



Ashley Heichelbech
Ashley@cra-nw.com

Kathleen Healy
Kathleen@cra-nw.com

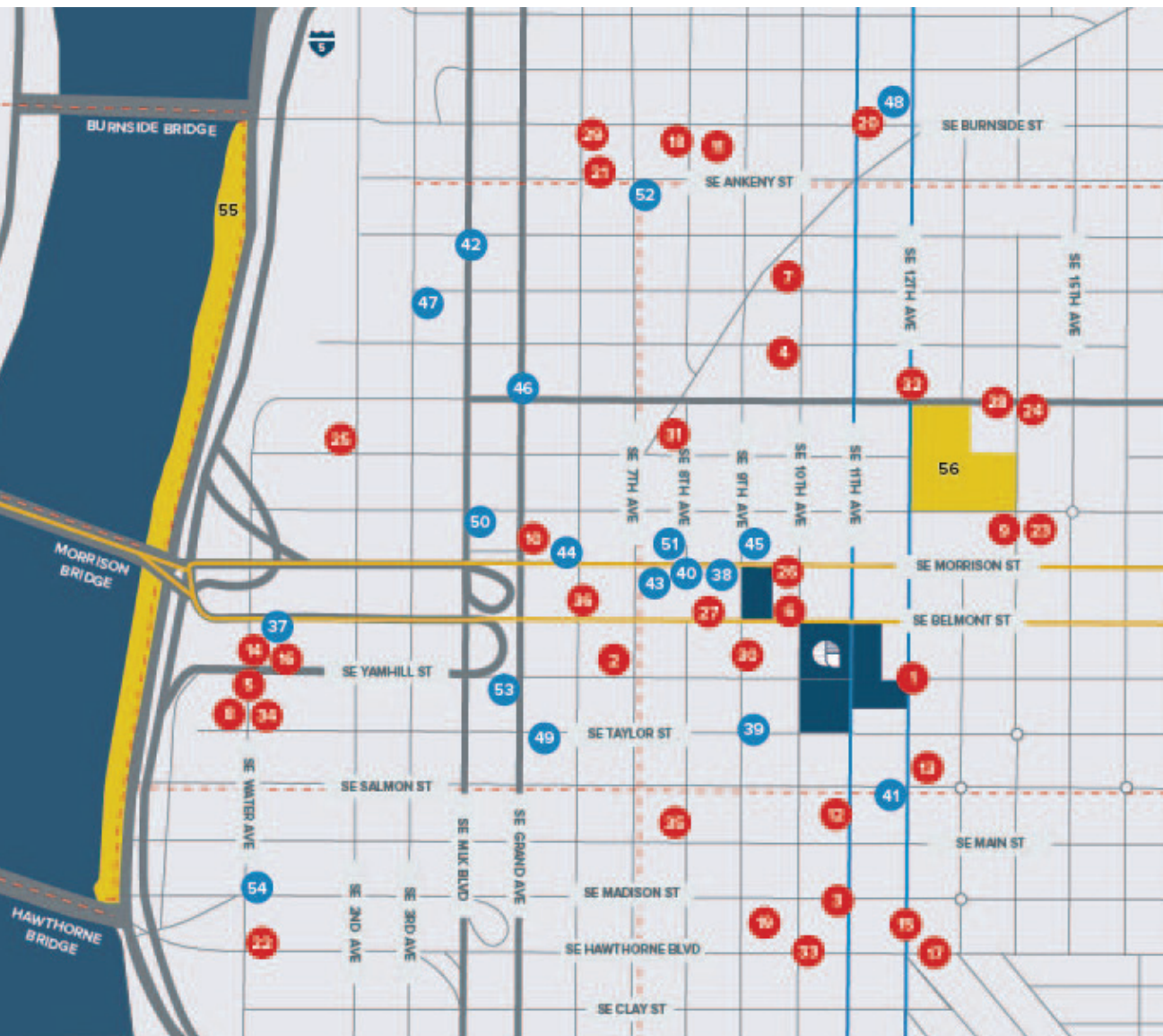
503.274.0211
www.cra-nw.com

GOATBLOCKS

SE 9th | 10th | 11th | Belmont
Portland, OR 97214



15350 SW Sequoia Pkwy, Suite 198
Portland, Oregon 97224



Our Neighbors

● DRINKS & DINING

1. A Roadside Attraction
2. Afuri
3. Asylum Food Carts
4. Basecamp Brewing
5. Boke Bowl
6. Cascade Brewing
7. Century Bar
8. Clark Lewis
9. Delores
10. Dig a Pony
11. Doug Fir Lounge
12. Elevator Coffee
13. Good Coffee
14. Hair of the Dog Brewing
15. Hawthorne Food Carts
16. Kure Juice
17. Lardo
18. Le Pigeon
19. Lucky Labrador
20. Noble Rot
21. Nong's Khao Man Gai
22. Noraneko
23. Nostrana
24. Meat Cheese Bread
25. Olympia Provisions
26. Pepper Box
27. Pips & Bounce
28. Revolution Hall
29. Rontoms
30. Rogue Brewing
31. Rum Club
32. Sweat Pea Bakery
33. The Toffee Club
34. Water Ave. Coffee
35. White Owl Social Club
36. Hat Yai Belmont

● RETAIL

37. Cargo
38. Core Power Yoga
39. Crossfit Magnus
40. Grand Central Bowling
41. Dogs Dig it
42. Evo Portland Store
43. Key Bank
44. Local Branch Shop
45. Napa Auto Store
46. Next Adventure
47. Office Depot
48. Portland Rock Gym
49. Rejuvenation
50. River City Bicycles
51. Shop Boswell
52. Subaru of Portland
53. Urbanite Vintage
54. Vega Dance Studio

■ PARKS

55. Eastbank Esplanade
56. Washington High School Dog Park

- 70 Trimet Line
- 15 Trimet Line
- - - Bike paths



92

Walk Score
"Walker's Paradise"



100

Bike Score
"Biker's Paradise"



