

# 2ND GENERATION RESTAURANT SPACE 720 SE GRAND

» FOR LEASE «



## ADDRESS

720 SE Grand Avenue, Portland Oregon

## AVAILABLE SPACE

1,675 USF/1,910 RSF of ground floor space  
1,730 USF/2,023 RSP of basement storage space

## ASKING RENT

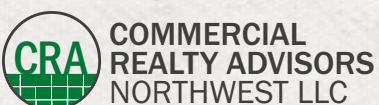
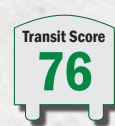
\$26.00/SF, NNN – ground floor space  
\$10.00/SF, gross – basement storage space

## TRAFFIC COUNTS

SE Grand Ave – 52,347 ADT ('18)  
SE Morrison St – 20,394 ADT ('18)

## HIGHLIGHTS

- Rare second generation restaurant space in the heart of the Central Eastside neighborhood. Space includes full Type I kitchen vent.
- Excellent access to the Morrison Bridge, I-5 and downtown Portland.
- Ideal opportunity for food and beverage operators seeking second generation space in a character-rich building in a well-located neighborhood with established co-tenants.
- Adjacent to Dig A Pony, Lulu bar, Columbia Land Trust and nearby many other retailers and restaurants.

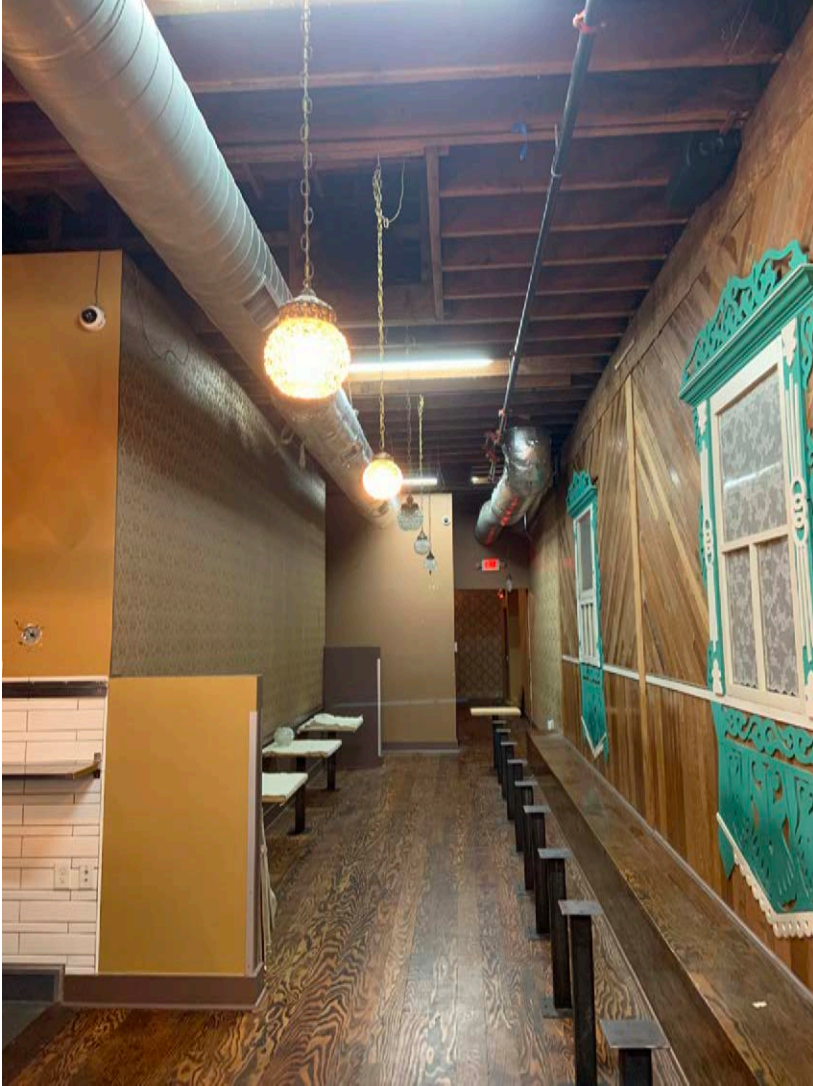


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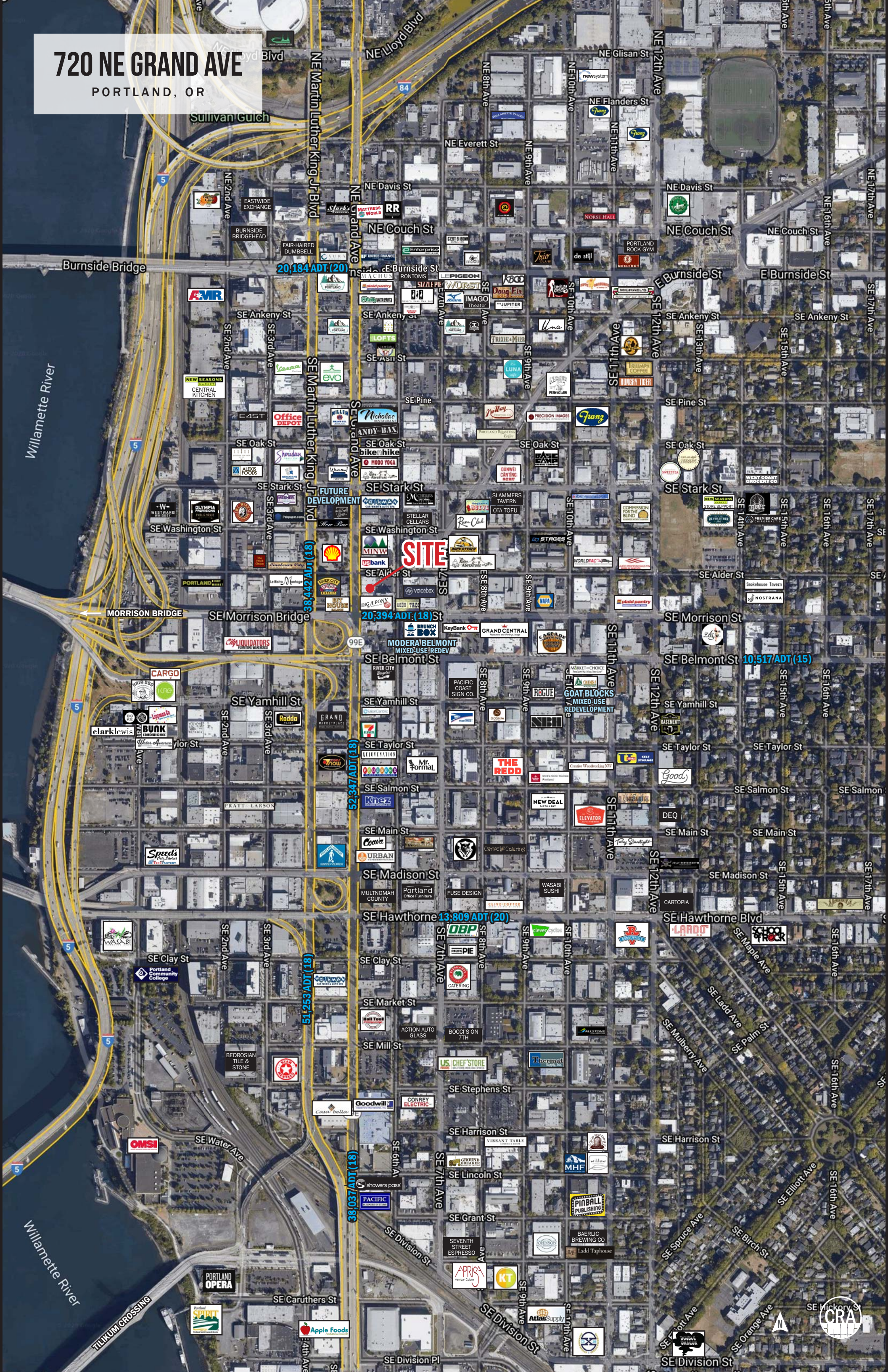
INTERIOR IMAGES

720 NE GRAND AVE  
PORTLAND, OR



# 720 NE GRAND AVE

PORTLAND, OR



20,184 ADT (20)

20,394 ADT (18)

