

ECOTRUST

# NATURAL CAPITAL CENTER

721 NW 9TH AVENUE | PEARL DISTRICT

FOR LEASE

## OFF-STREET PARKING

VISITOR PARKING AND  
OPPORTUNITY FOR  
RESERVED SPACES

NCC was the first **LEED Gold Certified** building in the northwest when it opened after major renovation in 2001. It is home to several office tenants, including Willamette University's Master's program and the NCC Event Center, which hosts **550 + events per year**.

### ADDRESS

721 NW 9th Ave | Portland, OR 97209

### AVAILABLE SPACE

**Suite 175:** Former Restaurant Space | 2,163 RSF

**Suite 195:** Former Office Space | 3,166 RSF

### RENTAL RATE

Call for details.

Walk Score

**99**

Bike Score

**99**

Transit Score

**91**

### BUILDING FEATURES:

- 2nd generation opportunities include:
  - Restaurant with exclusive outdoor patio
  - Creative office space
- Restaurant/café tenants (Suite 175) have the opportunity to become one of Ecotrust's catering partners at the Ecotrust Natural Capital Center and The Redd.
- Cafe Tenants have the opportunity to utilize a lobby coffee/ beverage built in kiosk as a supplemental opportunity!
- These character rich spaces feature original reconditioned hardwood floors, high wood ceilings, exposed interior brick, and large arched storefront windows & entries.
- Excellent signage opportunities (storefront and monument sign located at 10th & Johnson).
- Off-street parking lot for visitors, and a monthly reserved parking available.
- Nearby Tenants include Hot Lips Pizza, Stray Hair Club, Burrito Bar, Momoyama Sushi, Posh Baby, Piazza Italia and more!
- Private building security on-site.



COMMERCIAL  
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# NATURAL CAPITAL CENTER