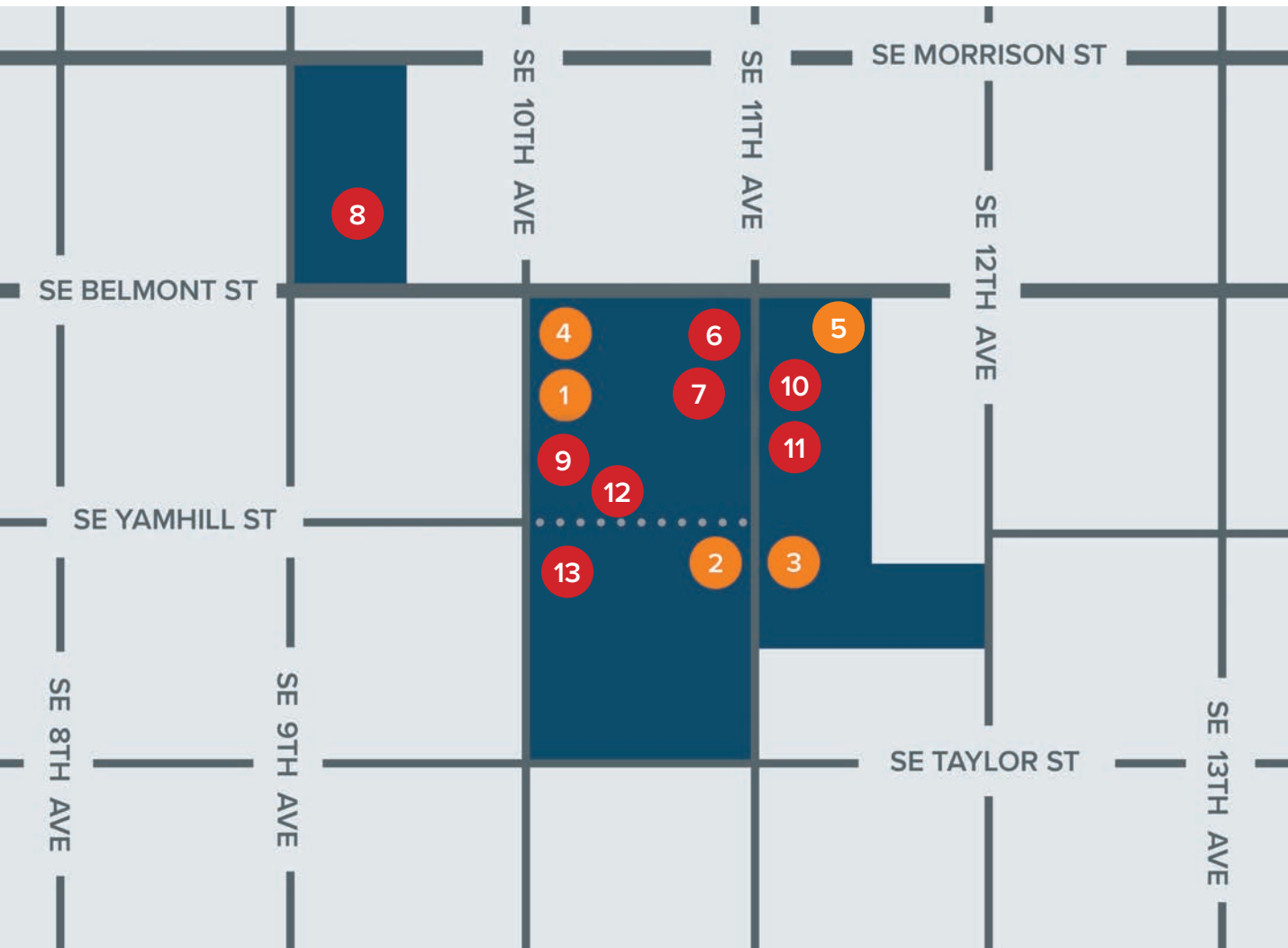
15

Trimet Line
Access to Downtown



70

Trimet Line
Access to NE Portland



At the Goat Blocks

200
Parking Stalls

347
Residential Units

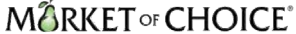
1,500+
Apartment Units
