

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 100:** Former Medical Clinic | 5,433 RSF

**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
  - Medical/wellness/spa with treatment rooms and other reusable infrastructure
  - 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.
- Café 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



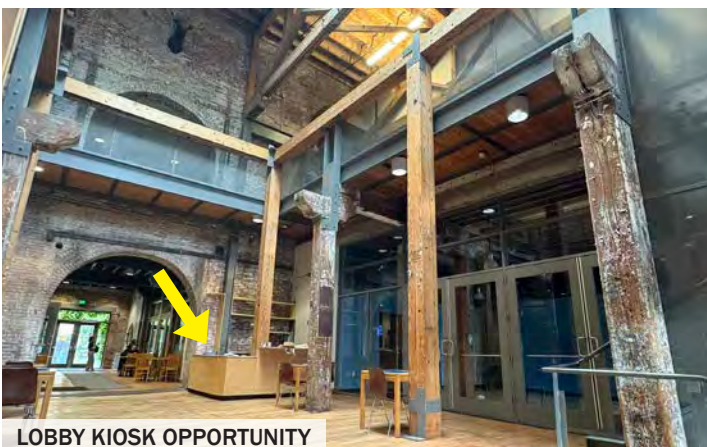
MAIN ENTRANCE



PARKING AREA



PARKING AREA



LOBBY KIOSK OPPORTUNITY



INTERIOR SHARED SEATING





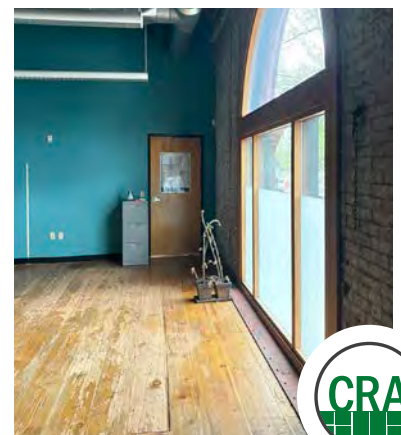
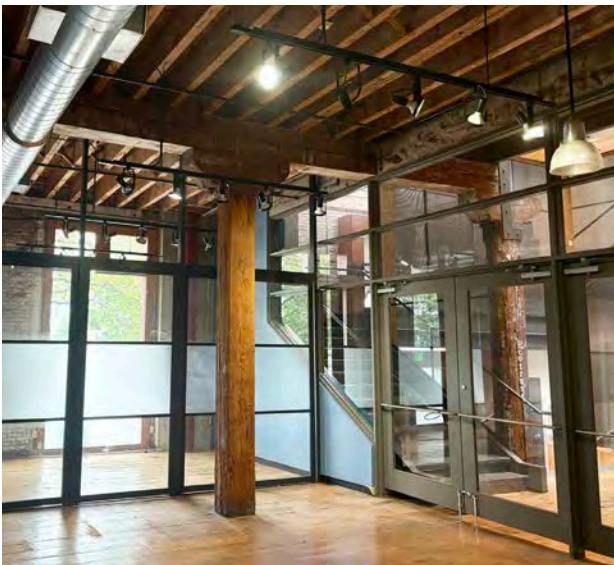
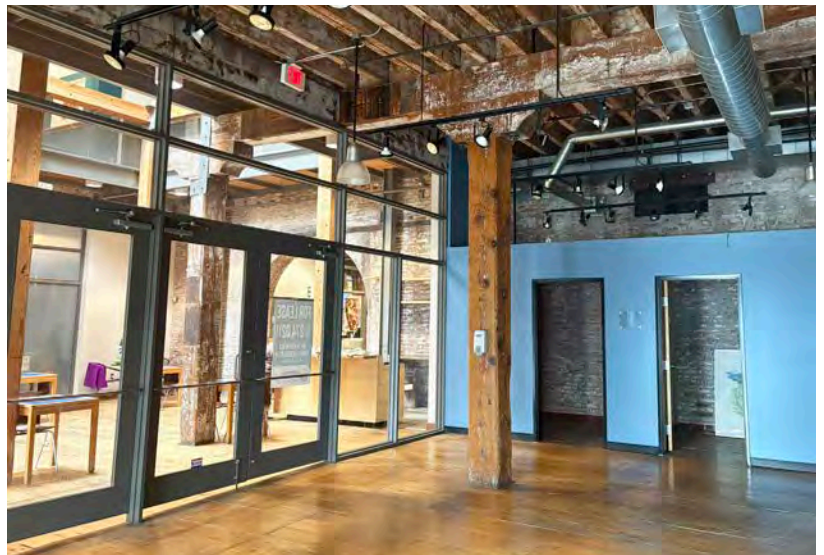
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### SUITE 100

