

— FOR LEASE —

SECOND GENERATION RESTAURANT

EXCELLENT ALBERTA ARTS DISTRICT LOCATION | ALL FF&E INCLUDED



2700 NE ALBERTA STREET PORTLAND, OR

LOCATION

2700 NE Alberta Street
Portland, Oregon 97211

AVAILABLE SPACE

- ± 3,190 RSF turn-key bar/restaurant with
± 1,500 SF of covered outdoor space

LEASING RATE

\$32 PSF/YR/NNN

TRAFFIC COUNTS

NE Alberta St – 5,965 ADT ('25)

HIGHLIGHTS

- Rare prime Alberta corner with year round outdoor patio with natural gas fire pits and potential for future rooftop bar access.
- Renovated in 2017
- ADA accessible
- Spacious prep area, stainless steel appliances, large walk-in refrigerator, hood, full range and refrigerated full bar.
- 2700 NE Alberta Street is a spacious and well-located turnkey restaurant. Excellent opportunity for a restaurant & catering company or commissary.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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

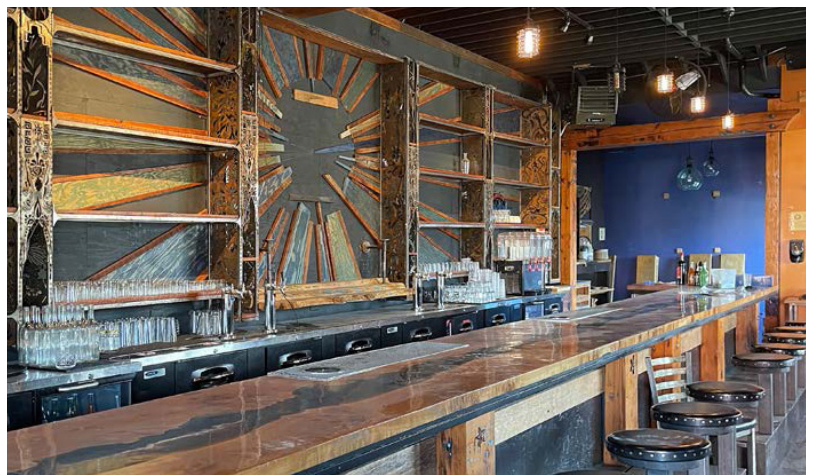
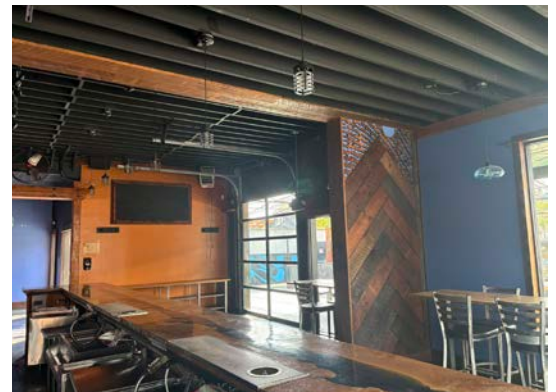
503.274.0211
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PROPERTY PHOTOS

