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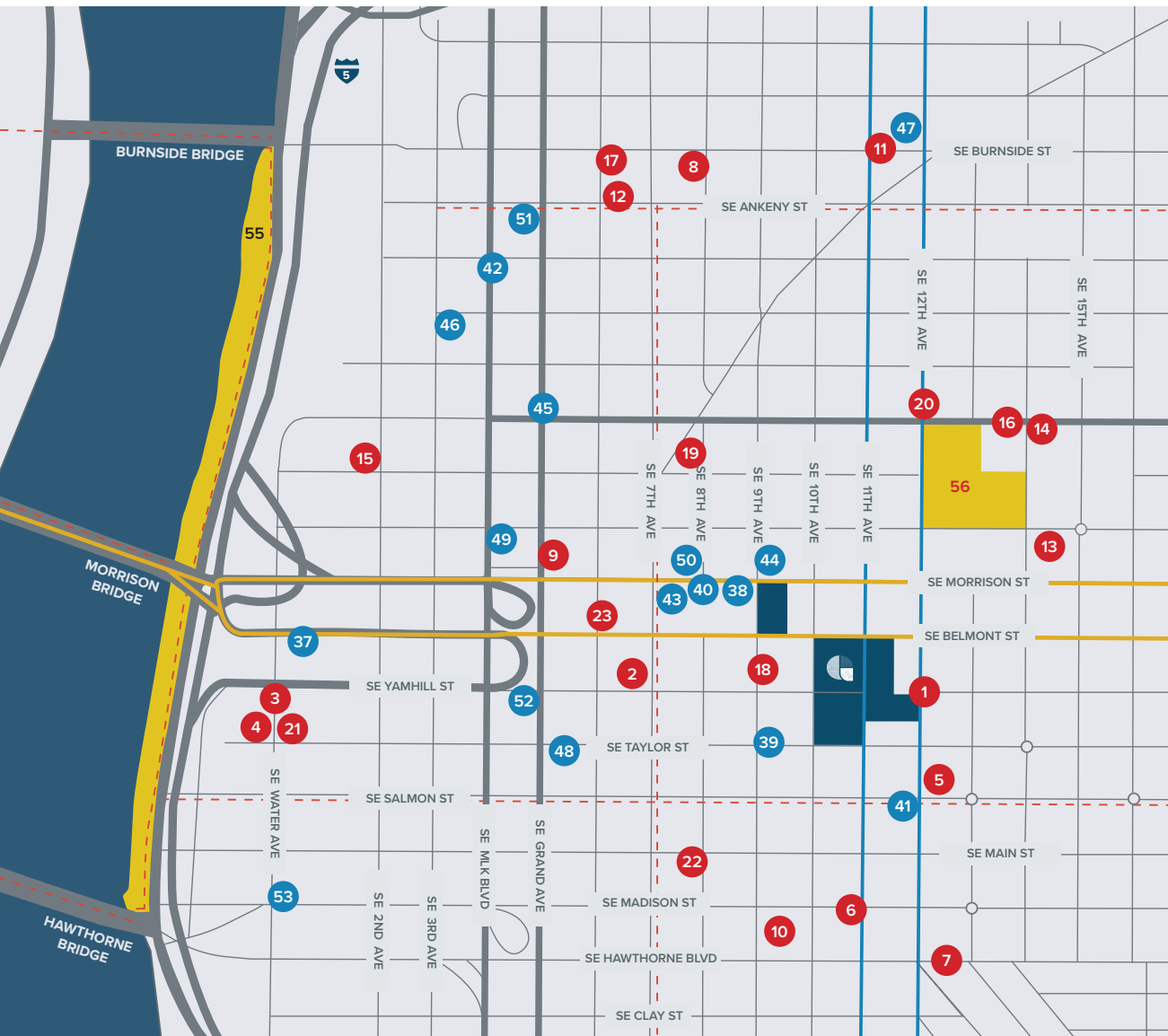
GOATBLOCKS

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



15350 SW Sequoia Pkwy, Suite 198
Portland, Oregon 97224

GOATBLOCKS AREA OVERVIEW



Our Neighbors

● DRINKS & DINING

1. A Roadside Attraction
2. Afuri
3. Boke Bowl
4. Clark Lewis
5. Good Coffee
6. Hawthorne Asylum Food Carts
7. Lardo
8. Le Pigeon
9. Lollipop Shoppe
10. Lucky Labrador
11. Noble Rot
12. Nong's Khao Man Gai
13. Nostrana
14. Meat Cheese Bread
15. Olympia Provisions
16. Revolution Hall
17. Rontoms
18. Rogue Brewing
19. Rum Club
20. Sweet Pea Bakery
21. Water Ave. Coffee
22. White Owl Social Club
23. Hat Yai Belmont