within 10 square blocks

Current Tenants

FOOD + BEVERAGE

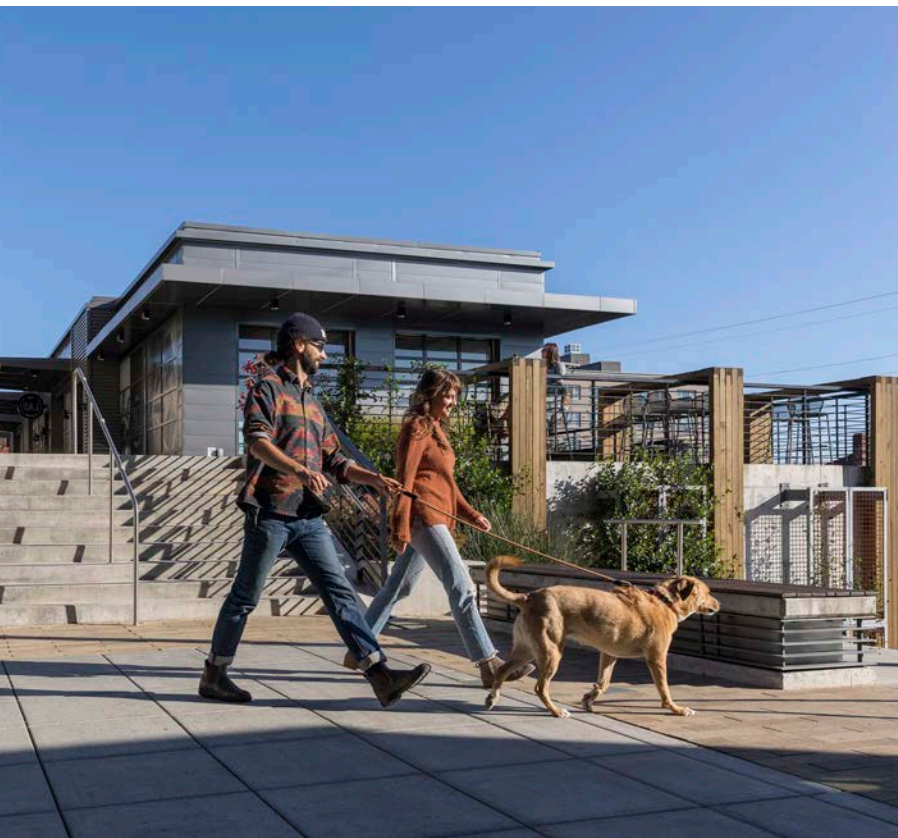
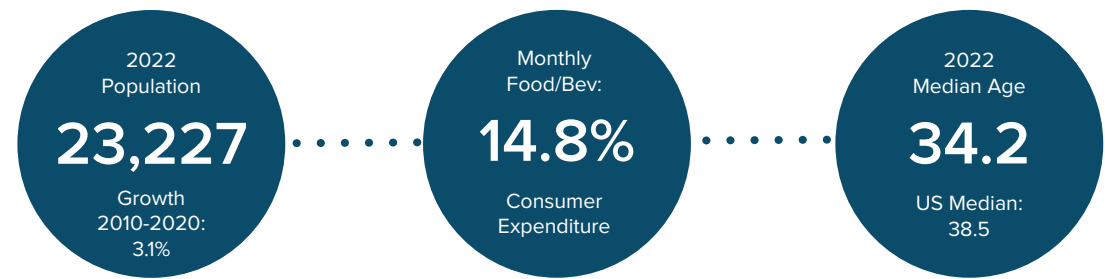
1. 
2. 
ROSELINE COFFEE
3. 
kachka
vodka • saushki • pelmeni
4. 
CHIPOTLE
MEXICAN GRILL
5. 
Feelgood