721 NW 9TH AVENUE  
PORTLAND, OR

## PHOTOS



VIEW FROM NE CORNER



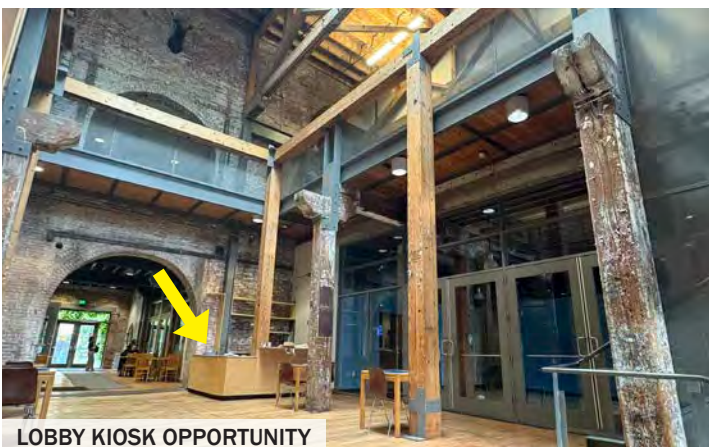
MAIN ENTRANCE



PARKING AREA



PARKING AREA



LOBBY KIOSK OPPORTUNITY



INTERIOR SHARED SEATING



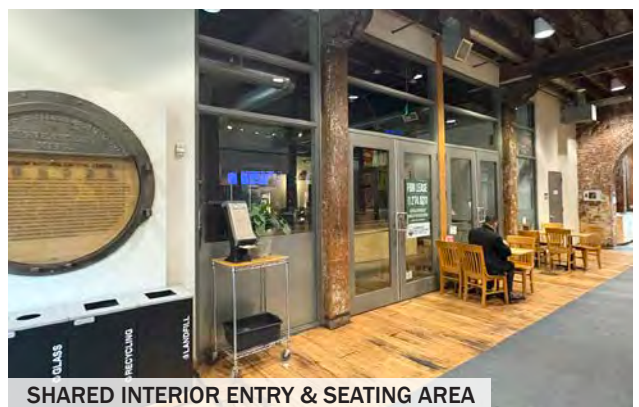
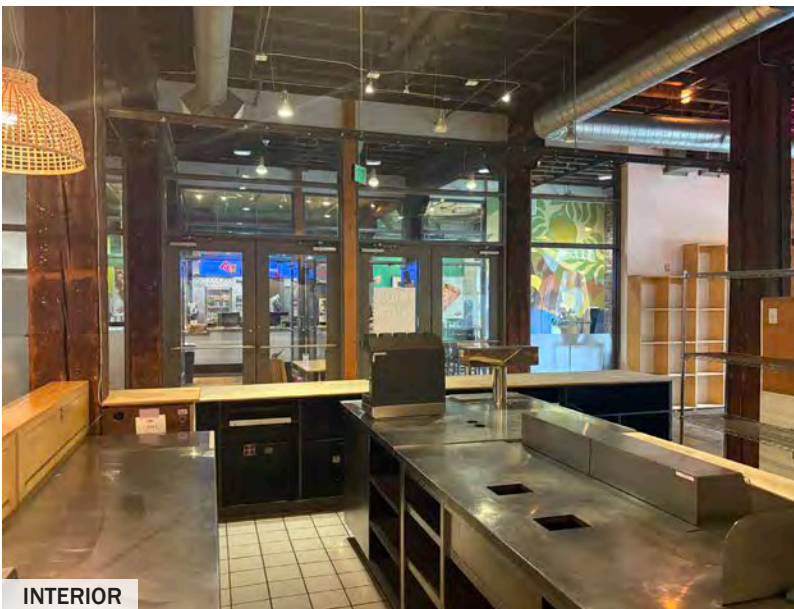
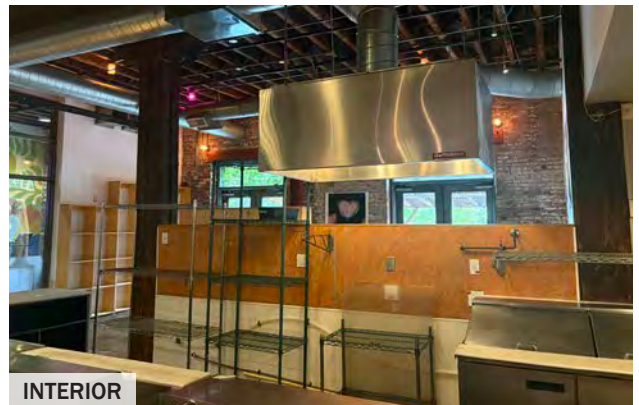
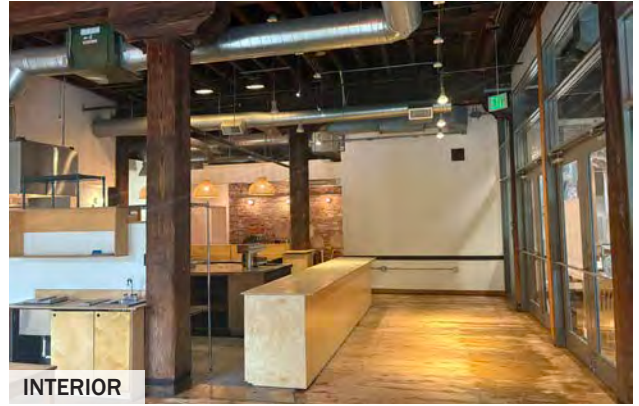
# NATURAL CAPITAL CENTER

## 721 NW 9TH AVENUE

PORTLAND, OR

### SUITE 175

Suite 175 is a former restaurant space (grease interceptor, but no Type 1 venting). Plumbing and other reusable restaurant infrastructure and restrooms within space. Ideal for bar, or other F&B use that can take advantage of the exclusive outdoor patio area and shared interior seating. Basement storage/prep area has walk-in cooler, sinks and is where the grease interceptor is located.



