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GOATBLOCKS

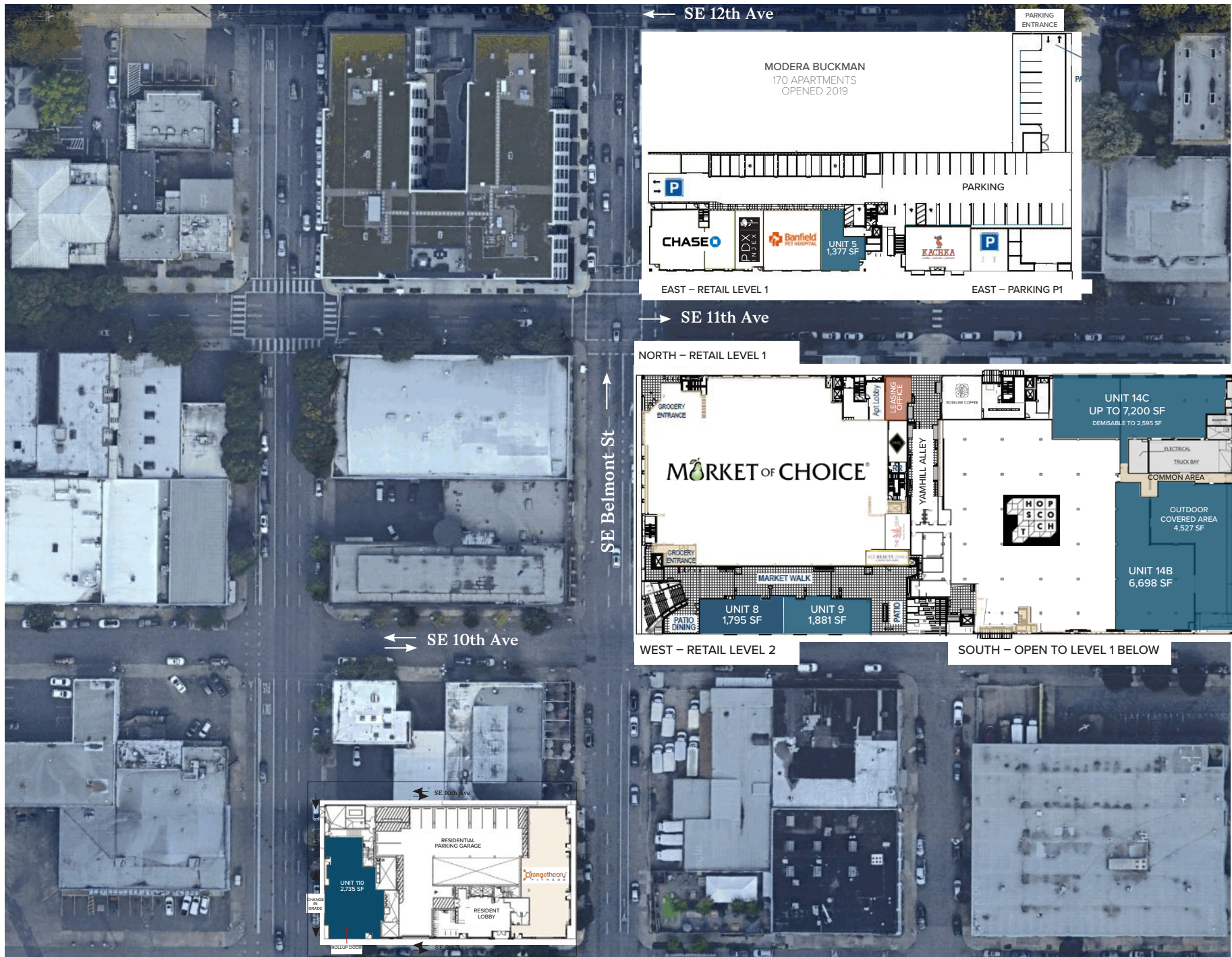
SE 9th | 10th | 11th | Belmont
Portland, OR 97214



