

SECOND GENERATION RESTAURANT AVAILABLE NOW!



FOR LEASE IN DOWNTOWN PORTLAND, OREGON

ADDRESS

620 SW 9th Avenue, Portland, OR

AVAILABLE SPACE

822 SF on ground floor, and 968 of basement/
storage space (connected via internal stairwell)

RENTAL RATE

\$2,600/month plus NNN (\$332/mo for 2021) & utilities
Landlord willing to entertain short or long term deal structures

TRAFFIC COUNTS

SW Alder St - 9,598 ADT ('18)

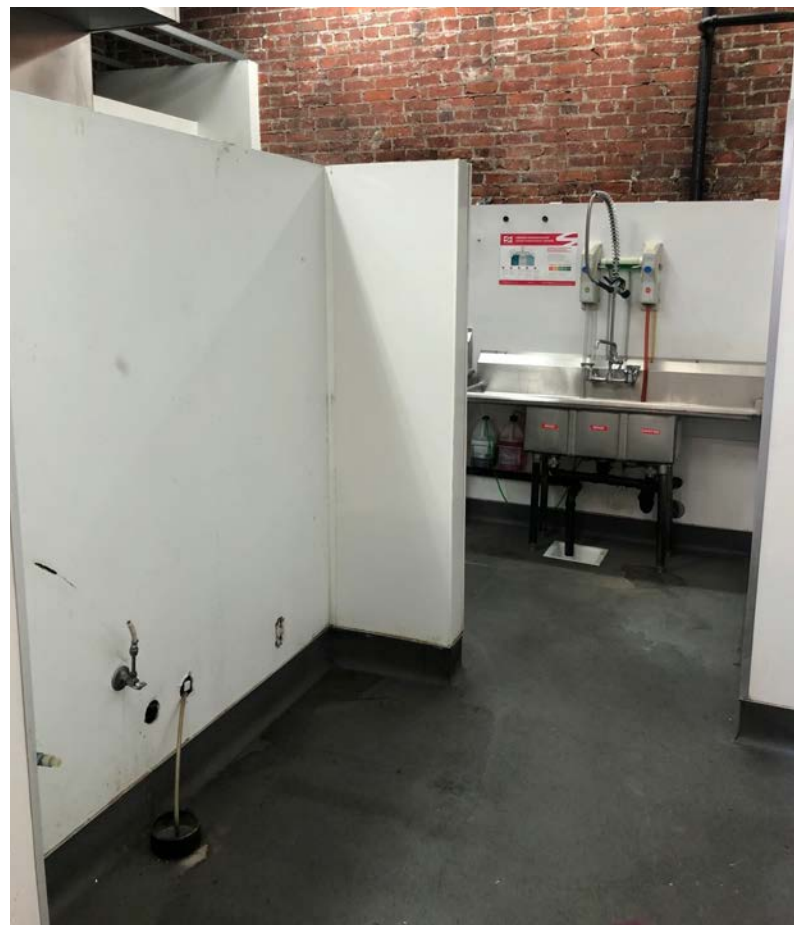
HIGHLIGHTS

- Second generation character-rich restaurant space with existing FF&E included. Type I hood, grease interceptor, and much more! Landlord will entertain short or long term deal structures.
- Excellent location for walk-in customer traffic, take-out and in house dining concepts.
- Sidewalk dining possibilities.
- Just a one minute walk from the Portland Streetcar A Loop and the NS Line at the SW 10th & Alder stop.
- Available now!

