

# ANKENY ALLEY

TURNKEY RESTAURANT | 221 SW ANKENY ST, PORTLAND, OR



## LOCATION

221 SW Ankeny St, Portland, OR 97204

## AVAILABLE SPACE

- 831 SF

## RENTAL RATE

\$2,500/ month NNN

## TRAFFIC COUNTS

W Burnside St - 28,763 ADT ('25)

SW 2nd Ave - 5,588 ADT ('25)

## HIGHLIGHTS

- Turnkey restaurant with equipment and infrastructure in place.
- 2022 construction.
- Full liquor license that is transferable, inquire for additional details.
- Outdoor seating and walk-up window perfect for late night service.
- Fantastic location in Ankeny Alley, a pedestrian only street.
- Join Voodoo Doughnut, Shanghai Tunnel Bar, Dan & Louis Oyster Bar, Paris Theatre, Lagos PDX, District, BAES Fried Chicken, Kaizen Sushi, Dante's, Mother's, and many more great tenants.
- Blocks away from the iconic Portland Saturday Market.



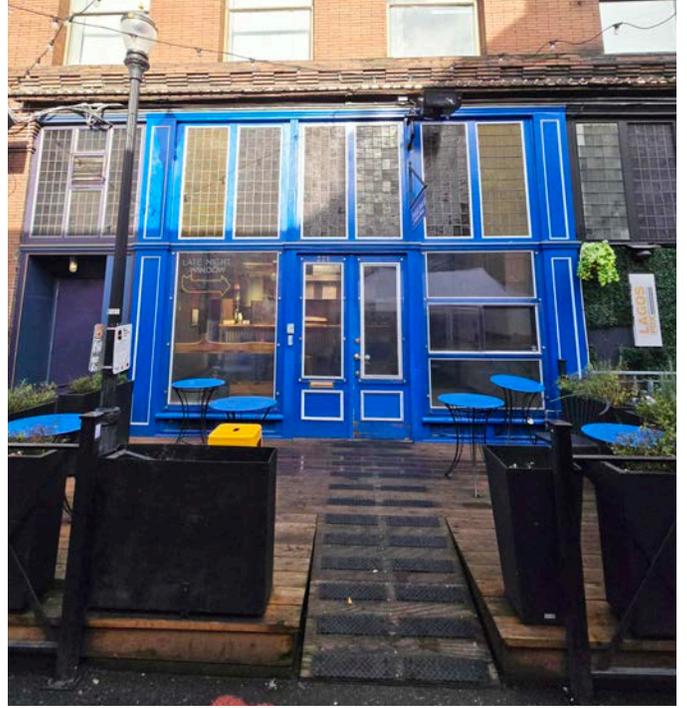
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**ANKENY ALLEY**  
**221 SW ANKENY ST**  
PORTLAND, OR