Suite 100, formerly a medical clinic, features treatment rooms, restrooms within the space, plumbing and other re-usable infrastructure for medical, wellness, spa or similar uses.





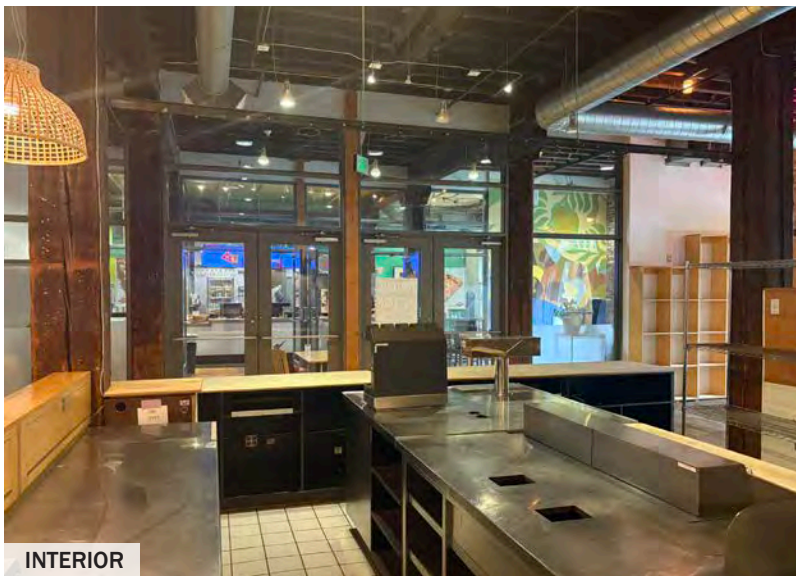
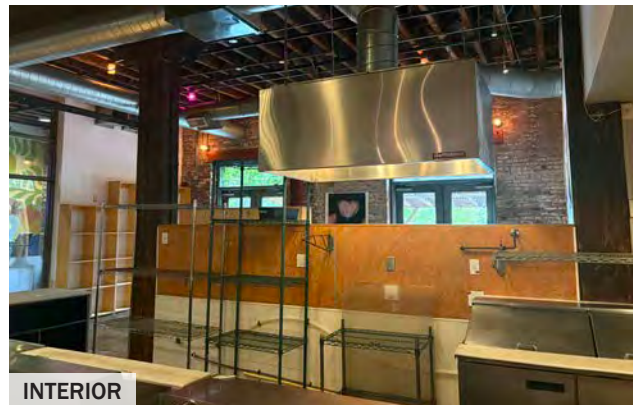
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### SUITE 175

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.





