

# FOR LEASE

1125-1135 SE GRAND AVE • PORTLAND, OR 97214



# SE PORTLAND CLOSE-IN CLOUDKITCHENS

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 **COMMERCIAL  
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LEASE OFFERING

**400 SF  
+200 SF**

AVAILABLE

# SE GRAND + SE SALMON

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Available . . . 400 SF, 200 SF

Lease . . . Turnkey

Uses . . . Ghost Kitchen

Delivery . . . Immediately

Built . . . 1924

Zoning . . . EX

Features . . .

Average Household Income (5-Mile Radius) . . . \$109,244



## LEASE OFFERING

**SE GRAND + SE SALMON** The Subject Property is a 9,000 RSF CloudKitchens. Situated at the corner of SE Grand and SE Salmon, this property is part of Portland's Close-In Central Eastside. Criss-crossed with train tracks and lined with old industrial factories, some of Portland's favorite restaurants, boutiques and events call the Central Eastside home. Across the Willamette River from downtown, this area blends industrial Portland with new restaurants, microbreweries and riverside recreation.

**CLOUDKITCHENS** Minimize costs & maximize revenue with this turnkey delivery focused kitchen that allows for a drastically abbreviated time to market of just 3 weeks. Efficient work flow focused kitchen space, low stress environment means kitchen staff can focus on what they do best and enjoy it. Trade the traditional restaurant ROI of 10% for the CloudKitchens average ROI of 200%. Cut costs, overhead and labor while expanding profit margins.



- 400 SF + 200 SF CLOUDKITCHENS SPACE FOR LEASE

- PICK-UP CUBBIES FOR ZERO CONTACT MEETS COVID SAFETY PROTOCOLS

- OPTIMIZED FOOD COSTS WITH PROPRIETARY MANAGEMENT SOFTWARE

- STREAMLINE YOUR INTERFACE & MANAGE ALL DELIVERY PLATFORMS FROMS AT ONCE

- NO FRONT OF HOUSE MEANS LOW STRESS ENVIRONMENT FOR KITCHEN STAFF

- VERY ATTRACTIVE AVERAGE ROI OF 200%



## CLLOUDKITCHENS



### CLLOUDKITCHENS SPECS

Space..... 200 SF | 400 SF

Ceiling height ..... 10'-0"

Corridor width ..... Min. 4'-0"

Equipment Provided

- 1 x 3 Compartment sink
- 1 x Prep sink
- 1 x Hand sink
- 1 x Type 1 hood

Additional storage.... Rentable cold & dry storage



### CLLOUDKITCHENS FINISHES

Walls..... Painted, water based epoxy Semi-Gloss Finish

Ceiling..... Ceiling Tile, 2' x 2' Square, White

Floor..... Sealed concrete

Lighting..... LED flat panel (2'x2')

