

# ASCEND

## TURNKEY MICRO RESTAURANT SPACES



### ADDRESS

Corner of N Vancouver Avenue and Failing Street in Portland, OR



### AVAILABLE SPACE

548 SF - 827 SF

### LEASE RATE

\$3,500 - \$4,000/month plus utilities (modified gross)

### HIGHLIGHTS

- Fully built-out micro restaurant spaces available including a kitchen and restroom in each.
- Ascend is a new mixed-use project featuring 101 urban apartments above ground floor retail and restaurant spaces.
- Join the vibrant food and retail community on the growing N Williams and Vancouver corridor.
- Nearby tenants include Kayo's Ramen Bar, Hopworks, Eem, Ristretto Roasters, The Box Social, XLB, Life of Pie, What's the Scoop, and many more!
- Spaces can be combined to accommodate larger tenants.
- Available late summer 2020!

### TRAFFIC COUNTS

Vancouver Ave - 7,545 ADT ('18)

Failing St - 1,578 ADT ('18)

Williams Ave - 8,740 ADT ('18)



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# N PORTLAND | WILLIAMS-VANCOUVER



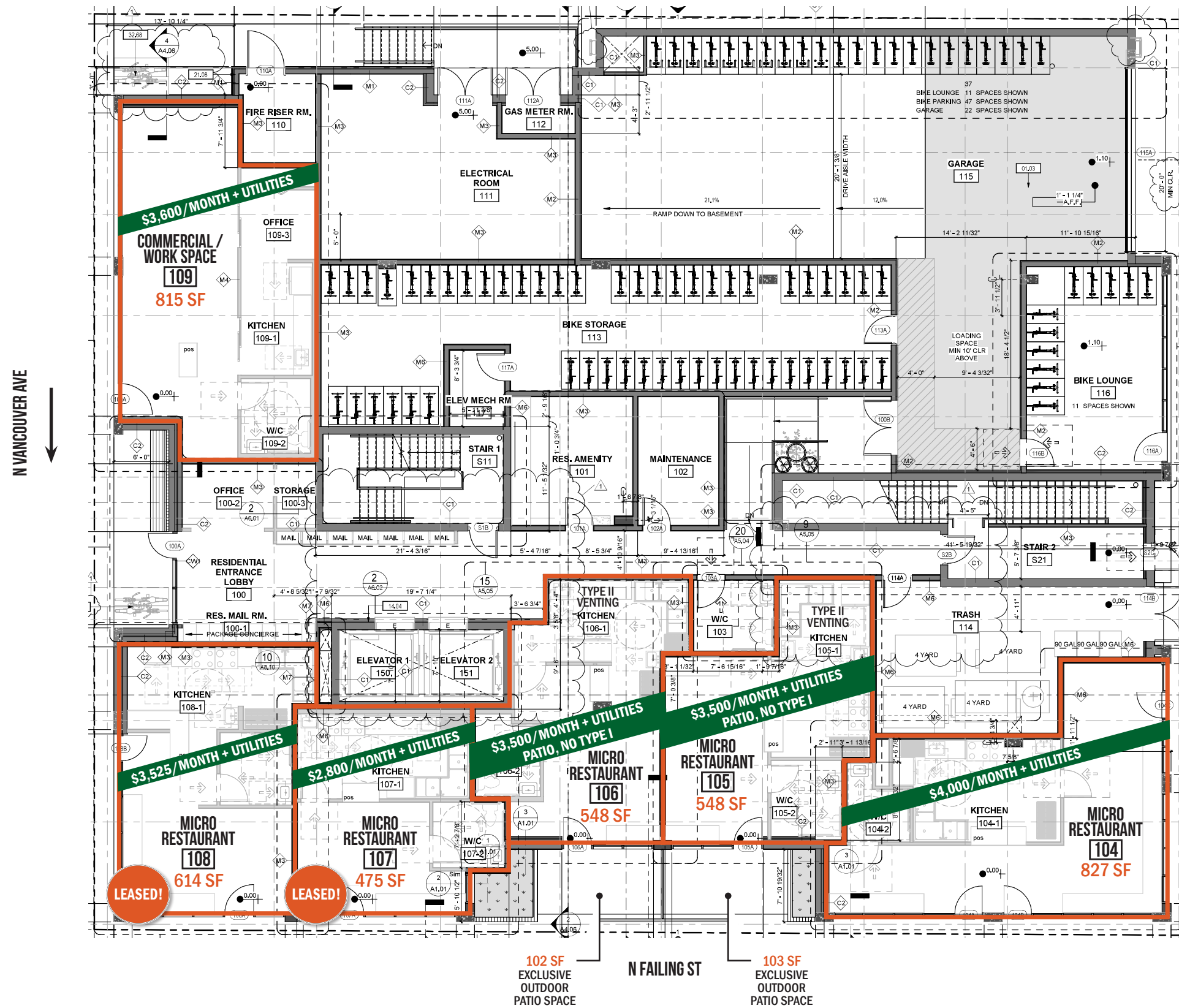
**SITE**





SITE PLAN

ASCEND  
N VANCOUVER AVE & FAILING ST  
PORTLAND, OR

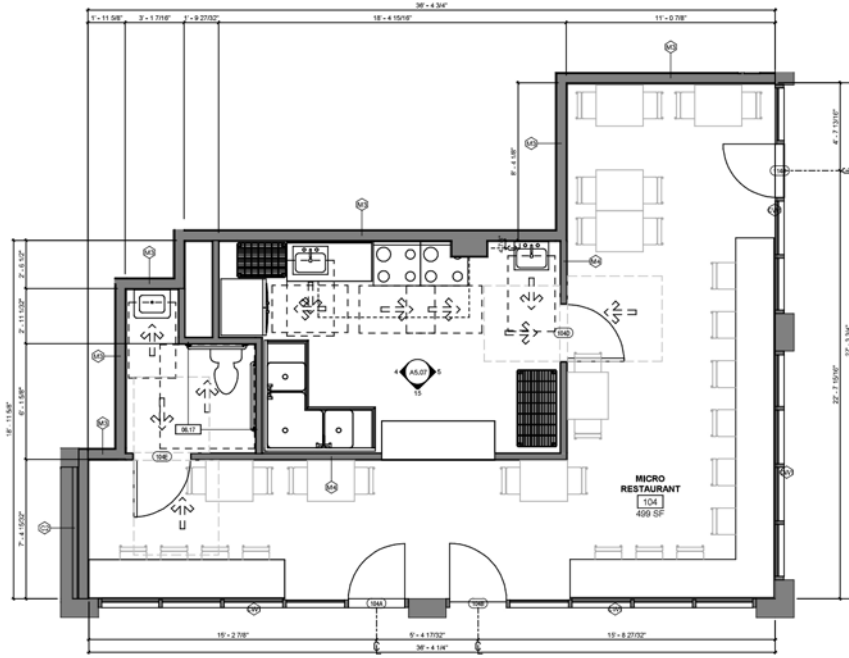


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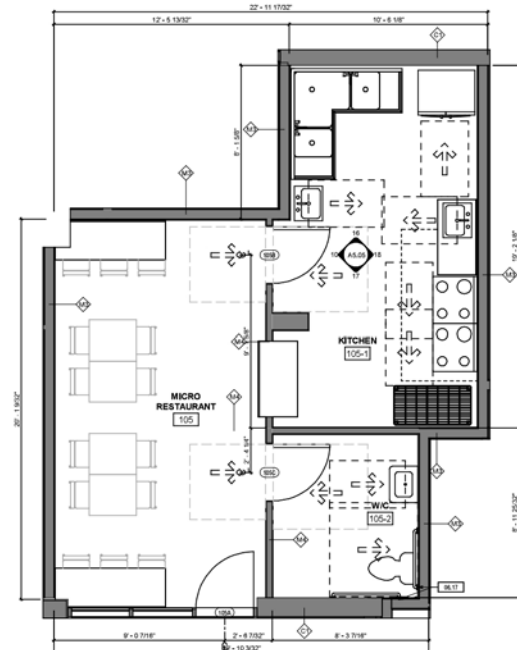
## N VANCOUVER AVE & FAILING ST

