

HISTORIC DOWNTOWN RESTAURANT



FOR LEASE > PORTLAND, OREGON

ADDRESS

626 SW Park Avenue, Portland, OR

AVAILABLE SPACE

- 8,484 SF between ground floor and basement levels
- Second floor available for additional space. Perfect for event space, private dining, etc.

LEASE RATE

Please call for details

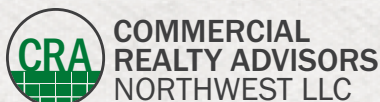
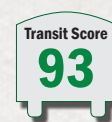
TRAFFIC COUNTS

SW Alder St – 7,627 ADT ('22)

SW Morrison St – 3,428 ADT ('22)

HIGHLIGHTS

- Former location of Brasserie Montmartre, an iconic Portland establishment
- Character rich space with high end finishes throughout
- Brilliant signage
- Second generation restaurant opportunity with quality infrastructure and equipment in place
- Central location in Downtown with close proximity to Pioneer Courthouse Square (over 11 million visitors a year), Nordstrom, the new Ritz Carlton, multiple hotels, and over 103,000 employees within 1 mile.



Sam LeFever

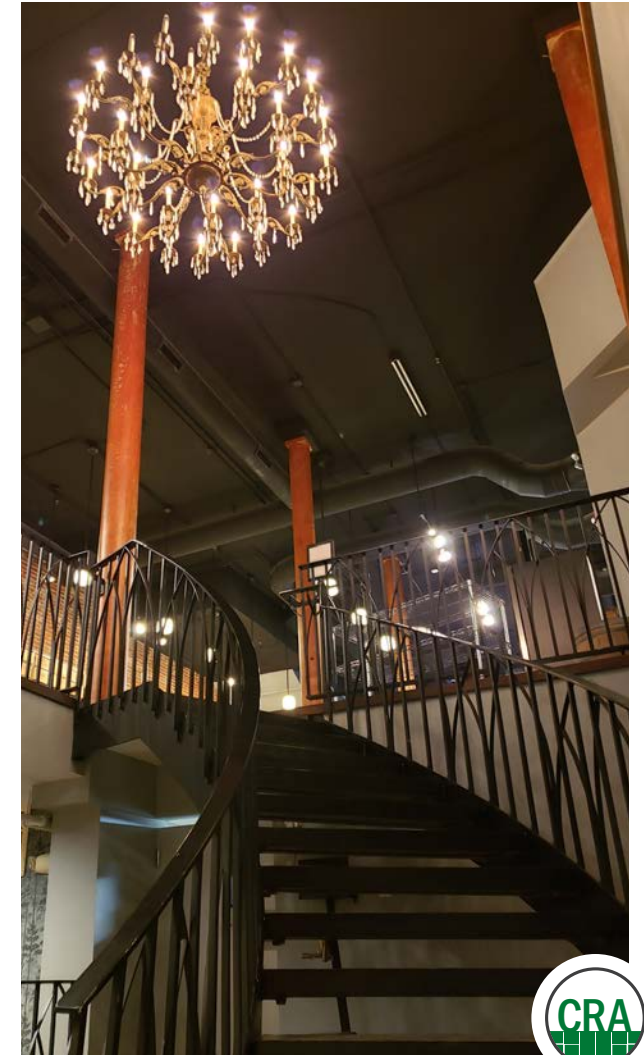
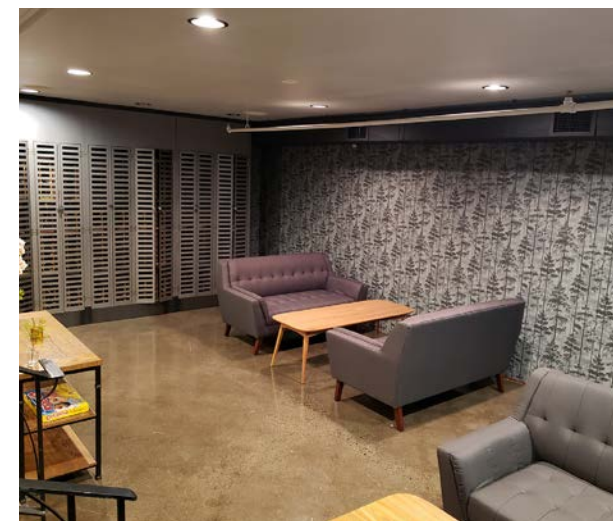
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www.cra-nw.com

