest.com)

503.702.5441

[envisionrealtyadvisorswest.com](http://envisionrealtyadvisorswest.com)



BREWERY BLOCK 1



# BREWERY BLOCKS BLOCK 4

## RESTAURANT LEASING OPPORTUNITY

Rare fully renovated corner restaurant opportunity with significant improvements—list available upon request. This location is situated at one of the most desirable corners of the Brewery Blocks at 12th and Couch. The space offers marquee signage availability and an abundance of natural sunlight. Adjacent to West Elm and Madewell, co-tenants of this block include Screen Door, Anthropologie and Free People. Neighboring retailers include Whole Foods Market, Reformation, Lululemon, Athleta, Blue Mercury, Starbucks, and Powell's Books.

**TOTAL SF: 2,500 RSF**

1139 NW Couch St.  
Portland, OR

**ENVISION**  
REALTY ADVISORY WEST, LLC

**EXCLUSIVE AGENT:**

Candace Gray | Principal Broker

✉ [candace@envisionrwest.com](mailto:candace@envisionrwest.com)

503.702.5441

[envisionrealtyadvisorswest.com](http://envisionrealtyadvisorswest.com)



BREWERY BLOCK 4

# BREWERY BLOCKS BLOCK 5

## RETAIL LEASING OPPORTUNITY

Rare retail opportunity situated at the cross streets of NW 12th and NW Davis Street. This location offers prime signage opportunity, expansive frontage and an abundance of natural sunlight. Co-tenants of this block include Reformation, West Elm, Lululemon and Frame Central. Neighboring retailers include Whole Foods Market, Madewell, Screen Door, Athleta, Blue Mercury, Starbucks, and Powell's Books.

1) 13th and Couch:  
3817 SF  
1235 NW Couch Street  
Portland, OR 97209

2) 12th and Davis:  
6507 SF  
1202 Davis St.  
Portland, OR 97209

**ENVISION**  
REALTY ADVISORS WEST, L.L.C.

### EXCLUSIVE AGENT:

Candace Gray | Principal Broker

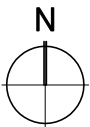
✉ [candace@envisionrwest.com](mailto:candace@envisionrwest.com)

503.702.5441

[envisionrealtyadvisorswest.com](http://envisionrealtyadvisorswest.com)



**BREWERY BLOCK 5**





## LEASING CONTACT

---

**ENVISION**  
REALTY ADVISORS WEST, LLC

**EXCLUSIVE AGENT:**

Candace Gray  
Principal Broker

[candace@envision-ra-west.com](mailto:candace@envision-ra-west.com)

503.702.5441

[envision-ra-west.com](http://envision-ra-west.com)

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

