

MICRO CAFÉ/FOOD PREP/RETAIL

PORTLAND, OR

FOR LEASE ▶ 375 SF

ADDRESS

211 SW 6th Avenue, Portland, OR

AVAILABLE SPACE

375 SF

RENTAL RATE

\$800/MO, plus utilities

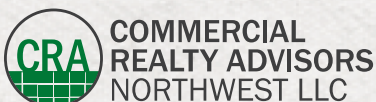
TRAFFIC COUNTS

W Burnside St – 24,050 ADT ('18)

SW Broadway – 9,286 ADT ('18)

HIGHLIGHTS

- Excellent centrally located prep kitchen space (no type 1 hood).
- All existing FF&E included (from prior tenant).
- Paid off-street parking available in the adjacent Hotel Broadway Garage.
- Excellent location for walk-in customer traffic.
- Located on the Trimet Max Light Rail Service.
- There are approximately 7,084 employees and 670+ hotel rooms within a 2 block radius of site.



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MICRO CAFÉ/FOOD PREP/RETAIL

211 SW 6TH AVENUE

PORTLAND, OR



NORTH PARK BLOCKS

The Brewery Blocks



Willamette River

SITE

OREGON DEPT. OF TRANSP.

220 BUILDING OFFICE/RETAIL REDEVELOPMENT

BLOCK 8L COMPLETED MULTI-STORY MIXED-USE

US POSTAL SERVICE

US BANCORP TOWER (BIG PINK)

GARAGE REDEVELOPMENT 790 PARKING UNDER CONSTRUCTION

PARK AVE WEST

DEPARTURE

SW Washington St

SW 2nd Ave

SW Harvey Milk St

Pacific Hwy W

SW Morrison St

city target

MICHAEL ALLEN

BRUNCH BOX

Office DEPOT

BEAVER STORE

PORTLAND LUGGAGE CO.