PORTLAND, OR

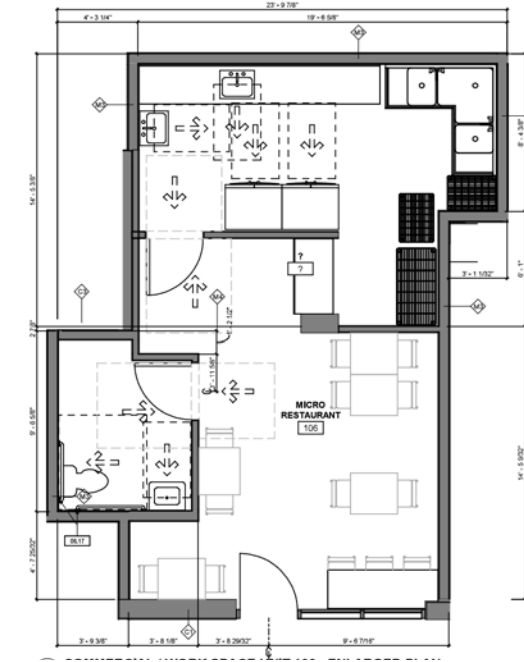
### FLOOR PLANS



UNIT 104 - 827 SF



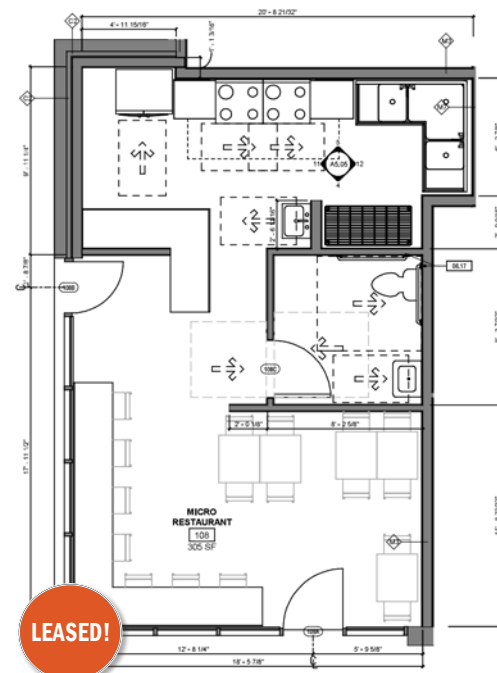
UNIT 105 - 548 SF  
TYPE II VENTING



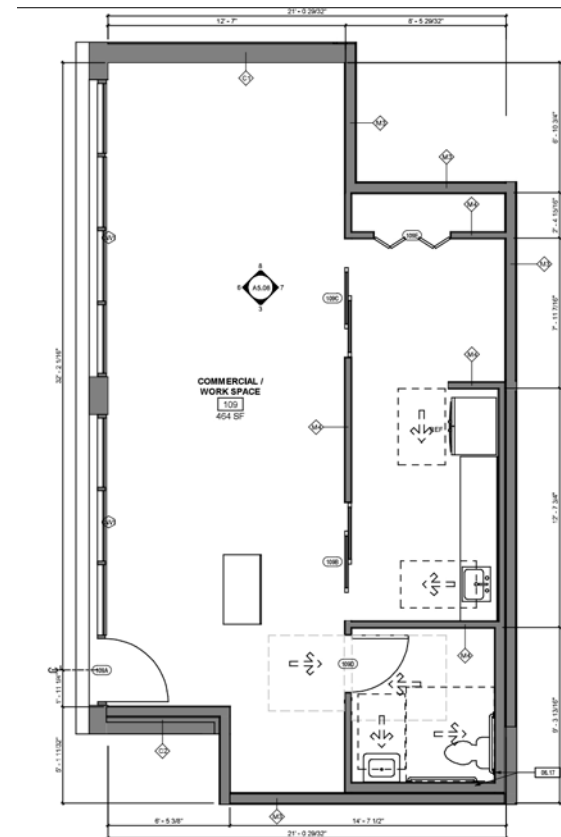
UNIT 106 - 548 SF  
TYPE II VENTING



UNIT 107 - 475 SF



UNIT 108 - 614 SF



UNIT 109 - 815 SF  
\*Non-restaurant space  
Commercial work space





