



CENTRAL EASTSIDE BURNSIDE BRIDGEHEAD

TURNKEY 2ND GENERATION RESTAURANT SPACE

FOR LEASE
4,351 SF
+ 1,000 SF
STORAGE
SPACE

22 NE 2ND AVE
PORTLAND, OR



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



Excellent 2nd generation restaurant opportunity in Yard, a mixed-use building located at Burnside Bridgehead in Portland's Central Eastside featuring 284 apartments and popular Knot Springs Spa above ground floor retail.

ADDRESS

22 NE 2nd Avenue, Suite 100
Portland, OR 97232

AVAILABLE SPACE

4,351 SF + 1,000 SF of secure storage space
located on the ground level of the parking garage
(includes walk-in cooler and additional storage space)

ASKING RATE

Please call for details
(Landlord motivated and open to creative terms)

TRAFFIC COUNTS

E Burnside St – 24,172 ADT ('25)
NE MLK Jr Blvd – 20,724 ADT ('25)

HIGHLIGHTS

- Restaurant space comes complete with type 1 hood, grease interceptor, walk-in cooler, and other FF&E ready to go and included in the lease.
- Covered, large, exclusive outdoor seating patio.
- Off-street parking available in building garage.
- Excellent signage opportunities.
- Area co-tenants include: Knot Springs, Yokohama Skyline Eatery, Wa Kitchen Kuu, Chrome Barbershop, Darkside Initiative, Wild Roots, Flour Bloom, KEX Portland, Ranger Chocolate, Mirakutai Sushi & Ramen, Rontoms, Sizzle Pie and more!
- Available now!