● RETAIL

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



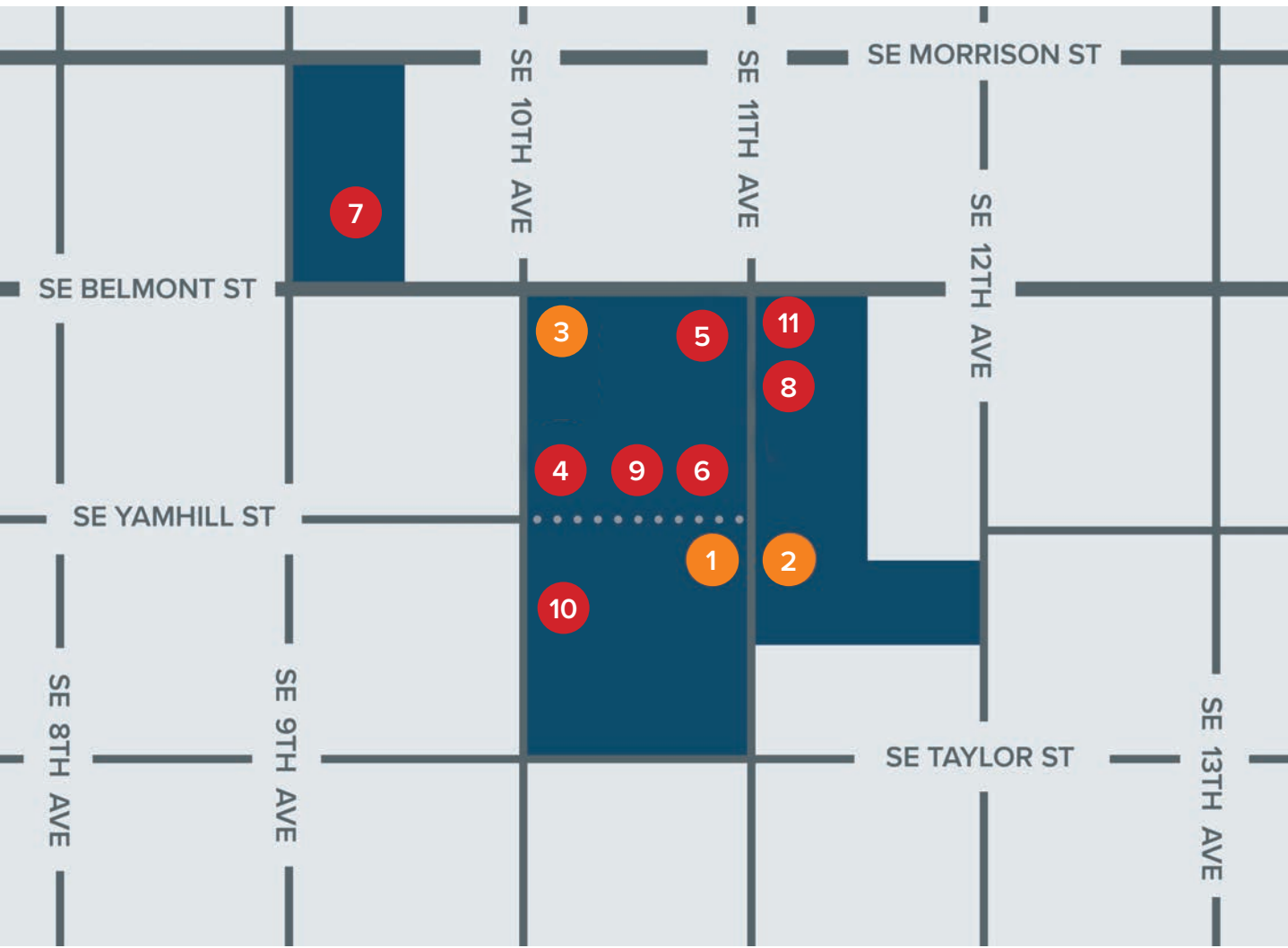
15

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

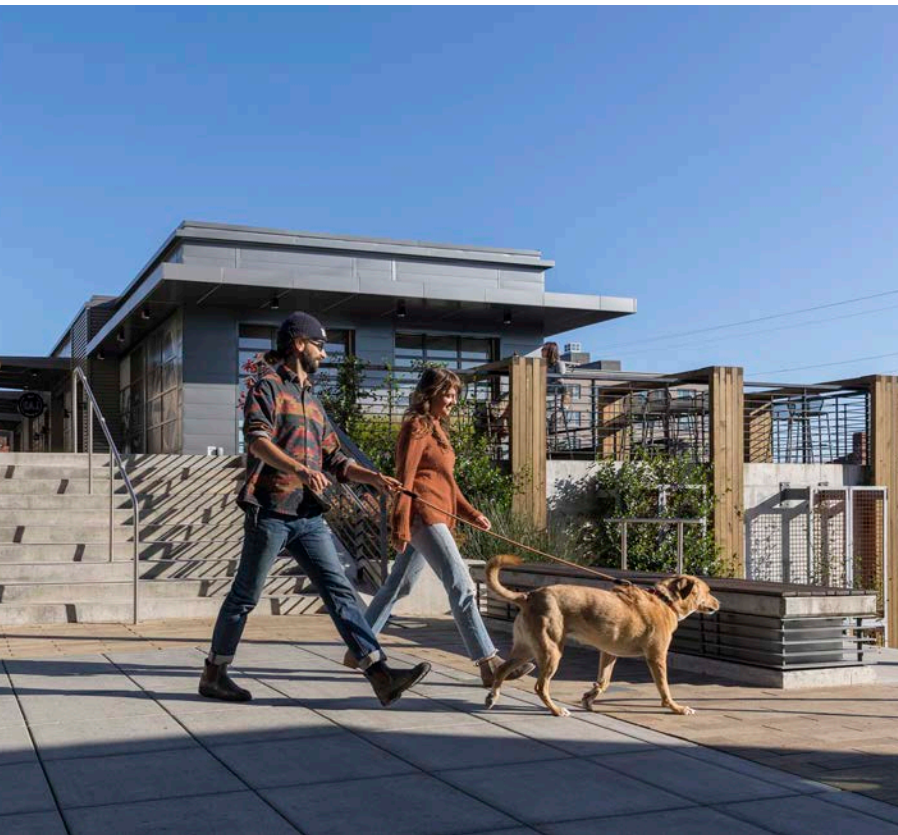
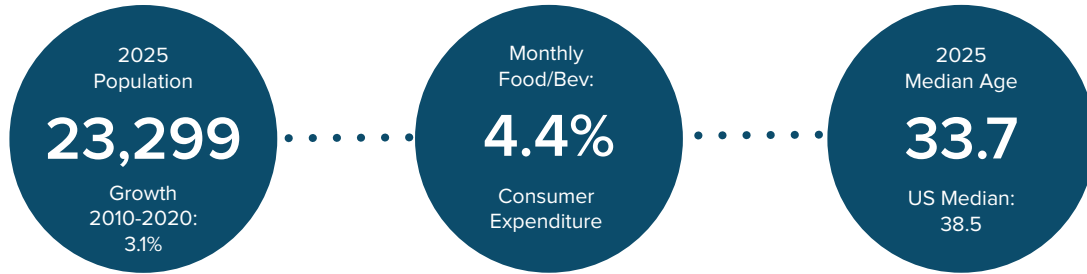
FOOD + BEVERAGE

1.  ROSELINE COFFEE
2.  KACHKA
vodka • cabbage • pickles
3.  CHIPOTLE
MEXICAN GRILL

RETAIL + SERVICES

4.  COLUMBIA
GREENHOUSES
Making life better!
5. MARKET OF CHOICE®
6.  VICE BEAUTY LASHES
a luxury lash studio
7.  Orangetheory®
FITNESS
8.  Banfield
PET HOSPITAL
9.  THE GEM
let your life shine
10.  HOP
SCOTCH
11. CHASE

Within a 1 Mile Radius



Demographics	.25 MILE	.5 MILE	1 MILE
2025 ESTIMATED POPULATION	2,798	8,271	23,299
NUMBER OF HOUSEHOLDS	1,811	5,088	13,436
SOME COLLEGE OR HIGHER	83.0%	85.8%	84.9%
AVERAGE FAMILY INCOME	\$408,282	\$242,839	\$205,589
PER CAPITA INCOME	\$70,485	\$69,066	\$63,615
RENTER OCCUPIED %	90.7%	83.9%	79.3%
MEDIAN HOME VALUE	\$804,240	\$722,834	\$733,851
EMPLOYEES	2,821	11,015	40,804
FOOD & BEVERAGE EXPENDITURE	\$301 (4.4%)	\$333 (4.4%)	\$344 (4.4%)

