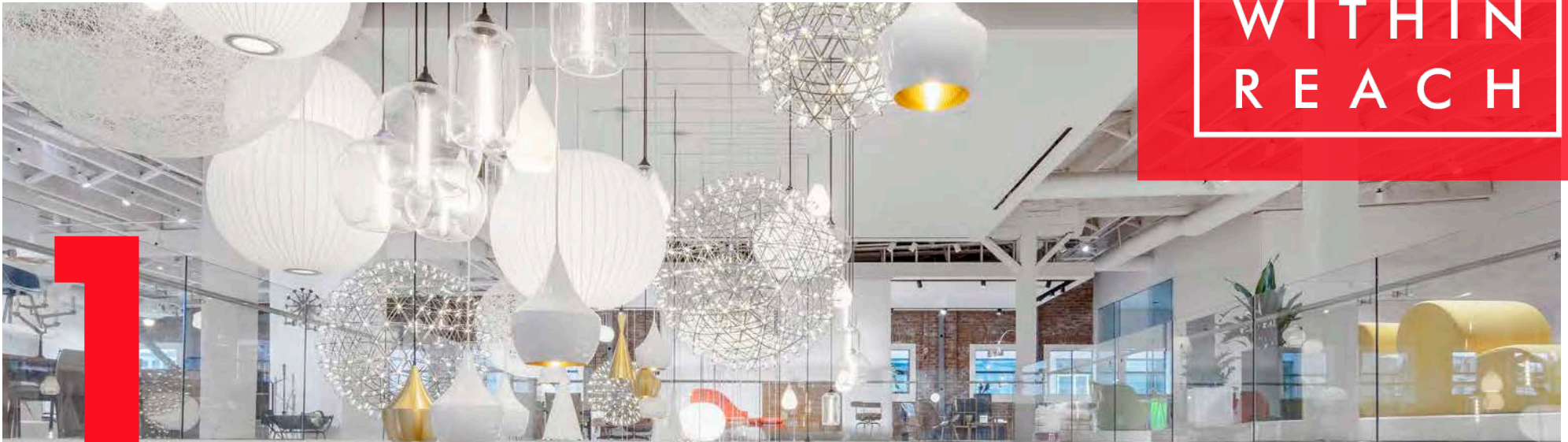


STAGECRAFT-PEARL

DESIGN
WITHIN
REACH

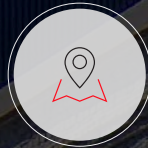
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NW Kearny St | Portland, OR 97209

CBRE

PROPERTY OVERVIEW



Location

1302 NW Kearney St
Portland, OR 97209



Site

Stagecraft is located at the corner of NW Kearney St and NW 13th Ave. in the city of Portland, OR.



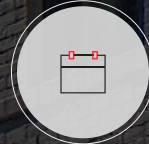
Land Area

The listing consists of 1 parcel (Property ID: R140755) totaling approximately ±14,000 SF (0.32 acres) of land area.



Building Area

The subject consists of 1 retail building totaling approximately 27,933 SF of net rentable area.



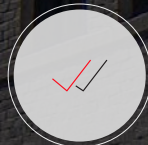
Built

The building was built in 1894, was fully renovated in 2016, and is seismically upgraded.



Zoning

Per the City of Portland, the subject site is currently zoned as EX – Central Employment.