**EXTERIOR PHOTOS**



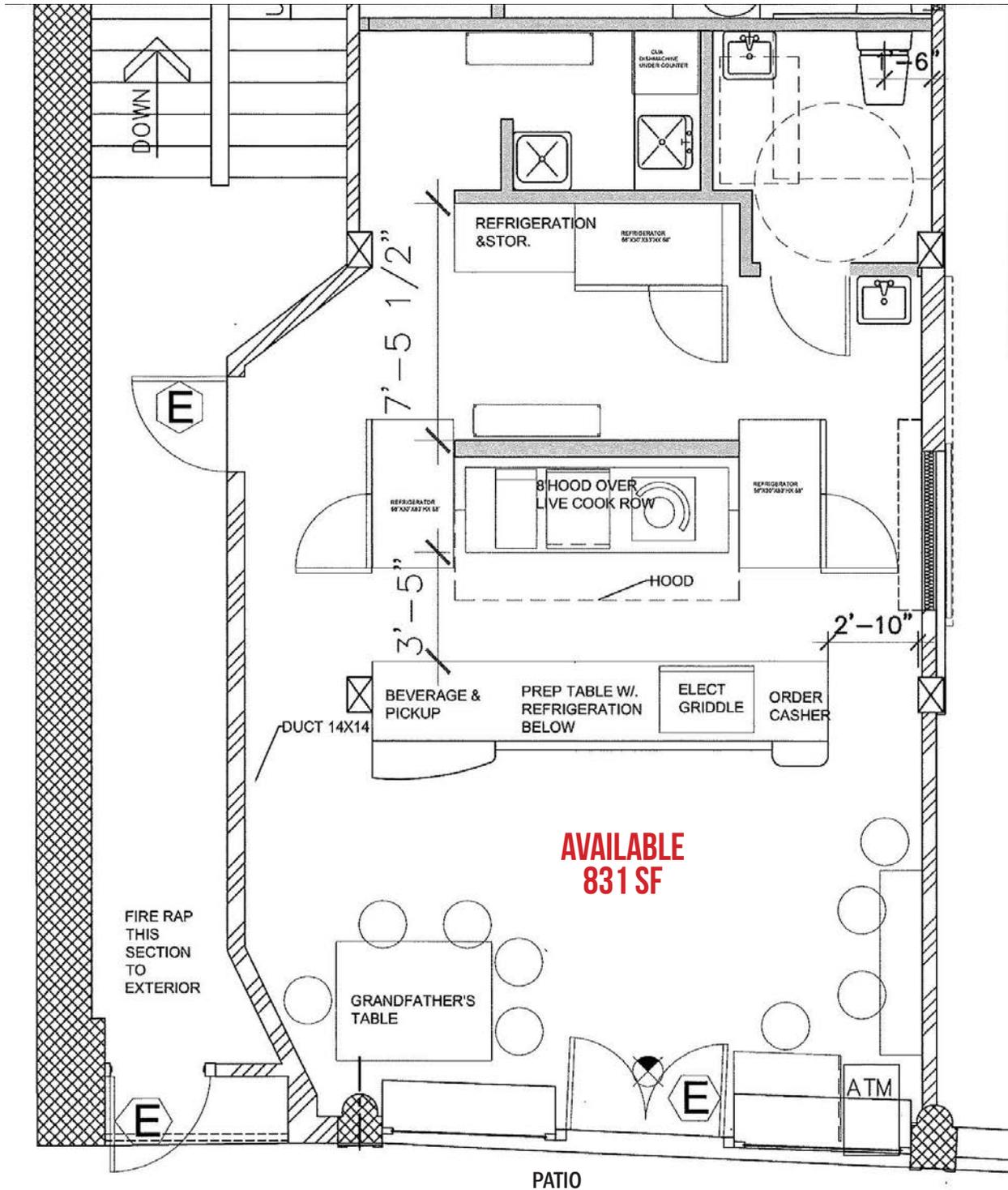
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**INTERIOR PHOTOS**



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## FLOOR PLAN



SW ANKENY ST



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



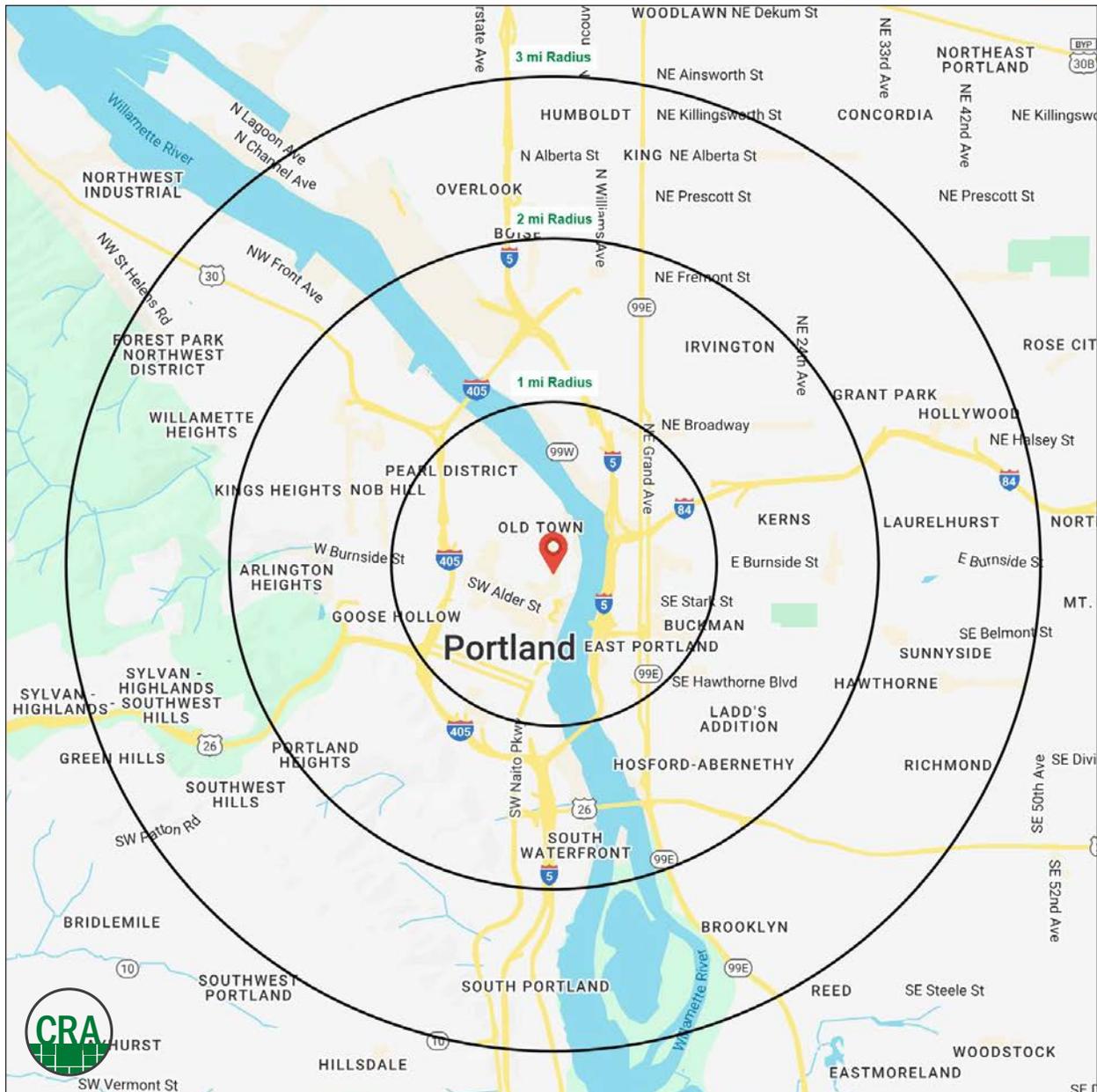
# ANKENY ALLEY 221 SW ANKENY ST PORTLAND, OR

## DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2025	52,896	133,550	217,455
Projected Population 2030	53,530	134,828	217,724
Average HH Income	\$110,233	\$125,704	\$140,847
Median Home Value	\$577,105	\$729,314	\$734,593
Daytime Demographics 16+	129,841	213,729	281,927
Some College or Higher	80.8%	85.4%	86.4%

**\$110,233**  
Average Household Income  
1 MILE RADIUS

**39.4**  
Median Age  
1 MILE RADIUS



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5226/-122.6728

<b>221 SW Ankeny St Portland, OR 97204</b>	<b>1 mi radius</b>	<b>2 mi radius</b>	<b>3 mi radius</b>
<b>Population</b>			
2025 Estimated Population	52,896	133,550	217,455
2030 Projected Population	53,530	134,828	217,724
2020 Census Population	37,157	115,595	202,790
2010 Census Population	27,454	89,837	166,111
Projected Annual Growth 2025 to 2030	0.2%	0.2%	-
Historical Annual Growth 2010 to 2025	6.2%	3.2%	2.1%
2025 Median Age	39.4	38.2	38.6
<b>Households</b>			
2025 Estimated Households	28,058	73,791	112,298
2030 Projected Households	29,529	76,383	114,671
2020 Census Households	24,438	66,821	105,082
2010 Census Households	16,978	50,500	83,863
Projected Annual Growth 2025 to 2030	1.0%	0.7%	0.4%
Historical Annual Growth 2010 to 2025	4.4%	3.1%	2.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	69.9%	73.0%	74.4%
2025 Estimated Black or African American	6.8%	5.8%	5.8%
2025 Estimated Asian or Pacific Islander	8.8%	7.9%	7.0%
2025 Estimated American Indian or Native Alaskan	1.3%	1.0%	0.8%
2025 Estimated Other Races	13.2%	12.4%	11.9%
2025 Estimated Hispanic	12.5%	11.4%	10.7%
<b>Income</b>			
2025 Estimated Average Household Income	\$110,233	\$125,704	\$140,847
2025 Estimated Median Household Income	\$76,573	\$89,975	\$103,400
2025 Estimated Per Capita Income	\$59,233	\$69,963	\$73,096
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.5%	1.3%
2025 Estimated Some High School (Grade Level 9 to 11)	3.7%	2.5%	2.4%
2025 Estimated High School Graduate	13.4%	10.6%	9.8%
2025 Estimated Some College	18.7%	16.3%	15.7%
2025 Estimated Associates Degree Only	5.3%	5.4%	5.3%
2025 Estimated Bachelors Degree Only	30.9%	36.0%	37.7%
2025 Estimated Graduate Degree	25.8%	27.7%	27.8%
<b>Business</b>			
2025 Estimated Total Businesses	9,205	17,119	24,310
2025 Estimated Total Employees	111,288	174,888	223,546
2025 Estimated Employee Population per Business	12.1	10.2	9.2
2025 Estimated Residential Population per Business	5.7	7.8	8.9

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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