



PROPERTY DESCRIPTION

4,994 SF standalone second generation restaurant/bar on over half acre lot. Full commercial kitchen with two walk-in coolers, abundant off-street parking, metal roof, and prominent NE Glisan street signage. Lot is partially fenced for added security.

PROPERTY HIGHLIGHTS

- 4,994 SF 2nd generation restaurant/bar
- Occupancy: 230
- New HVAC, carpet, counters, & fence in 2024, new roof in 2017
- 33 off-street parking spaces
- Partially fenced, secure lot
- Full commercial kitchen with two walk-in coolers
- Signage on NE Glisan with 160' of street frontage
- 13,884 ADT

OFFERING SUMMARY

Sale Price:	\$1,399,000
Lot Size:	0.59 Acres
Building Size:	4,994 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	620	2,358	8,263
Total Population	1,682	6,372	21,530
Average HH Income	\$93,982	\$95,790	\$92,564

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FOR SALE | \$1,399,000
12035 NE GLISAN ST, PORTLAND, OR 97220



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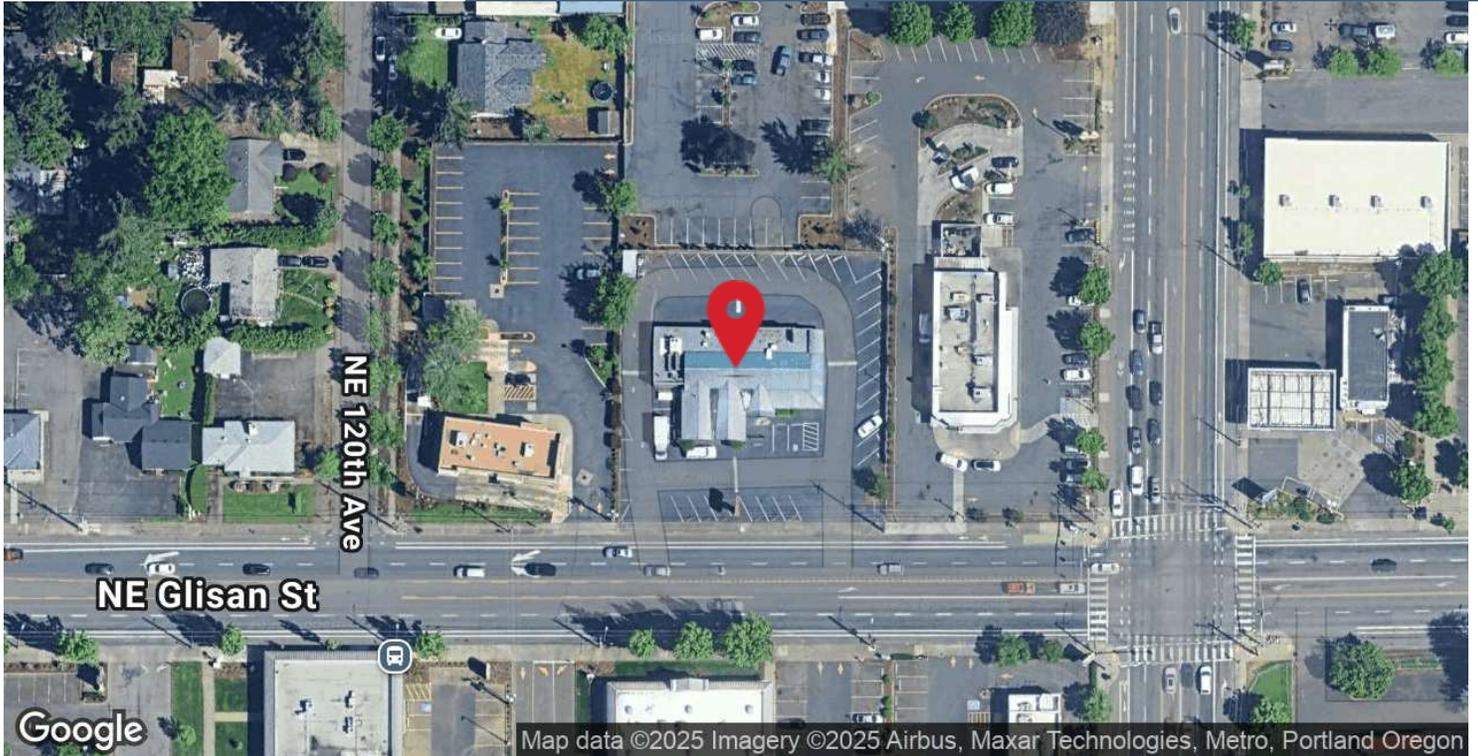
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LOCATION MAP