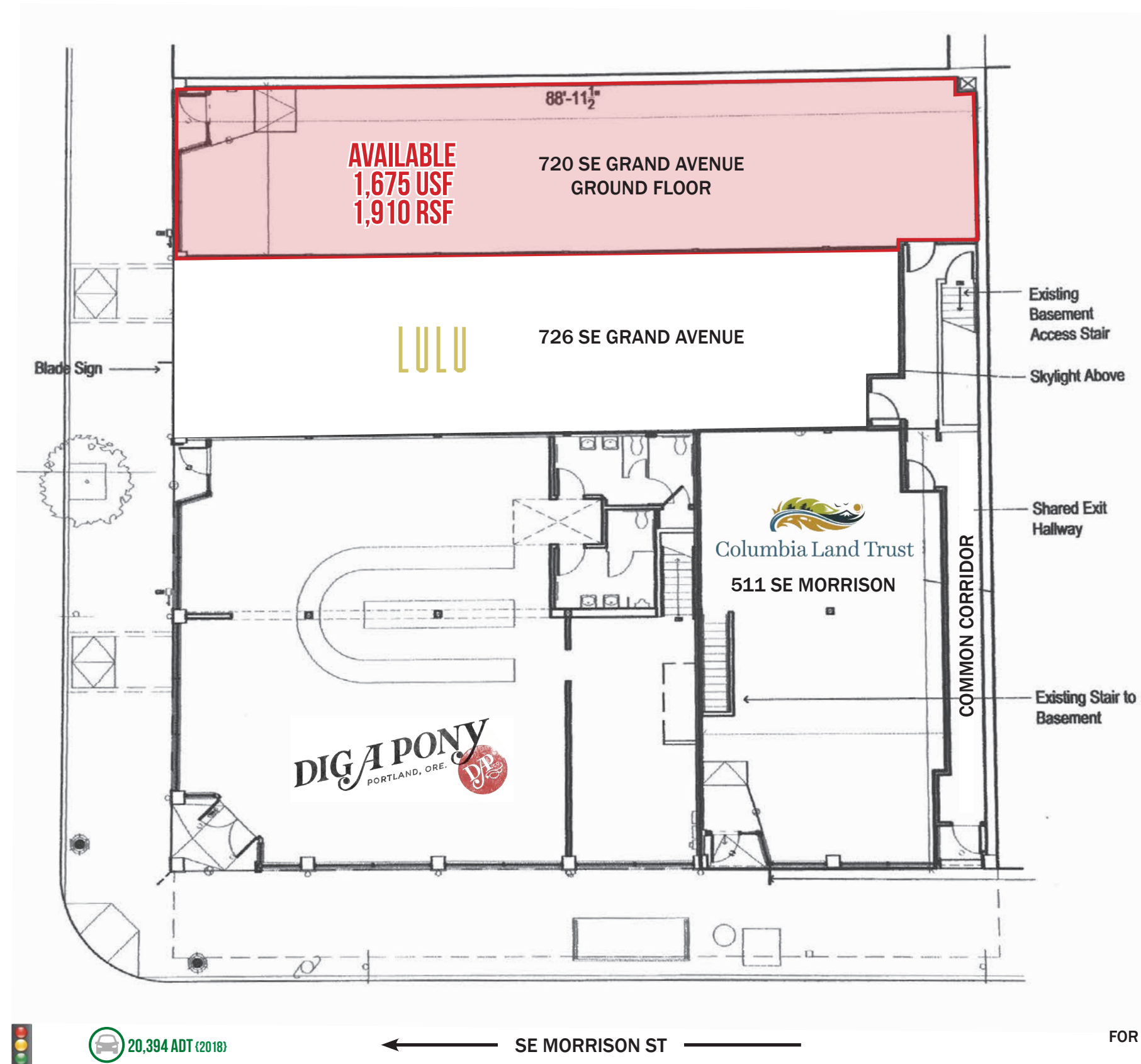
10,517 ADT (15)