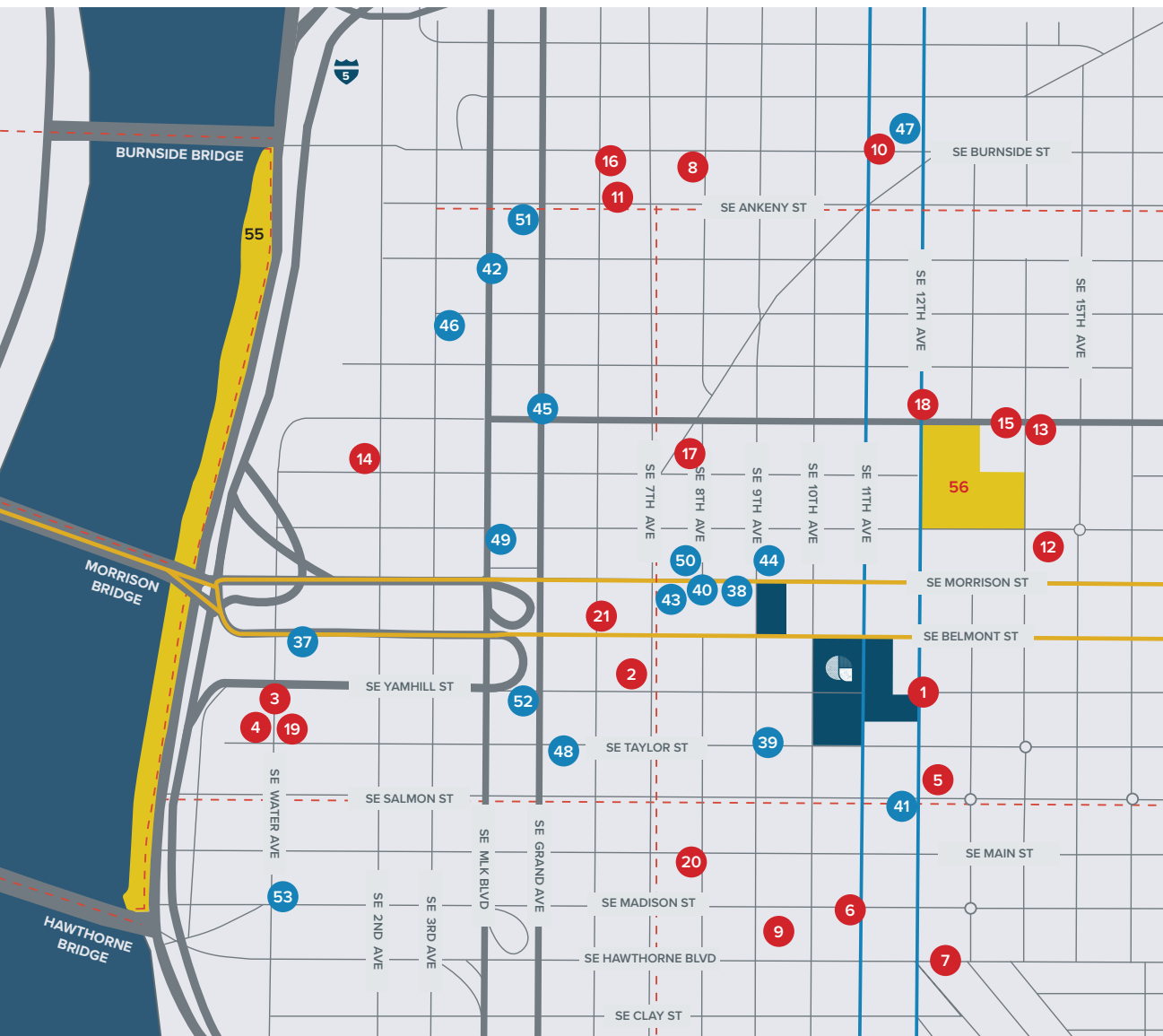
15350 SW Sequoia Pkwy, Suite 198
Portland, Oregon 97224



SITE PLAN



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. Lucky Labrador
10. Noble Rot
11. Nong's Khao Man Gai
12. Nostrana
13. Meat Cheese Bread
14. Olympia Provisions
15. Revolution Hall
16. Rontoms
17. Rum Club
18. Sweet Pea Bakery
19. Water Ave. Coffee
20. White Owl Social Club
21. 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"