HISTORIC DOWNTOWN RESTAURANT
626 SW PARK AVENUE
PORTLAND, OR

INTERIOR PHOTOS



KITCHEN / EQUIPMENT



HISTORIC DOWNTOWN RESTAURANT 626 SW PARK AVENUE

PORTLAND, OR



HISTORIC DOWNTOWN RESTAURANT

626 SW PARK AVENUE

PORTLAND, OR



SITE

NORDSTROM

Dossier



WELLS FARGO

MARIOS

RUTH'S CHRIS STEAK HOUSE

CHASE

Hilton

Hilton



city



INDOCHINO



Director Park



BANK OF WEST BNP PARIBAS

BAIT

CHASE



Columbia Sportswear Company



Hilton



BULLARD



Rich's CLEAR STORE & MAGAZINES

Office DEPOT



sunglass hut



Spella CAFE

charles SCHWAB



SITE

PENDLETON

DEPARTURE

MUJI 無印良品



SEPHORA

SW Morrison St

Pioneer Place I

Pioneer Place II



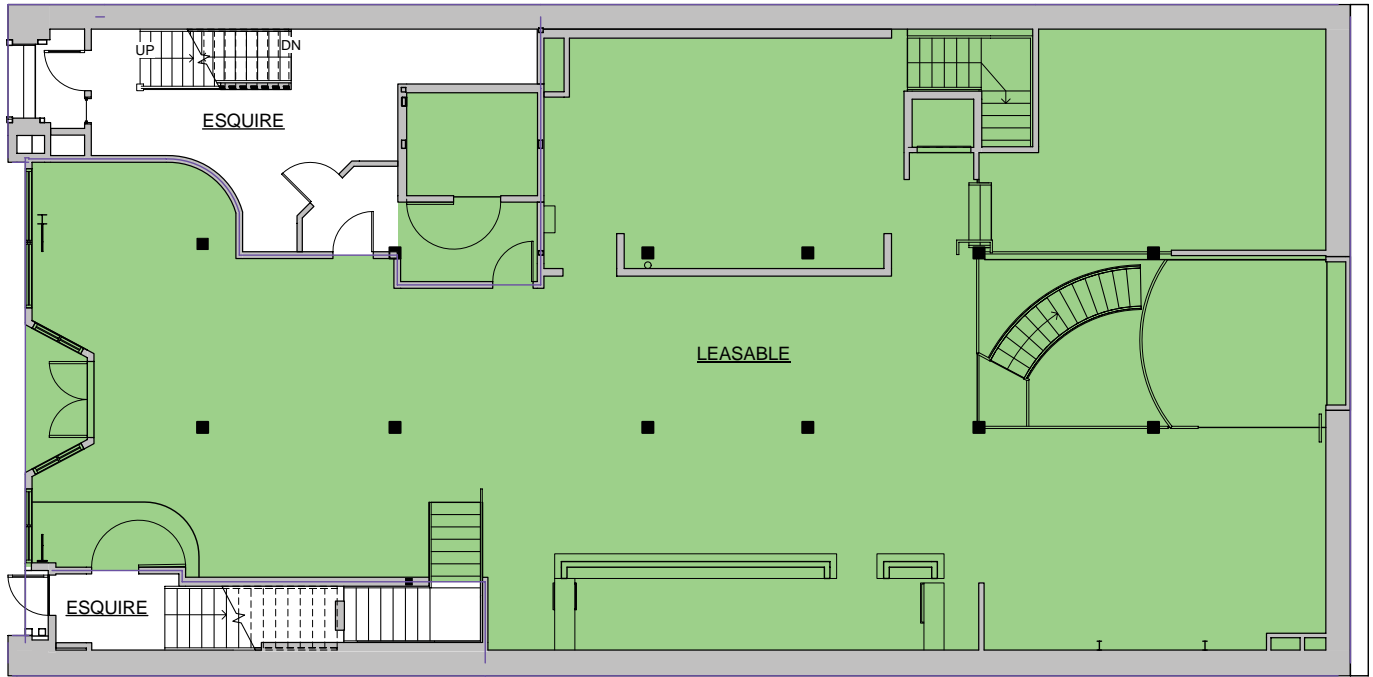
Shemanski Park

HISTORIC DOWNTOWN RESTAURANT 626 SW PARK AVENUE

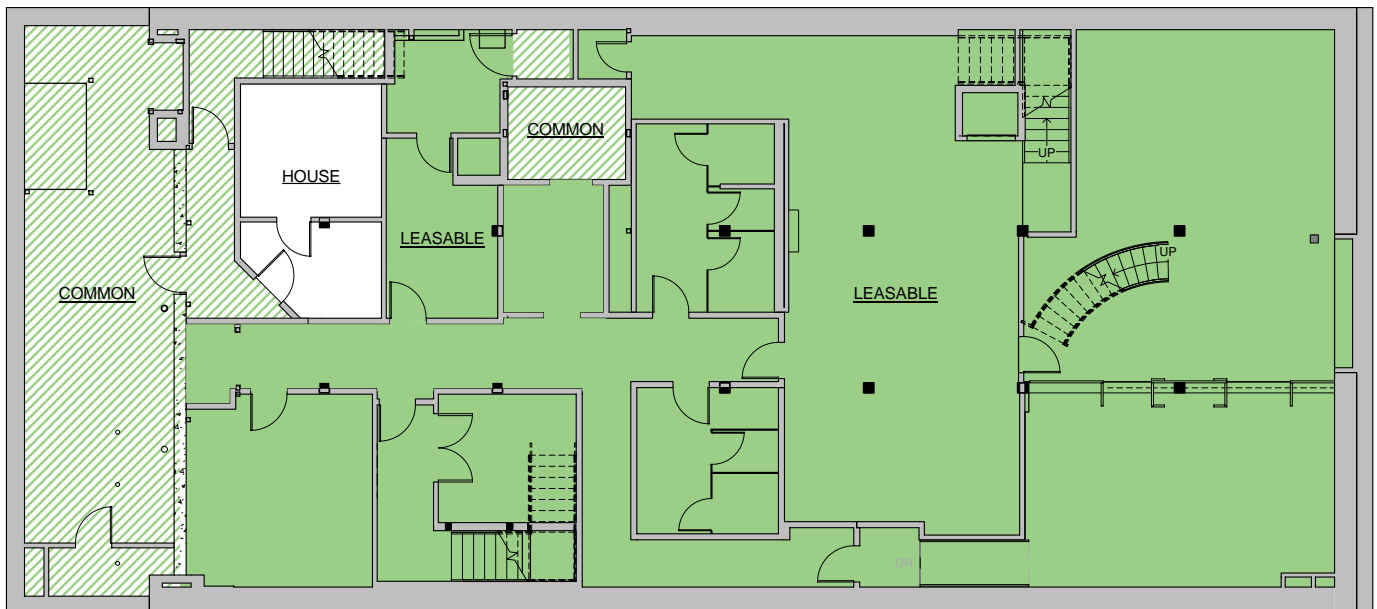
SITE PLANS

PORTLAND, OR

GROUND FLOOR | 4,053 SF



BASEMENT | 4,431 SF



HISTORIC DOWNTOWN RESTAURANT 626 SW PARK AVENUE

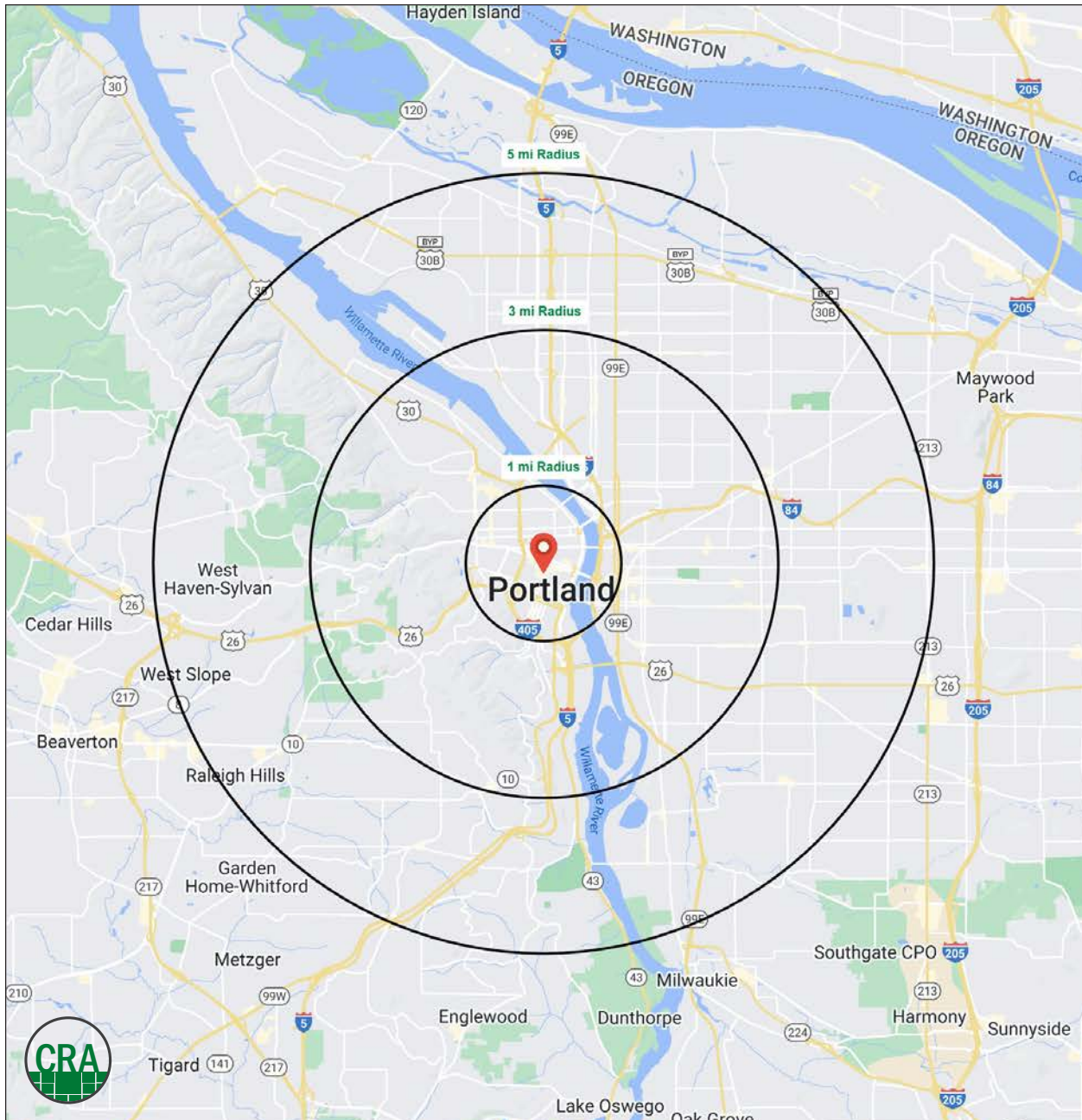
DEMOGRAPHIC SUMMARY

PORTLAND, OR

Source: Regis - SitesUSA (2022)	1 MILE	3 MILE	5 MILE
Estimated Population 2022	42,718	182,453	432,428