PORTLAND OUTDOOR STORE

PORTLAND HARVEY MILK ST

SW 1st Ave

Worldmark Portland

PLANNED APARTMENTS, OFFICE & RETAIL DEVELOPMENT

SW 12th Ave

SW 11th Ave

SW 10th Ave

SW 9th Ave

SW Park Ave

SW Broadway

SW 6th Ave

SW 5th Ave

SW 4th Ave

SW 3rd Ave

SW 2nd Ave

SW 1st Ave

Pacific Hwy W

VANS

SW 12th Ave

SW 11th Ave

SW 10th Ave

SW 9th Ave

SW Park Ave

SW Broadway

SW 6th Ave

SW 5th Ave

SW 4th Ave

SW 3rd Ave

SW 2nd Ave

SW 1st Ave

Pacific Hwy W

THE BREWERY BLOCKS

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

NW Park Ave

NW 8th Ave

NW Broadway

NW 6th Ave

NW 5th Ave

NW 4th Ave

NW 3rd Ave

NW 2nd Ave

NW 1st Ave

Pacific Hwy W

frame

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

NW Park Ave

NW 8th Ave

NW Broadway

NW 6th Ave

NW 5th Ave

NW 4th Ave

NW 3rd Ave

NW 2nd Ave

NW 1st Ave

Pacific Hwy W

RUDY'S

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

NW Park Ave

NW 8th Ave

NW Broadway

NW 6th Ave

NW 5th Ave

NW 4th Ave

NW 3rd Ave

NW 2nd Ave

NW 1st Ave

Pacific Hwy W

KUSH

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

NW Park Ave

NW 8th Ave

NW Broadway

NW 6th Ave

NW 5th Ave

NW 4th Ave

NW 3rd Ave

NW 2nd Ave

NW 1st Ave

Pacific Hwy W

The UPS Store

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

NW Park Ave

NW 8th Ave

NW Broadway

NW 6th Ave

NW 5th Ave

NW 4th Ave

NW 3rd Ave

NW 2nd Ave

NW 1st Ave

Pacific Hwy W

Columbia Bank

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

NW Park Ave

NW 8th Ave

NW Broadway

NW 6th Ave

NW 5th Ave

NW 4th Ave

NW 3rd Ave

NW 2nd Ave

NW 1st Ave

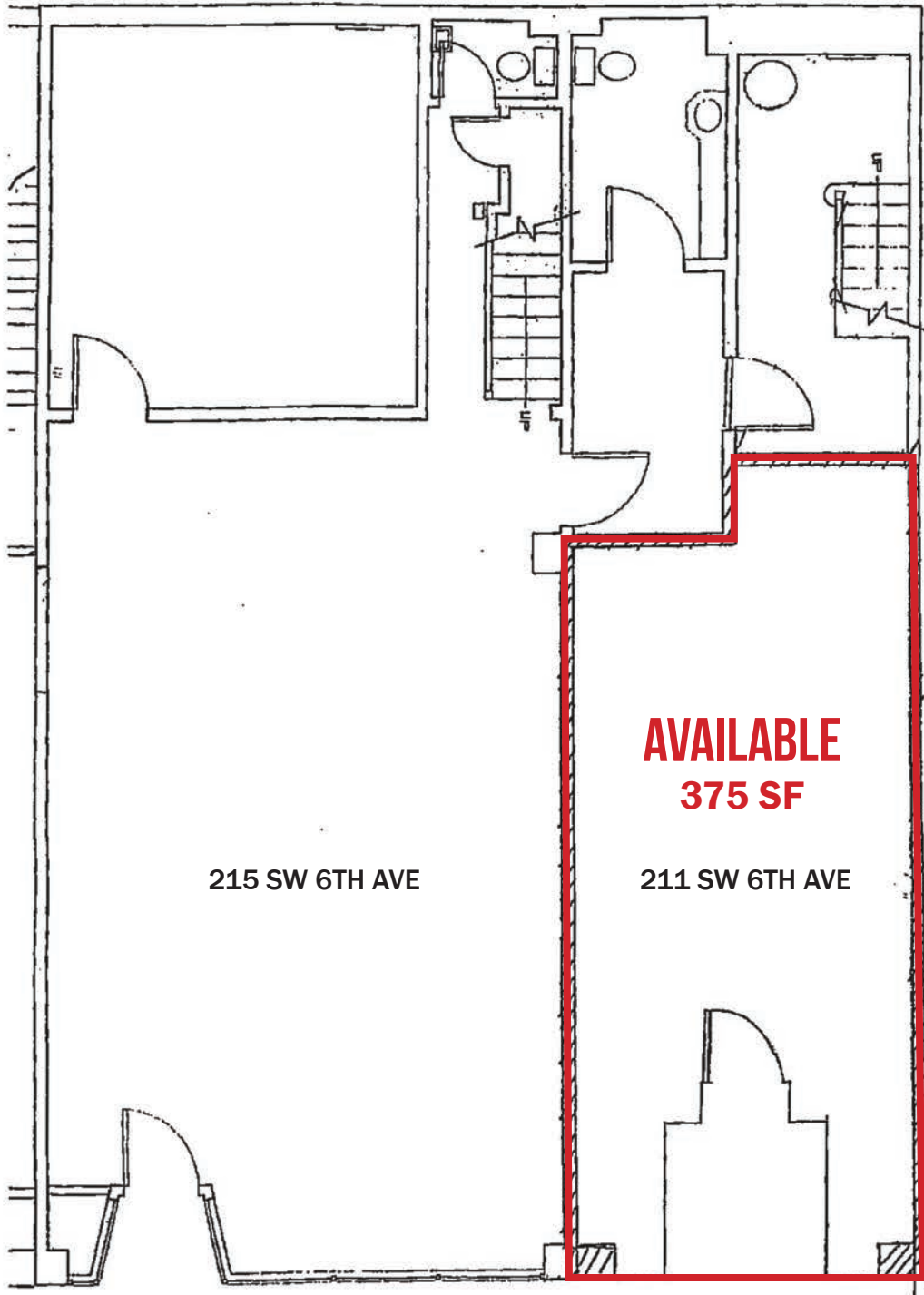
Pacific Hwy W

MICRO CAFÉ/FOOD PREP/RETAIL

211 SW 6TH AVENUE

MAIN LEVEL FLOOR PLAN

PORTLAND, OR



SW 6TH AVENUE



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. Interior plan layout not totally accurate.