RETAIL + SERVICES

6. 
MARKET OF CHOICE®
7. 
VICE BEAUTY LASHES
a luxury lash studio
8. 
Orangetheory®
FITNESS
9. 
COLUMBIA
CREDIT UNION
Making life better!
10. 
THE JOINT
...the chiropractic place®
11. 
Banfield®
PET HOSPITAL
12. 
THE GEM
let your life shine
13. 
HOP
SCOOT

• • • • Yamhill Alley

Within a 1 Mile Radius



Demographics	.25 MILE	.5 MILE	1 MILE
2022 ESTIMATED POPULATION	2,556	8,322	23,227
NUMBER OF HOUSEHOLDS	1,559	4,680	12,917
SOME COLLEGE OR HIGHER	82.0%	85.3%	85.5%
AVERAGE FAMILY INCOME	\$182,974	\$119,458	\$128,699
PER CAPITA INCOME	\$49,431	\$43,085	\$43,777
RENTER OCCUPIED %	91.0%	82.7%	73.9%
MEDIAN HOME VALUE	\$636,089	\$596,837	\$587,052
EMPLOYEES	2,982	11,364	48,716
FOOD & BEVERAGE EXPENDITURE	\$735 (14.9%)	\$708 (14.8%)	\$722 (14.8%)

Source: Regis – SitesUSA (2022)