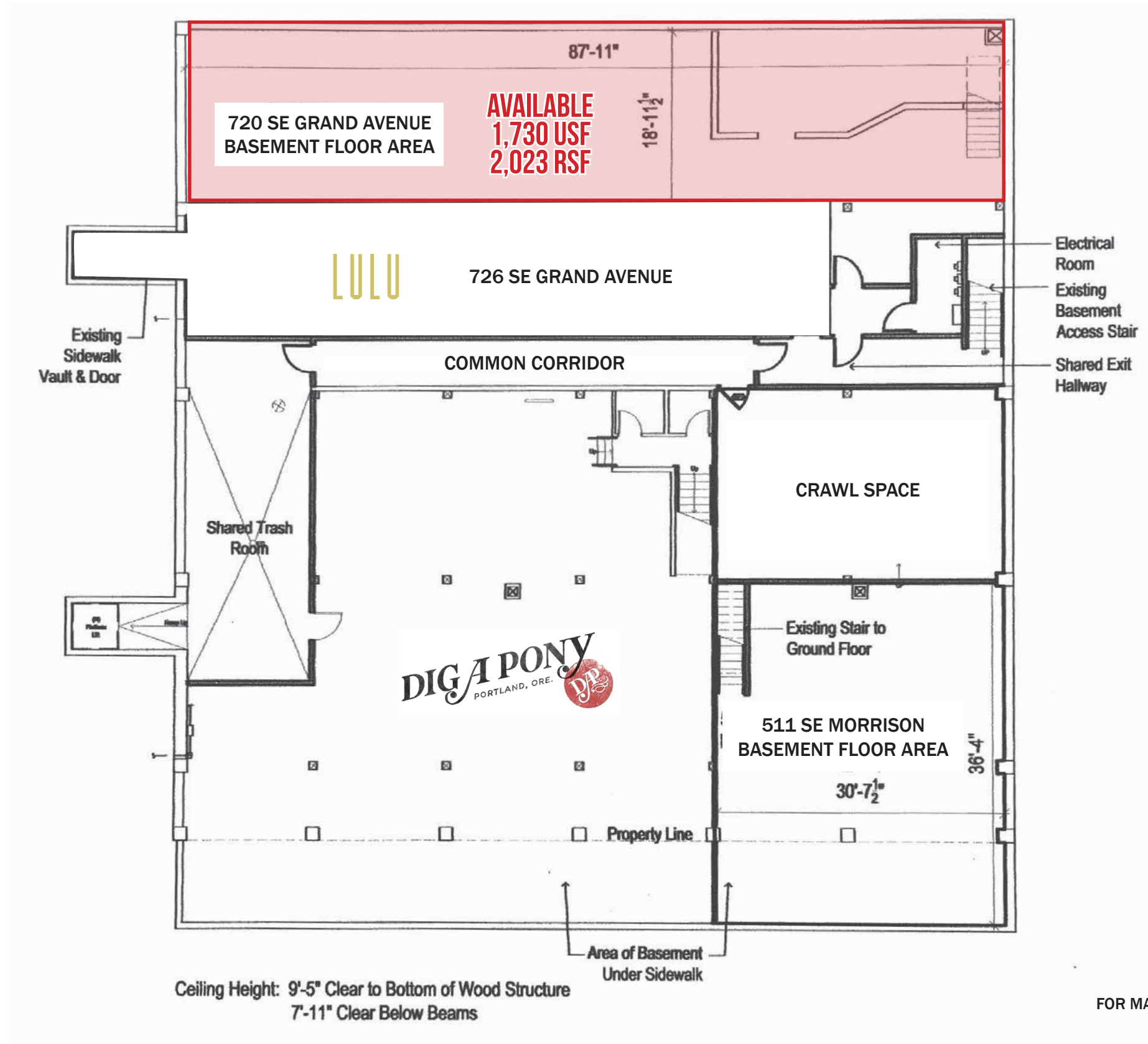
13,809 ADT (20)

38,037 ADT (18)