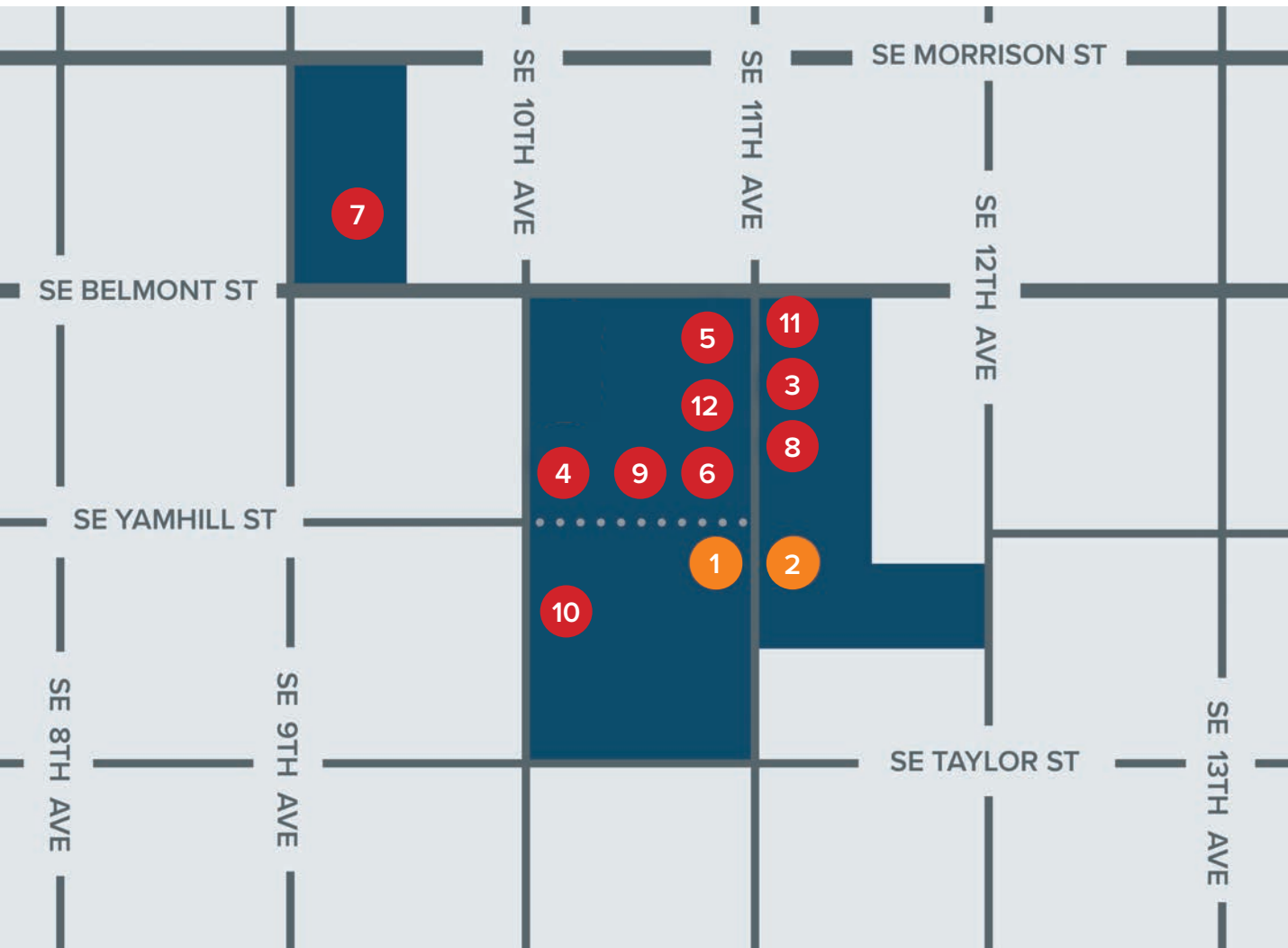
15

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
codito • cahuka • palmoni

RETAIL + SERVICES

3. 

4. 
COLUMBIA
CREDIT UNION
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

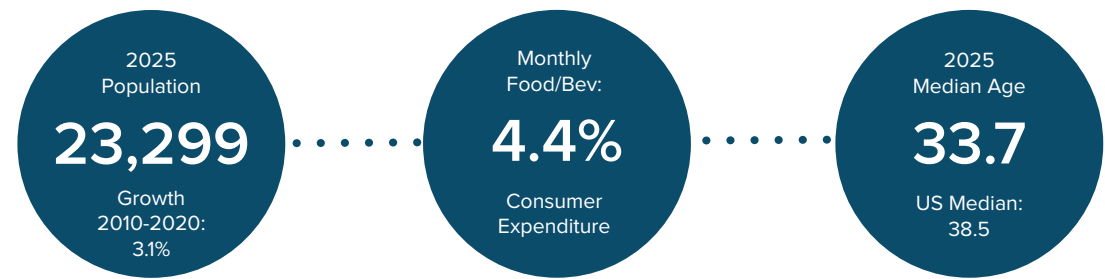
10. 

11. CHASE 

12. 