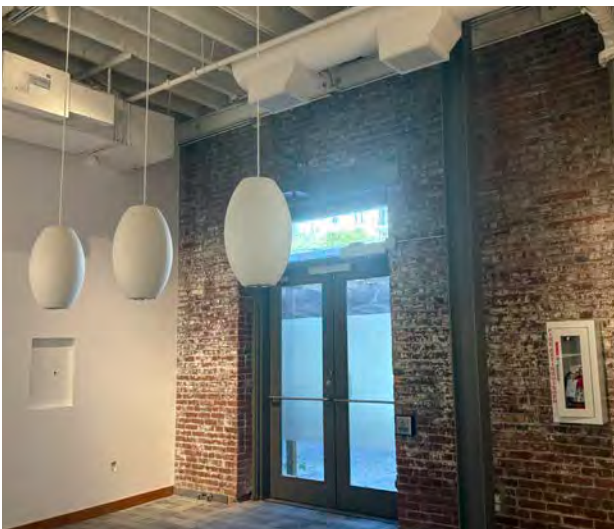
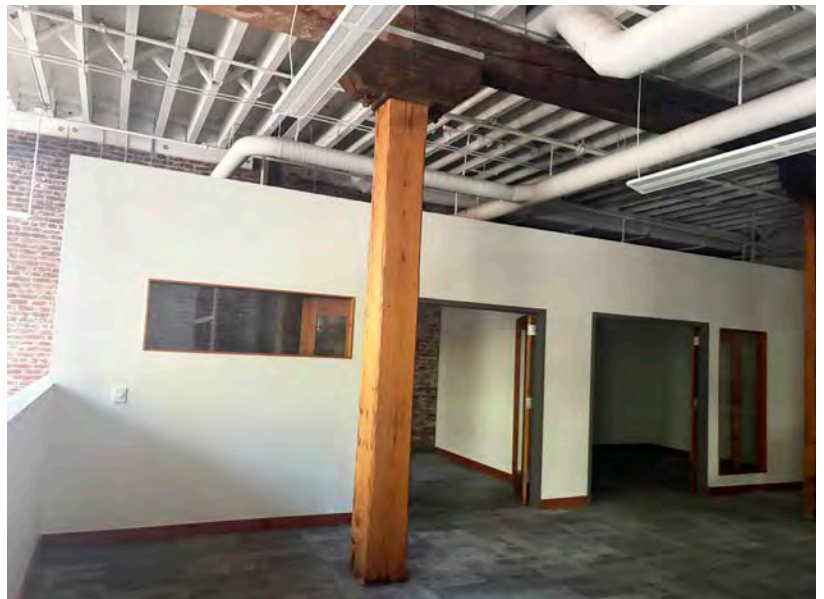
# NATURAL CAPITAL CENTER