**SITE**





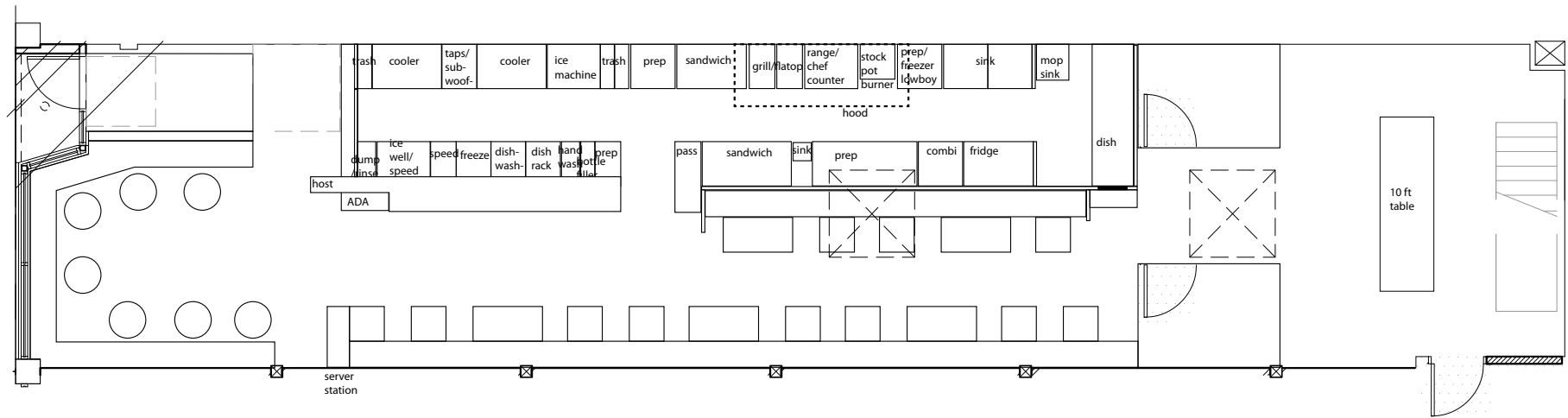


FOR MARKETING PURPOSES ONLY.  
TENANT TO VERIFY.



# FLOOR PLAN

# 720 NE GRAND AVE PORTLAND, OR



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TENANT TO VERIFY.



# 720 NE GRAND AVE

PORTLAND, OR

## DEMOGRAPHIC SUMMARY

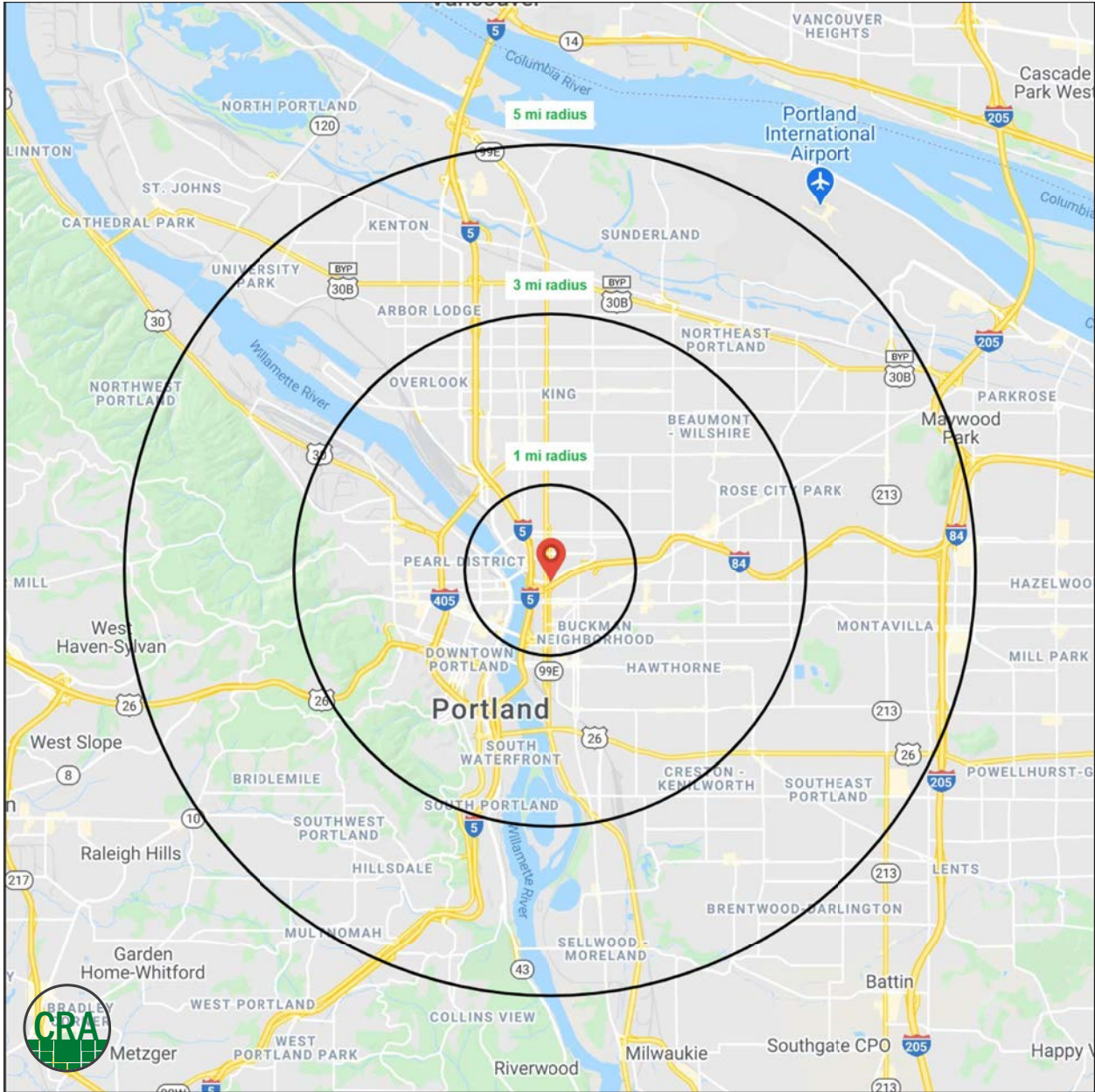
Source: Regis - SitesUSA (2020)	1 MILE	3 MILE	5 MILE
Estimated Population 2020	27,804	235,006	443,027
Projected Population 2025	28,706	242,393	455,521
Average HH Income	\$71,812	\$107,728	\$107,417
Median Home Value	\$485,605	\$505,450	\$458,204
Daytime Demographics 16+	72,672	313,245	471,822
Some College or Higher	83.5%	87.3%	83.5%