• • • • Yamhill Alley

Within a 1 Mile Radius

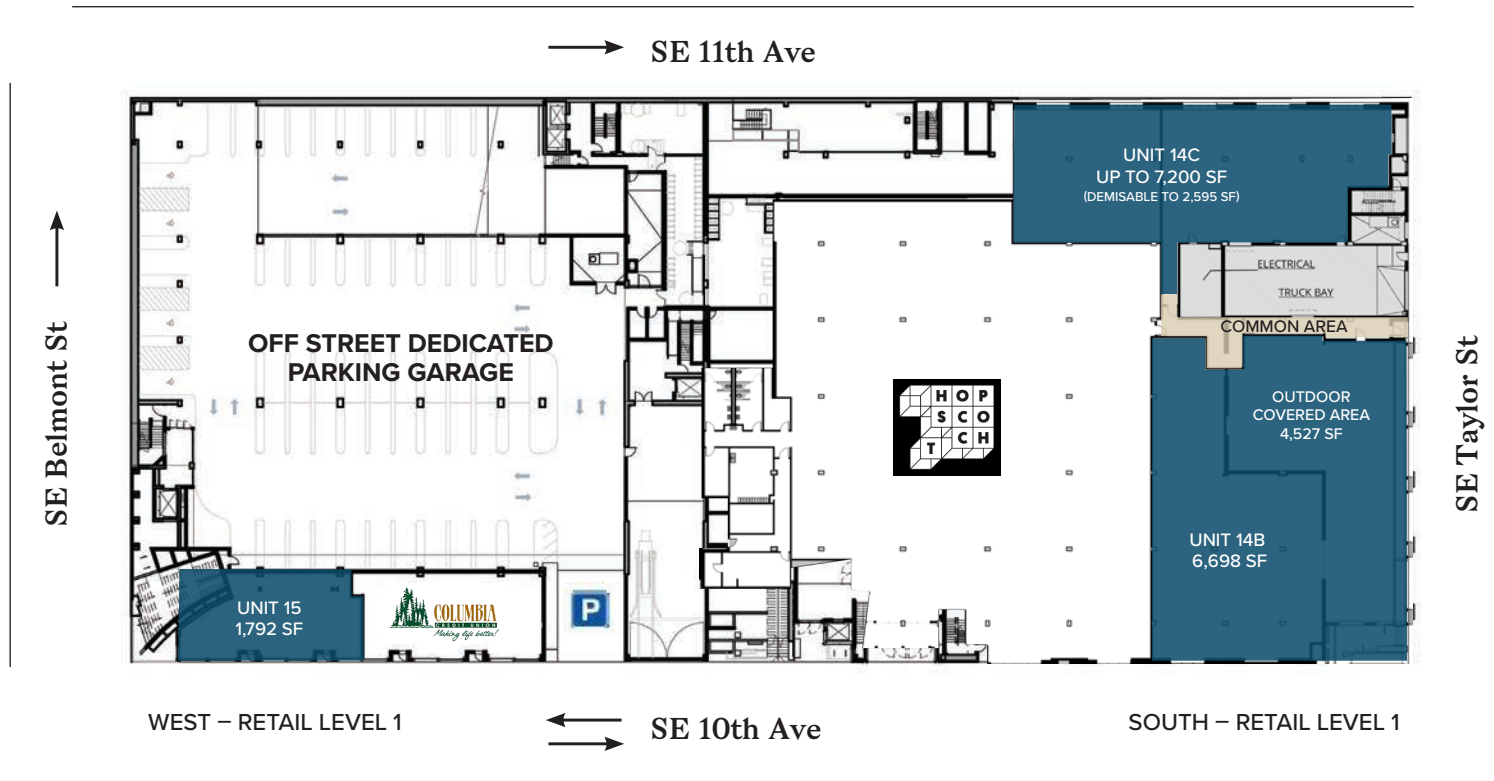


Demographics	.25 MILE	.5 MILE	1 MILE
2025 ESTIMATED POPULATION	2,798	8,271	23,299
NUMBER OF HOUSEHOLDS	1,811	5,088	13,436
SOME COLLEGE OR HIGHER	83.0%	85.8%	84.9%
AVERAGE FAMILY INCOME	\$408,282	\$242,839	\$205,589
PER CAPITA INCOME	\$70,485	\$69,066	\$63,615
RENTER OCCUPIED %	90.7%	83.9%	79.3%
MEDIAN 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 10TH AVE RETAIL SITE MAP