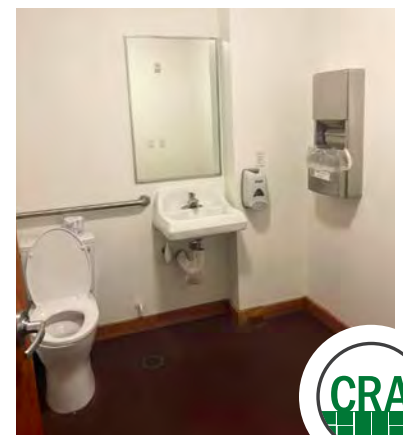
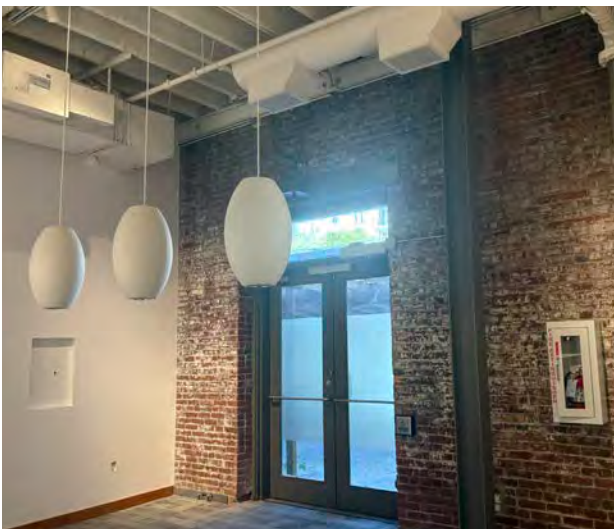
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### SUITE 195

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.







