

SECOND GENERATION RESTAURANT

AVAILABLE NOW!



PORTLAND, OR

FOR LEASE > 1,975 RSF + MEZZANINES

ADDRESS

215-219 SW 6th Avenue, Portland, OR

AVAILABLE SPACE

Approximately 1,975 RSF of ground floor space plus two mezzanine spaces located at 215 and 219 SW 6th Ave, containing 334 RSF and 335 RSF, respectively, plus the storage space in trash area.

RENTAL RATE

\$30.00 gross rent, plus utilities

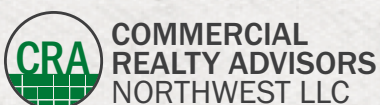
TRAFFIC COUNTS

W Burnside St – 24,050 ADT ('18)

SW Broadway – 9,286 ADT ('18)

HIGHLIGHTS

- Second generation restaurant space with expansive ceilings, unbeatable character and central location in downtown Portland.
- All FF&E including kitchen hood, walk-in and general kitchen equipment remains in the space. Equipment list to be provided upon request.
- Off-street parking available in the adjacent Hotel Broadway Garage.
- Excellent location for walk-in customer traffic, take-out and in house dining concepts, in addition to commissary space with retail opportunities.
- 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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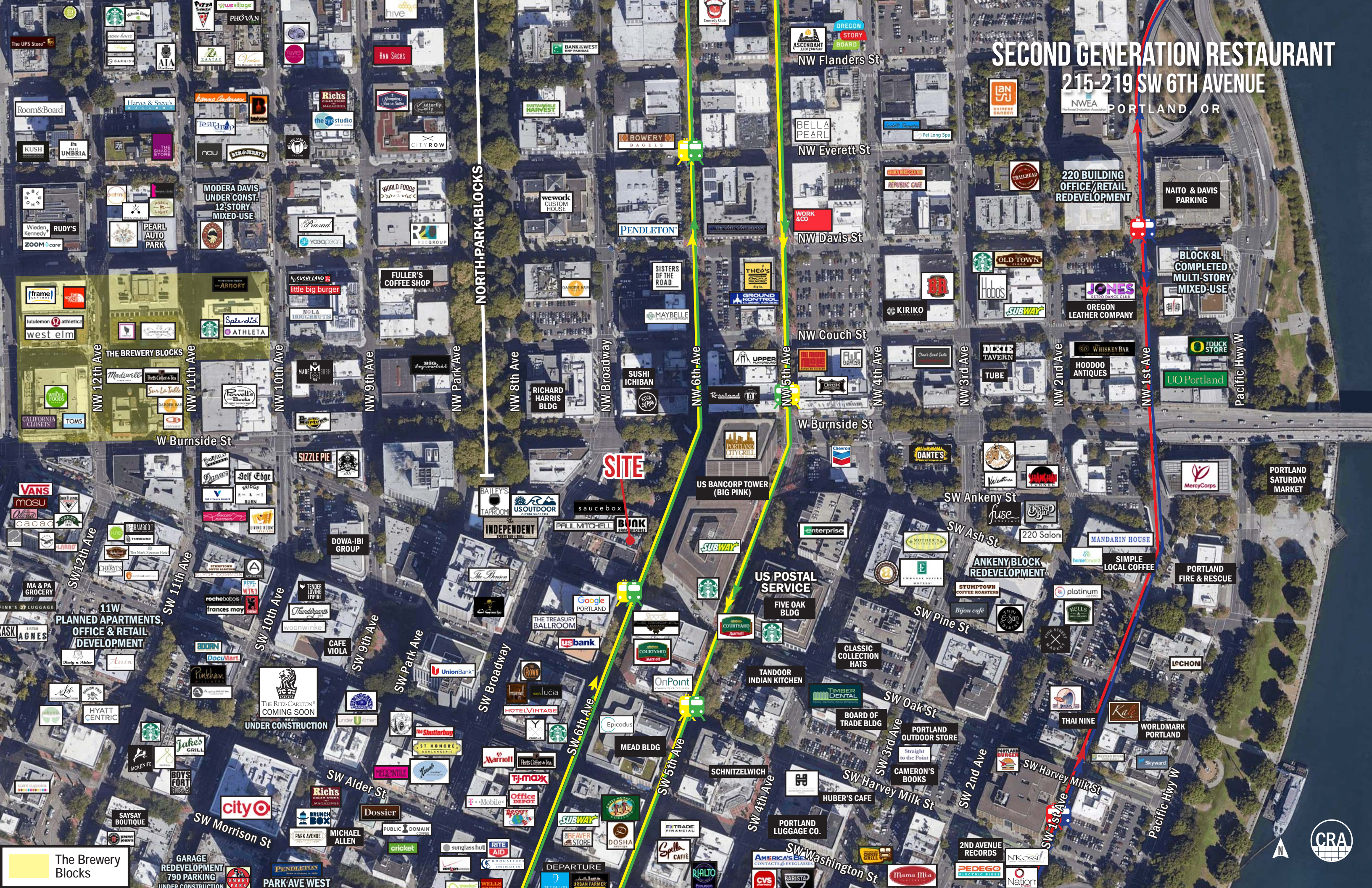
SECOND GENERATION RESTAURANT
215-219 SW 6TH AVENUE
PORTLAND, OR