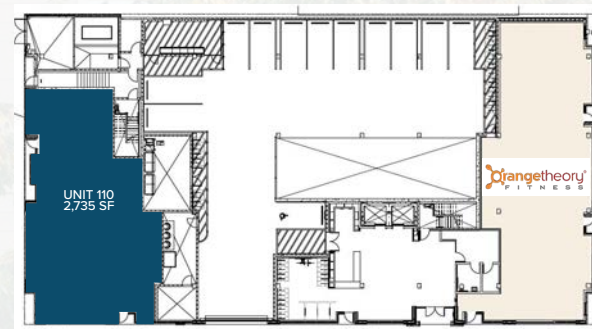
SE 9TH AVE UNIT 110

Unit 110

2,735 SF

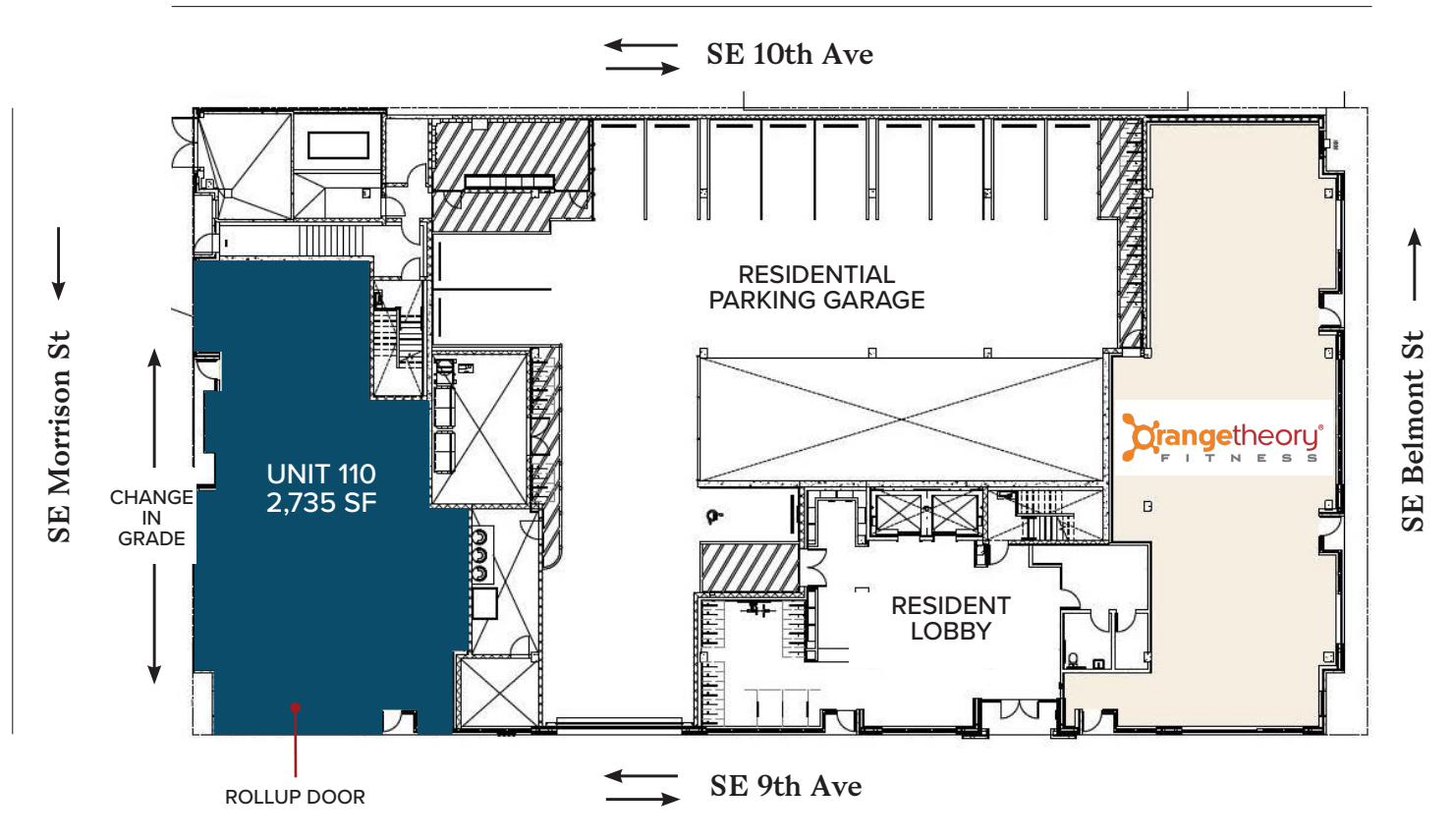
Rental Rate

\$35.00 PSF/YR, NNN