## 721 NW 9TH AVENUE

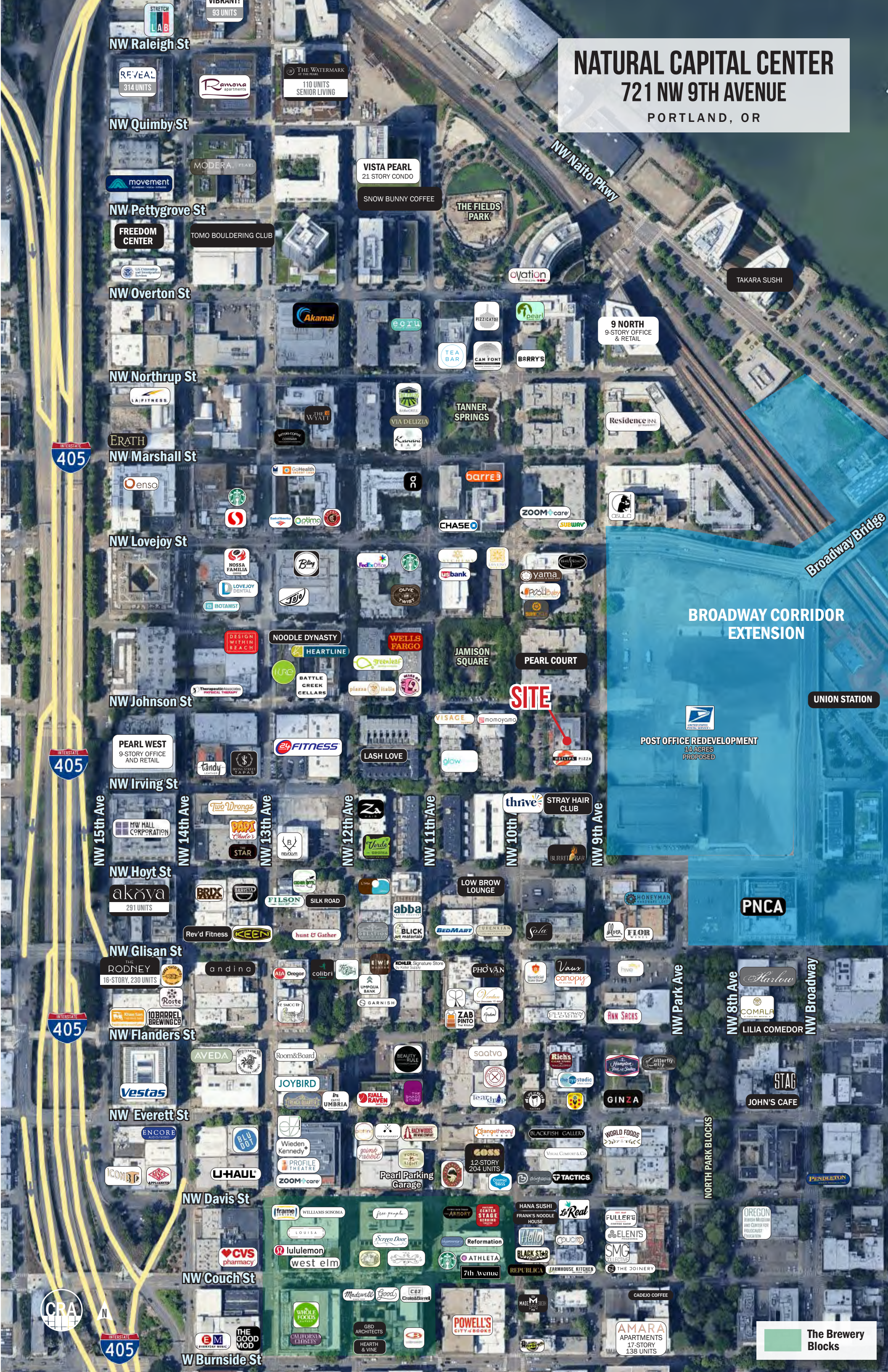
PORTLAND, OR

### SUITE 195

Suite 195 is a light-filled character-rich former office space ideal for a creative office user or other service/creative use. Features include several private offices/conference area, one (1) ADA restroom and two exterior entries/egress options.



