

SECOND GENERATION RESTAURANT

— PORTLAND'S WEST END —



FOR LEASE > PORTLAND, OR

LOCATION

1128 SW Alder | Portland, OR 97205

AVAILABLE SPACE

700 RSF including ground floor and mezzanine space. Dedicated 460 SF basement storage space is optional and available at a market storage rate.

RENTAL RATE

\$35.00 PSF/YR plus NNN and utilities.

TRAFFIC COUNTS

SW 12th & Alder St – 6,134 ADT ('25)

SW Alder St – 6,967 ADT ('25)



HIGHLIGHTS

- Prime location including a type I hood, grease interceptor and other kitchen infrastructure.
- Adjacent Tenant's include Multnomah Whiskey Library, Based General Store, Toasted S'mores Bar, Petunia's Pies & Pastries, and nearby Hachi, Dolly Olive, Bar Dolly, Tanaka, Hyatt Centric, KB & Co, Machus, Halo Shoes, Milworks, Stumptown Coffee and more. Located in the heart of the tourist district with over 8 hotels in a three-block area.
- Outside sidewalk seating area



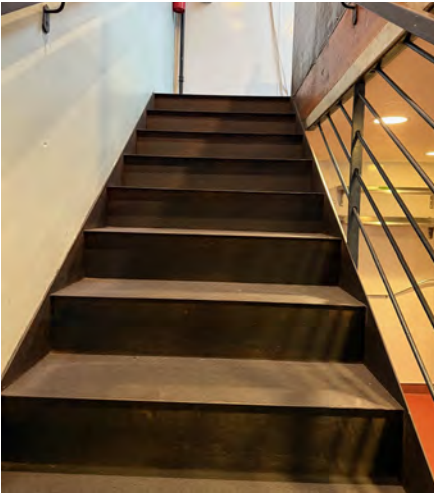
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Kathleen Healy 503.880.3033 | kathleen@cra-nw.com
Ashley Heichelbech 503.490.7212 | ashley@cra-nw.com

503.274.0211
www.cra-nw.com

2ND GENERATION RESTAURANT
1128 SW ALDER STREET
PORTLAND, OR

INTERIOR PHOTOS



2ND GENERATION RESTAURANT
1128 SW ALDER STREET
MAIN RESIDENCE
PORTLAND, OR



2ND GENERATION RESTAURANT
1128 SW ALDER STREET

SITE PLAN

PORTLAND, OR

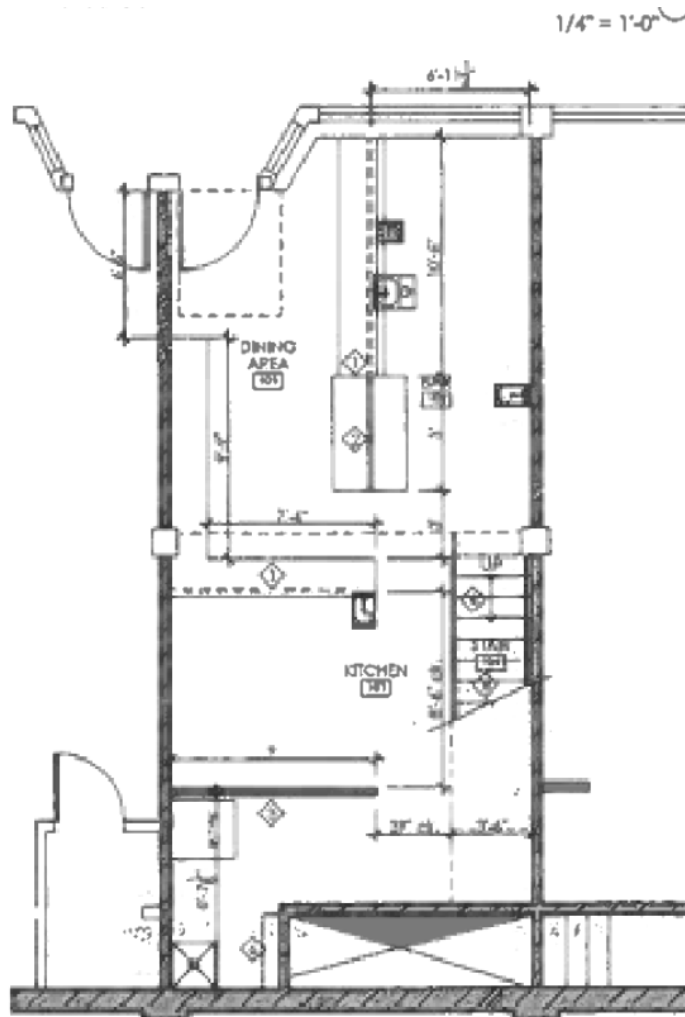


The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information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

