

# The Blocks

Portland, OR

Ten Individual Pearl District Retail Opportunities



Price:  
**Individually Priced**



Leasable SF:  
**94,330**

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## THE OFFERING

**The Blocks Portfolio** presents a rare opportunity to acquire any combination of up to ten ground floor retail condo properties in the heart of Portland's Pearl District. Encompassing over 94,000 square feet of urban retail spanning ten mixed-use buildings, all within a seven-block radius, the portfolio is strategically embedded within 1,200+ residential units with an annual walking population of 32M. The Offering is for the retail condominium interest of each building and may be purchased individually or in any combination of units. The Properties are positioned within the Pearl District, a dense, walkable, high-income neighborhood that has outperformed all of urban Portland in both occupancy, rents, and tenant sales. The Blocks Portfolio offers a primarily service-based tenant lineup accounting for over 50% of leased square footage, with the majority occupied by personal services and restaurant uses. With a mix of fully stabilized assets to heavy value-add (including the potential for owner-occupancy), the flexibility will allow investors to curate a variety of investment strategies. The offering also provides the ability to establish significant scale in Portland's most supply-constrained retail corridor with an overall occupancy of 69%.



## OFFERED EXCLUSIVELY BY



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