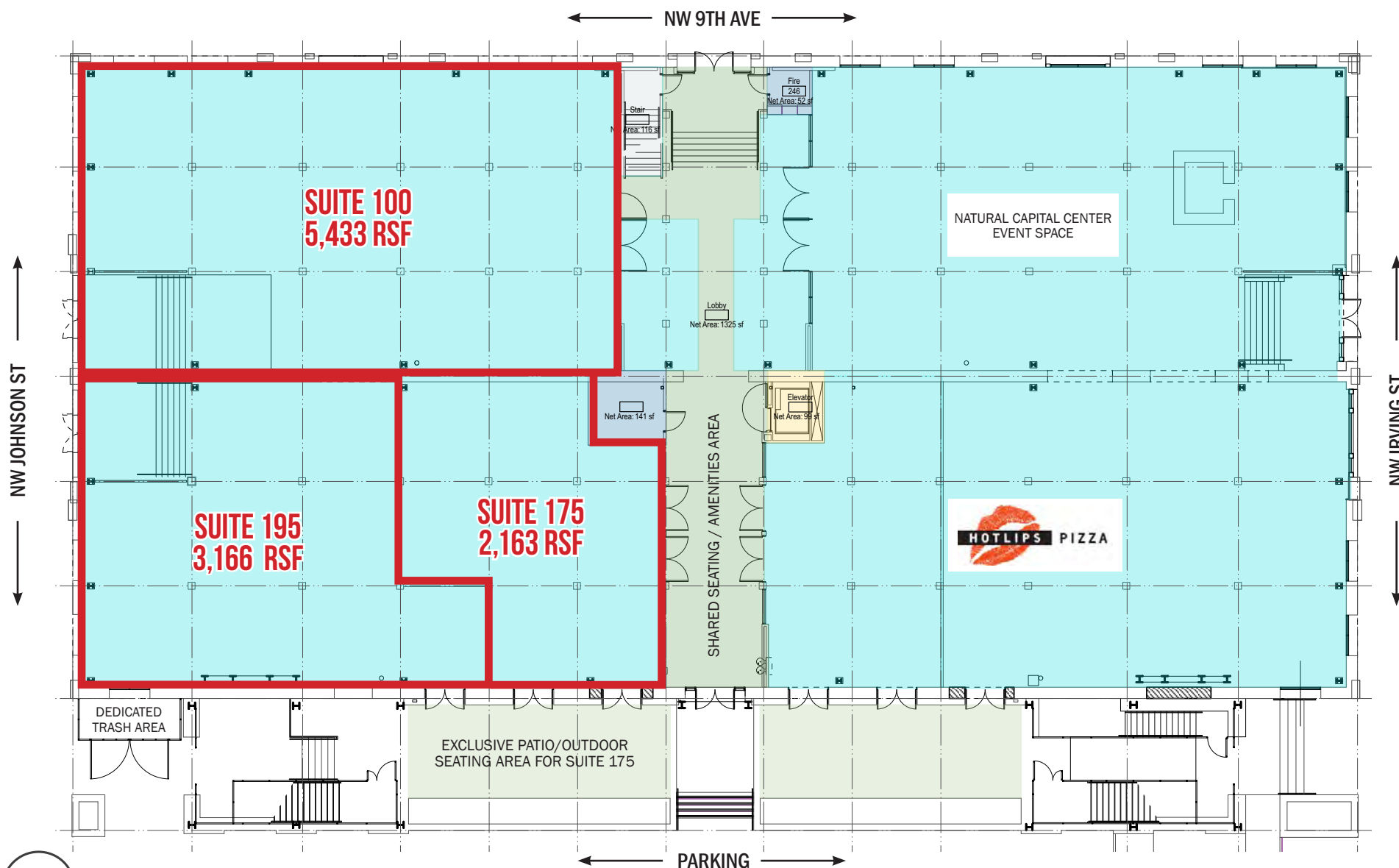


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### SITE PLAN



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

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### DEMOGRAPHIC SUMMARY

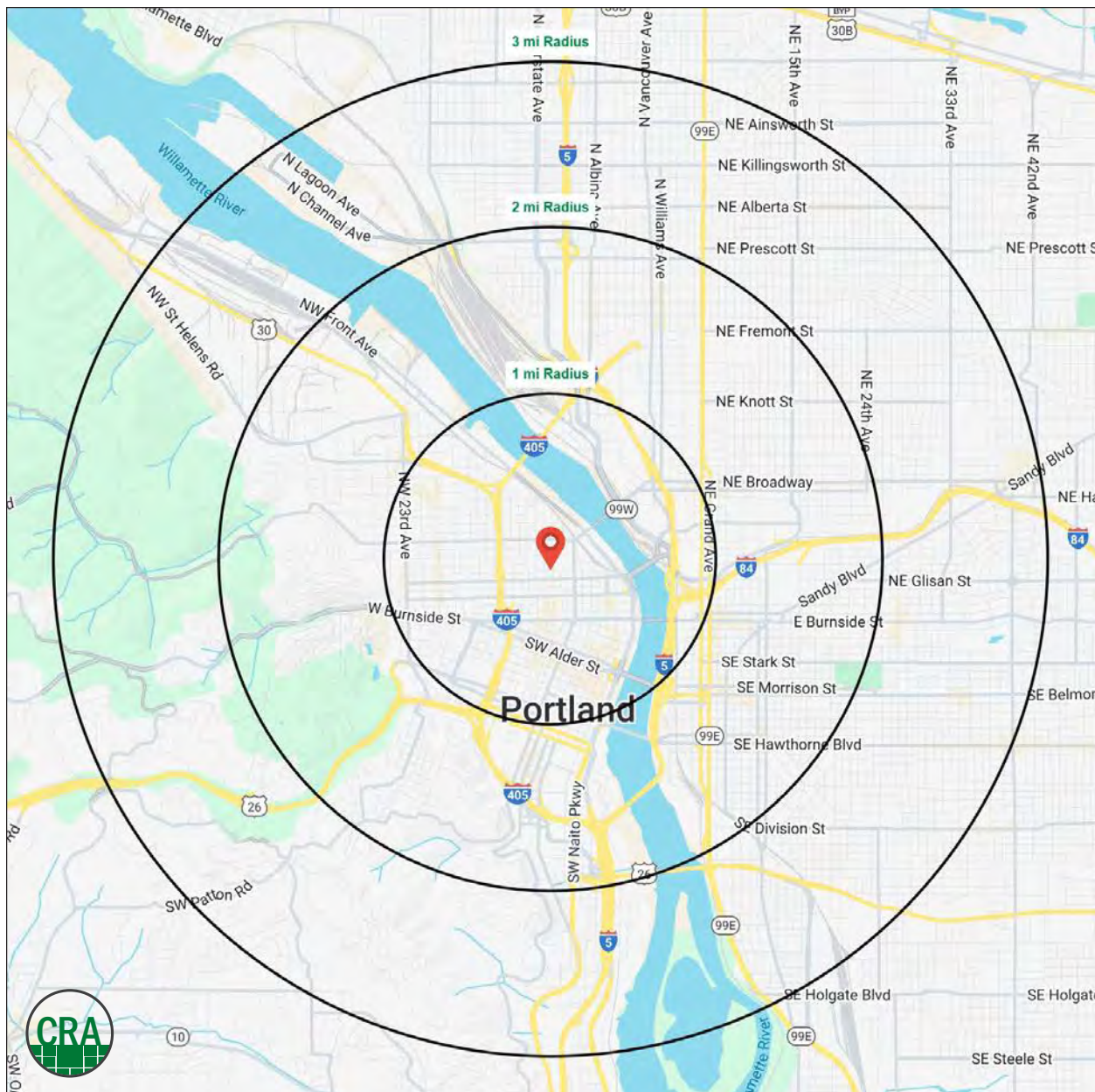
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	59,375	120,692	204,228
Projected Population 2030	59,779	121,467	205,112
Average HH Income	\$113,253	\$125,837	\$140,757
Median Home Value	\$623,229	\$725,125	\$736,408
Daytime Demographics 16+	100,086	194,077	269,674
Some 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, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5113/-122.6803