SE 9TH AVE SITE PLAN





SE 10TH AVE RETAIL UNIT 14 (16,334 SF)

Unit 14C

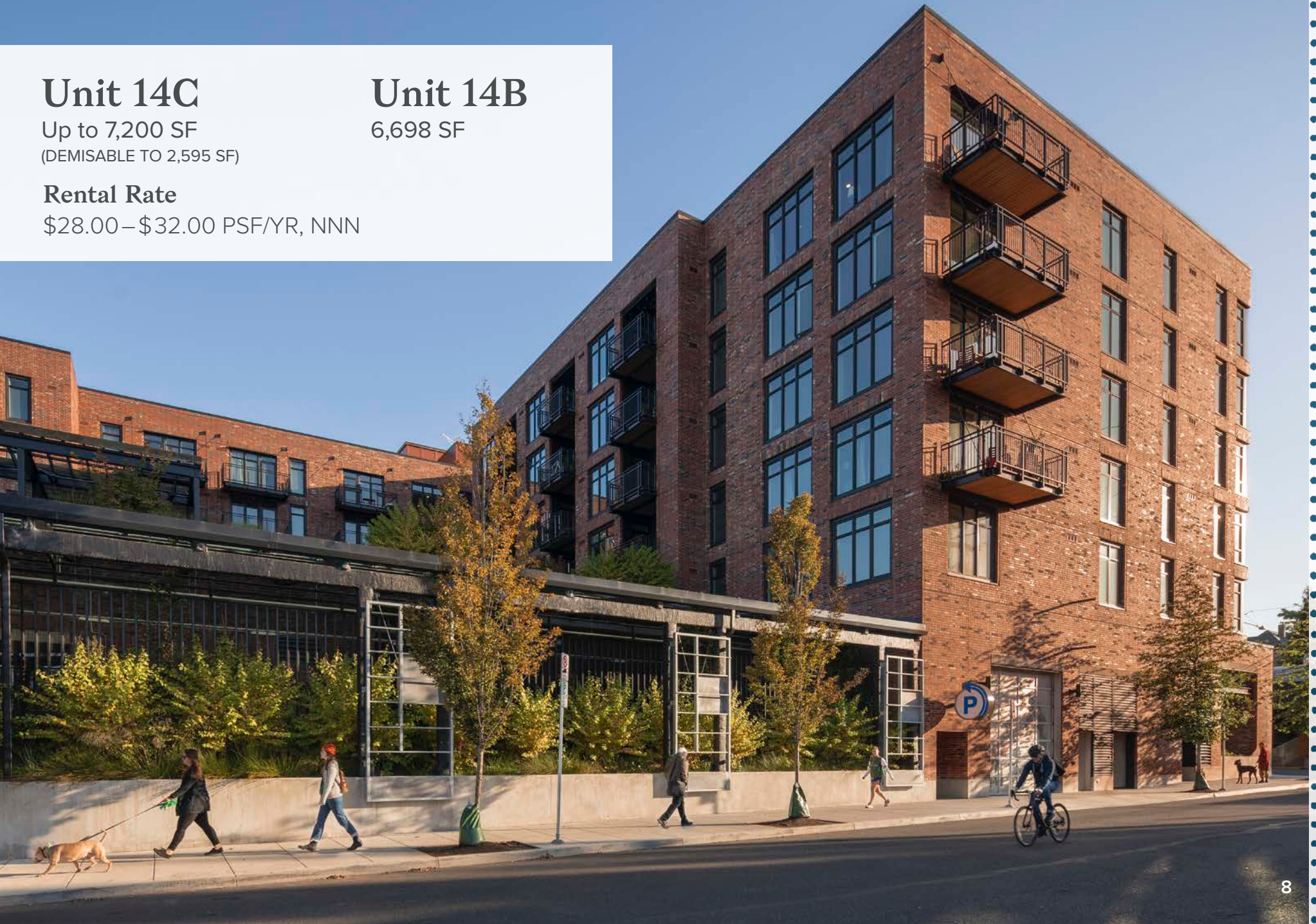
Up to 7,200 SF
(DEMISABLE TO 2,595 SF)