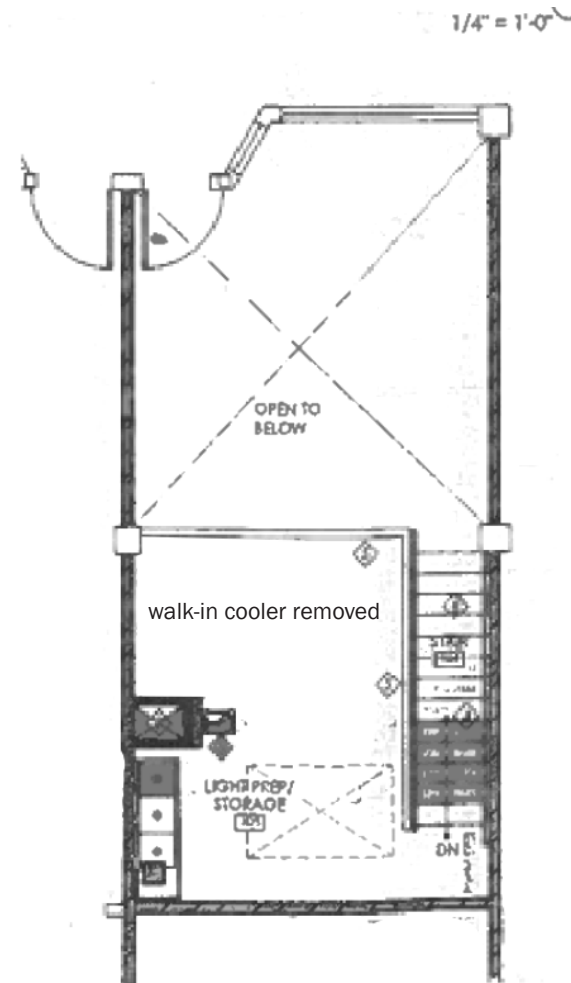
FLOOR PLAN

2ND GENERATION RESTAURANT 1128 SW ALDER STREET

PORTLAND, OR



GROUND FLOOR PLAN



MEZZANINE FLOOR 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.