# ASCEND

## N VANCOUVER AVE & FAILING ST

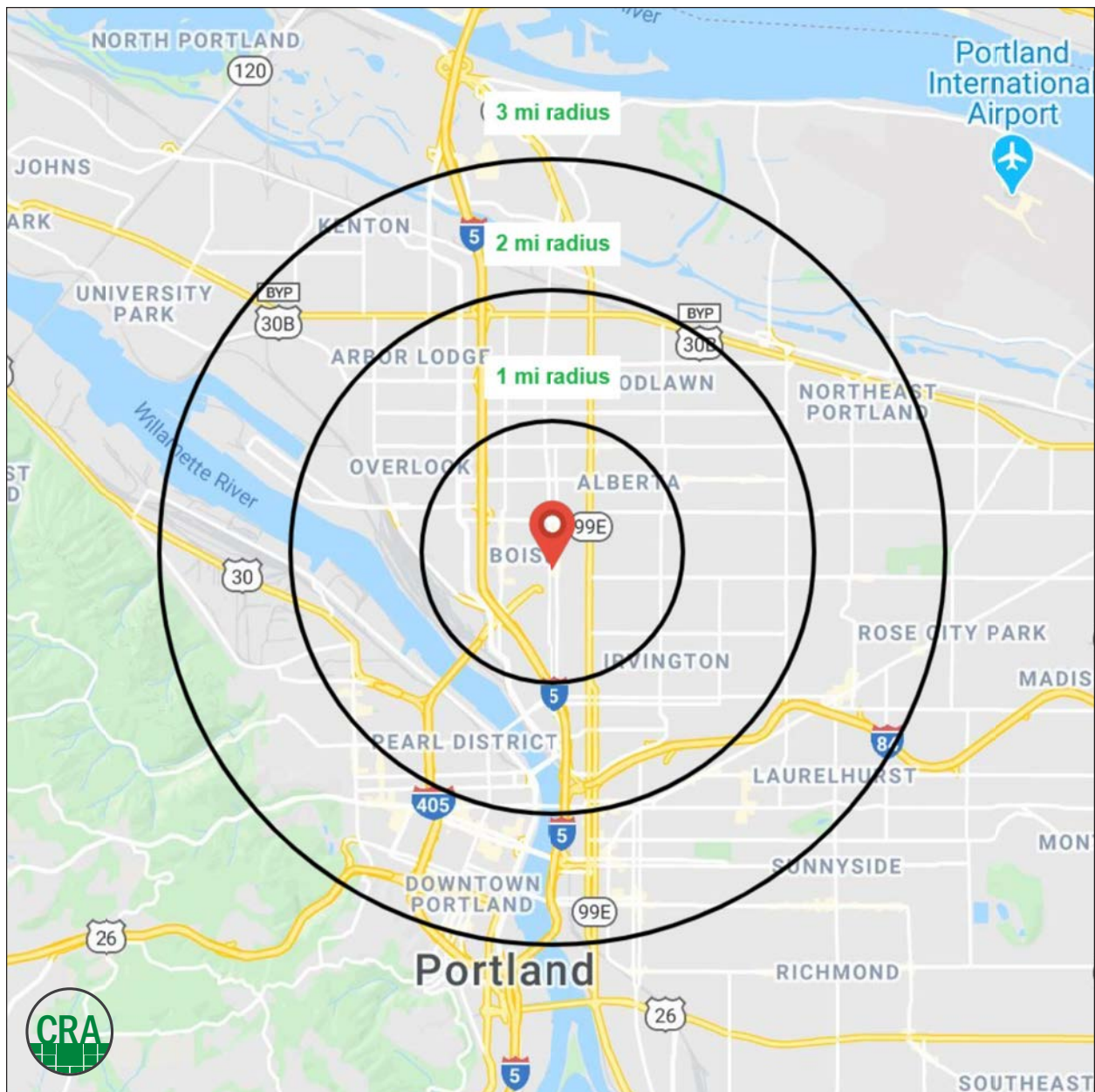
PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2020)	1 MILE	2 MILE	3 MILE
Estimated Population 2020	29,804	108,001	204,745
Projected Population 2025	30,428	109,776	208,353
Average HH Income	\$103,166	\$109,244	\$103,131
Median Home Value	\$522,578	\$530,825	\$533,286
Daytime Demographics 16+	25,755	113,148	273,756
Some College or Higher	83.4%	85.4%	85.5%