Rental Rate

\$28.00 – \$32.00 PSF/YR, NNN

Unit 14B

6,698 SF





SE 10TH AVE RETAIL UNIT 14

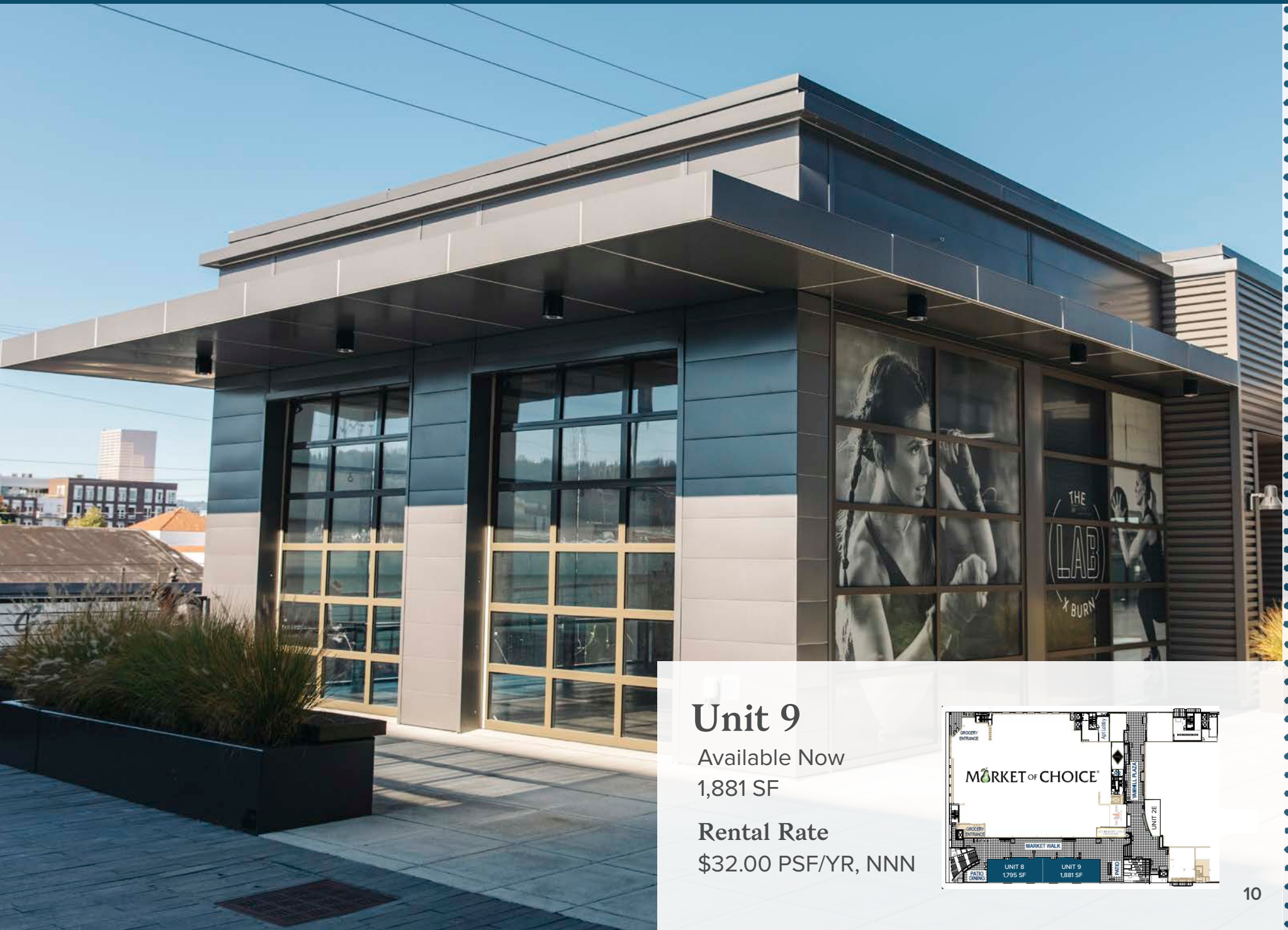


**OPEN
NOW!**





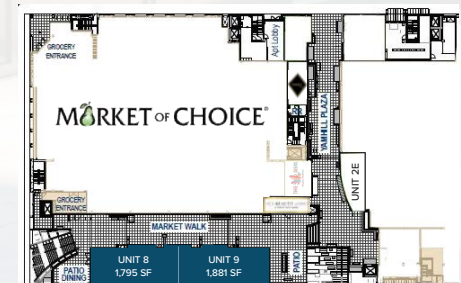
SE 10TH AVE RETAIL UNIT 9



Unit 9

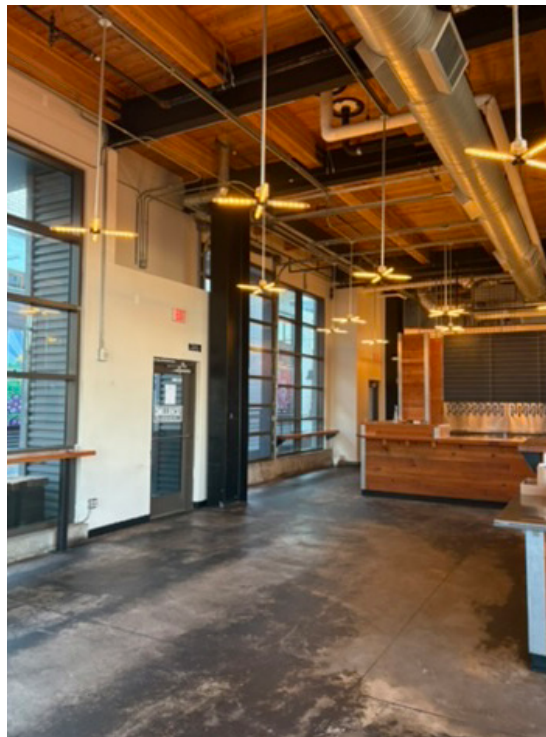
Available Now
1,881 SF

Rental Rate
\$32.00 PSF/YR, NNN





SE BELMONT RETAIL UNIT 8



Unit 8

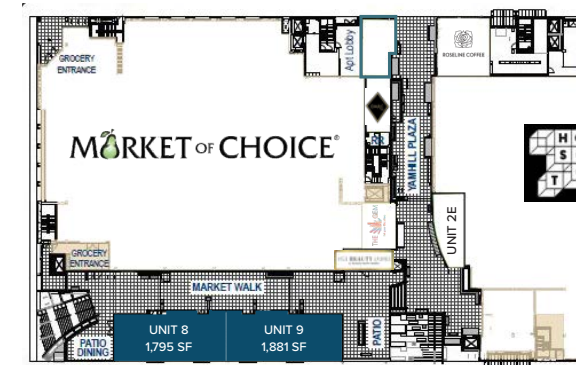
Second Generation Restaurant/Bar Space

Available Now

Rental Rate

1,795 SF

\$35.00 PSF/YR, NNN





SE BELMONT RETAIL UNIT 15

Unit 15

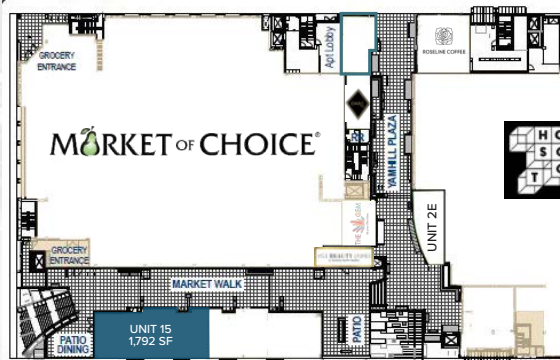
Second Generation Quick Serve
Restaurant Space