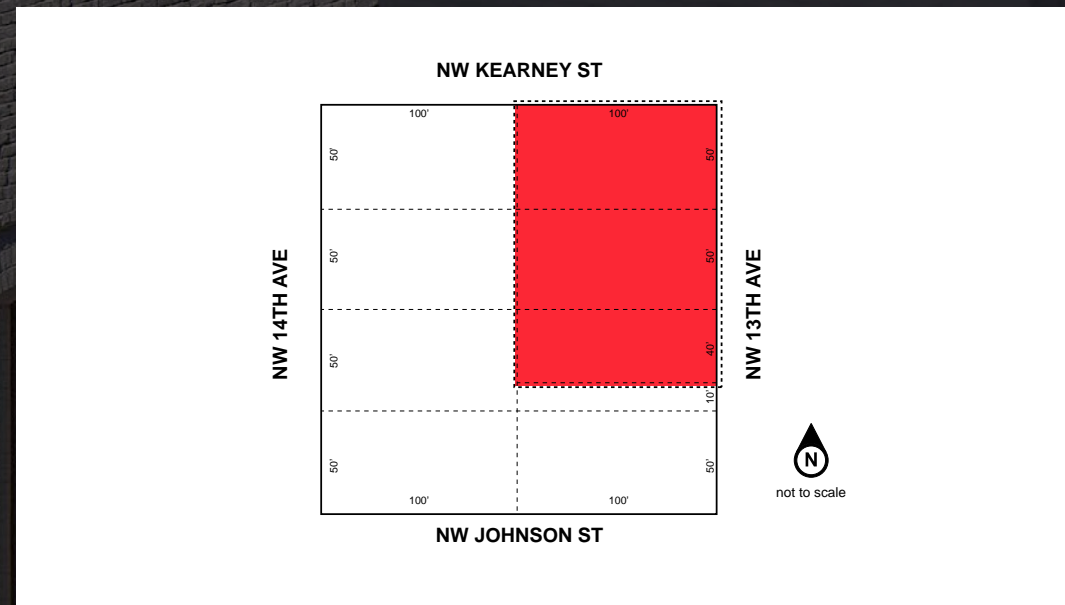
Frontage & Address

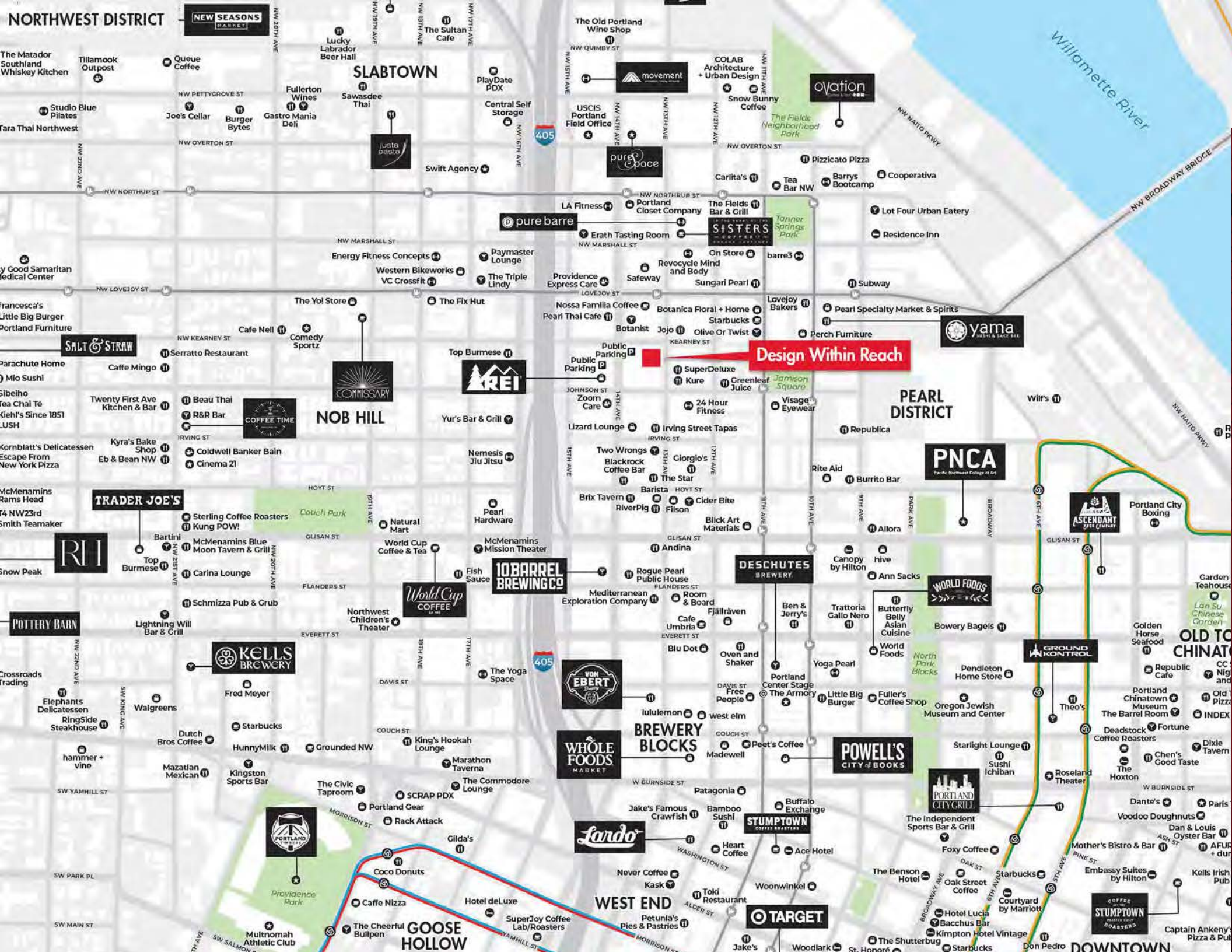
The property benefits from approximately ±140 linear feet of frontage along NW 13th Ave. and approximately ±100 linear feet of frontage along NW Kearney St.