**\$107,728**

Average Household Income  
3 MILE RADIUS

**35.5**

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: 45.5283/-122.6602

RS1

720 NE Grand Ave		1 mi radius	3 mi radius	5 mi radius
Portland, OR 97232				
<b>POPULATION</b>	2020 Estimated Population	27,804	235,006	443,029
	2025 Projected Population	28,706	242,393	455,521
	2010 Census Population	20,808	192,813	384,639
	2000 Census Population	17,755	175,615	358,578
	Projected Annual Growth 2020 to 2025	0.6%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	2.8%	1.7%	1.2%
<b>HOUSEHOLDS</b>	2020 Median Age	35.5	36.4	37.3
	2020 Estimated Households	16,388	122,183	210,727
	2025 Projected Households	17,373	129,958	224,236
	2010 Census Households	11,511	95,275	175,230
	2000 Census Households	9,619	84,943	159,531
	Projected Annual Growth 2020 to 2025	1.2%	1.3%	1.3%
<b>RACE AND ETHNICITY</b>	Historical Annual Growth 2000 to 2020	3.5%	2.2%	1.6%
	2020 Estimated White	74.9%	77.8%	76.1%
	2020 Estimated Black or African American	8.7%	7.3%	6.8%
	2020 Estimated Asian or Pacific Islander	3.9%	5.5%	7.4%
	2020 Estimated American Indian or Native Alaskan	1.9%	0.9%	0.9%
	2020 Estimated Other Races	10.6%	8.4%	8.6%
<b>INCOME</b>	2020 Estimated Hispanic	15.5%	9.7%	9.3%
	2020 Estimated Average Household Income	\$71,812	\$107,728	\$107,417
	2020 Estimated Median Household Income	\$58,130	\$84,992	\$85,597
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Per Capita Income	\$43,598	\$56,395	\$51,423
	2020 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.4%	2.0%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.1%	1.9%	2.5%
	2020 Estimated High School Graduate	12.0%	9.5%	11.9%
	2020 Estimated Some College	21.5%	17.2%	18.4%
	2020 Estimated Associates Degree Only	6.3%	5.9%	6.5%
	2020 Estimated Bachelors Degree Only	35.0%	36.7%	33.7%
<b>BUSINESS</b>	2020 Estimated Graduate Degree	20.8%	27.4%	24.9%
	2020 Estimated Total Businesses	5,229	24,833	36,214
	2020 Estimated Total Employees	63,775	245,555	339,580
	2020 Estimated Employee Population per Business	12.2	9.9	9.4
	2020 Estimated Residential Population per Business	5.3	9.5	12.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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EXPERIENCE



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