SE 9TH AVE UNIT 110

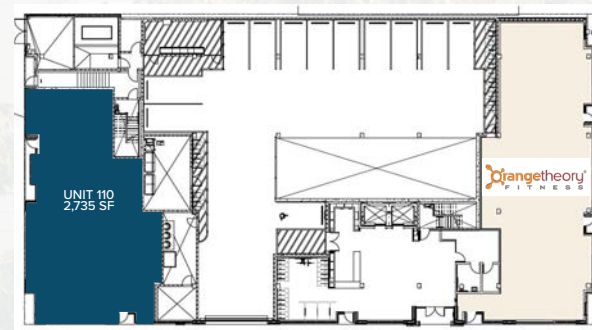


Unit 110

2,735 SF

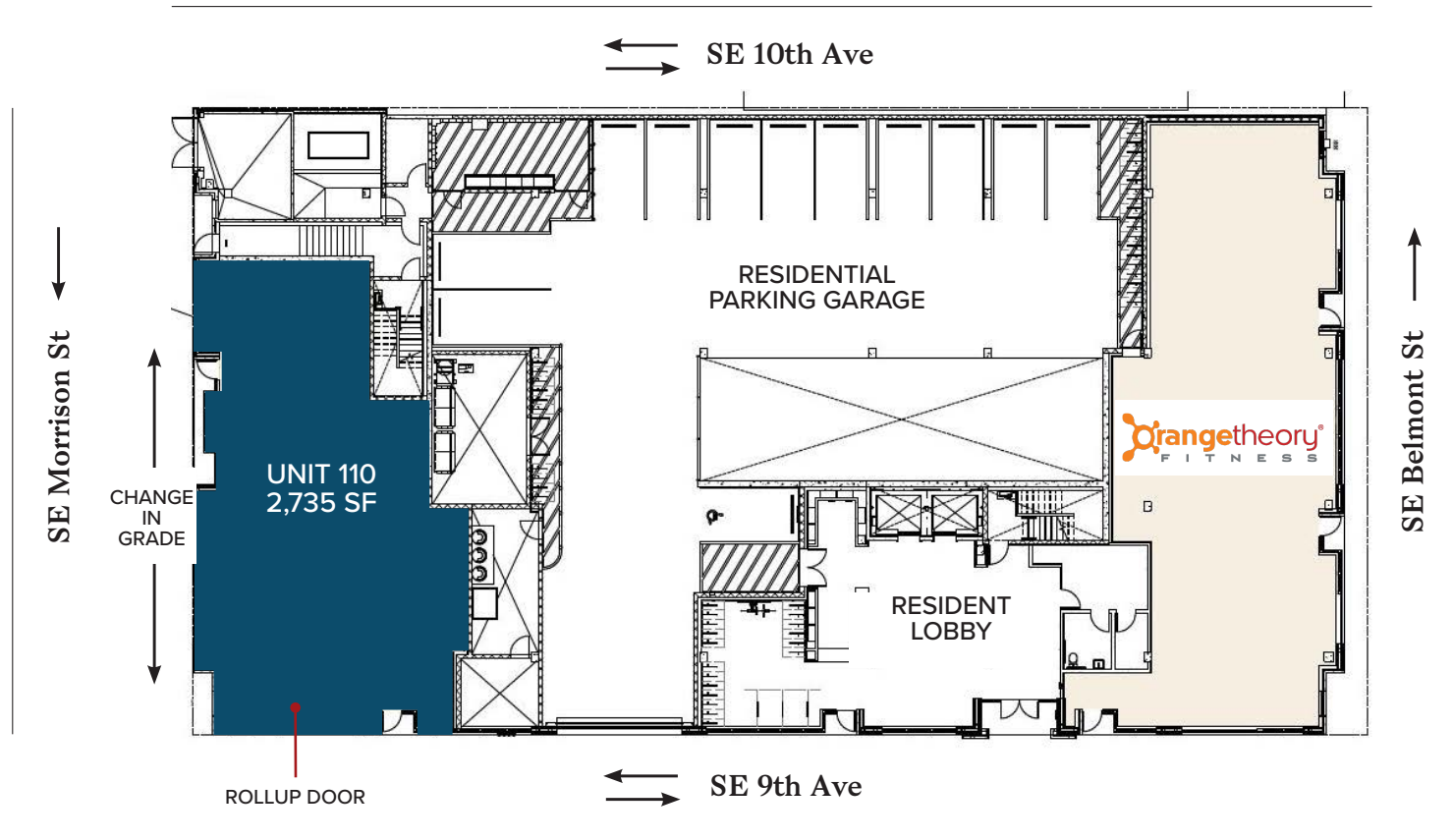
Rental Rate

\$32.00 PSF/ YR/NNN





SE 9TH AVE SITE PLAN



Unit 14C

6,511 SF
(Demisable to 2,595 SF)

Rental Rate

\$28.00 – \$32.00 PSF/ YR/NNN

Unit 14B

9,823 SF
(including 4,527 SF of
covered dedicated
outdoor space)