Parking

There is ample on-street parking, a public parking surface lot immediately adjacent to the building, a public parking garage less than a block away at REI, as well as numerous other close-by public parking lots.





Housing Market

Source: www.zillow.com/portland-or/home-values/

\$559,883

Typical Home Value

+12.4%

1-Year Chance

Portland Rankings

#1

Best Foodie Cities
(Wallethub)

#8

Best Big Cities
in The U.S.
(Condé Nast Traveler)

#3

New Inbound Population
(Mayflower)

#9

Best Places to Live
(U.S. News)

#3

Most Popular Moving
Destination for Millennials
(SmartAsset)

#16

Ranking of the 51
Major Metros for
GDP Growth
(Oxford Economics)

Major Employers



AREA SNAPSHOT

Portland has become a must-see destination in the Pacific Northwest, largely due to its manicured green spaces and diverse food scene. The city overflows with cultural offerings, with some of the most pedestrian-friendly streets in the country, many of which are lined with food carts. Portland has plenty of trails for hiking and biking, including miles of trails in local favorite Forest Park, as well as easy access to water sports along the Willamette and Columbia Rivers that dissect and border the city. The volcanic Mount Hood is also a tourism draw year-round. Portland is considered one of the most flourishing cities on the West Coast. Portland is the 25th-most populated city in the U.S., and the 6th most populated on the West Coast.

Portland's Pearl District is one of Portland's most desirable neighborhoods and is home to some of the city's best-known chefs and restaurants, world-class art galleries, and vibrant shops and boutiques. It features loading docks and cobblestone streets hinting at its former warehouse district's past, with stylish bars and gleaming lofts that indicate its growth. Businesses range from finance and real estate to renowned advertising agencies and software firms, nestled among family-friendly parks that attract both locals and visitors.