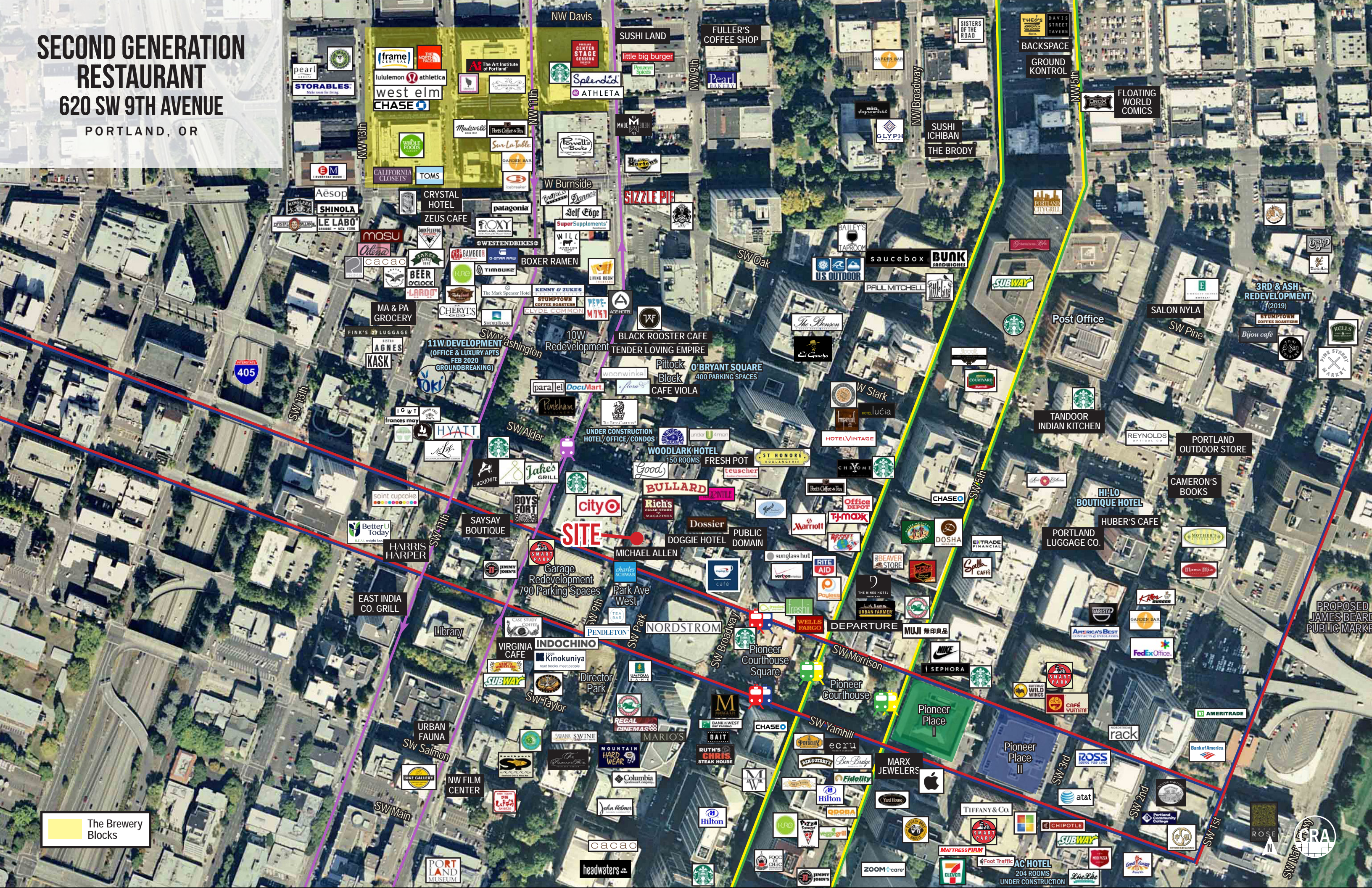


SECOND GENERATION RESTAURANT
620 SW 9TH AVENUE
PORTLAND, OR

INTERIOR IMAGES



**SECOND GENERATION
RESTAURANT**
620 SW 9TH AVENUE
PORTLAND, OR



The Brewery Blocks