SE 10TH AVE RETAIL UNIT 14

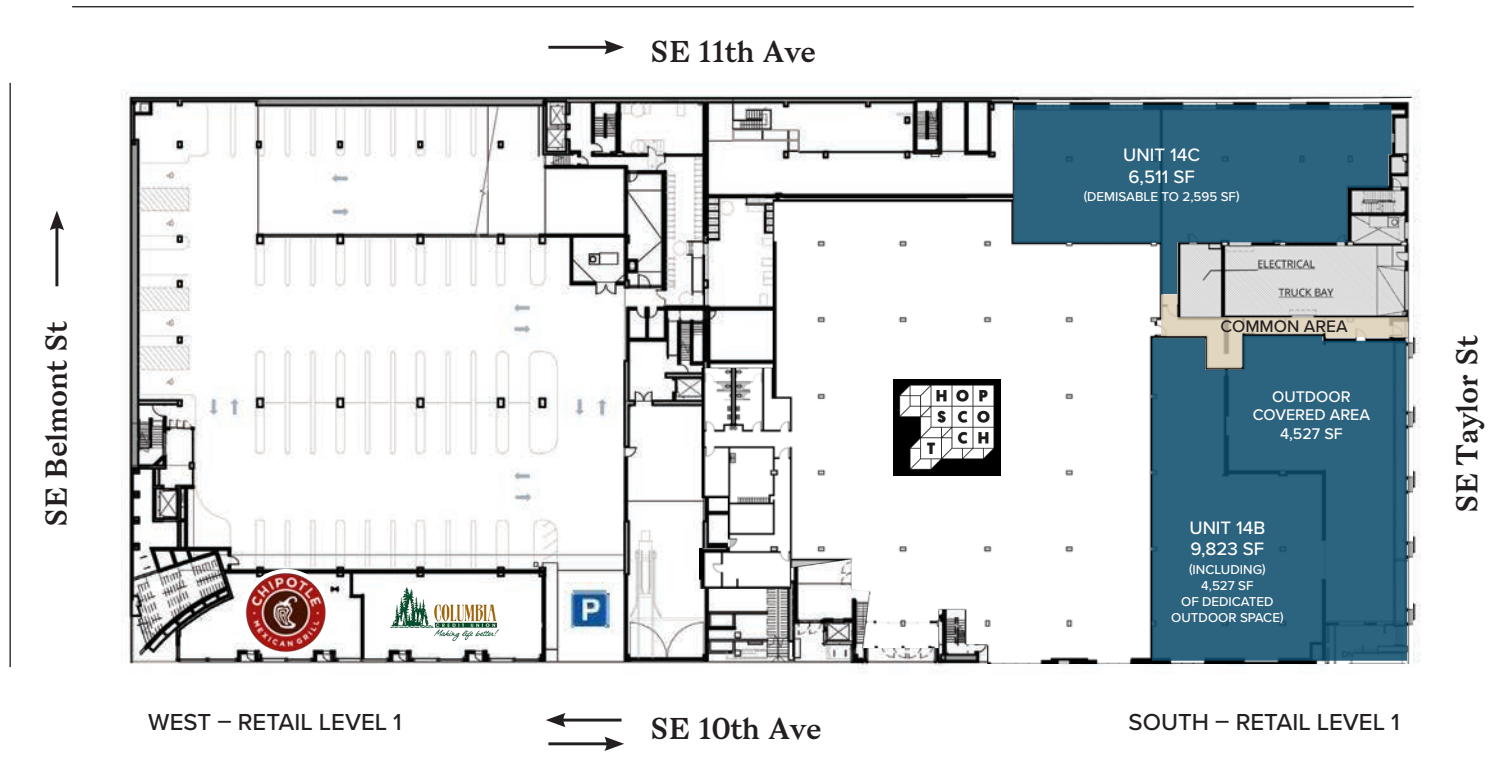


OPENING
Q1 2023





SE 10TH AVE RETAIL SITE MAP





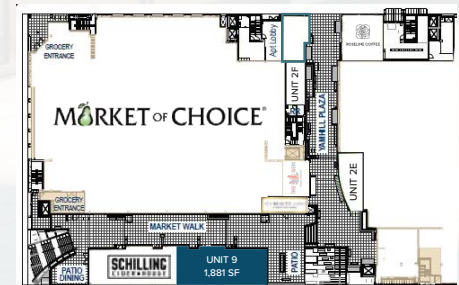
SE 10TH AVE RETAIL UNIT 9



Unit 9

Available Now
1,881 SF

Rental Rate
\$32.00 PSF/ YR/NNN





SE 11TH AVE RETAIL UNIT 2

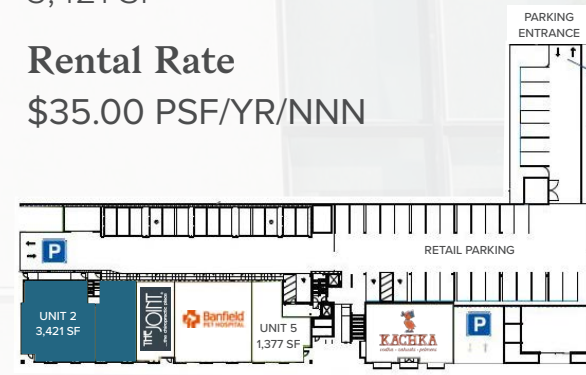