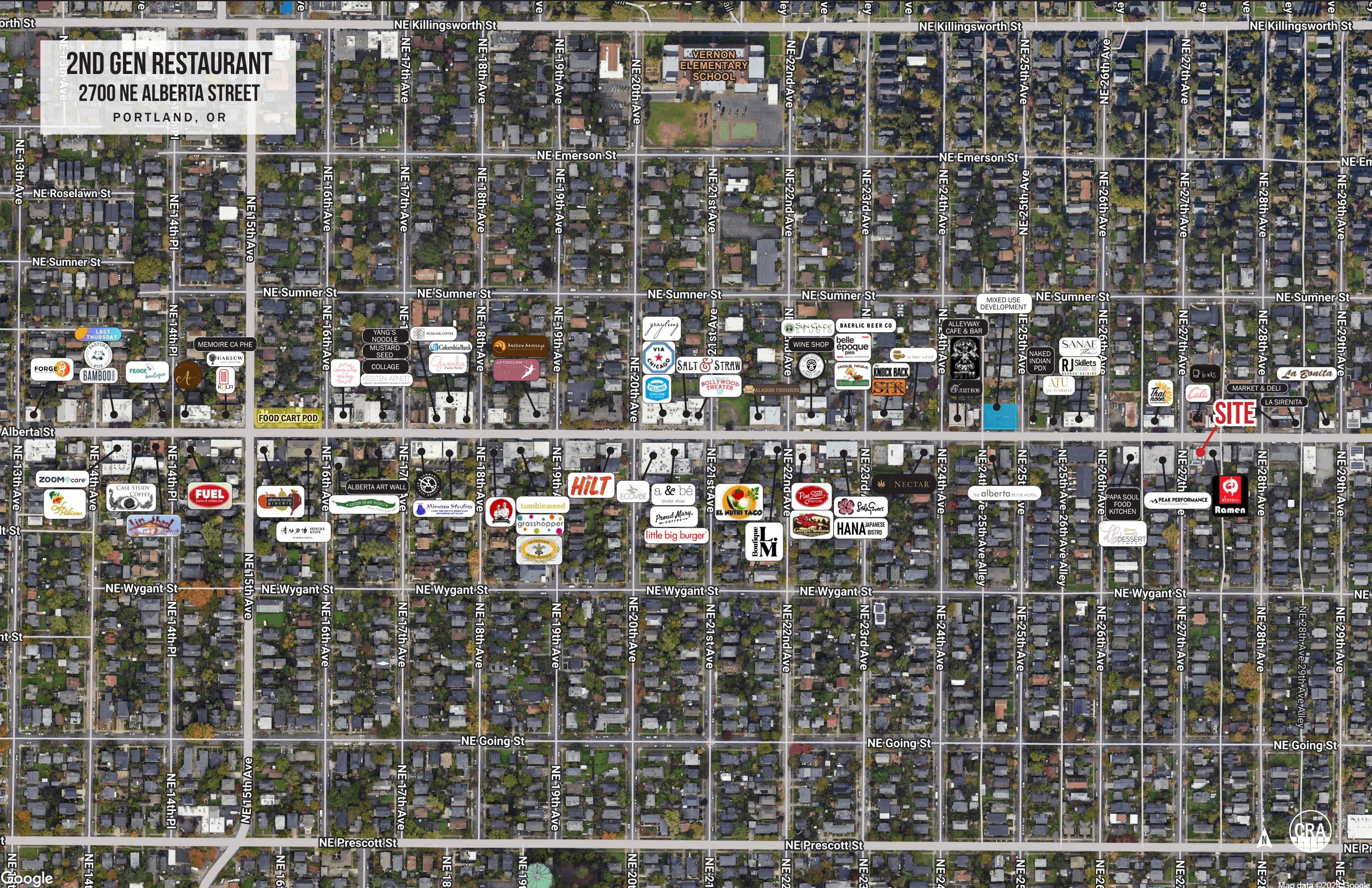
2ND GEN RESTAURANT

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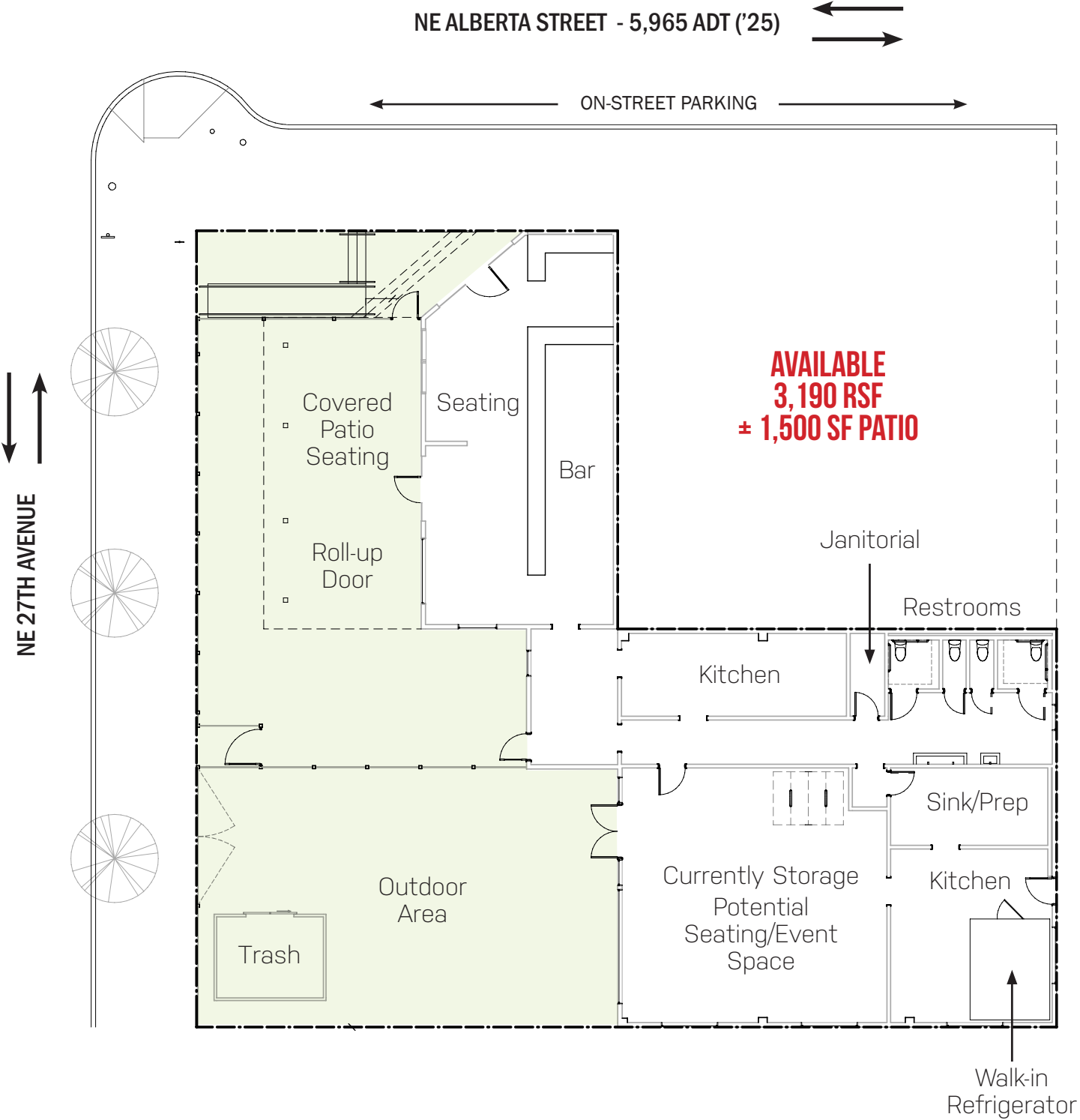


