

FOR LEASE > CLOSE-IN SE!

SECOND GENERATION RESTAURANT

AVAILABLE SPACE

676 SE Morrison (Corner of 7th & Morrison)
2nd Generation Corner End-Cap Restaurant
2,114 SF

RENTAL RATE

Call for details

TRAFFIC COUNTS

SE Belmont St - 12,916 ADT ('25)
SE 7th Ave - 12,433 ADT ('25)
SE Morrison St - 15,010 ADT ('25)

HIGHLIGHTS

- Space includes: 16' Type-1 hood, walk-in fridge/freezer, grease interceptor, two restrooms and extensive list of existing FF&E. Great corner visibility, high ceilings and natural light.
- The Modera community features 200 apartment homes above 11,362 square feet of ground floor retail.
- Nearby Tenants include Hat Yai, Pop Pizza, The Portland Girl, Berlu Bakery, Skin Suite Medical Aesthetics, Robo Taco, Voicebox, Loyal Legion, River City Bicycles, Afuri, and more!
- Available now!

Walk Score

92

Bike Score

100

Transit Score

72

MODERA BELMONT

PORTLAND, OR

SITE

MODERA BELMONT
200 RESIDENTIAL UNITS + RETAIL

MODERA MORRISON
MIXED-USE REDEVELOPMENT

GOAT BLOCKS
MIXED-USE REDEVELOPMENT

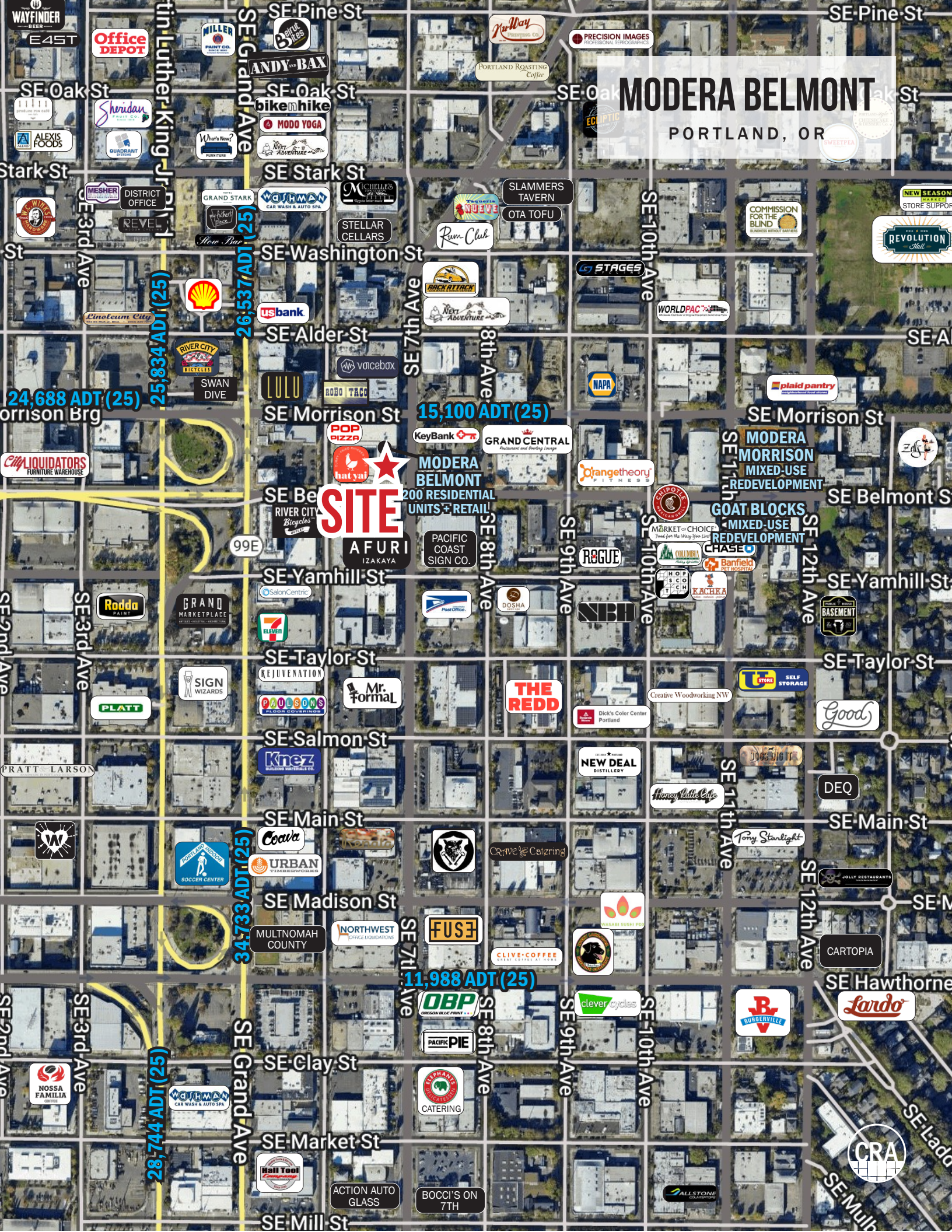
11,988 ADT (25)