SITE



SECOND GENERATION RESTAURANT

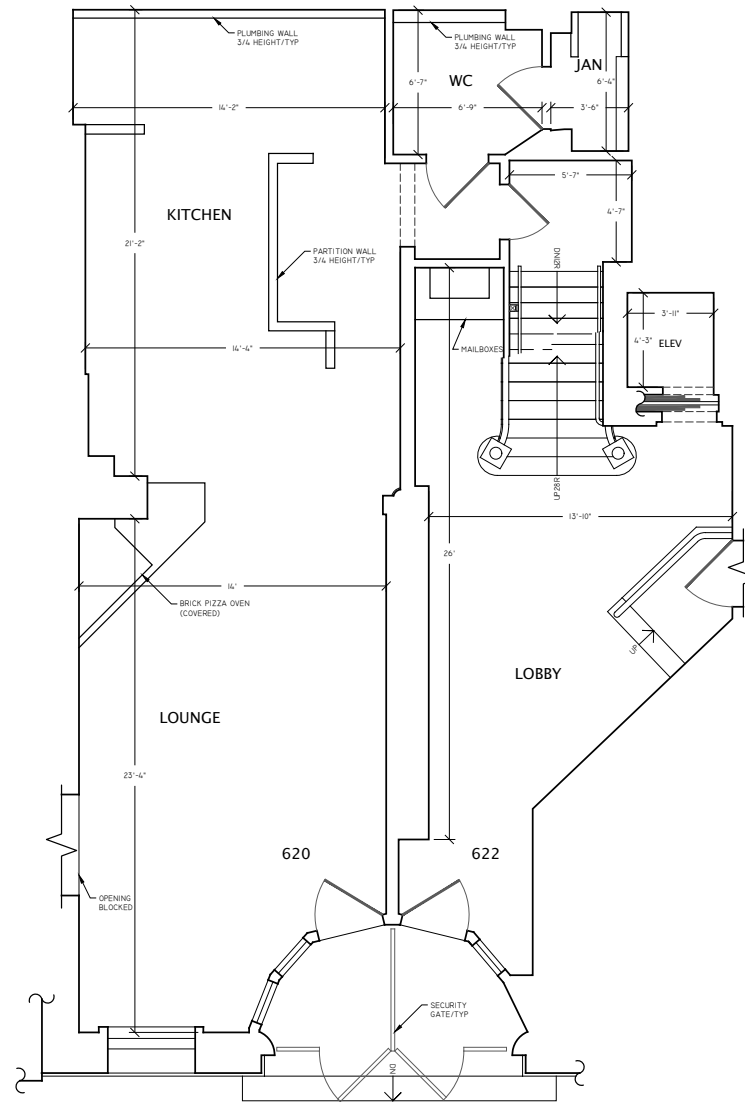
620 SW 9TH AVENUE

PORTLAND, OR

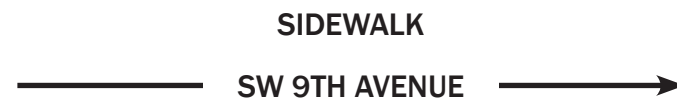
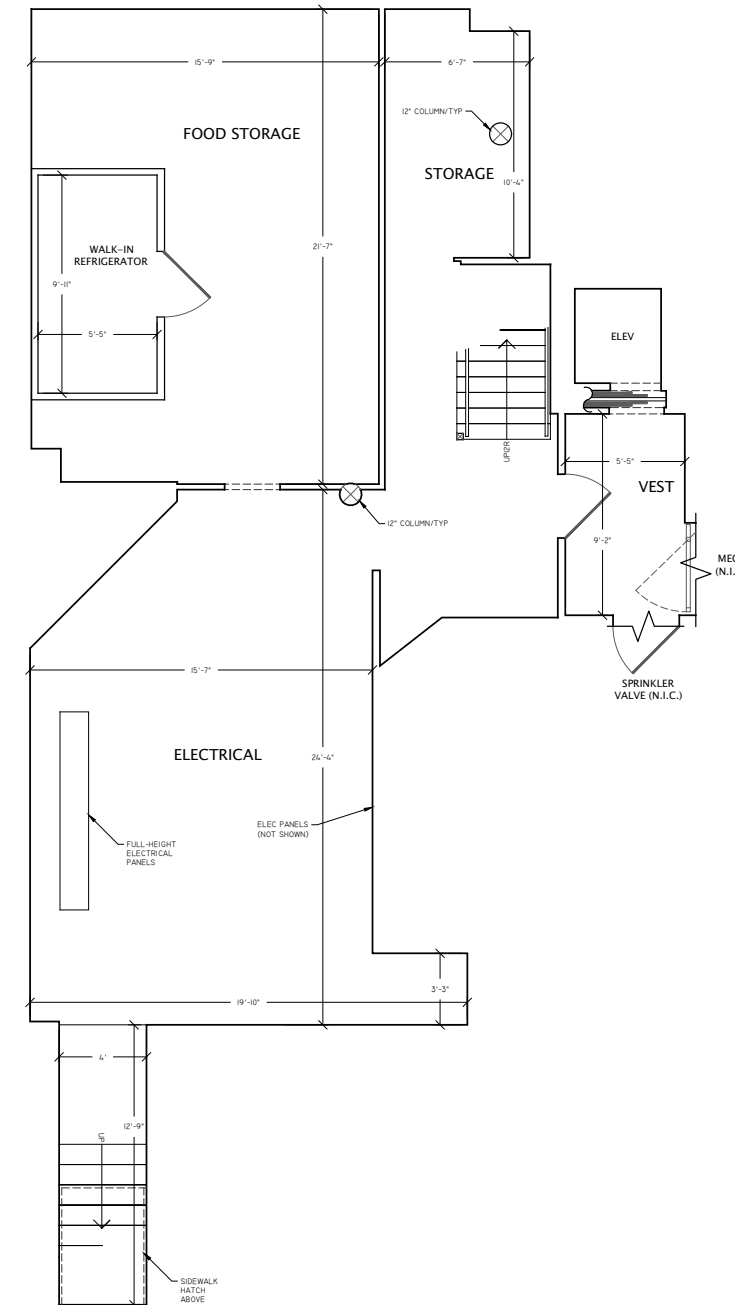
FLOOR PLAN