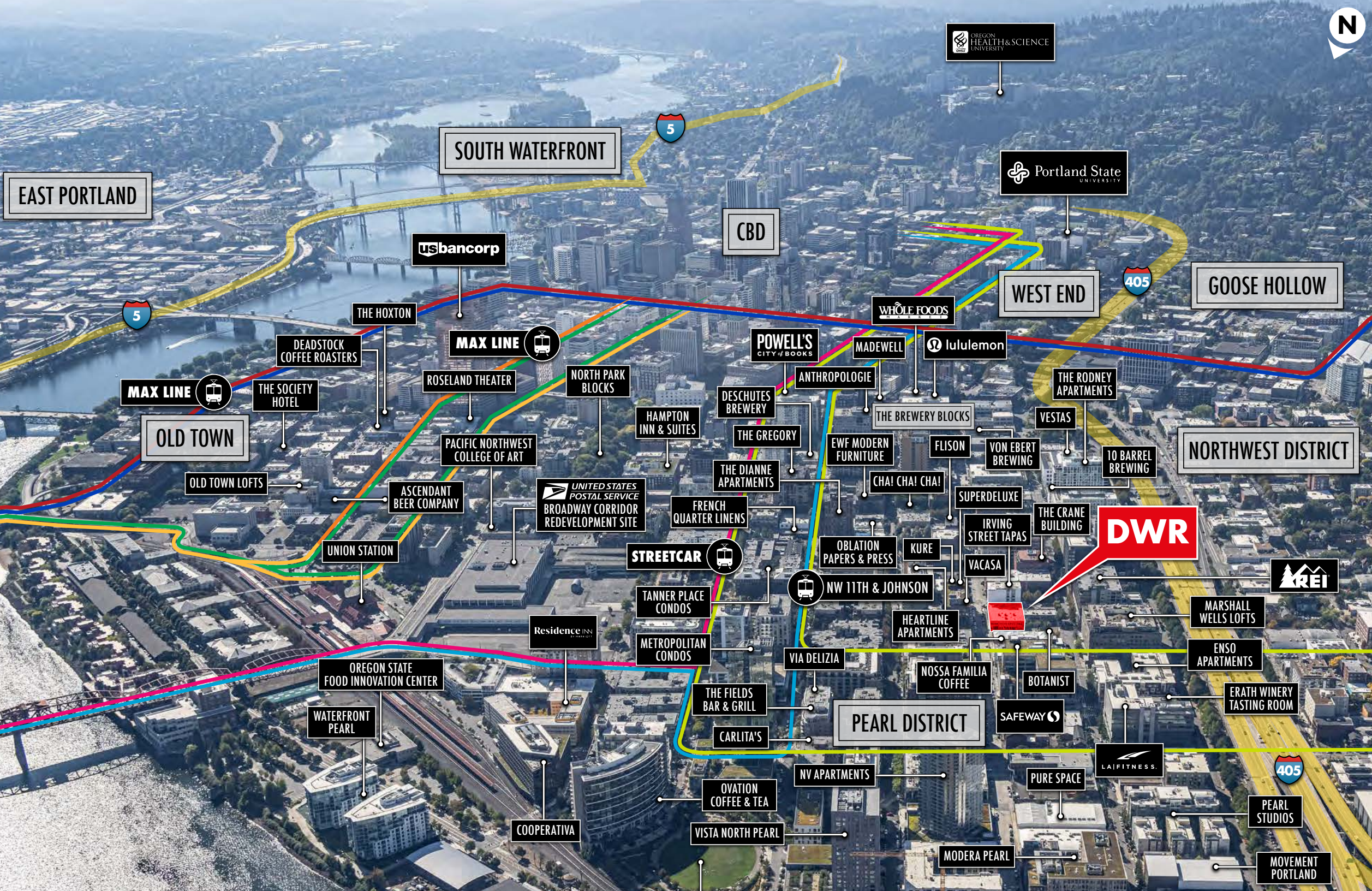
Top Industries



Industry	Percentage
Health Care and Social Assistance	14%
Professional, Scientific, & Technical Services	14%
Retail Trade	10%
Educational Services	10%
Manufacturing	9%
Accommodation and Food Services	7%

2021 Demographics

	Portland	Multnomah County	Portland Metro
Population	653,842	818,439	2,535,563
Workforce	386,940	473,725	1,363,226
Households	279,697	339,635	985,936
Avg HH Income	\$104,517	\$101,613	\$103,088



INVESTMENT SUMMARY

Offering Price
Call Listing Broker

NNN
All expenses reimbursed to landlord

Total Land Area
±14,000 SF (±0.32 Acres)

Parking
Adjacent Rental Available

Total Building Area
±27,933 SF

INVESTMENT HIGHLIGHTS

- High Performing Tenant**
 The property is 100% leased by Design Within Reach under the terms of a NNN lease reimbursing all landlord associated costs. The lease is guaranteed by Design Within Reach, Inc. who maintains 35 retail locations and one outlet location in 19 states and the District of Columbia. DWR represents approximately 80% of their parent company's US retail locations reporting 2021 sales of more than \$600M.

- Seismically Upgraded**
 Prior to occupancy, between August 2015 and early 2016, the tenant spent millions in personal funds on renovations and retrofitting the space to upgrade to seismic requirements. The property was one of the last available buildings in the Pearl District suitable for adaptive reuse when construction commenced. Walsh Construction (general contractor), Mackenzie (architect and engineer) and Hoyt Building Investors (developer) handled the construction process.

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INVESTORS
ADVISORS

Graham Taylor

Senior Vice President

+1 503 200 9216

graham.taylor@cbre.com

Joseph Blatner

Senior Vice President

+1 503 221 4829

joey.blatner@cbre.com

Brian Gunn

Associate

+1 503 314 4053

brian.gunn@cbre.com

Megan Wallachy

Transaction Manager

+1 503 221 4850

megan.wallachy@cbre.com

Nick Santangelo

Senior Vice President

+1 503 221 4821

Nick.santangelo@cbre.com

NEED
FINANCING?

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