MICRO CAFÉ/FOOD PREP/RETAIL

211 SW 6TH AVENUE

DEMOGRAPHIC SUMMARY

PORTLAND, OR

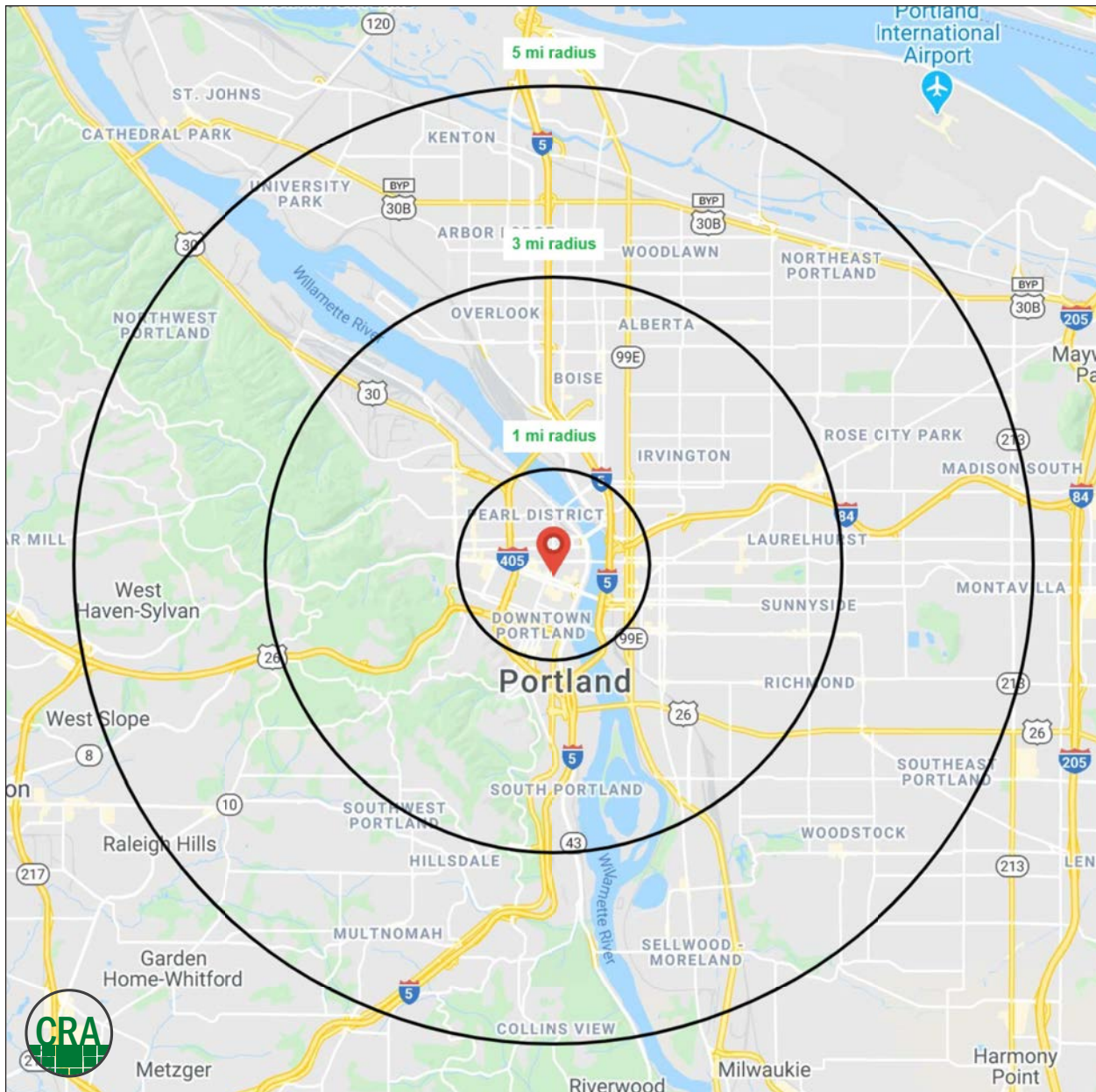
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	46,612	197,116	444,966
Projected Population 2025	47,376	200,877	452,771
Average HH Income	\$80,554	\$108,992	\$111,048
Median Home Value	\$516,279	\$594,873	\$517,367
Daytime Demographics 16+	128,375	327,165	481,813
Some College or Higher	85.2%	87.9%	85.2%

\$594,873

Median Home Value
3 MILE RADIUS

128,375

Daytime Demographics
Age 16 Years or Over
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5222/-122.6773

RS1

215 SW 6th Ave		1 mi radius	3 mi radius	5 mi radius
Portland, OR 97204				
POPULATION	2020 Estimated Population	46,612	197,116	444,966
	2025 Projected Population	47,376	200,877	452,771
	2010 Census Population	35,112	157,335	383,762
	2000 Census Population	24,763	140,201	357,509
	Projected Annual Growth 2020 to 2025	0.3%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	4.4%	2.0%	1.2%
HOUSEHOLDS	2020 Median Age	35.7	36.7	37.7
	2020 Estimated Households	30,708	105,319	212,501
	2025 Projected Households	32,352	111,078	224,231
	2010 Census Households	21,748	79,888	175,952
	2000 Census Households	15,989	70,083	160,223
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	4.6%	2.5%	1.6%
	2020 Estimated White	75.5%	78.6%	77.5%
	2020 Estimated Black or African American	7.8%	6.7%	6.6%
	2020 Estimated Asian or Pacific Islander	7.8%	5.6%	6.8%
	2020 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.9%
	2020 Estimated Other Races	7.8%	8.1%	8.2%
INCOME	2020 Estimated Hispanic	8.2%	9.6%	8.8%
	2020 Estimated Average Household Income	\$80,554	\$108,992	\$111,048
	2020 Estimated Median Household Income	\$55,918	\$79,754	\$83,738
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$54,452	\$58,663	\$53,354
	2020 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.4%	1.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.9%	2.1%	2.5%
	2020 Estimated High School Graduate	10.1%	8.6%	10.5%
	2020 Estimated Some College	19.9%	16.9%	18.4%
	2020 Estimated Associates Degree Only	5.9%	5.7%	6.3%
BUSINESS	2020 Estimated Bachelors Degree Only	37.3%	37.5%	35.1%
	2020 Estimated Graduate Degree	22.2%	27.9%	25.4%
	2020 Estimated Total Businesses	9,452	24,091	34,499
	2020 Estimated Total Employees	112,703	277,167	368,904
	2020 Estimated Employee Population per Business	11.9	11.5	10.7
	2020 Estimated Residential Population per Business	4.9	8.2	12.9

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:

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