AVAILABLE
822 SF GROUND LEVEL
AND
968 SF BASEMENT/STORAGE

EXISTING ENTRY LEVEL FLOOR PLAN



EXISTING BASEMENT LEVEL FLOOR PLAN



FOR MARKETING PURPOSES ONLY.
 TENANT TO VERIFY.



SECOND GENERATION RESTAURANT

620 SW 9TH AVENUE

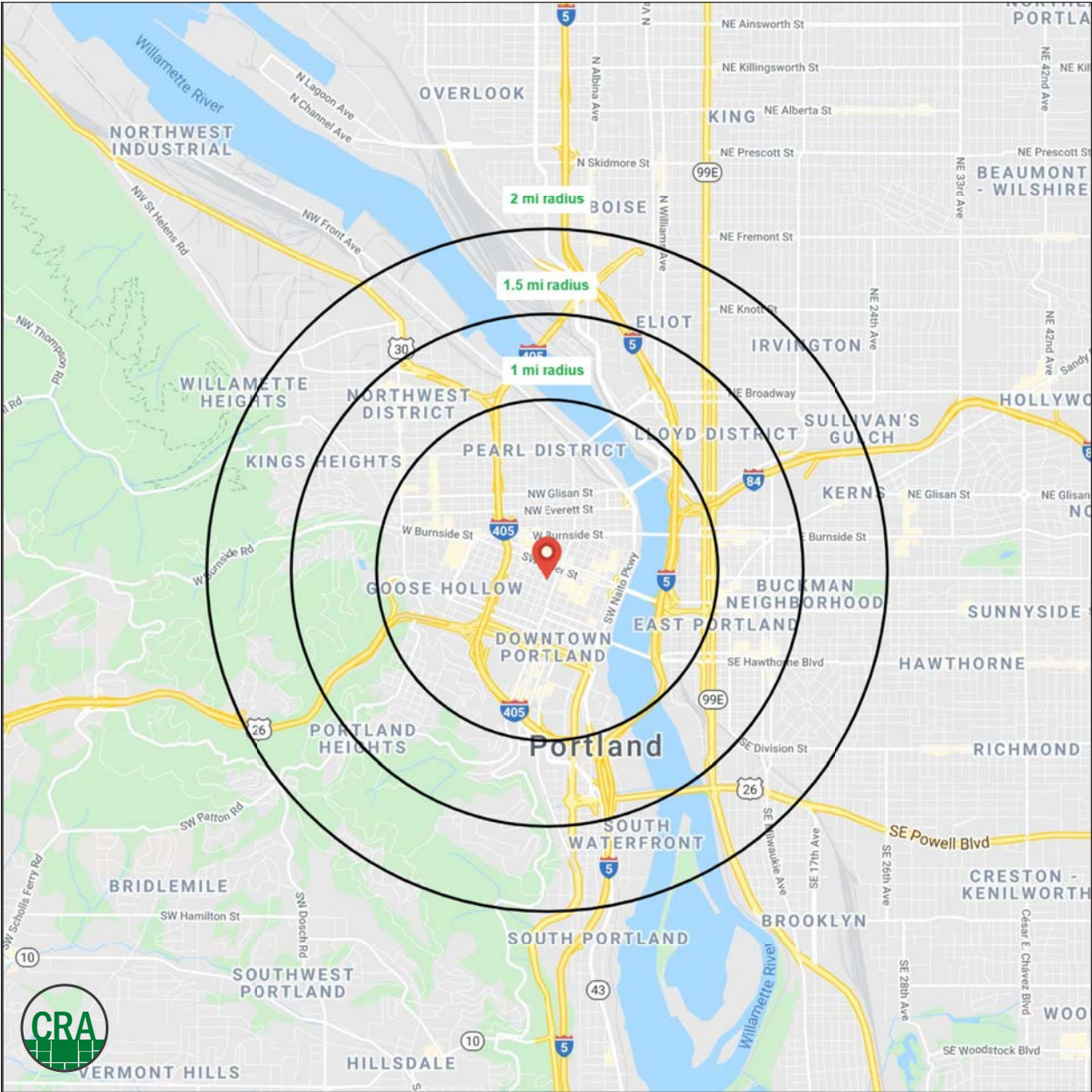
DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2020)	1 MILE	1.5 MILE	2 MILE
Estimated Population 2020	47,213	68,614	101,329
Projected Population 2025	48,592	70,986	104,901
Average HH Income	\$87,138	\$91,298	\$95,373
Median Home Value	\$487,250	\$544,862	\$547,642
Daytime Demographics 16+	131,455	182,713	223,441
Some College or Higher	86.0%	86.4%	87.4%