Walk Score

78

Bike Score

97

Transit Score

85



KATHLEEN HEALY
ASHLEY HEICHELBECH
COMMERCIAL REALTY ADVISORS NW
503.274.0211 | www.cra-nw.com



CENTRAL EASTSIDE
BURNSIDE BRIDGEHEAD
22 NE 2ND AVENUE
PORTLAND, OR





22 NE 2ND AVE
PORTLAND, OR



DEMOGRAPHIC SUMMARY

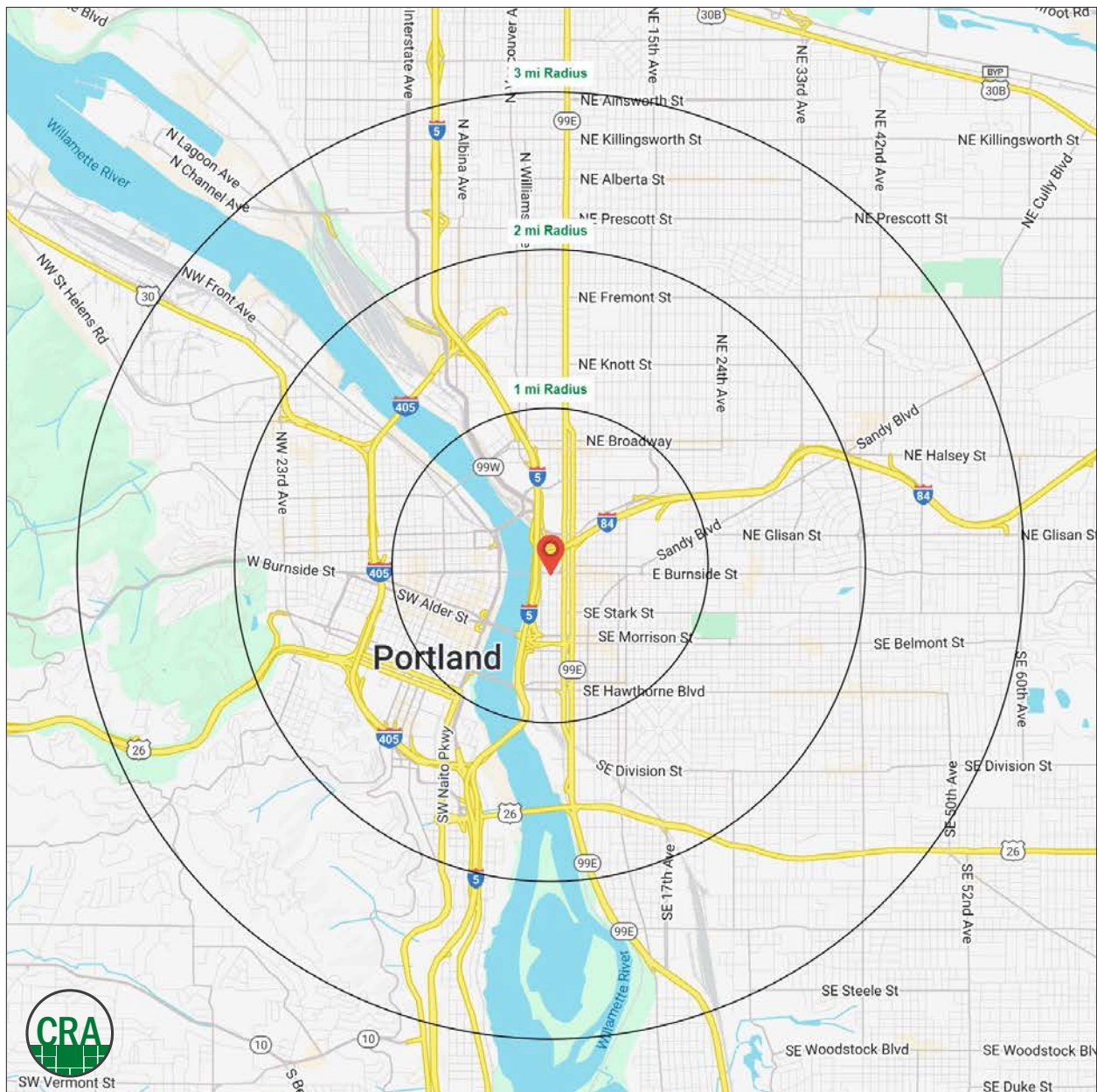


22 NE 2ND AVE
PORTLAND, OR

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	35,253	141,004	237,609
Estimated Households	17,759	75,474	120,881
Average HH Income	\$99,586	\$127,305	\$138,923
Median Home Value	\$587,346	\$714,734	\$720,246
Median Age	39.3	38.1	38.5
Daytime Demographics 16+	106,089	218,909	292,984

\$127,305
Average Household Income
2 MILE RADIUS

106,089
Daytime Demographics 16+
1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5236/-122.6634

Yard	1 mi radius	2 mi radius	3 mi radius
Portland, OR 97232			
Population			
2025 Estimated Population	35,253	141,004	237,609
2030 Projected Population	35,664	141,386	236,972
2020 Census Population	26,175	124,916	224,306
2010 Census Population	18,633	98,360	185,042
Projected Annual Growth 2025 to 2030	0.2%	-	-
Historical Annual Growth 2010 to 2025	5.9%	2.9%	1.9%
2025 Median Age	39.3	38.1	38.5
Households			
2025 Estimated Households	17,759	75,474	120,881
2030 Projected Households	18,655	77,242	122,464
2020 Census Households	15,951	70,083	114,890
2010 Census Households	10,622	53,487	92,502
Projected Annual Growth 2025 to 2030	1.0%	0.5%	0.3%
Historical Annual Growth 2010 to 2025	4.5%	2.7%	2.0%
Race and Ethnicity			
2025 Estimated White	72.4%	74.4%	75.5%
2025 Estimated Black or African American	6.7%	5.5%	5.5%
2025 Estimated Asian or Pacific Islander	6.7%	7.4%	6.8%
2025 Estimated American Indian or Native Alaskan	1.3%	0.9%	0.7%
2025 Estimated Other Races	12.9%	11.7%	11.4%
2025 Estimated Hispanic	12.1%	10.5%	10.0%
Income			
2025 Estimated Average Household Income	\$99,586	\$127,305	\$138,923
2025 Estimated Median Household Income	\$68,738	\$91,561	\$102,089
2025 Estimated Per Capita Income	\$51,113	\$68,630	\$71,016
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.5%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	4.5%	2.5%	2.4%
2025 Estimated High School Graduate	14.8%	10.6%	10.0%
2025 Estimated Some College	20.9%	16.3%	16.0%
2025 Estimated Associates Degree Only	4.2%	5.5%	5.5%
2025 Estimated Bachelors Degree Only	31.3%	36.4%	37.5%
2025 Estimated Graduate Degree	22.4%	27.2%	27.3%
Business			
2025 Estimated Total Businesses	8,012	17,813	25,319
2025 Estimated Total Employees	93,267	177,606	227,131
2025 Estimated Employee Population per Business	11.6	10.0	9.0
2025 Estimated Residential Population per Business	4.4	7.9	9.4

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.