Source: Regis – SitesUSA (2025)



SE 9TH AVE UNIT 110

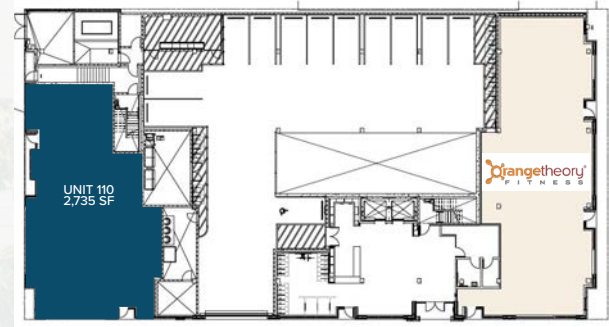


Unit 110

2,735 SF

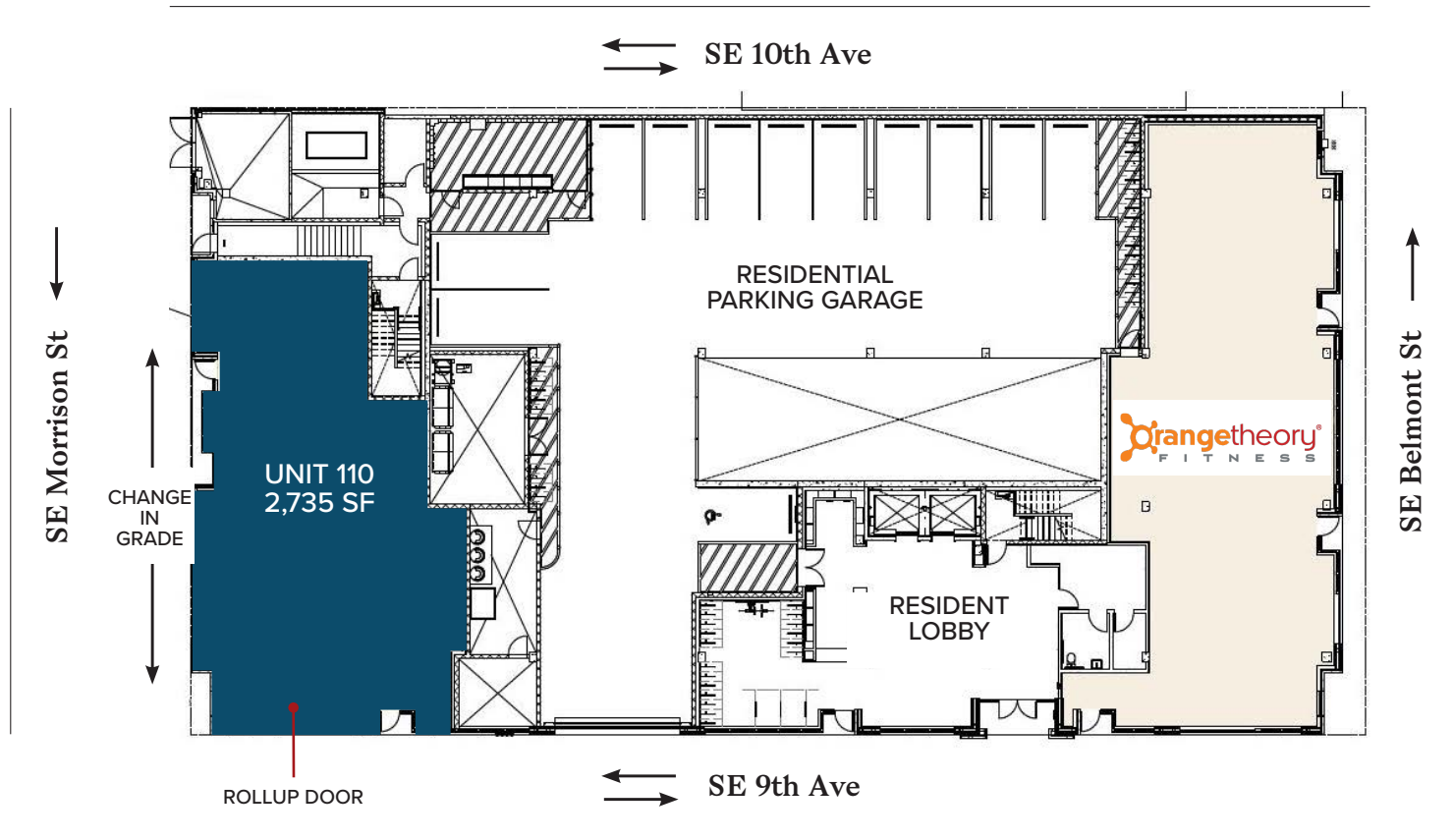
Rental Rate

\$35.00 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

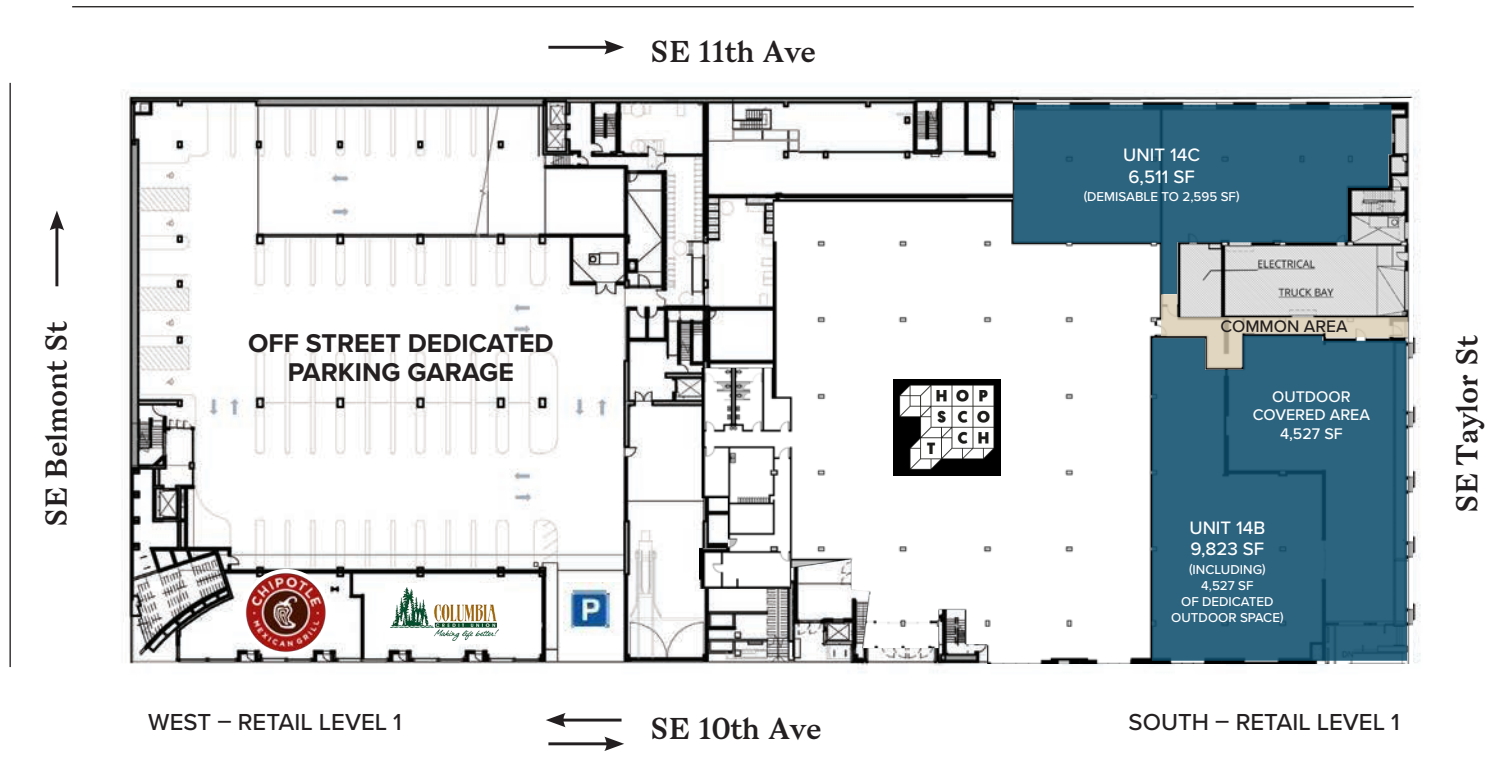