24,688 ADT (25)

25,834 ADT (25)

25,100 ADT (25)

28,744 ADT (25)



MODERA BELMONT

PORTLAND, OR

CO-TENANTS



IMAGES | RESTAURANT
676 SE MORRISON STREET

MODERA BELMONT
PORTLAND, OR



MODERA BELMONT

PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)	½ MILE	1 MILE	1½ MILE
Estimated Population 2025	6,192	26,552	81,437
Average HH Income	\$93,551	\$100,868	\$111,430
Median Home Value	\$667,481	\$696,085	\$638,258
Daytime Demographics 16+	13,500	78,953	162,675
Total Businesses	1,617	6,519	12,524
Some College or Higher	86.4%	82.3%	82.9%

\$667,481

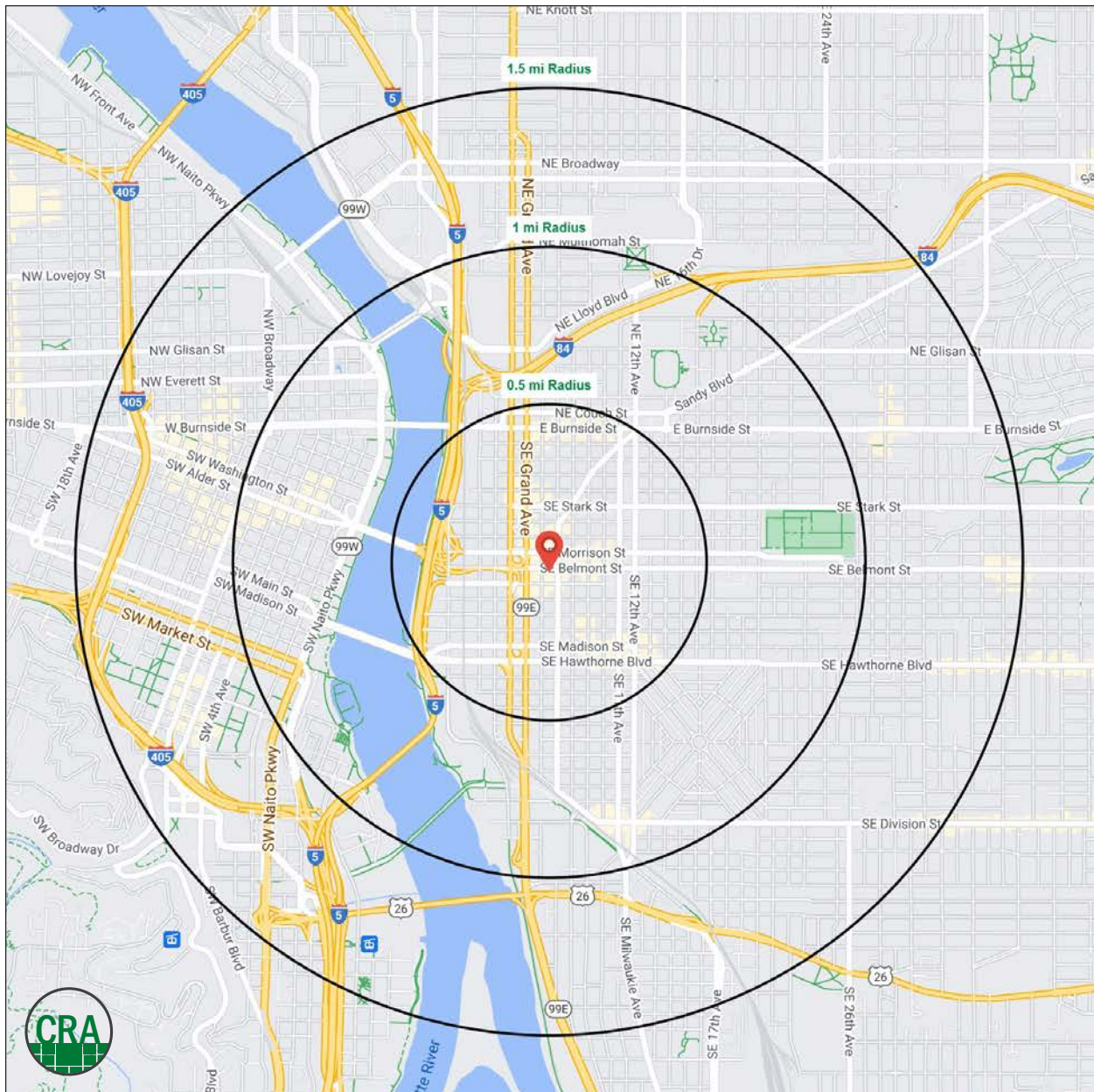
Median Home Value

½ MILE RADIUS

33.5

Median Age

½ MILE RADIUS



Summary Profile

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



Lat/Lon: 45.5167/-122.6589

Modera Belmont Portland, OR 97214	0.5 mi radius	1 mi radius	1.5 mi radius
Population			
2025 Estimated Population	6,192	26,552	81,437
2030 Projected Population	6,811	26,499	81,461
2020 Census Population	5,825	22,874	69,015
2010 Census Population	3,276	16,094	56,173
Projected Annual Growth 2025 to 2030	2.0%	-	-
Historical Annual Growth 2010 to 2025	5.9%	4.3%	3.0%
2025 Median Age	33.5	36.5	38.4
Households			
2025 Estimated Households	3,853	14,062	42,469
2030 Projected Households	4,329	14,625	43,787
2020 Census Households	3,444	13,148	39,960
2010 Census Households	1,893	8,626	30,960
Projected Annual Growth 2025 to 2030	2.5%	0.8%	0.6%
