

9225 SW Allen Boulevard

Portland, Oregon 97223



Turnkey Restaurant & Bar Space Available For Sale & Lease
\$2,500,000

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Suites Available For Lease:

Asking Rate: \$2/SF NNN

- Suite #100 – 850 SF Lower Level Office Space
- Suite #200 – 4,800 SF Restaurant & Bar
- Suite #205 – 2,425 SF Upper Level Event Space with Bar

Sale Offering:

Sale Price: \$2,500,000

- *Seller-Carried Financing Available*



Positioned within Washington County's business-friendly jurisdiction, this site presents both immediate operational potential and long-term redevelopment upside, as its NS zoning allows for future mixed-use or multifamily development. Whether continuing as a thriving restaurant or exploring future growth, this investment offers strong market positioning in a dynamic and growing retail district.

Features & Amenities

- Building SF: 8,100 SF
- Site Size: 0.90 Acres
- Parking Ratio: 4.32/1,000 SF
- Year Built: 1979 (Renovated 2023)
- Upstairs event space and outdoor patio area
- Zoning: NS, Neighborhood Services
- Owner completed a full remodel of commercial kitchen and event space in 2023.
- Brand new roundabout at corner of SW 92nd and SW Allen Blvd.
- Three points of ingress/egress making access very easy
- Minutes from Washington Square Mall, Red Tail Golf Center, and Highway 217
- Long term development potential as zoning allows multi family development



Turnkey Restaurant & Lounge

Located in the heart of Raleigh Hills, this property offers a rare opportunity to acquire a fully built-out restaurant and entertainment venue with valuable underlying real estate. The building is equipped with a spacious lounge, expansive outdoor patio, newly renovated upstairs event space, and areas previously designated for Oregon Lottery gaming machines, live music performances, karaoke, and pool tables—providing a versatile foundation for a variety of future uses.

With its highly visible location and flexible layout, the property presents an exceptional opportunity for owner-users, operators, or tenants to reimagine and reopen the space as a restaurant, bar, entertainment venue, or other business concept. The existing improvements allow for a streamlined path to opening, while ownership of the real estate itself offers long-term value and investment security.