Available Now

Rental Rate

1,792 SF

\$35 PSF/YR, NNN





SE 11TH AVE RETAIL UNIT 5

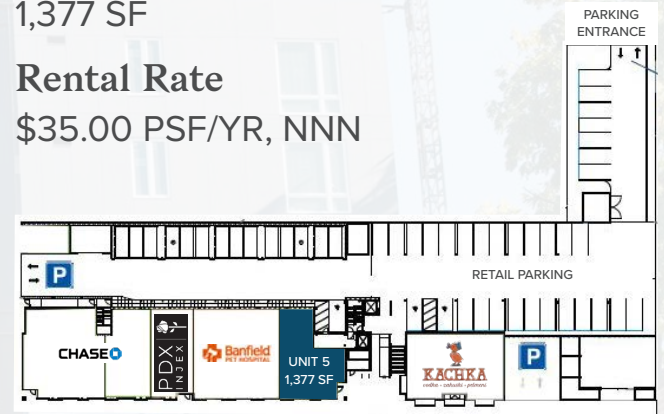


Unit 5

1,377 SF

Rental Rate

\$35.00 PSF/YR, NNN





YAMHILL ALLEY RETAIL UNIT 2E



UNIT 2E



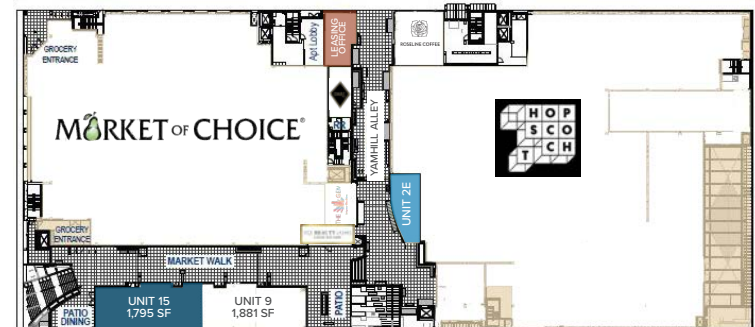
2E INTERIOR



Unit 2E Micro Space

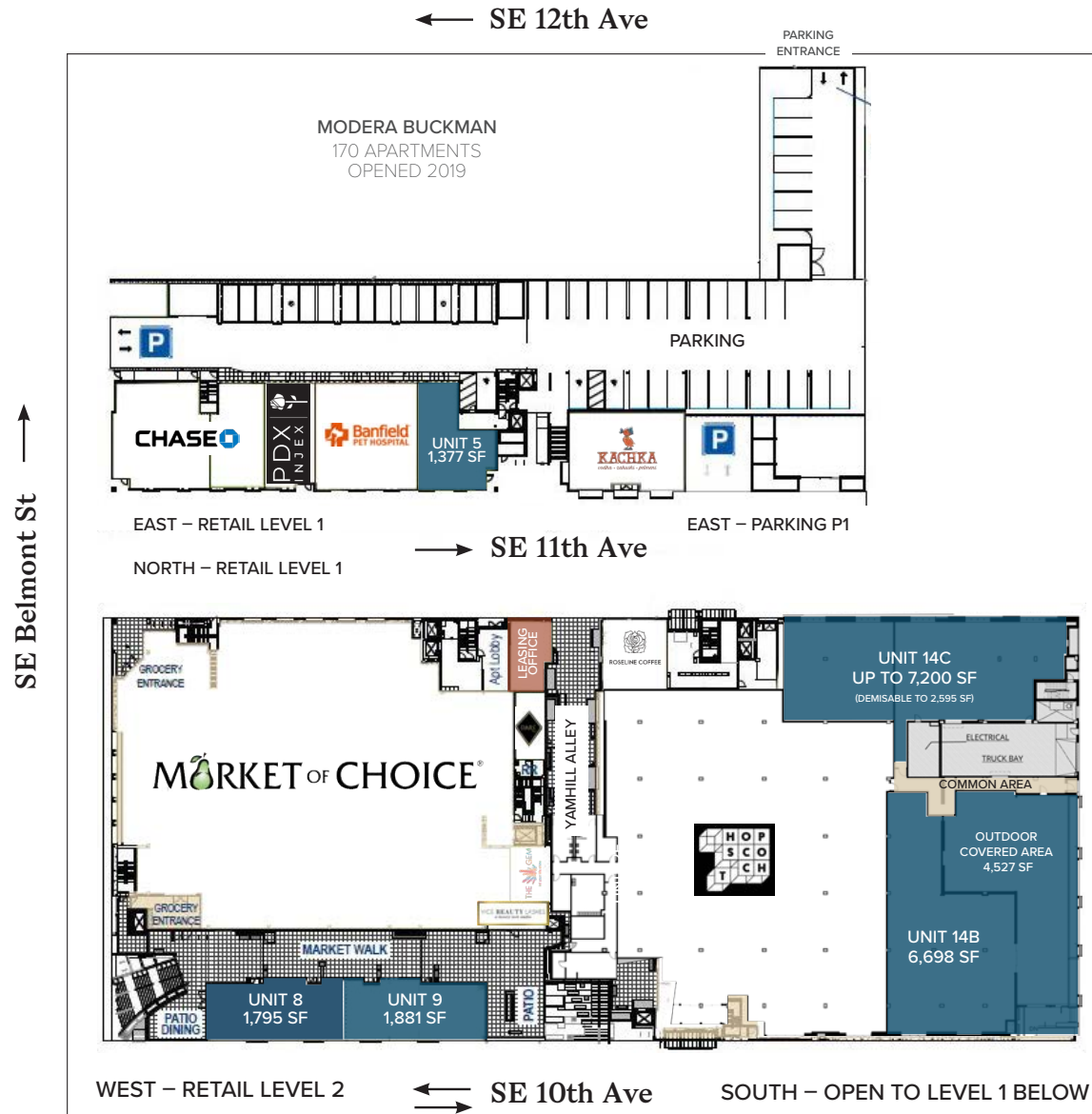
691 SF

\$1,450 MG/mo plus utilities





SE 10TH + 11TH AVE SITE PLAN







GOATBLOCKS

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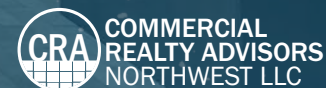
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Offered by

KILLIAN PACIFIC



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