NATURAL CAPITAL CENTER  
721 NW 9TH AVENUE  
PORTLAND, OR



BROADWAY CORRIDOR  
EXTENSION

UNION STATION



POST OFFICE REDEVELOPMENT  
14 ACRES  
PROPOSED

PNCA

Harlow  
COMALFA  
LILIA COMEDOR

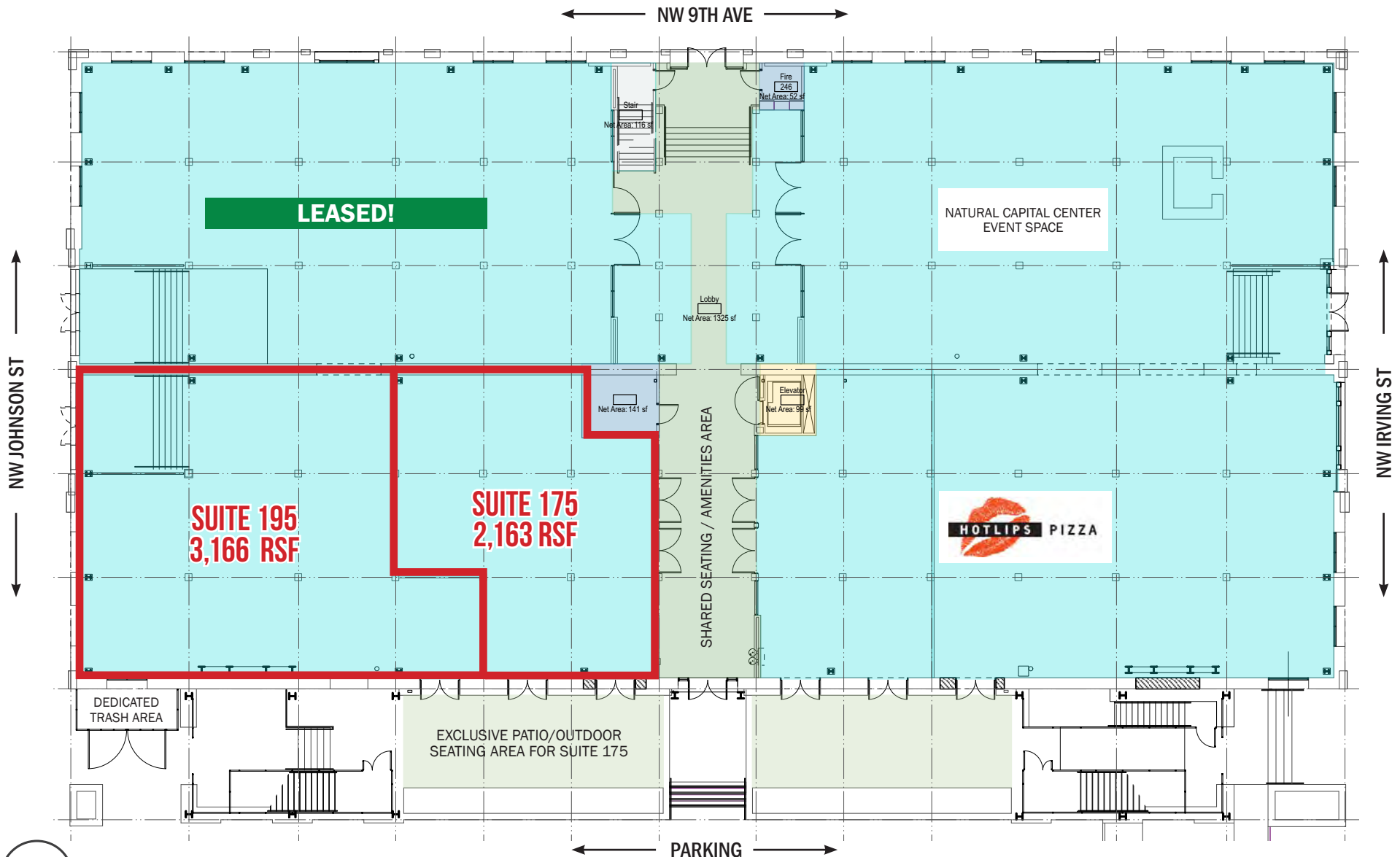
STAG  
JOHN'S CAFE

OREGON  
JEWISH MUSEUM  
AND CENTER FOR  
HOLocaust EDUCATION

The Brewery  
Blocks

## SITE PLAN

# NATURAL CAPITAL CENTER 721 NW 9TH AVENUE PORTLAND, OR



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

# NATURAL CAPITAL CENTER

## 721 NW 9TH AVENUE

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

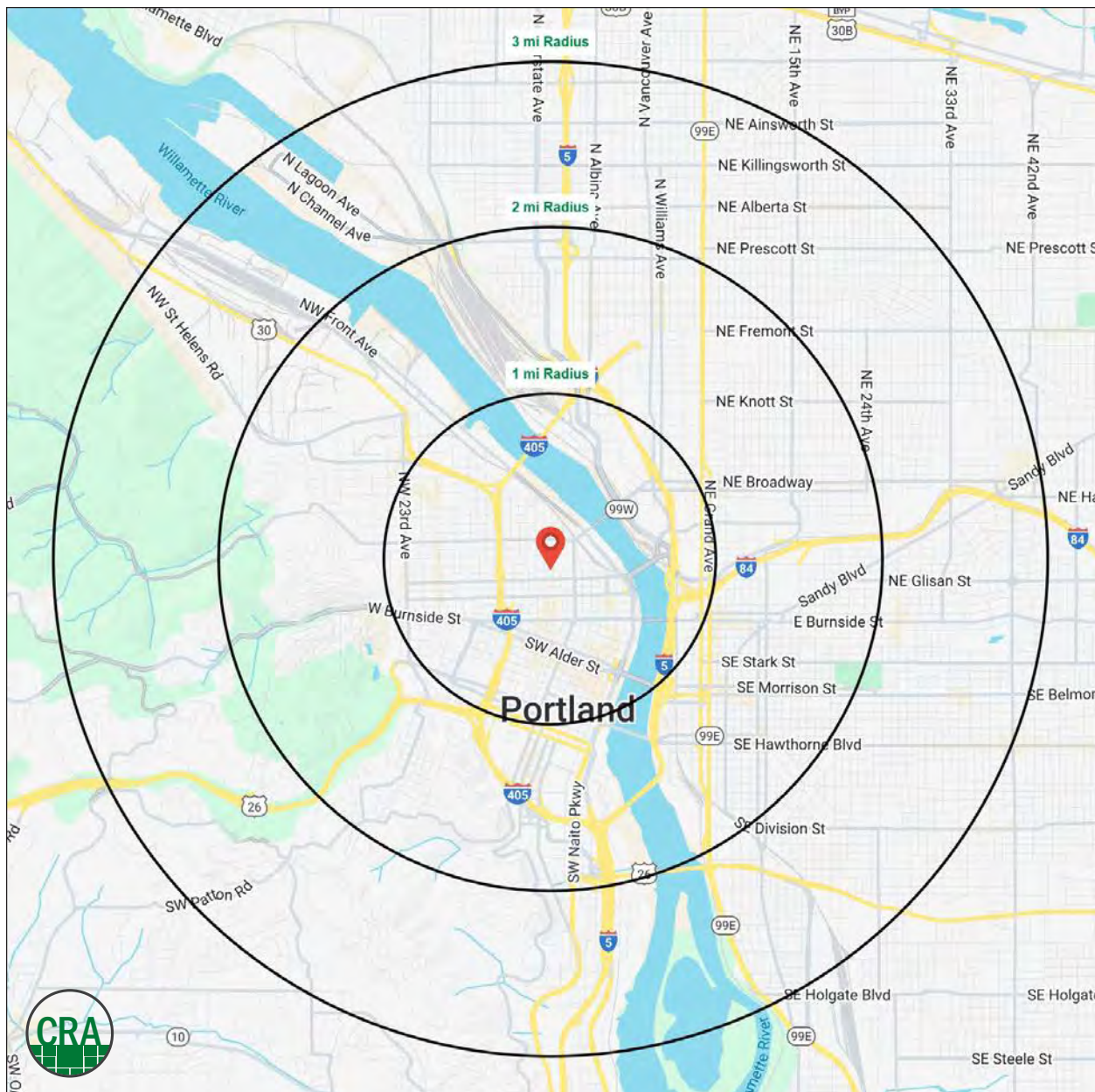
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	59,375	120,692	204,228
Projected Population 2030	59,779	121,467	205,112
Average HH Income	\$113,253	\$125,837	\$140,757
Median Home Value	\$623,229	\$725,125	\$736,408
Daytime Demographics 16+	100,086	194,077	269,674
Some College or Higher	82.1%	84.5%	86.1%