**\$162,130**  
Average Household Income  
3 MILE RADIUS

**32.7**  
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: 45.5509/-122.6677

RS1

## Ascend Micro

### Portland, OR 97227

		1 mi radius	2 mi radius	3 mi radius
<b>POPULATION</b>	2020 Estimated Population	29,804	108,001	204,745
	2025 Projected Population	30,428	109,776	208,353
	2010 Census Population	22,945	85,846	169,172
	2000 Census Population	21,869	77,611	153,578
	Projected Annual Growth 2020 to 2025	0.4%	0.3%	0.4%
	Historical Annual Growth 2000 to 2020	1.8%	2.0%	1.7%
	2020 Median Age	32.7	35.9	36.2
<b>HOUSEHOLDS</b>	2020 Estimated Households	13,411	53,469	104,535
	2025 Projected Households	14,171	56,408	110,311
	2010 Census Households	9,920	39,823	81,833
	2000 Census Households	8,672	33,330	72,190
	Projected Annual Growth 2020 to 2025	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	2.7%	3.0%	2.2%
<b>RACE AND ETHNICITY</b>	2020 Estimated White	67.5%	72.0%	74.7%
	2020 Estimated Black or African American	14.6%	12.5%	9.8%
	2020 Estimated Asian or Pacific Islander	3.6%	4.3%	5.3%
	2020 Estimated American Indian or Native Alaskan	1.5%	1.1%	1.0%
	2020 Estimated Other Races	12.8%	10.1%	9.2%
	2020 Estimated Hispanic	17.1%	11.2%	10.4%
<b>INCOME</b>	2020 Estimated Average Household Income	\$103,166	\$109,244	\$103,131
	2020 Estimated Median Household Income	\$78,758	\$81,221	\$77,295
	2020 Estimated Per Capita Income	\$46,576	\$54,436	\$53,129
<b>EDUCATION (AGE 25+)</b>	2020 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.8%	1.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.4%	2.5%
	2020 Estimated High School Graduate	10.9%	10.5%	10.3%
	2020 Estimated Some College	18.0%	17.6%	18.5%
	2020 Estimated Associates Degree Only	6.2%	5.8%	6.1%
	2020 Estimated Bachelors Degree Only	35.3%	37.7%	36.7%
	2020 Estimated Graduate Degree	24.0%	24.2%	24.2%
<b>BUSINESS</b>	2020 Estimated Total Businesses	2,181	8,764	20,982
	2020 Estimated Total Employees	19,926	88,660	223,423
	2020 Estimated Employee Population per Business	9.1	10.1	10.6
	2020 Estimated Residential Population per Business	13.7	12.3	9.8

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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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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