Unit 2

3,421 SF

Rental Rate

\$35.00 PSF/YR/NNN





SE 11TH AVE RETAIL UNIT 5

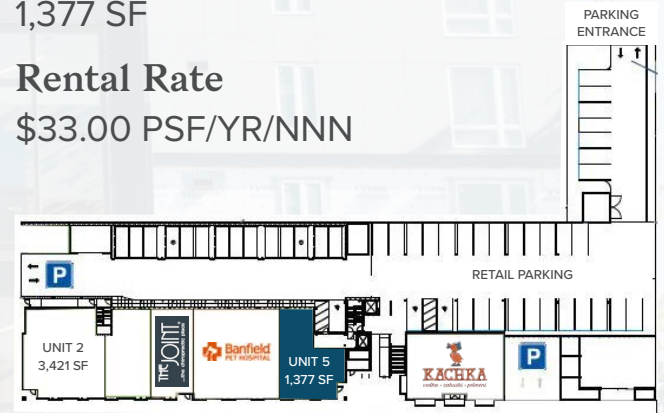


Unit 5

1,377 SF

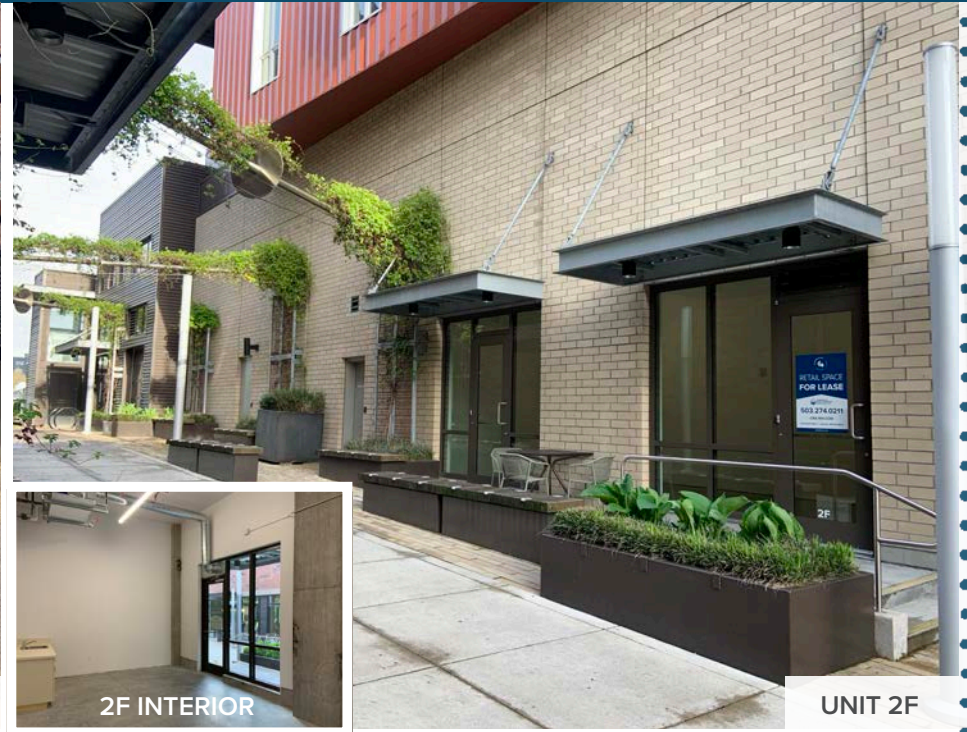
Rental Rate

\$33.00 PSF/YR/NNN





YAMHILL ALLEY RETAIL UNIT 2E + UNIT 2F



Unit 2E

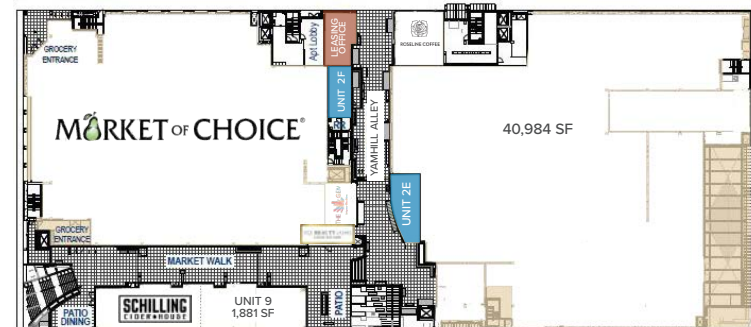