**\$113,253**

Average Household Income  
1 MILE RADIUS

**38.7**

Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5282/-122.6806

Natural Capital Center Portland, OR 97209	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2025 Estimated Population	59,375	120,692	204,228
2030 Projected Population	59,779	121,467	205,112
2020 Census Population	42,797	103,916	189,720
2010 Census Population	31,946	79,407	154,962
Projected Annual Growth 2025 to 2030	0.1%	0.1%	-
Historical Annual Growth 2010 to 2025	5.7%	3.5%	2.1%
2025 Median Age	38.7	37.7	38.5
<b>Households</b>			
2025 Estimated Households	31,881	65,068	104,659
2030 Projected Households	33,063	66,932	106,864
2020 Census Households	28,386	60,029	98,459
2010 Census Households	20,692	44,548	78,278
Projected Annual Growth 2025 to 2030	0.7%	0.6%	0.4%
Historical Annual Growth 2010 to 2025	3.6%	3.1%	2.2%
<b>Race and Ethnicity</b>			
2025 Estimated White	72.4%	73.2%	74.8%
2025 Estimated Black or African American	6.3%	6.4%	6.1%
2025 Estimated Asian or Pacific Islander	8.4%	7.6%	6.8%
2025 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.8%
2025 Estimated Other Races	11.8%	11.9%	11.5%
2025 Estimated Hispanic	11.2%	10.9%	10.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$113,253	\$125,837	\$140,757
2025 Estimated Median Household Income	\$76,968	\$87,898	\$102,558
2025 Estimated Per Capita Income	\$61,442	\$68,360	\$72,500
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.6%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.9%	2.4%
2025 Estimated High School Graduate	12.3%	11.0%	10.1%
2025 Estimated Some College	17.4%	16.4%	15.5%
2025 Estimated Associates Degree Only	5.5%	5.1%	5.2%
2025 Estimated Bachelors Degree Only	33.7%	36.0%	37.8%
2025 Estimated Graduate Degree	25.5%	27.0%	27.6%
<b>Business</b>			
2025 Estimated Total Businesses	8,756	16,264	23,058
2025 Estimated Total Employees	95,288	174,070	215,859
2025 Estimated Employee Population per Business	10.9	10.7	9.4
2025 Estimated Residential Population per Business	6.8	7.4	8.9

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, [www.cra-nw.com/home/agency-disclosure.html](http://www.cra-nw.com/home/agency-disclosure.html). CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.