Estimated Households 2022	28,027	96,472	203,308
Average HH Income	\$87,987	\$114,222	\$119,883
Median Home Value	\$582,800	\$641,235	\$586,859
Daytime Demographics 16+	118,890	290,926	457,698

38.1

Median Age
3 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5198/-122.6802

626 SW Park Ave Portland, OR 97205	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	42,718	182,453	432,428
2027 Projected Population	42,342	187,674	444,731
2020 Census Population	43,025	183,874	436,622
2010 Census Population	36,129	149,713	380,826
Projected Annual Growth 2022 to 2027	-0.2%	0.6%	0.6%
Historical Annual Growth 2010 to 2022	1.5%	1.8%	1.1%
2022 Median Age	38.4	38.1	38.4
Households			
2022 Estimated Households	28,027	96,472	203,308
2027 Projected Households	28,156	100,394	212,001
2020 Census Households	28,192	96,848	204,012
2010 Census Households	22,269	76,760	175,149
Projected Annual Growth 2022 to 2027	-	0.8%	0.9%
Historical Annual Growth 2010 to 2022	2.2%	2.1%	1.3%
Race and Ethnicity			
2022 Estimated White	71.1%	76.1%	76.2%
2022 Estimated Black or African American	5.0%	5.0%	4.7%
2022 Estimated Asian or Pacific Islander	10.5%	6.9%	7.4%
2022 Estimated American Indian or Native Alaskan	1.1%	0.7%	0.7%
2022 Estimated Other Races	12.3%	11.2%	11.0%
2022 Estimated Hispanic	13.8%	10.4%	9.7%
Income			
2022 Estimated Average Household Income	\$87,987	\$114,222	\$119,883
2022 Estimated Median Household Income	\$63,552	\$87,076	\$92,831
2022 Estimated Per Capita Income	\$58,919	\$60,904	\$56,740
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.2%	1.5%
2022 Estimated Some High School (Grade Level 9 to 11)	2.6%	1.9%	2.1%
2022 Estimated High School Graduate	11.0%	9.5%	10.4%
2022 Estimated Some College	16.1%	14.7%	16.2%
2022 Estimated Associates Degree Only	5.2%	4.8%	5.7%
2022 Estimated Bachelors Degree Only	34.5%	38.0%	36.3%
2022 Estimated Graduate Degree	28.5%	30.0%	27.8%
Business			
2022 Estimated Total Businesses	8,921	22,988	37,687
2022 Estimated Total Employees	103,805	242,738	344,718
2022 Estimated Employee Population per Business	11.6	10.6	9.1
2022 Estimated Residential Population per Business	4.8	7.9	11.5

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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