Avg Annual Food & Alcohol Spending Per HH



\$14,388

Food



\$9,304

Food at Home



\$5,084

Food Away from Home



887

2024 Alcoholic Bevs
(Avg)



\$550

Alcoholic Beverages at
Home



\$337

Alcoholic Beverages
Away from Home

HOUSEHOLDS WITHIN ONE MILE

Consumer Expenditures

Distances & Travel

6.6 MILES
DOWNTOWN PORTLAND



2.5 MILES
DOWNTOWN BEAVERTON



3.0 MILES
MULTNOMAH VILLAGE



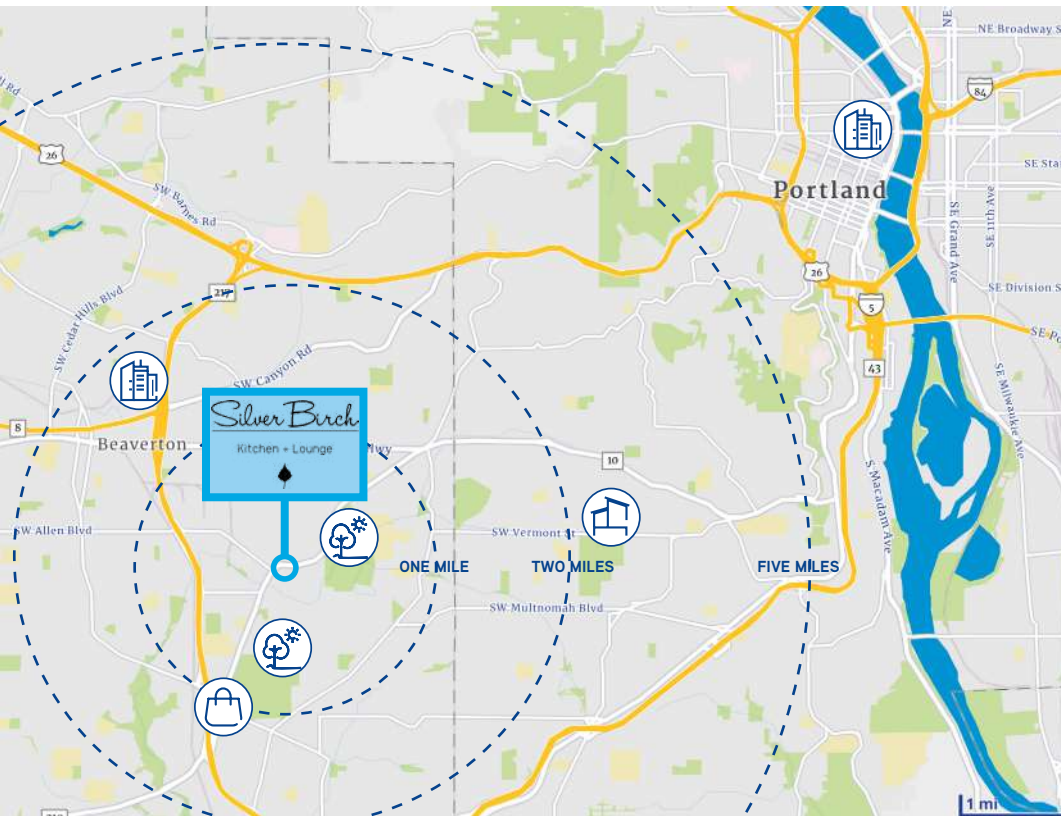
1.1 MILES
RETAIL GOLF CENTER



0.9 MILES
PORTLAND GOLF CLUB



1.9 MILES
WASHINGTON SQUARE



Wealth & income



\$96,506

Median household
income



\$61,685

Per capita income



\$74,552

Median disposable
income



\$664,880

Median home value



\$299,095

Median net worth



4,631

Households

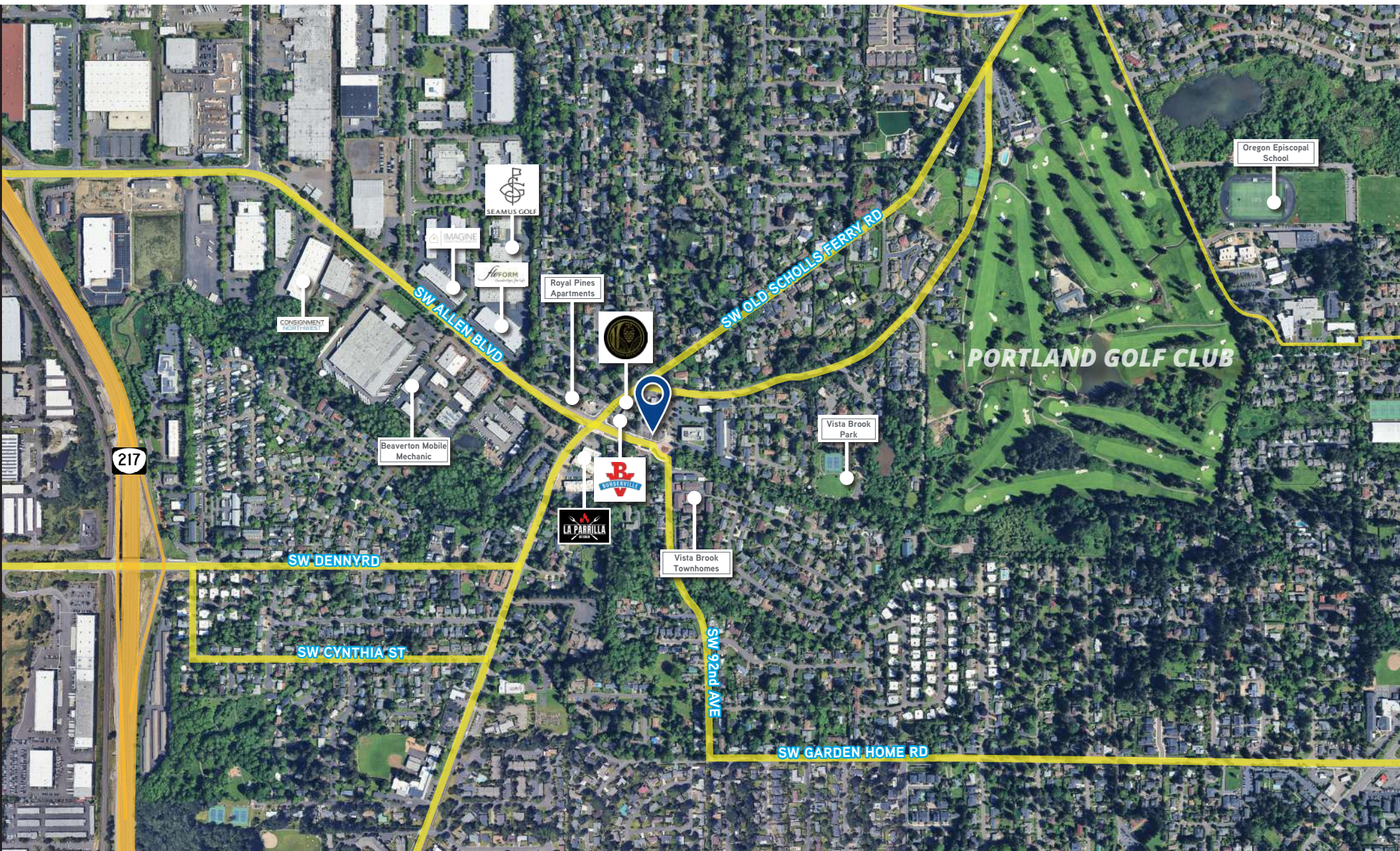
Bar and Lounge Areas



Event Spaces



Amenities & Connectivity



Building Exterior





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