Power..... Minimum 5 dedicated 120v outlets



**NUMBERS**

Licensing Fee..... \$3,400/ month

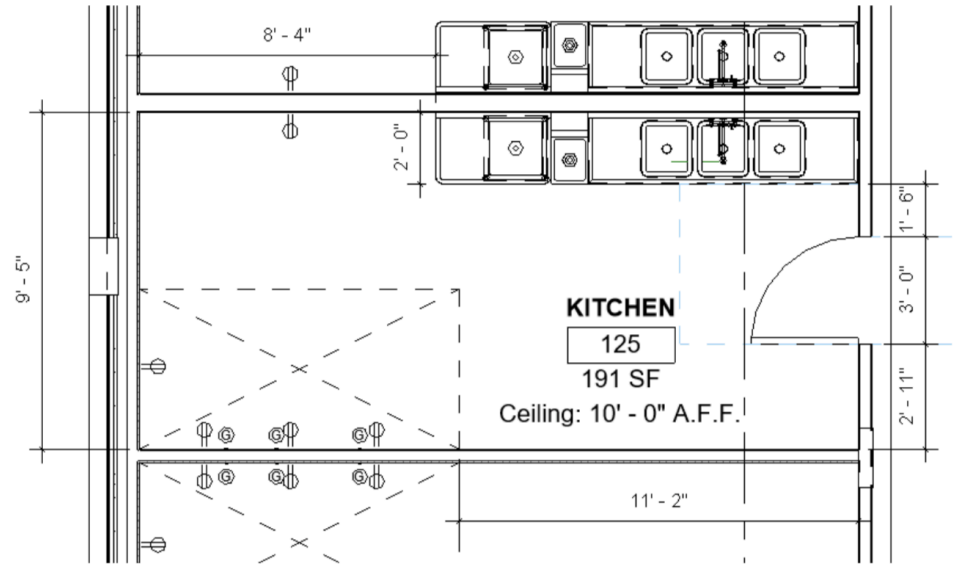
ROEs..... \$1550 + electric/ month

Processing..... 3%

Minimum Term..... 12 months

Kitchen Commitment..... \$10,200

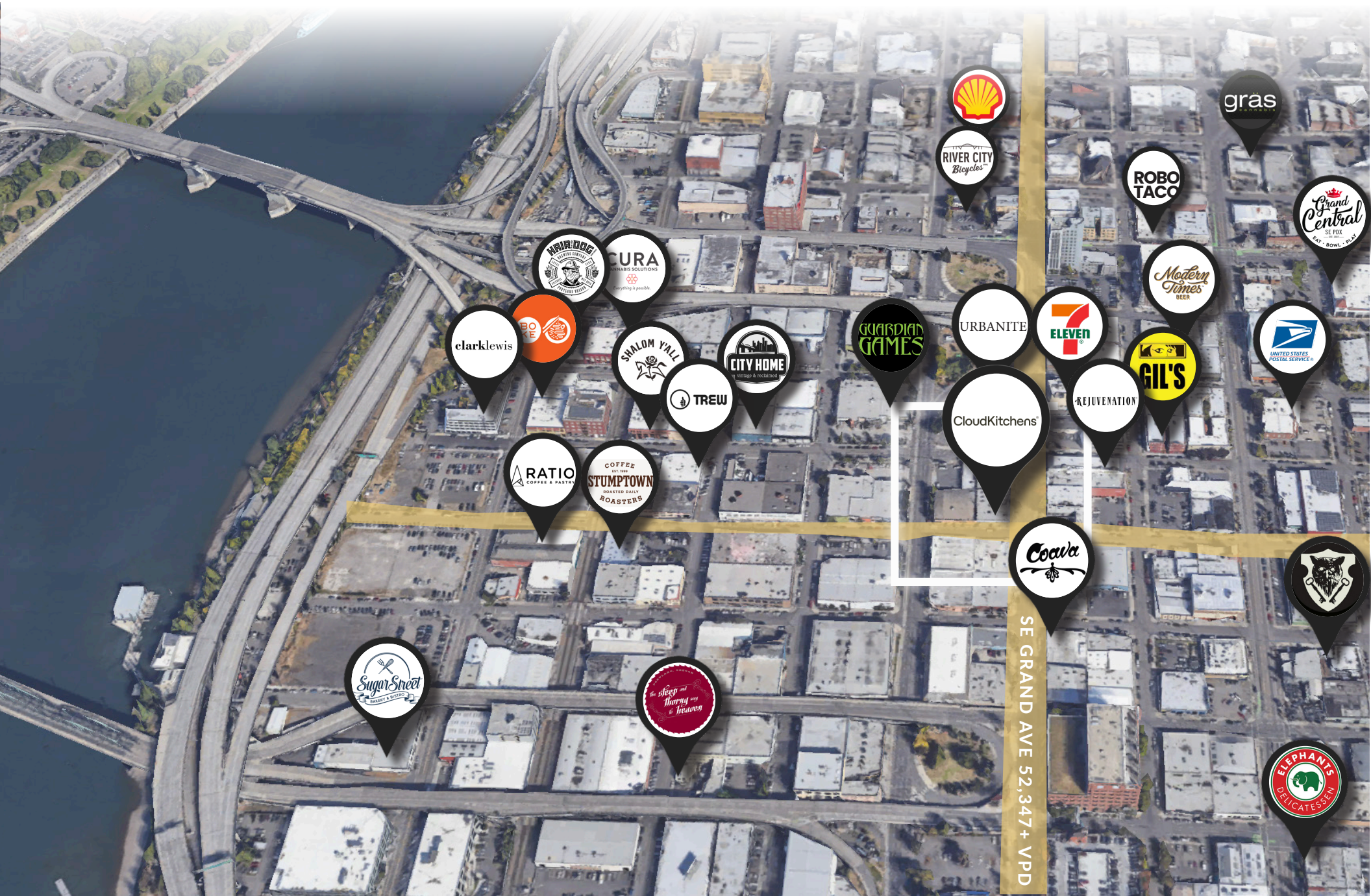
Onboarding Fee..... \$2500



CloudKitchens®

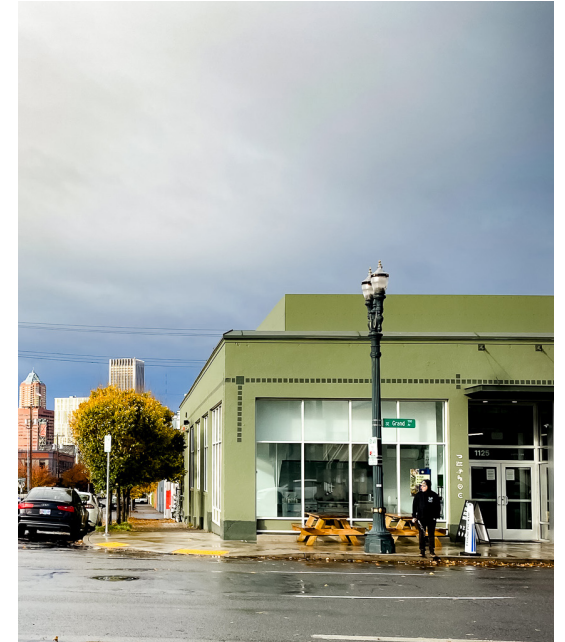


AERIAL MAP



SE GRAND AVE 52,347 + VPD

EXTERIOR PHOTOS



DEMOGRAPHICS

	2-Mile	5-Miles	10-Miles
<b>AVG HOUSEHOLD INCOME</b>	\$98,583	\$109,244	\$103,502
<b># OF HOUSEHOLDS</b>	69,647	213,172	544,582
<b>2020 POPULATION</b>	125,671	468,307	1,318,419

**DISTANCE TO PORTLAND INTERNATIONAL AIRPORT** Approx 9.48Miles

**TRAFFIC COUNTS** 52,347+ Vehicles Per Day SE Grand + SE Yamhill  
42,042+ Vehicles Per Day SE Grand + SE Madison

**COUNTY** Multnomah

**METROPOLITAN** Portland MSA

**PORTLAND, OR** 664,103 (2020 Estimate)

**MULTNOMAH COUNTY** 818,078 (2020 Estimate)

**PORTLAND METRO** 2,523,510 (2020 Estimate)





## ABOUT PORTLAND'S CENTRAL EASTSIDE DISTRICT

The Central Eastside knows how to have fun any time of day. Head to Water Avenue, which runs along the Willamette River, and find shops, restaurants with an old and renewed business district. Tucked under the Marquam Bridge, OMSI promises fun for all ages. Kids who love trains shouldn't miss the nearby Oregon Rail Heritage Center Oregon Rail Heritage Center. Discover the history of Pacific Northwest railroads. The Oregon Rail Heritage Center tells the story through guided interpretation, presentations, exhibits and events. Central Eastside. At Kerr Bikes, rent any style of bike, including a surrey that will hold the whole family, and bike along the Springwater Corridor or Eastbank Esplanade. Enjoy a pint and play games, like ping-pong at Pips & Bounce, or bowling at Grand Central Restaurant & Bowling and you can sing your heart out at Voicebox, a karaoke bar with private rooms. If you're in the mood for live music, Central Eastside has many world-class venues from Doug Fir to Holocene. Bunk Bar on Water Avenue, is an intimate, converted warehouse with eclectic bands, pinball, beer and Bunk sandwiches. With plenty of boutiques and small storefronts, Central Eastside provides trinkets of all kinds. Mother Foucault's is a stunning used bookstore, with old-world charms and occasional readings by local or touring independent authors. With apparel for hard-working folks, Red Cloud Collective: a group of artists, designers, musicians, woodworkers, motorcycle mechanics, skateboarders and photographers is full of locally hand-crafted clothing, leather and products.



Portland Sunset

Image: visitoregon.com



Burnside Bridge

image:Dimitri Stucolov



Winter Light Festival

image: rove.me



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