INTERIOR IMAGES



SECOND GENERATION RESTAURANT

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PORTLAND, OR



NORTH PARK BLOCKS

SITE

The Brewery Blocks



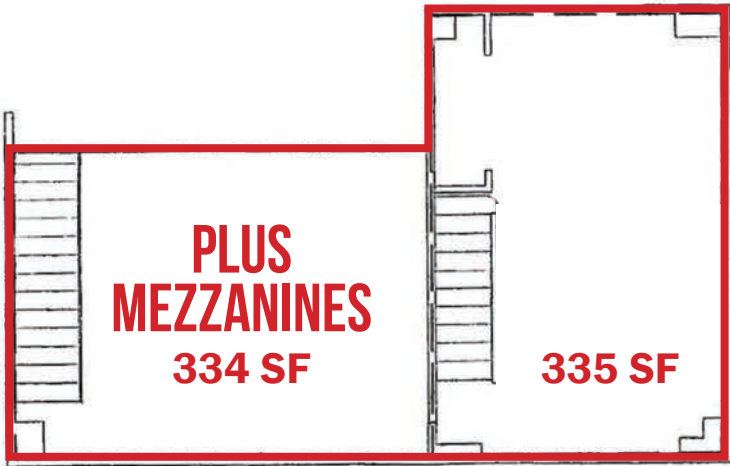
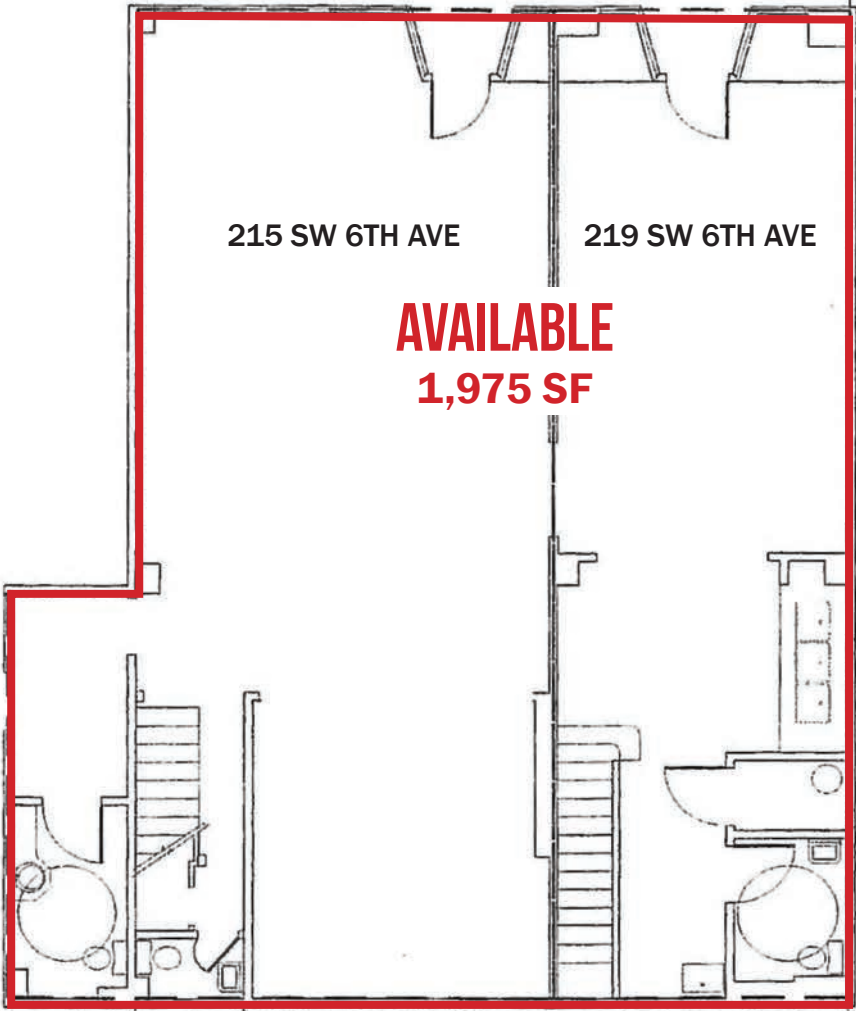
SECOND GENERATION RESTAURANT