691 SF

\$2,250 MG/mo

Unit 2F

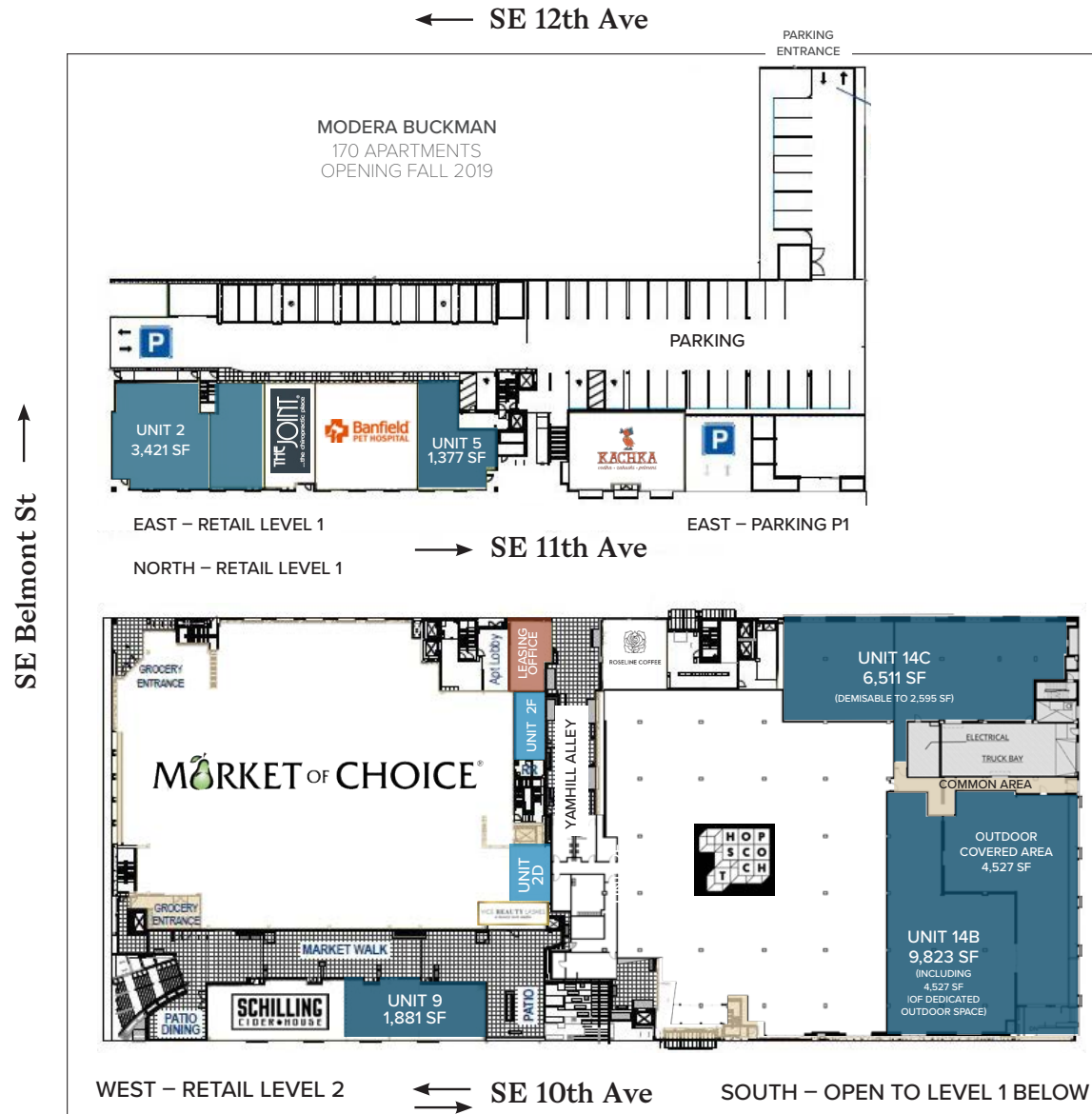
480 SF

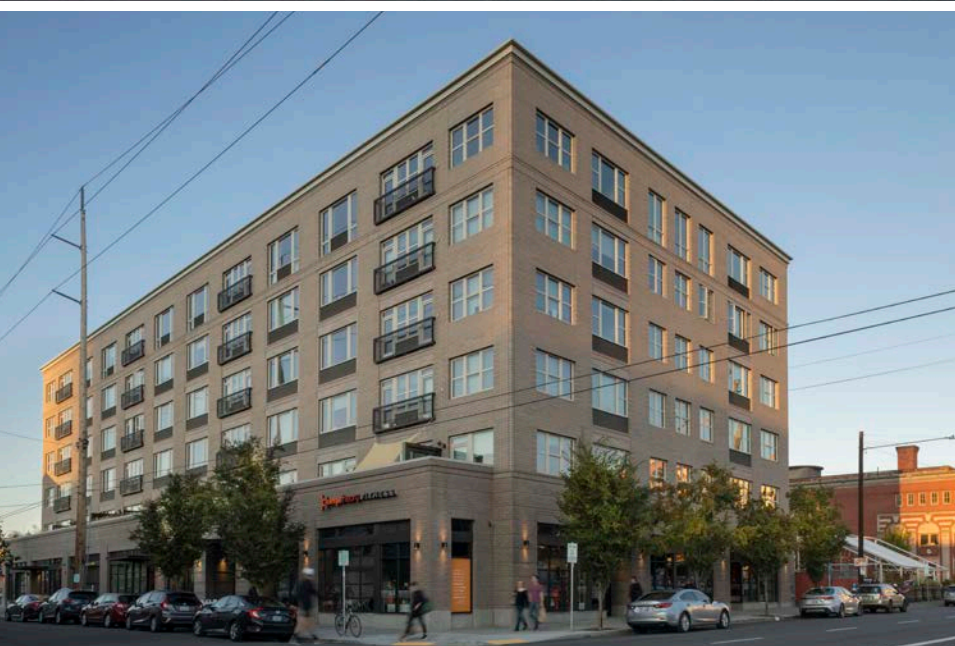
\$1,500 MG/mo





SE 10TH + 11TH AVE SITE PLAN







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Offered by

KILLIAN PACIFIC



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