2ND GENERATION RESTAURANT

1128 SW ALDER STREET

DEMOGRAPHIC SUMMARY

PORTLAND, OR

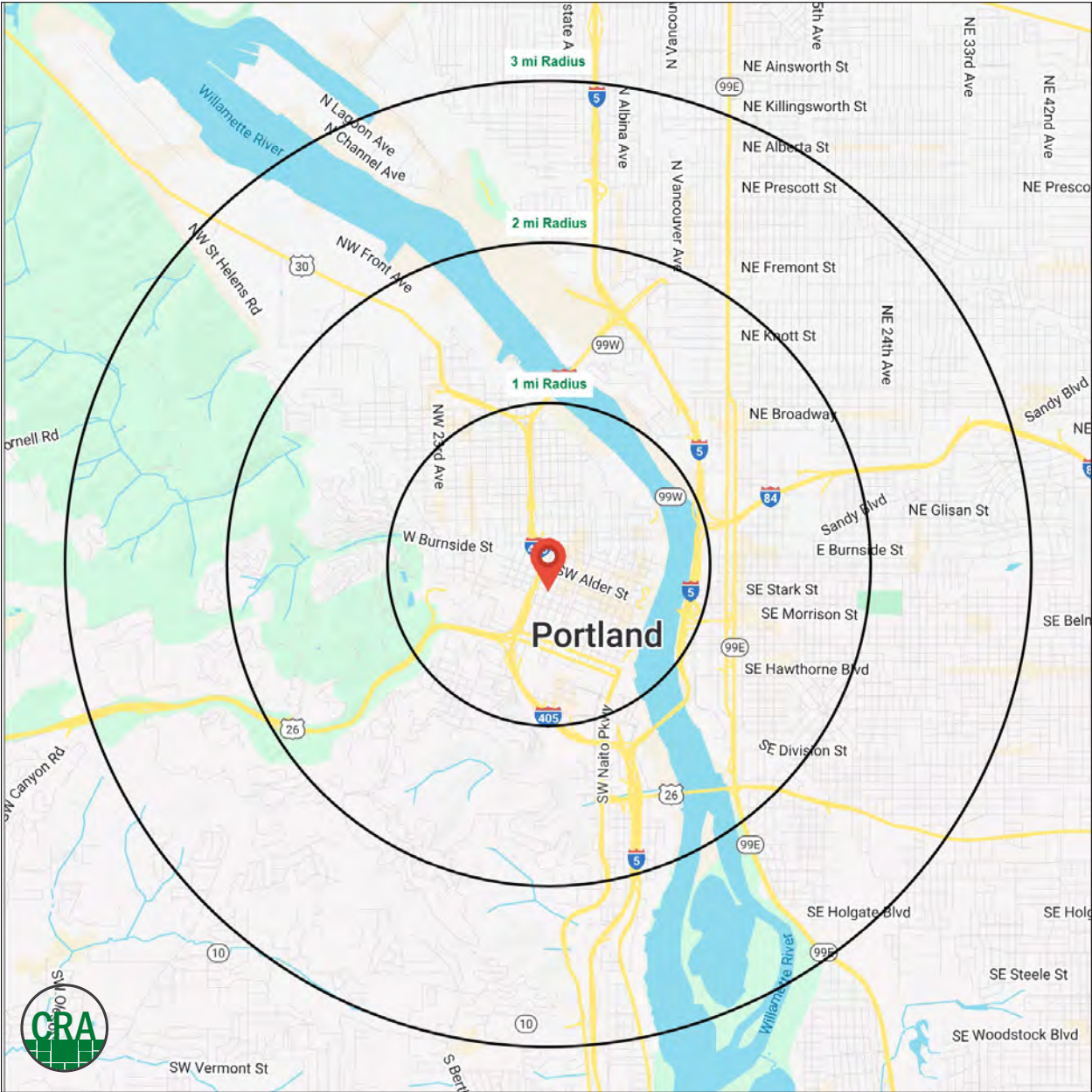
Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	61,249	113,664	193,809
Projected Population 2030	61,436	114,884	194,218
Average HH Income	\$116,321	\$126,393	\$140,549
Median Home Value	\$648,877	\$736,149	\$743,809
Daytime Demographics 16+	121,098	205,809	270,141
Some College or Higher	82.2%	85.2%	86.3%

\$116,321

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: 45.521/-122.6835

1128 SW Alder St Portland, OR 97205	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	61,249	113,664	193,809
2030 Projected Population	61,436	114,884	194,218
2020 Census Population	45,426	94,865	178,053
2010 Census Population	37,759	72,687	144,554
Projected Annual Growth 2025 to 2030	-	0.2%	-
Historical Annual Growth 2010 to 2025	4.1%	3.8%	2.3%
2025 Median Age	38.7	38.3	38.5
Households			
2025 Estimated Households	32,646	62,505	100,458
2030 Projected Households	33,657	64,630	102,409
2020 Census Households	29,829	56,519	94,190
2010 Census Households	23,305	41,975	74,441
Projected Annual Growth 2025 to 2030	0.6%	0.7%	0.4%
Historical Annual Growth 2010 to 2025	2.7%	3.3%	2.3%
Race and Ethnicity			
2025 Estimated White	72.2%	73.5%	75.0%
2025 Estimated Black or African American	6.0%	5.5%	5.7%
2025 Estimated Asian or Pacific Islander	8.8%	8.2%	7.0%
2025 Estimated American Indian or Native Alaskan	1.0%	1.0%	0.8%
2025 Estimated Other Races	12.0%	11.8%	11.5%
2025 Estimated Hispanic	11.2%	10.8%	10.2%
Income			
2025 Estimated Average Household Income	\$116,321	\$126,393	\$140,549
2025 Estimated Median Household Income	\$79,689	\$88,667	\$101,565
2025 Estimated Per Capita Income	\$62,601	\$70,069	\$73,240
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.6%	1.4%
2025 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.4%	2.3%
2025 Estimated High School Graduate	12.3%	10.7%	9.9%
2025 Estimated Some College	17.2%	16.1%	15.5%
2025 Estimated Associates Degree Only	5.5%	5.3%	5.1%
2025 Estimated Bachelors Degree Only	32.2%	35.3%	37.5%
2025 Estimated Graduate Degree	27.3%	28.5%	28.2%
Business			
2025 Estimated Total Businesses	8,882	15,807	22,581
2025 Estimated Total Employees	100,120	170,074	215,292
2025 Estimated Employee Population per Business	11.3	10.8	9.5
2025 Estimated Residential Population per Business	6.9	7.2	8.6

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.