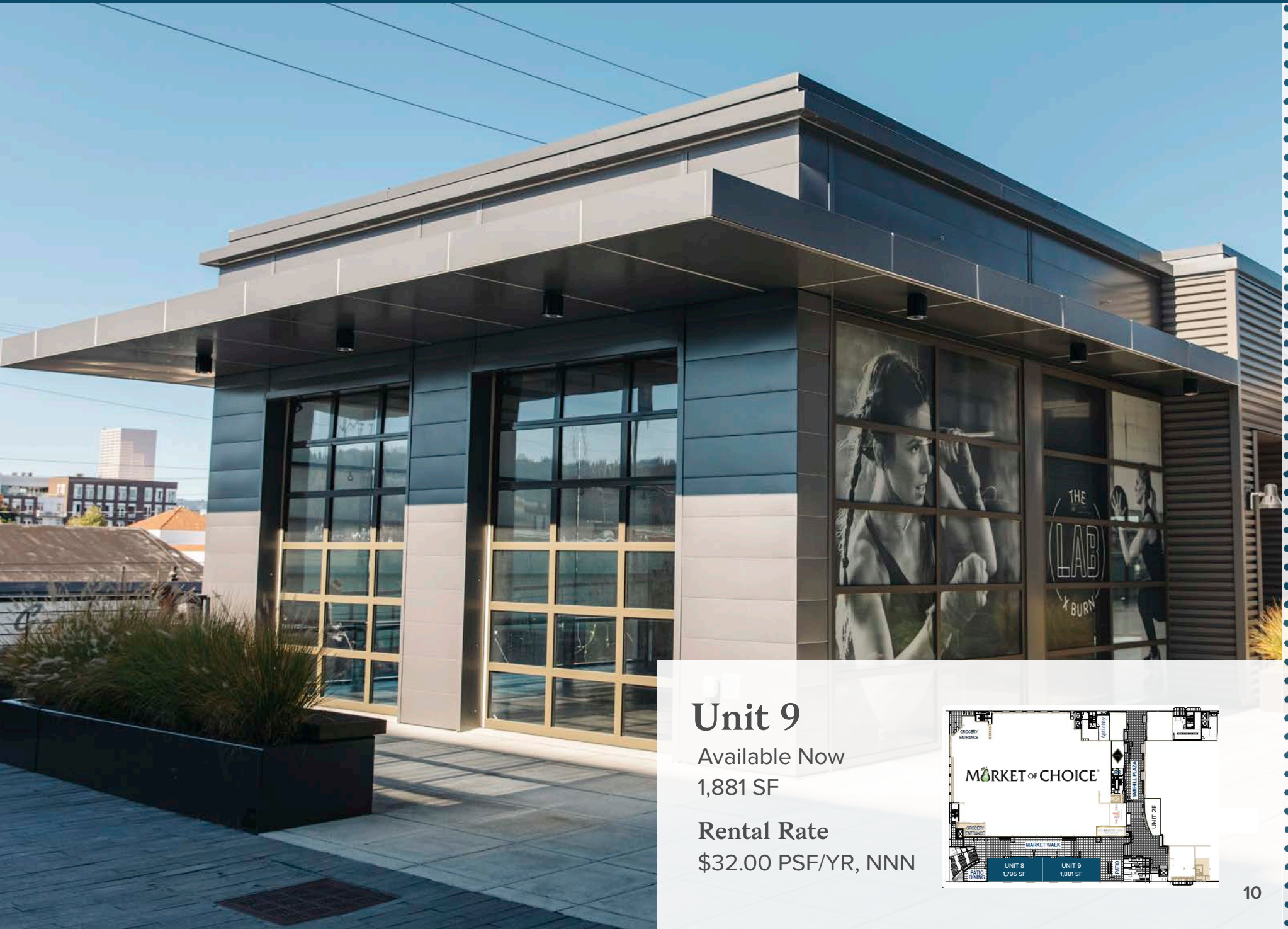
**OPEN
NOW!**





SE 10TH AVE RETAIL SITE MAP

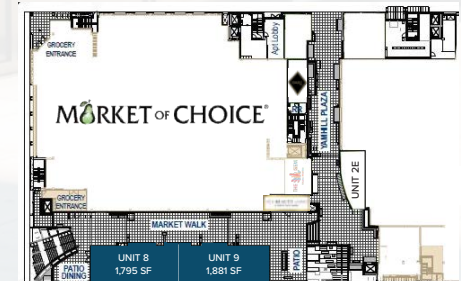




Unit 9

Available Now
1,881 SF

Rental Rate
\$32.00 PSF/YR, NNN





SE 11TH AVE RETAIL UNIT 3