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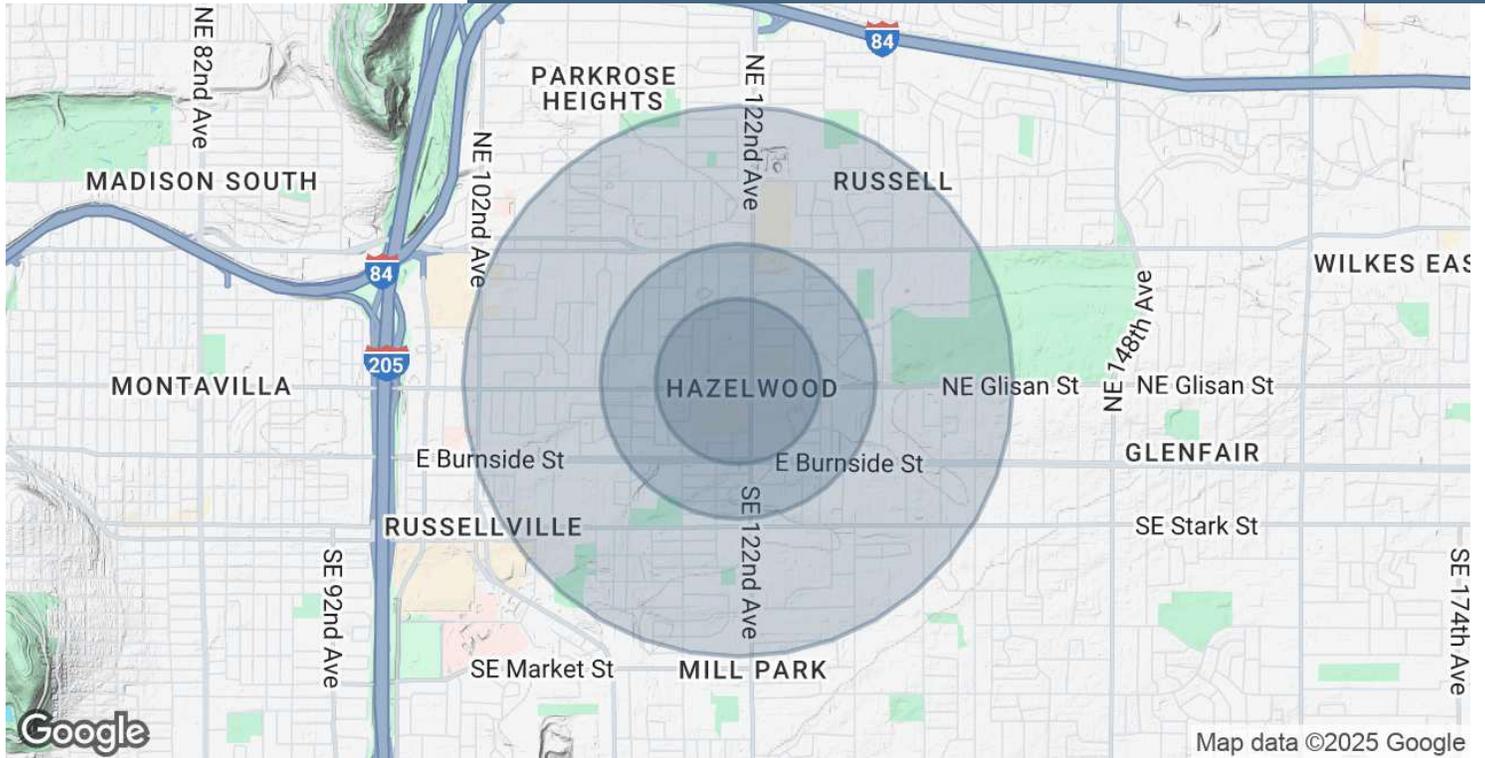


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,682	6,372	21,530
Average Age	43	42	41
Average Age (Male)	41	41	40
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	620	2,358	8,263
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$93,982	\$95,790	\$92,564
Average House Value	\$494,435	\$486,783	\$471,898

Demographics data derived from AlphaMap

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