\$91,298
Average Household Income
1.5 MILE RADIUS

36.3
Median Age
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5199/-122.6808

RS1

620 SW 9th Ave		1 mi radius	1.5 mi radius	2 mi radius
Portland, OR 97205				
POPULATION	2020 Estimated Population	47,213	68,614	101,329
	2025 Projected Population	48,592	70,986	104,901
	2010 Census Population	37,102	50,107	76,140
	2000 Census Population	26,872	38,403	61,931
	Projected Annual Growth 2020 to 2025	0.6%	0.7%	0.7%
	Historical Annual Growth 2000 to 2020	3.8%	3.9%	3.2%
HOUSEHOLDS	2020 Median Age	36.3	36.0	36.1
	2020 Estimated Households	30,905	43,742	61,554
	2025 Projected Households	32,869	46,582	65,535
	2010 Census Households	22,912	30,158	43,838
	2000 Census Households	17,275	23,818	36,142
	Projected Annual Growth 2020 to 2025	1.3%	1.3%	1.3%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	3.9%	4.2%	3.5%
	2020 Estimated White	76.8%	76.7%	77.8%
	2020 Estimated Black or African American	7.2%	6.8%	6.5%
	2020 Estimated Asian or Pacific Islander	7.8%	7.0%	6.4%
	2020 Estimated American Indian or Native Alaskan	1.0%	1.1%	1.1%
	2020 Estimated Other Races	7.2%	8.3%	8.2%
INCOME	2020 Estimated Hispanic	7.3%	9.2%	9.6%
	2020 Estimated Average Household Income	\$87,138	\$91,298	\$95,373
	2020 Estimated Median Household Income	\$62,538	\$67,650	\$73,005
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$58,361	\$59,225	\$58,682
	2020 Estimated Elementary (Grade Level 0 to 8)	1.5%	1.4%	1.3%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.3%	2.0%
	2020 Estimated High School Graduate	10.0%	9.9%	9.3%
	2020 Estimated Some College	18.8%	17.9%	17.6%
	2020 Estimated Associates Degree Only	5.7%	5.8%	5.7%
	2020 Estimated Bachelors Degree Only	37.1%	36.7%	36.8%
BUSINESS	2020 Estimated Graduate Degree	24.5%	26.2%	27.3%
	2020 Estimated Total Businesses	9,007	12,874	16,056
	2020 Estimated Total Employees	113,835	158,489	189,306
	2020 Estimated Employee Population per Business	12.6	12.3	11.8
	2020 Estimated Residential Population per Business	5.2	5.3	6.3

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
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NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 733 SW Second Avenue, Suite 200 • Portland, Oregon 97204



www.cra-nw.com



503.274.0211

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