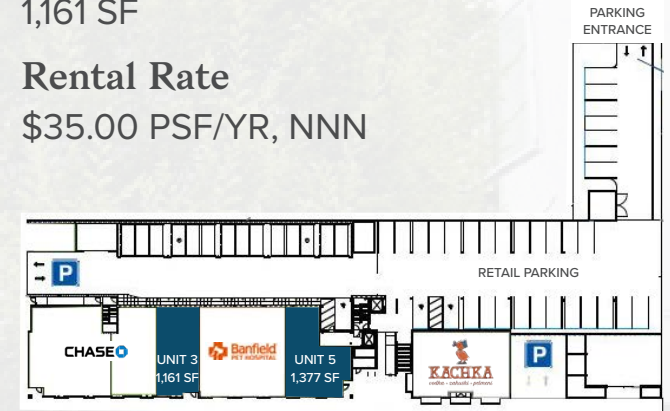
AVAILABLE

Unit 3

1,161 SF

Rental Rate

\$35.00 PSF/YR, NNN





SE 11TH AVE RETAIL UNIT 5

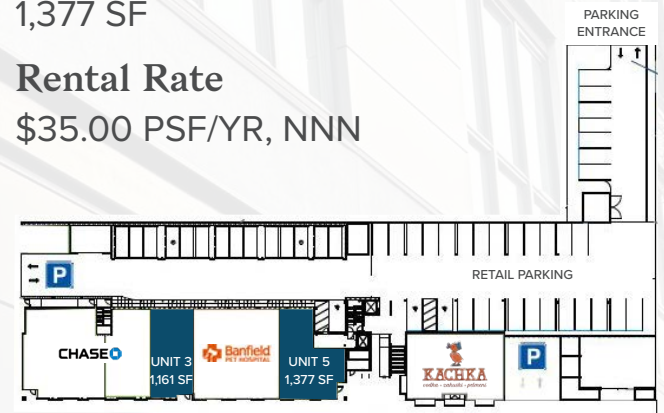


Unit 5

1,377 SF

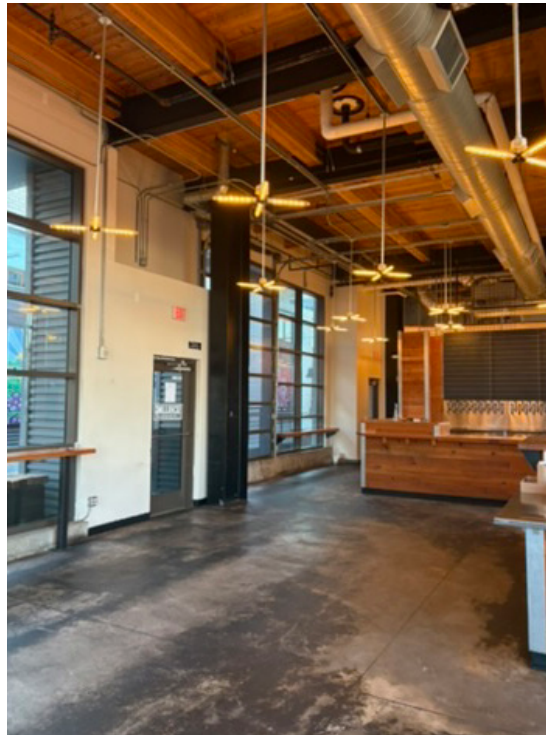
Rental Rate

\$35.00 PSF/YR, NNN





