

west elm

how to decorate with
yellow

collect ceramics
and cluster
cluster, cluster



SHOPDINWORKLIVE 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

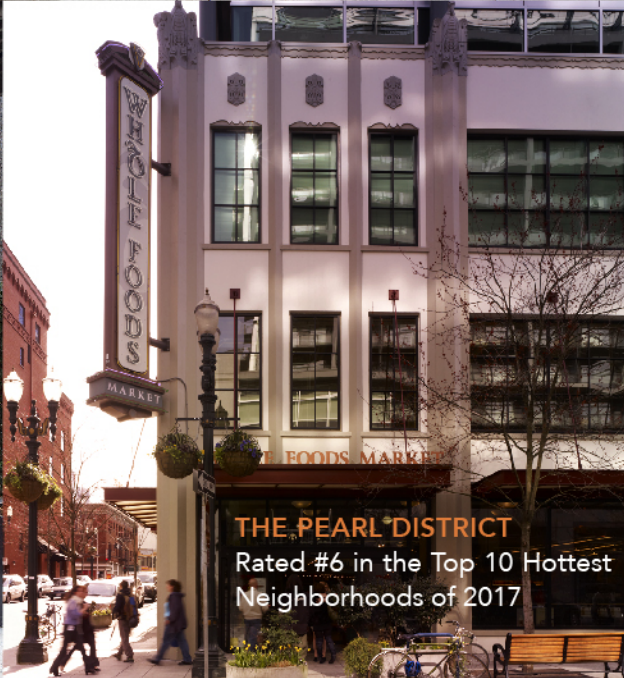
Anthropologie (recently expanded to 26,000 SF, 2 level format, adding Home and BHLDN Wedding), Madewell, Free People, West Elm, Sur La Table, Blue Mercury Cosmetics, Athleta, North Face, Lululemon, Starbucks, Timberland, Garden Bar, Tom's Shoes, Ice Breaker, Cookie Dough Café, Rachele M., Chase, Frame Central, Henry's 12th Street Tavern

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





THE PEARL DISTRICT
Rated #6 in the Top 10 Hottest
Neighborhoods of 2017





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	43,391	174,348	421,320
Households	27,314	89,755	193,487
Avg. Income	\$86,379	\$102,842	\$103,711
Median Age	35.3	36.4	37.3
Daytime Pop.	119,802	268,668	362,493