Historical Annual Growth 2010 to 2025	6.9%	4.2%	2.5%
Race and Ethnicity			
2025 Estimated White	72.8%	74.4%	73.9%
2025 Estimated Black or African American	5.3%	5.4%	5.3%
2025 Estimated Asian or Pacific Islander	6.4%	6.3%	7.4%
2025 Estimated American Indian or Native Alaskan	1.1%	1.0%	1.0%
2025 Estimated Other Races	14.5%	13.0%	12.3%
2025 Estimated Hispanic	13.5%	12.0%	10.9%
Income			
2025 Estimated Average Household Income	\$93,551	\$100,868	\$111,430
2025 Estimated Median Household Income	\$65,181	\$75,545	\$80,654
2025 Estimated Per Capita Income	\$59,198	\$54,153	\$58,749
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.3%	1.3%	1.8%
2025 Estimated Some High School (Grade Level 9 to 11)	1.4%	3.3%	3.1%
2025 Estimated High School Graduate	11.9%	13.1%	12.2%
2025 Estimated Some College	21.7%	20.5%	19.0%
2025 Estimated Associates Degree Only	5.0%	4.2%	5.2%
2025 Estimated Bachelors Degree Only	37.9%	34.5%	33.7%
2025 Estimated Graduate Degree	21.8%	23.0%	25.0%
Business			
2025 Estimated Total Businesses	1,617	6,519	12,524
2025 Estimated Total Employees	12,145	71,131	135,669
2025 Estimated Employee Population per Business	7.5	10.9	10.8
2025 Estimated Residential Population per Business	3.8	4.1	6.5

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

ASHLEY HEICHELBECH 503.490.7212 | ashley@cra-nw.com

KATHLEEN HEALY 503.880.3033 | kathleen@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.