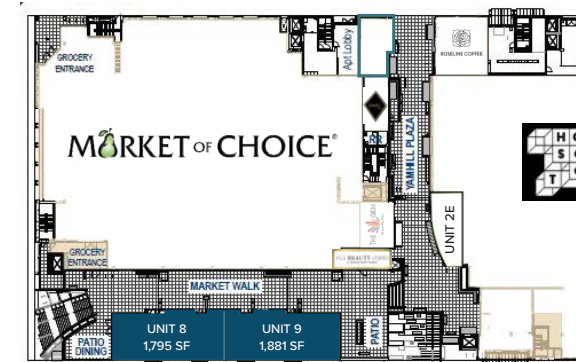
SE SE BELMONT RETAIL UNIT 8



Unit 8 Second Generation Restaurant Space

Available Now
1,795 SF

Rental Rate
\$40.00 PSF/YR, NNN





YAMHILL ALLEY RETAIL UNIT 2E



UNIT 2E



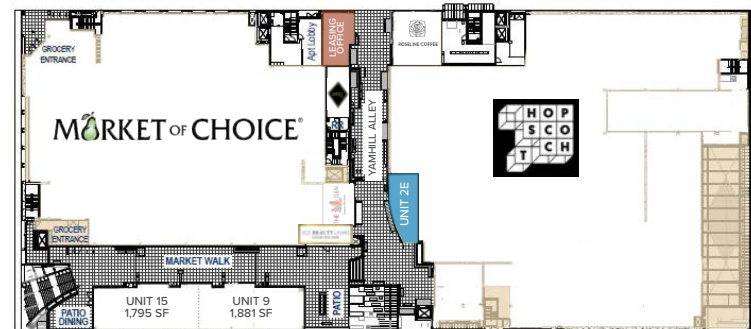
2E INTERIOR



