

2ND GENERATION RESTAURANT SPACE

720 SE GRAND

» FOR LEASE «



ADDRESS

720 SE Grand Avenue, Portland Oregon 97214

AVAILABLE SPACE

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

ASKING RENT

Call for details

TRAFFIC COUNTS

SE Grand Ave – 19,612 ADT ('26)
SE Morrison St – 22,280 ADT ('26)

HIGHLIGHTS

- Rare second generation restaurant space in the heart of the Central Eastside neighborhood. Space includes full Type I kitchen hood.
- 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 LULU bar, Literary Arts Cafe, Eldorado, Mother Foucault's Bookshop, Swan Dive, and nearby many other retailers and restaurants.
- Available 2/1/2027. Do not disturb tenant. Tenant relocating.

Walk Score 85 | Bike Score 100 | Transit Score 75

COMMERCIAL REALTY ADVISORS NORTHWEST LLC

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503.274.0211
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720 SE GRAND AVE

PORTLAND, OR

INTERIOR IMAGES



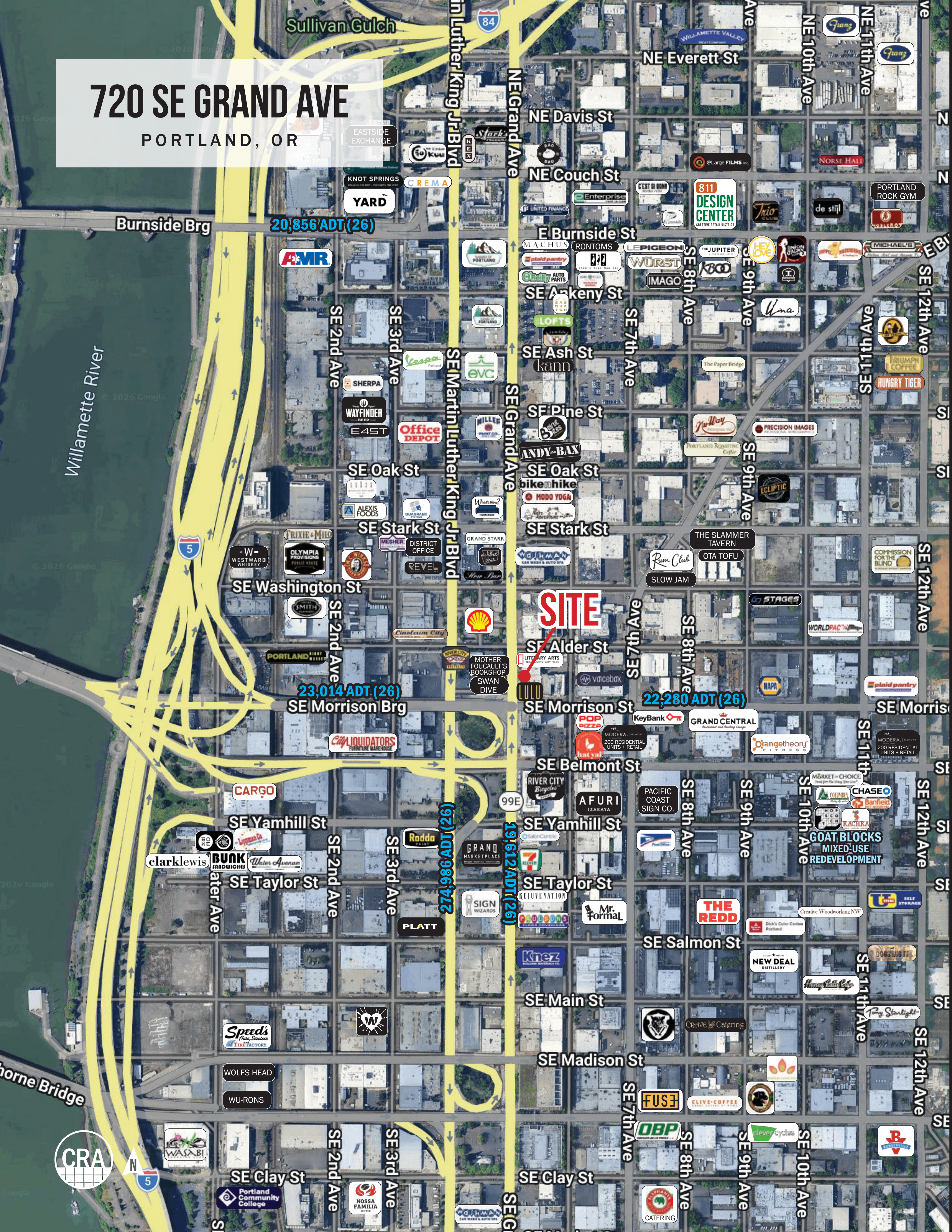