Source: Sites USA 2017



15,000 AVG. STREETCAR DAILY RIDERSHIP



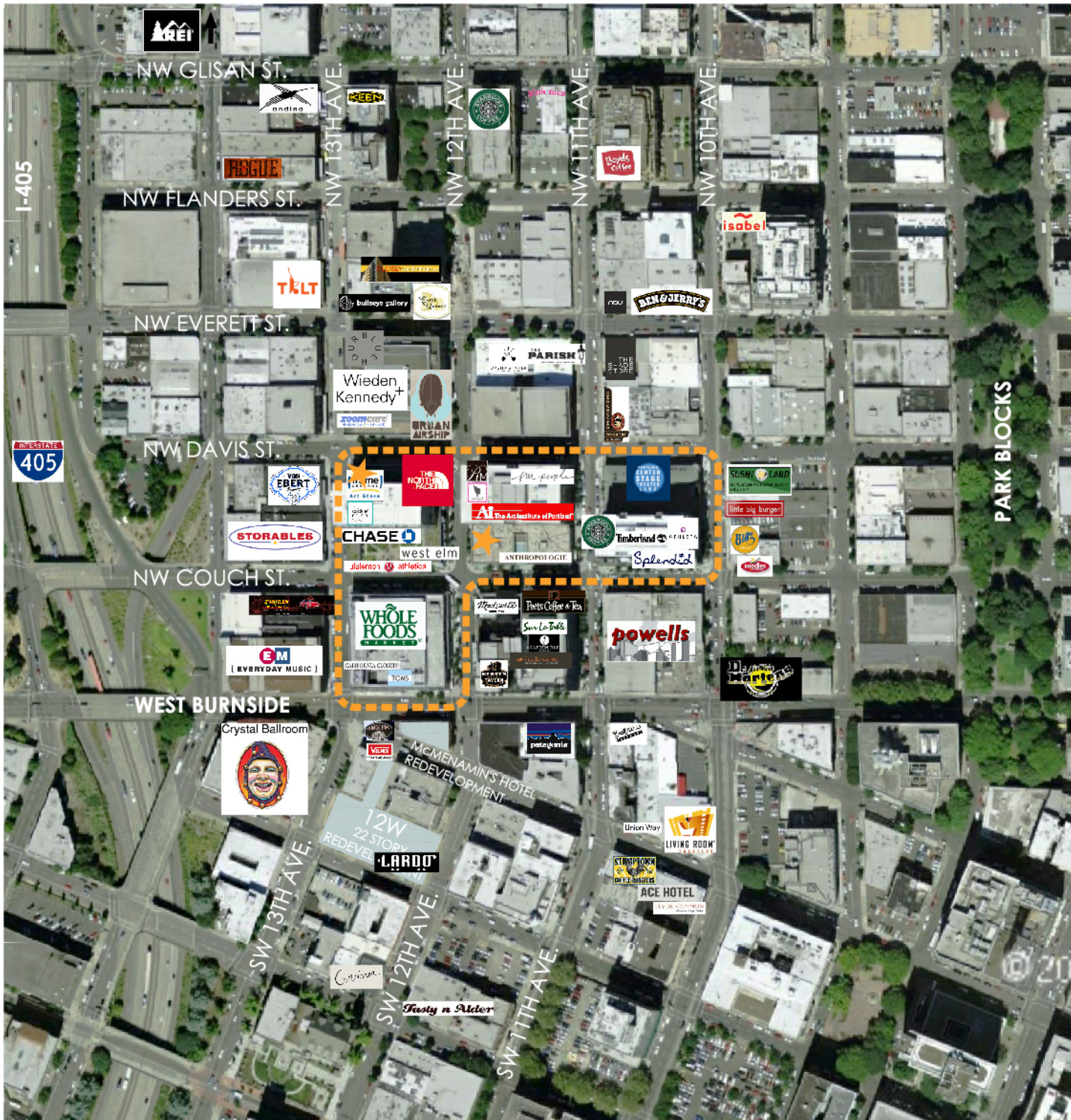
97 WALK SCORE



97 BIKE SCORE



89 TRANSIT SCORE



- ANTHROPOLOGIE FLAGSHIP
- ATHLETA
- BLU MERCURY
- BLOWOUT DRY BAR
- CALIFORNIA CLOSETS
- CHASE
- THE COOKIE DOUGH CAFE
- FRAME CENTRAL
- FREE PEOPLE
- GARDEN BAR
- HENRY'S 12TH STREET TAVERN
- ICEBREAKER
- LULULEMON ATHLETICA
- MADEWELL
- NORTH FACE
- PEET'S COFFEE & TEA
- RACHELLE M.
- SPLENDID
- STARBUCKS
- SUR LA TABLE
- TIMBERLAND
- TOMS
- WEST ELM
- WHOLE FOODS MARKET





BREWERY BLOCKS BLOCK 4

LEASING OPPORTUNITY

Rare Corner Restaurant/Retail Opportunity

1139 NW Couch St.
Portland, OR
97209

6,410 RSF

563 SF back of house

350 SF outside seating

289 SF storage

TOTAL SF: 7,612

NOTE: Fully renovated, relevant restaurant opportunity with significant improvements — kitchen equipment and fixtures optional, list provided upon request.

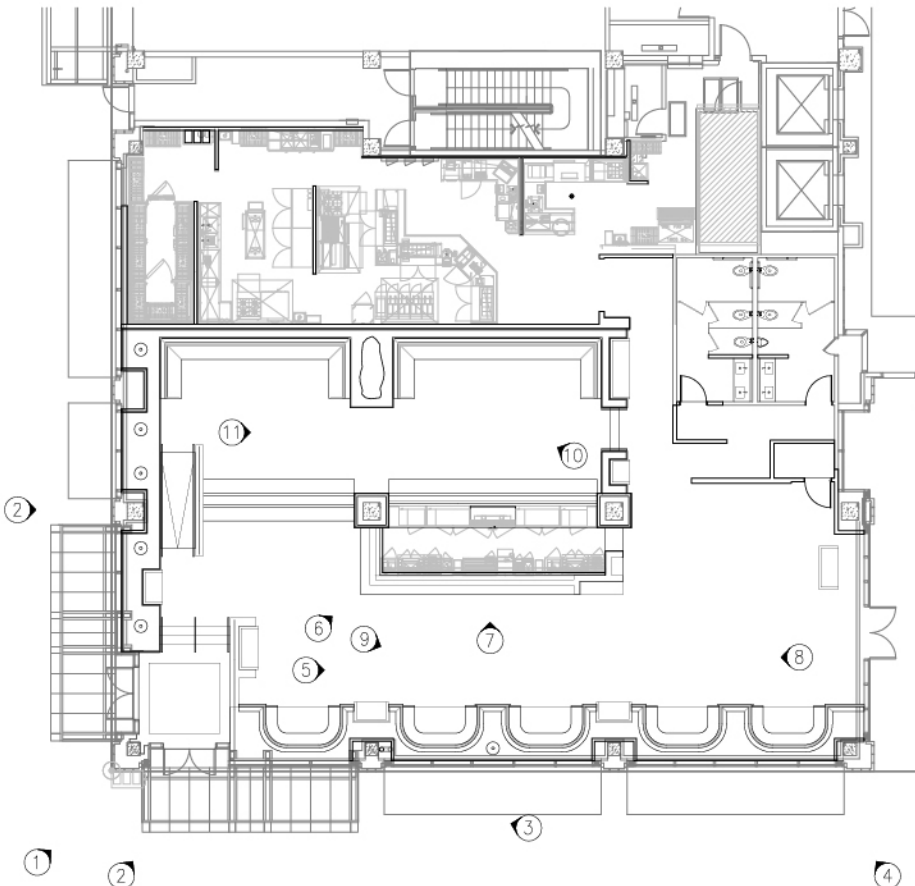


EXCLUSIVE AGENT:

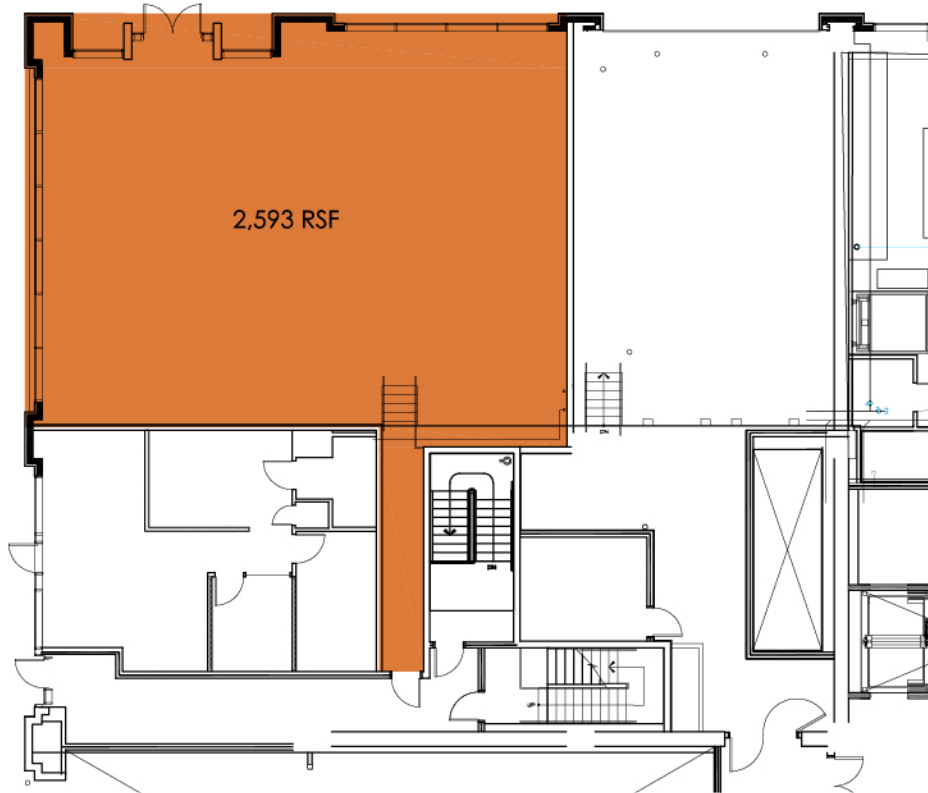
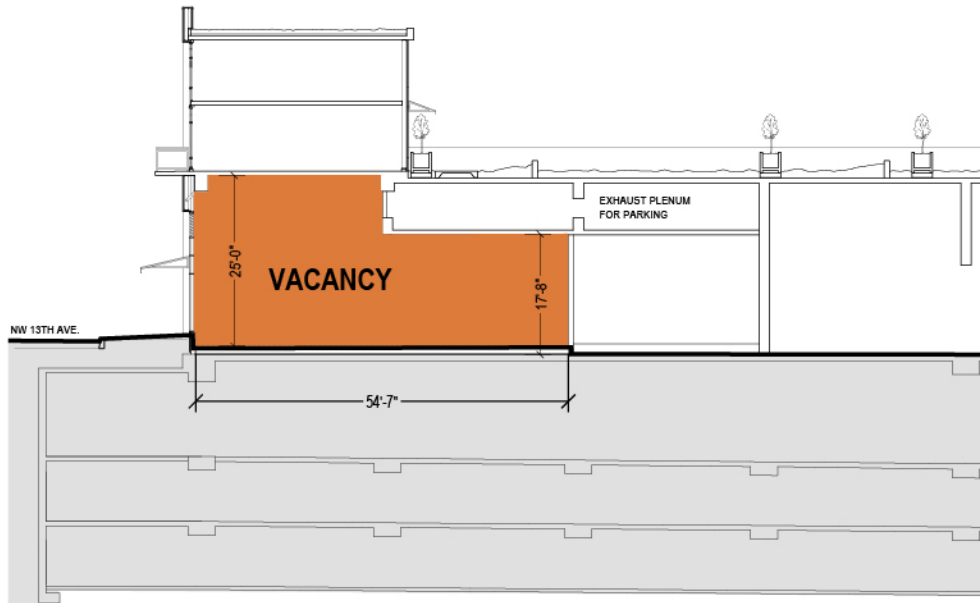
Candace Gray
Principal Broker

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503.702.5441



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 availability. This location is adjacent to the one and only Cookie Dough Café on the popular 13th Ave, one of the most pedestrian-friendly streets in the Pearl District



EXCLUSIVE AGENT:

Candace Gray
Principal Broker

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LEASING CONTACT



EXCLUSIVE AGENT:

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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