Unit 2E Micro Space

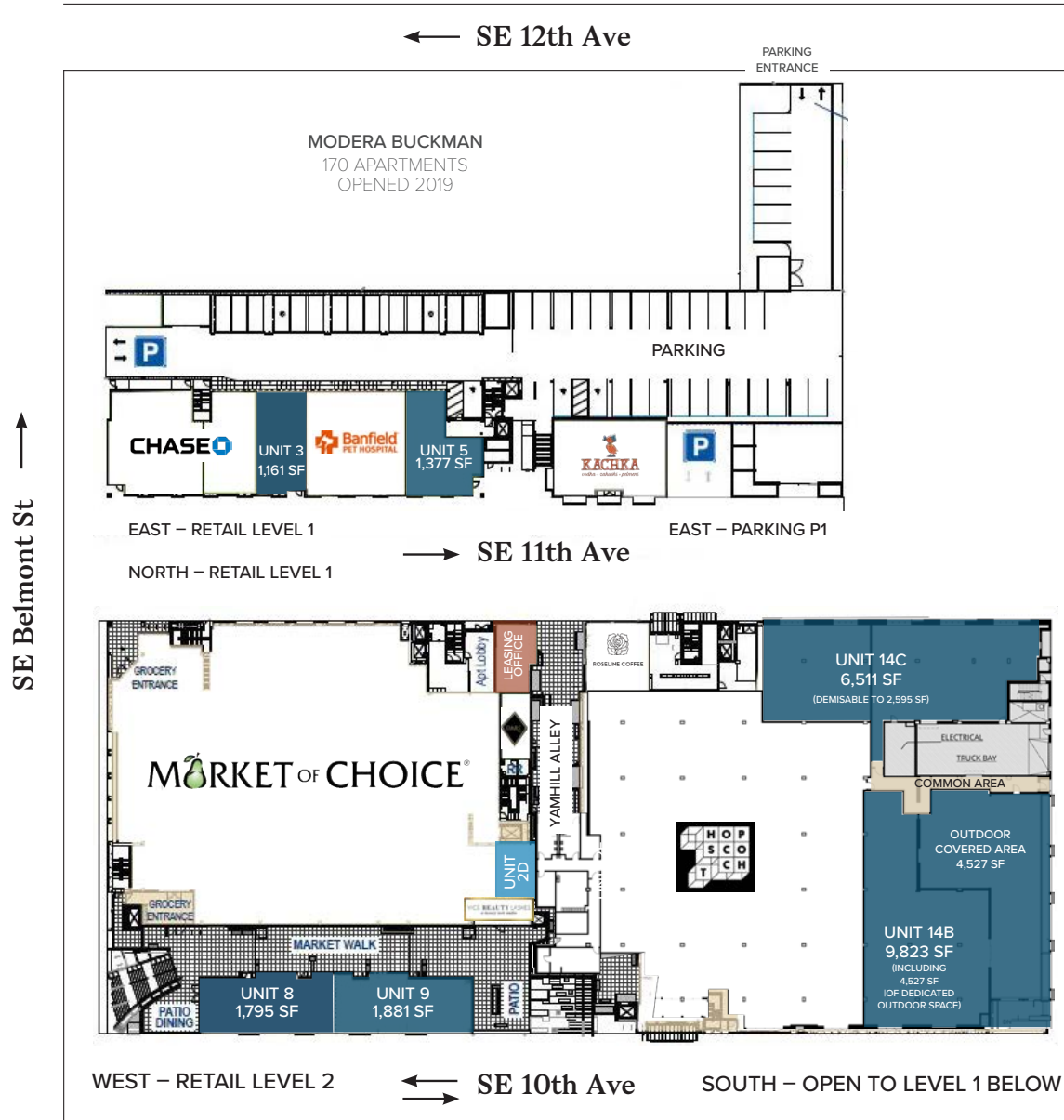
691 SF

\$1,600 MG/mo





SE 10TH + 11TH AVE SITE PLAN







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Offered by

KILLIAN PACIFIC



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