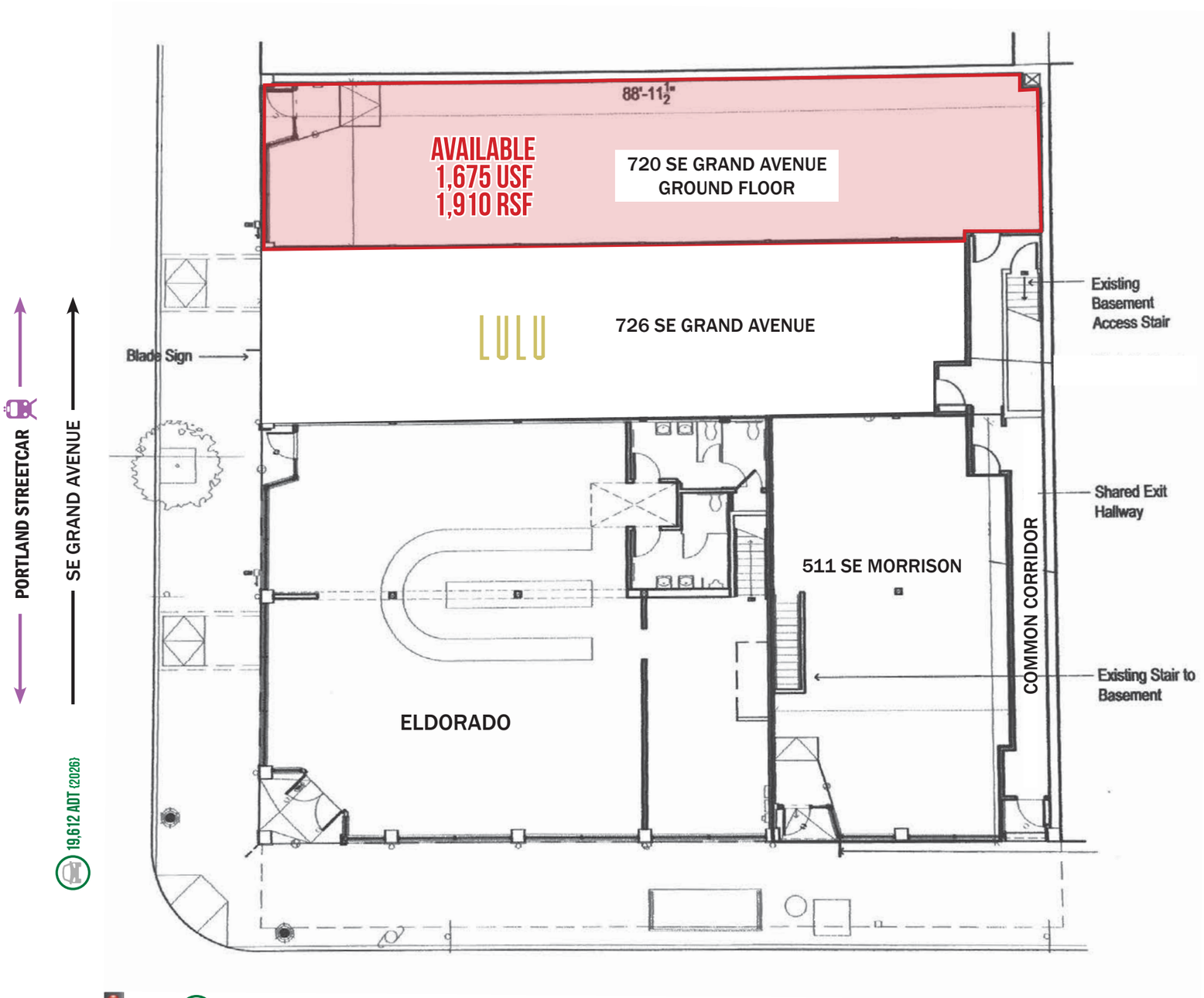




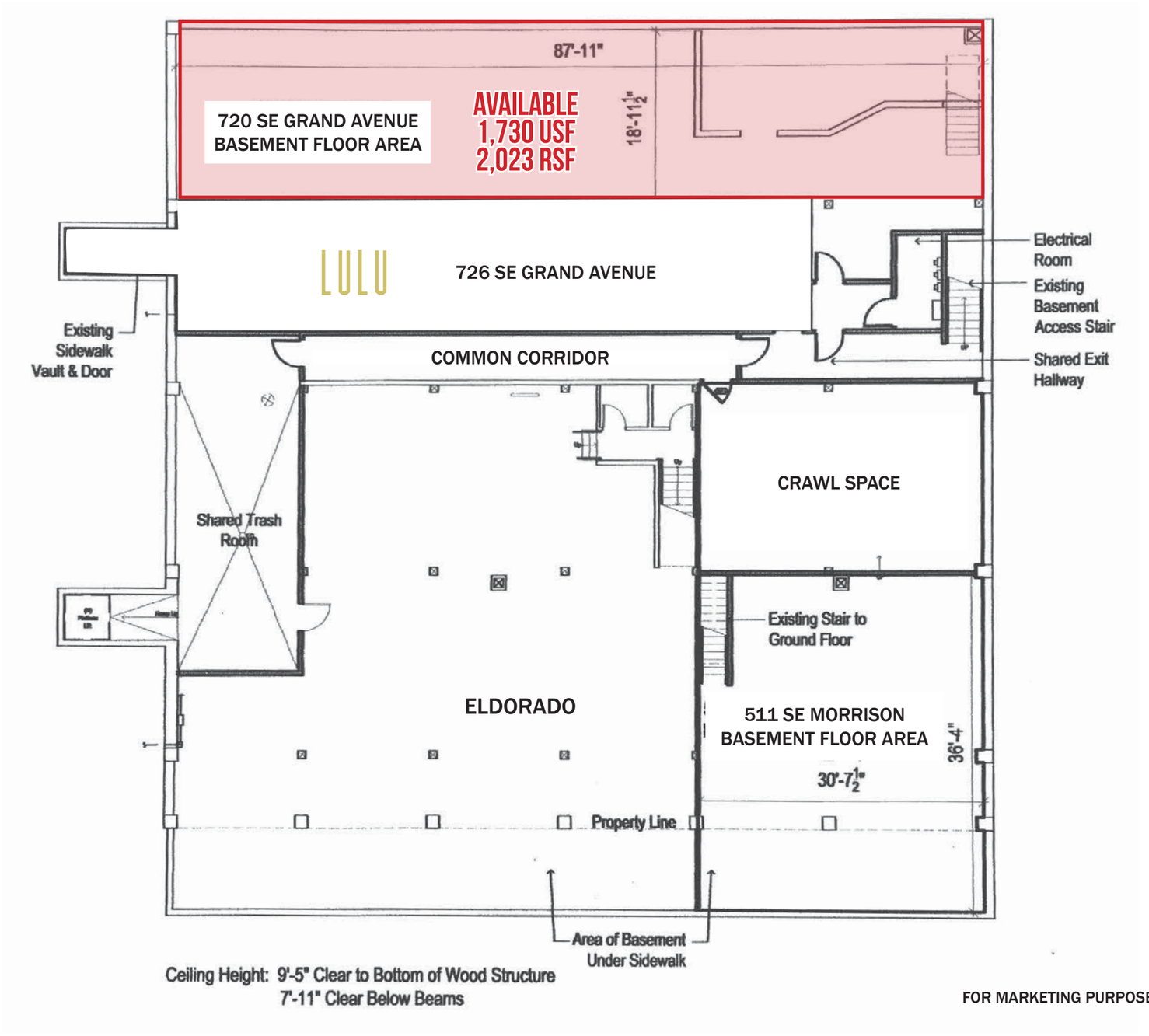


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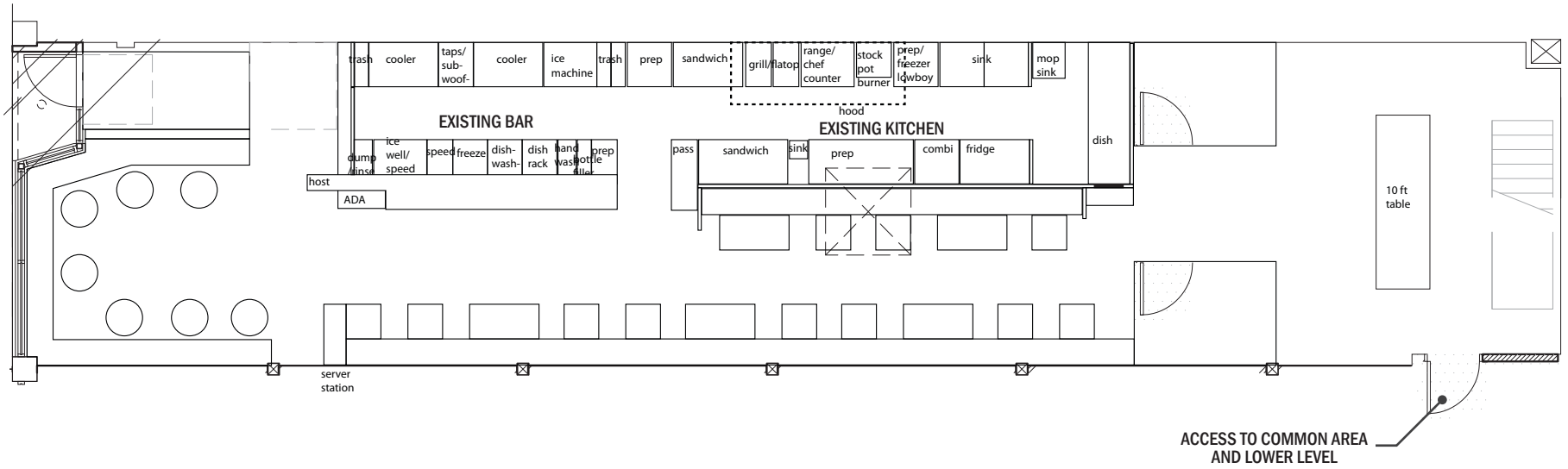
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720 SE GRAND AVE

PORTLAND, OR

FLOOR PLAN

SE GRAND AVENUE



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720 SE GRAND AVE

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	27,974	234,102	462,222
Estimated Households	14,844	121,743	220,824
Average HH Income	$95,298	$138,990	$144,209
Median Home Value	$672,884	$745,124	$675,337
Daytime Demographics 16+	97,888	298,321	462,650
Some College or Higher	81.5%	86.4%	84.5%

$138,990

Average Household Income

3 MILE RADIUS

37

Median Age

1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

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Lat/Lon: 45.5176/-122.6604

720 SE Grand Ave Portland, OR 97214	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	27,974	234,102	462,222