2ND GEN RESTAURANT
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SITE PLAN



2ND GEN RESTAURANT

2700 NE ALBERTA STREET

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	26,706	90,280	176,267
Estimated Households	11,262	40,432	81,874
Average HH Income	\$168,190	\$151,771	\$139,504
Median Home Value	\$701,595	\$685,664	\$655,562
Median Age	39.4	38.9	38.7
Total Businesses	1,462	6,626	13,323
Daytime Demographics 16+	12,279	66,635	153,527

90,280

Estimated 2025 Population

2 MILE RADIUS

\$168,190

Average Household Income

1 MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5589/-122.6377

2700 NE Alberta St Portland, OR 97211	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	26,706	90,280	176,267
2030 Projected Population	26,139	88,981	174,089
2020 Census Population	28,181	95,114	177,367
2010 Census Population	26,051	83,307	149,788
Projected Annual Growth 2025 to 2030	-0.4%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	0.2%	0.6%	1.2%
2025 Median Age	39.4	38.9	38.7
Households			
2025 Estimated Households	11,262	40,432	81,874
2030 Projected Households	11,075	40,116	82,130
2020 Census Households	11,454	40,338	80,252
2010 Census Households	10,511	35,088	66,453
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.5%	1.0%	1.5%
Race and Ethnicity			
2025 Estimated White	74.6%	72.4%	73.0%
2025 Estimated Black or African American	9.6%	10.2%	8.2%
2025 Estimated Asian or Pacific Islander	4.5%	4.9%	5.7%
2025 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.9%
2025 Estimated Other Races	10.7%	11.7%	12.2%
2025 Estimated Hispanic	9.2%	10.4%	11.0%
Income			
2025 Estimated Average Household Income	\$168,190	\$151,771	\$139,504
2025 Estimated Median Household Income	\$138,840	\$116,027	\$106,074
2025 Estimated Per Capita Income	\$71,053	\$68,146	\$65,105
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.4%	1.7%
2025 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.6%	3.0%
2025 Estimated High School Graduate	10.0%	10.9%	11.8%
2025 Estimated Some College	15.8%	15.6%	16.2%
2025 Estimated Associates Degree Only	6.0%	6.0%	5.8%
2025 Estimated Bachelors Degree Only	38.9%	39.0%	37.9%
2025 Estimated Graduate Degree	26.0%	24.4%	23.6%
Business			
2025 Estimated Total Businesses	1,462	6,626	13,323
2025 Estimated Total Employees	5,782	43,025	107,155
2025 Estimated Employee Population per Business	4.0	6.5	8.0
2025 Estimated Residential Population per Business	18.3	13.6	13.2

For more information, please contact:

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com
ASHLEY HEICHELBECH 503.490.7212 | ashley@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

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