215-219 SW 6TH AVENUE

SITE PLAN

PORTLAND, OR

SW 6TH AVENUE



SECOND GENERATION RESTAURANT

215-219 SW 6TH AVENUE

DEMOGRAPHIC SUMMARY

PORTLAND, OR

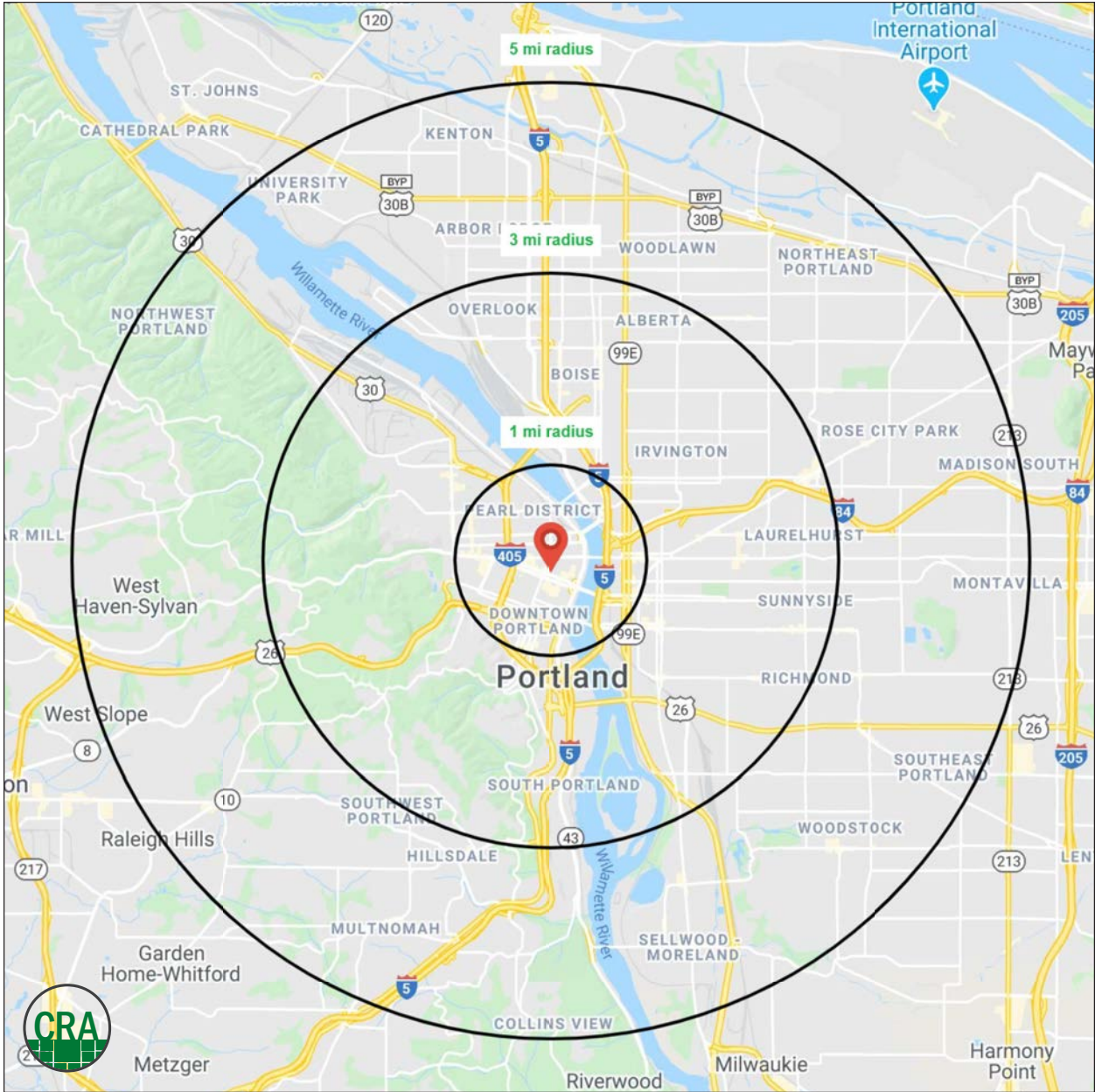
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	46,612	197,116	444,966
Projected Population 2025	47,376	200,877	452,771
Average HH Income	\$80,554	\$108,992	\$111,048
Median Home Value	\$516,279	\$594,873	\$517,367
Daytime Demographics 16+	128,375	327,165	481,813
Some College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

\$211,440

Average Family Income
1 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%
	2020 Median Age	35.7	36.7	37.7
HOUSEHOLDS	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%
	Historical Annual Growth 2000 to 2020	4.6%	2.5%	1.6%
RACE AND ETHNICITY	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%
	2020 Estimated Hispanic	8.2%	9.6%	8.8%
INCOME	2020 Estimated Average Household Income	\$80,554	\$108,992	\$111,048
	2020 Estimated Median Household Income	\$55,918	\$79,754	\$83,738
	2020 Estimated Per Capita Income	\$54,452	\$58,663	\$53,354
EDUCATION (AGE 25+)	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%
	2020 Estimated Bachelors Degree Only	37.3%	37.5%	35.1%
	2020 Estimated Graduate Degree	22.2%	27.9%	25.4%
BUSINESS	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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