2031 Projected Population	28,075	233,865	457,885
2020 Census Population	23,367	222,289	458,011
2010 Census Population	16,647	184,068	402,211
Projected Annual Growth 2026 to 2031	-	-	-0.2%
Historical Annual Growth 2010 to 2026	4.3%	1.7%	0.9%
2026 Median Age	37.0	38.7	39.1
Households			
2026 Estimated Households	14,844	121,743	220,824
2031 Projected Households	15,290	122,220	219,253
2020 Census Households	13,722	114,189	212,040
2010 Census Households	9,016	92,241	182,977
Projected Annual Growth 2026 to 2031	0.6%	-	-0.1%
Historical Annual Growth 2010 to 2026	4.0%	2.0%	1.3%
Race and Ethnicity			
2026 Estimated White	72.3%	75.1%	73.9%
2026 Estimated Black or African American	5.8%	5.1%	5.5%
2026 Estimated Asian or Pacific Islander	6.5%	7.2%	7.8%
2026 Estimated American Indian or Native Alaskan	1.3%	0.8%	0.8%
2026 Estimated Other Races	14.1%	11.8%	12.0%
2026 Estimated Hispanic	13.3%	10.6%	10.9%
Income			
2026 Estimated Average Household Income	$95,298	$138,990	$144,209
2026 Estimated Median Household Income	$73,201	$102,518	$107,922
2026 Estimated Per Capita Income	$51,523	$72,706	$69,255
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.2%	1.7%
2026 Estimated Some High School (Grade Level 9 to 11)	2.7%	2.1%	2.4%
2026 Estimated High School Graduate	14.6%	10.3%	11.4%
2026 Estimated Some College	20.0%	15.6%	16.3%
2026 Estimated Associates Degree Only	5.8%	5.5%	6.2%
2026 Estimated Bachelors Degree Only	31.8%	36.1%	35.6%
2026 Estimated Graduate Degree	23.9%	29.2%	26.4%
Business			
2026 Estimated Total Businesses	7,277	24,884	38,696
2026 Estimated Total Employees	89,101	233,418	336,302
2026 Estimated Employee Population per Business	12.2	9.4	8.7
2026 Estimated Residential Population per Business	3.8	9.4	11.9

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For more information, please contact:

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KNOWLEDGE *RELATIONSHIPS* *EXPERIENCE*

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