Cyan/PDX Portland, OR 97201	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	36,407	109,684	193,275
2029 Projected Population	36,759	110,023	191,237
2020 Census Population	26,865	94,079	181,291
2010 Census Population	24,243	73,758	148,900
Projected Annual Growth 2024 to 2029	0.2%	-	-0.2%
Historical Annual Growth 2010 to 2024	3.6%	3.5%	2.1%
2024 Median Age	39.5	38.5	38.6
<b>Households</b>			
2024 Estimated Households	18,794	60,995	101,651
2029 Projected Households	19,449	62,158	101,753
2020 Census Households	16,870	55,767	96,684
2010 Census Households	13,923	42,037	77,341
Projected Annual Growth 2024 to 2029	0.7%	0.4%	-
Historical Annual Growth 2010 to 2024	2.5%	3.2%	2.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	71.2%	74.1%	75.7%
2024 Estimated Black or African American	6.1%	5.1%	4.9%
2024 Estimated Asian or Pacific Islander	9.6%	8.2%	7.2%
2024 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.8%
2024 Estimated Other Races	12.1%	11.7%	11.5%
2024 Estimated Hispanic	11.1%	10.8%	10.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$107,527	\$128,932	\$140,110
2024 Estimated Median Household Income	\$76,580	\$91,648	\$100,223
2024 Estimated Per Capita Income	\$56,155	\$72,266	\$74,120
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.2%	1.9%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.5%	2.3%
2024 Estimated High School Graduate	13.1%	11.2%	10.5%
2024 Estimated Some College	19.2%	16.8%	15.4%
2024 Estimated Associates Degree Only	6.5%	5.4%	5.5%
2024 Estimated Bachelors Degree Only	29.3%	34.3%	36.9%
2024 Estimated Graduate Degree	25.8%	28.0%	27.8%
<b>Business</b>			
2024 Estimated Total Businesses	7,051	15,322	22,729
2024 Estimated Total Employees	85,416	159,538	215,595
2024 Estimated Employee Population per Business	12.1	10.4	9.5
2024 Estimated Residential Population per Business	5.2	7.2	8.5



*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.